

**UMATILLA CITY COUNCIL MEETING**  
**MARCH 1, 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 February 15, 2022*

**MAYOR'S MESSAGE**

**PUBLIC COMMENT**

At this point in the meeting, the Umatilla City Council will hear questions, comments and concerns from the public.

Please write your name and address on the paper provided at the podium. Zoning or code enforcement matters which may be coming before the Council at a later date should not be discussed until such time as they come before the Council in a public hearing. Comments, questions, and concerns from the public regarding items listed on this agenda shall be received at the time the Board addresses such items during this meeting. Public comments are generally limited to three minutes.

**PRESENTATIONS**

- 2. Proclamation Recognizing Jeff McNeal*
- 3. Proclamation Recognizing David Pearson, Ray Foundation Scholarship Recipient*

**CONSENT AGENDA**

**PUBLIC HEARINGS/ORDINANCES/RESOLUTIONS**

- 4. Resolution No. 2022-06, Application for USDA Grant for Purchase of Fire Department Command Vehicle*
- 5. Resolution No. 2022-07, Application for USDA Grant for Purchase Police Patrol Vehicles*
- 6. First Reading Ordinance No. 2022-102, LaRue Tattoo Special Exception Use (SEU)*

## **NEW BUSINESS**

### *7. Woodsong Preliminary Subdivision Plan*

## **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**  
**February 15, 2022, 6:00 PM**  
**Council Chambers, 1 S. Central Avenue, Umatilla, Florida**

Mayor Kent Adcock called the meeting to order.

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

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

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

**AGENDA REVIEW**

Mr. Blankenship suggested the following changes be made to the agenda:

- Pull New Business Item #8 Woodsong Preliminary Subdivision Plan as requested by project owner
- Add Potential Sale of Spray Field Property
- Add Potential Purchase of Property located along SR 19 for Expansion of Utility Services
- Recommend moving New Business Item #9 Owens Lane to beginning of Meeting

**MOTION by Vice Mayor Creech to approve the agenda as amended;**  
**SECOND by Council Member Nichols;**  
**Motion APPROVED by unanimous vote.**

**MINUTES REVIEW**

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

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

**MAYOR'S MESSAGE**

**PUBLIC COMMENT**

There were none.

**CONSENT AGENDA**

*2. Interlocal Agreement with Lake County Pertaining to North Lake Trail Phases 1 & 2*

**MOTION by Council Member Butler to approve the consent agenda;**  
**SECOND by Vice Mayor Creech;**  
**Motion APPROVED by unanimous vote.**

**NEW BUSINESS**

*3. Owens Lane*

Mr. Blankenship stated a community meeting was held immediately preceding the City Council meeting where staff spoke with citizens about some of the challenges associated with Owens Lane. It is difficult for the City to maintain Owens Lane which has created a challenge for the City. He said there are a variety of comments that have been made regarding the speed of traffic using Owens Lane as well as accidents that have occurred in the area.

Mayor Adcock entertained public participation with regard to Owens Lane.

Debbie Kling, 595 Owens Lane, spoke against the closure of Owens Lane.

Mr. Blankenship mentioned conversation with a representative from the Lake County Schoolboard and they indicated no preference with how the City addresses expressed issues with Owens Lane.

Mayor Adcock clarified City Council does not have any plan to close Owens Lane. However, this is an opportunity for the citizens to express their ideas with regard to addressing some of the issues in the area. This item was brought up at a past meeting by a resident who had indicated they would like to see Owens Lane closed.

Mr. Scott Purvis, 600 Crescent Street, asked if the road is closed, what plans are in place for future maintenance? He is not in favor of closing Owens Lane if the City is not going to maintain the road.

Council Member Butler said the road has needed improvement for a long time. He has no issue with the City creating a plan to improve Owens Lane in the future.

Mr. Blankenship said if City Council decides to close any portion of the road, the next move would be to engage an engineering firm to further address the roadway.

Russell Robinson, (no address provided), would like for Owens Lane to remain open.

Bob Johnson, not a city resident of Umatilla but does use Owens Lane, would like for Owens Lane to remain open.

Calvin Mitchell, 5720 Owens Lane, has no preference with regard to closing the road or leaving it open, but stated there needs to be some traffic control due to speeding. He also stated the road isn't designed for two-way traffic which creates a dangerous situation.

Scott Jensen, Owens Lane, owner of vacant property, was in favor of repairing Owens Lane.

Mayor Adcock said even if the road is left as it currently is, the future of the area needs to be discussed. Strategically, this needs to come back to City Council for further dialogue and a decision.

The consensus of City Council was to leave Owens Lane as it is, at this time.

Mayor Adcock said in the future City Council needs to discuss what to do about Owens Road in terms of maintenance.

### **PUBLIC HEARINGS/ORDINANCES/RESOLUTIONS**

#### *3. Final Reading and Adoption of Ordinance No. 2022-100, Umatilla Church of God SSCPA*

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

#### **ORDINANCE NO. 2022-100**

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

Mr. Stone stated this is a quasi-judicial hearing. He swore in Sherie Lindh, Planner, and anyone in the audience who would be speaking about Umatilla Church of God property.

Sherie Lindh, LPG Urban & Regional Planners, provided a brief overview of the ordinances and stated there have been no change to either of the ordinances pertaining to Umatilla Church of God since the first reading.

**MOTION by Council Member Adams to approve the Final Reading of Ordinance No. 2022-100;  
SECOND by Council Member Nichols;  
Motion APPROVED by a unanimous voice vote.**

*4. Approval of the Final Reading and Adoption of Ordinance No. 2022-101, Umatilla Church of God Rezoning*

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

#### **ORDINANCE NO. 2022-101**

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

As in the last hearing, testimony will be carried forward and attendees have been sworn in. There have been no changes since the first reading.

**MOTION by Council Member Nichols to approve the First Reading of Ordinance No. 2022-101;  
SECOND by Council Member Butler;  
Motion APPROVED by a unanimous voice vote.**

*5. Resolution No. 2022-04, Non-Ad Valorem Assessment on TRIM*

Kevin Stone, City Attorney, read Resolution No. 2022-04 by title only.

#### **RESOLUTION NO. 2022-04**

**A RESOLUTION FO THE CITY OF UMATILLA, FLORIDA, ELECTING TO USE THE NON-AD VALOREM SPECIAL ASSESSMENTS ON THE TRIM NOTICE; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR AUTHORITY TO THE CITY MANAGER FOR IMPLEMENTING ADMINSTRATIVE ACTIONS; PROVIDING TRANSMISSION OF THIS RESOLUTION TO THE LAKE COUNTY TAX COLLECTOR AND LAKE COUNTY PROPERTY APPRAISER; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

Mr. Blankenship asked Regina Frazier, Finance Director, to provide information with regard to Resolutions No. 2022-04 and 2022-05. Each resolution is related to moving stormwater and solid waste fees from the utility bills to the ad valorem process. Ms. Frazier reviewed the necessary timeline which includes the next step in the process, should City Council desire to move forward with the process. She stated existing ordinances would have to be revised, in addition to rate resolutions, prior to moving forward. The ordinances would be presented to City Council sometime in May or June 2022. Approval of these two resolutions establish the framework which will allow City Council to move forward in the future. This does not obligate the City Council to this process.

Mr. Stone, City Attorney, offered additional clarification. He also stated with the required ordinances, there will be two public hearings where educational information will be provided.

**MOTION by Council Member Butler to approve Resolution No. 2022-04;  
SECOND by Council Member Nichols;  
Motion APPROVED by a unanimous voice vote.**

*6. Resolution No. 2022-05, Uniform Collection Agreement*

Kevin Stone, City Attorney, read Resolution No. 2022-05 by title only.

**RESOLUTION NO. 2022-05**

**A RESOLUTION OF THE CITY OF UMATILLA, LAKE COUNTY, FLORIDA, APPROVING A UNIFORM COLLECTION AGREEMENT WITH DAVID W JORDAN, LAKE COUNTY TAX COLLECTOR TO REIMBURSE THE TAX COLLECTOR FOR ADMINISTRATIVE AND ACTUAL COSTS INCURRED AS A RESULT OF THE UNIFORM COLLECTION OF NON-AD VALOREM ASSESSMENTS; PROVIDING AN EFFECTIVE DATE.**

**MOTION by Vice Mayor Creech to approve Resolution No. 2022-05;  
SECOND by Council Member Nichols;  
Motion APPROVED by a unanimous voice vote.**

**OLD BUSINESS**

*7. Magnolia Pointe Preliminary Subdivision Plan*

Mr. Blankenship asked Aaron Mercer, Development and Public Works Director, to talk about the meeting held with residents in the area of Magnolia Pointe. Last Tuesday, a meeting was held at the Southside Community Center, Chris Tyree and Sarah Meier were present and a comprehensive overview of the project was given. Mr. Mercer said everyone left the meeting satisfied as it was a great success.

Sarah Meier, Dewberry Engineers, in complete agreement with Mr. Mercer and she is appreciative of the opportunity to be good neighbors.

**MOTION by Vice Mayor Creech to APPROVE the Magnolia Pointe Preliminary Subdivision Plan;  
SECOND by Council Member Butler;  
Motion APPROVED by a unanimous vote.**

**NEW BUSINESS**

Kevin Stone, City Attorney, stated the City has been presented with two potential real estate transactions and staff is looking for City Council feedback on both opportunities. If interested, staff will be asking City Council to authorize the City Attorney and City Manager to move forward with finalizing contracts to then be presented to city Council for final approval.

Mr. Stone stated there is an opportunity to acquire some property near the existing lift station located on the west side of SR 19, close to Lake Enola. The City's engineers have informed staff the lift station could use some upgrades and that property would be of value to the City. There is property to the north and to the south of that existing lift station. The parcel to the south of the lift station does not appear to be useful for anything else. The owner of the property was contacted and was interested in making a sale. After discussion, Mr. Blankenship believes the property owner would entertain an offer to sell both parcels to the City for \$60k. Staff would like to present an offer to the property owner using customary terms and conditions that typically apply to such transactions in Lake County Florida, and using the Florida Association of Realtors commercial vacant land contracts and the standard terms that are in that contract.

Mr. Blankenship advised expansion of the central lift station is necessary for the future ability to offer utilities to additional customers to the north.

Asking for authority to use the Florida Association of Realtors standard form for acquisition of commercial property.

**MOTION made by Vice Mayor Creech to authorize the City Attorney to negotiate an agreement and authorize the City Manager to make an offer in the amount of \$60k for parcel, using customary terms and conditions, and using the Florida Association of Realtors Commercial Vacant Lane Contracts;**

**SECOND by Councilmember Nichols**

**APPROVED by a unanimous voice vote.**

Mr. Stone said the Phillips Manufacturing Company has a facility at the south of Umatilla. They are interested in building an approximately 100k square foot facility which would provide jobs in Umatilla. They have expressed interest in the City's spray field site which is approximately 18.5 acres and has previously served the City's wastewater plant. Phillips would be interested in purchasing that property for \$40k per acre. That could be a variable price, so as negotiations take place, it is important to the City that this is contingent upon Phillips actually moving forward with building a facility that would be a significant employer and part of the City's tax base in the future. Because of the nature of this opportunity, staff wanted City Council to consider recommending approval for staff to move forward with negotiations.

Mr. Stone said at this time it would be a contract of purchase/sale of real estate.

**MOTION made by Council Member Butler to authorize City Manager to move forward with negotiation and sale of spray field property;**

**SECOND by Council member Nichols**

**APPROVED by a unanimous voice vote**

## **REPORTS**

**City Attorney Kevin Stone** - nothing additional to report

### **Mayor Adcock**

Young Eagles event will be held this coming Saturday beginning at 9:00 a.m.

Big Orange Day is also this Saturday, February 19, 2022..

Council Member Adams thanked public works staff for removing a diseased tree from the museum property.

Mayor Adcock thanked Mr. Mercer for his leadership with the Southside community, with regard to the Magnolia Pointe project.

Mayor Adcock thanked Misti Lambert for leadership with the Habitat projects.

### **Council Member Adams**

Police Chief Bolton stated Officers have performed approximately 50 traffic stops. Also, during a national guard assignment one of the officers had a health issue and is currently recovering.

**Vice Mayor Creech** – Nothing to Report.

**Council Member Nichols** – Nothing to Report.

### **Council Member Butler**

Council Member Butler asked about status of resurfacing basketball court. Mr. Mercer said a 6" lime rock base with 2" asphalt will be done and is much more affordable. Some of the coatings used were more than \$20k. Glenn Greenwood is supposed to get back with Aaron Mercer this week with a quote for demolishing both of the basketball courts.

Aaron Mercer, Development and Public Services Director, commented staff met with Melissa Fox, Grant Writer for CDBG and will be focusing in on one or two of those projects with up to \$750,000 available with a very small match.

**ADJOURNMENT**

With no further business for discussion, meeting adjourned at approximately 7:30 p.m.

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Kent Adcock, MAYOR

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Gwen Johns, MMC  
City Clerk





**CITY OF UMATILLA  
AGENDA ITEM STAFF REPORT**

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**DATE:** February 18, 2022

**MEETING DATE:** March 1, 2022

**SUBJECT:** Jeff McNeal, Umatilla Law Enforcement Officer

**ISSUE:** Recognition

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**BACKGROUND SUMMARY:**

The City of Umatilla is fortunate to have employees who are dedicated and go the extra mile for the good of the citizens.

A Proclamation has been prepared and is being presented to Umatilla Police Officer Jeff McNeal for his dedicated service and perseverance during a recent call regarding an unresponsive person.

**STAFF RECOMMENDATIONS:** Proclamation to be presented to Officer Jeff McNeal.

**FISCAL IMPACT:** N/A



# PROCLAMATION

## CITY OF UMATILLA, FLORIDA

**WHEREAS**, City of Umatilla Law Enforcement Officer Jeff McNeal responded to a call pertaining to an unresponsive person during his assigned road patrol shift; and

**WHEREAS**, Officer McNeal, upon arrival at the scene, discovered a resident who had fallen after mowing the lawn and who was, indeed, unresponsive; and

**WHEREAS**, Officer McNeal further observed the situation while quickly responding upon realization the patient was not breathing and was absent a pulse; and

**WHEREAS**, while the family of the patient administered CPR on the patient, Officer McNeal realized further trauma may be eminent without use of his skilled training from the Umatilla Police Department and the United States Marine Corp; and

**WHEREAS**, Officer McNeal assumed responsibility for the administration of CPR on said patient until arrival of and assistance from the Umatilla Fire Department and Lake-Sumter EMS, for a period of approximately twenty minutes; and

**WHEREAS**, Officer McNeal performed proper CPR technique on the patient in less than an ideal situation outdoors where the temperature was over 90 degrees; and

**WHEREAS**, with the passing of each second and poor weather conditions, Officer McNeal persevered in administering CPR to the patient. While a crowd began to gather, the scene was soon surrounded by friends, family and neighbors, all anticipating a positive outcome; and

**WHEREAS**, upon arrival of Lake-Sumter EMS, members of the Umatilla Fire Department discovered the patient had a pulse and had started to breathe again. The patient was successfully transported to the hospital and has fully recovered from this incident.

**NOW, THEREFORE**, I, Kent Adcock, Mayor of the City of Umatilla, along with all of the City Council Members, am proud to recognize Officer Jeff McNeal for his fortitude, experience and endurance, which resulted in a precious life being saved. Let this serve as assurance to the citizens of the City of Umatilla, in a time of immense need, rescuers like Officer McNeal are standing willing and ready to accept the call of duty. Please join us in congratulating Officer Jeff McNeal for a selfless, life-saving act of compassion. The City of Umatilla is proud to have you, Officer McNeal.

**Signed and Sealed** this 1<sup>st</sup> day of March, 2022.

In witness whereof I have hereunto set my

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Kent Adcock, MAYOR



**CITY OF UMATILLA  
AGENDA ITEM STAFF REPORT**

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**DATE:** February 24, 2022

**MEETING DATE:** March 1, 2022

**SUBJECT:** Ray Foundation Scholarship Recipient (Airport)

**ISSUE:** Recognition of David Pearson

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**BACKGROUND SUMMARY:**

The Ray Foundation Aviation Scholarship was awarded to David Pearson, a 16-year-old who has dreamed of being a pilot since an early age. He participated in his first flight at an EAA Young Eagles Day, an initiative by the Experimental Aviation Association to introduce youth ages 8-17 to the joys of flight in a general aviation (smaller) aircraft.

David has been active since that flight at the Umatilla Municipal Airport. He participates in registration on the day of Young Eagles events, is an active participant in the EAA Chapter 1632 aircraft build project in conjunction with the Lake County Schools aviation program, and assists other pilots and aircraft owners on the field with their projects.

Ken Jordan, local EAA Chapter 1632 president, floated the idea of applying for a flight scholarship offered to local chapters through the EAA. The funds are made available through an endowment provided by the Ray Foundation. David was required to apply, with input and support from local members, flight school, and flight instructors. The local chapter administered scholarship funds.

David was awarded a \$10,000 flight training scholarship in early 2021, beginning his training with Mike Lengemann, a local CFI and Southwest pilot, flying a Cessna 172 rented by the local flight school, FlyUmatilla LLC. He progressed quickly, passed a written exam early-on, soloed by early summer, and passed his Private Pilot Checkride on his 17th birthday in December with friends and family.

The local EAA Chapter 1632 exists to foster the love of aviation in local youth. Umatilla Airport and the local chapter are hosts to Young Eagle Days several times a year, including weekly meetings to build an RV 12 aircraft with the youth club, and provide simulator and ground school training as well. David's scholarship has been another extension of Umatilla's commitment to expose local youth to the opportunities and challenges of aviation enjoyed by many.

**STAFF RECOMMENDATIONS:** Proclamation to be presented to David Pearson.

**FISCAL IMPACT:** N/A

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# PROCLAMATION

## CITY OF UMATILLA, FLORIDA

**WHEREAS**, Umatilla Municipal Airport is home to many active members of Experimental Aircraft Association Chapter 1632, and are a group of aviation enthusiasts who share their experience and passion for flying through their commitment to the youth of Umatilla and the Young Eagles Program; and

**WHEREAS**, Ken Jordan, President of the local EAA Chapter 1632, suggested applying for a flight scholarship offered to local chapters through the EAA, funds are provided through an endowment provided by the Ray Foundation; and

**WHEREAS**, subsequent to application, the Ray Foundation Scholarship was awarded to David Pearson, a 16 year-old who has dreamed of being a pilot since a very young age. The young Mr. Pearson took his first flight many years ago at an EAA Young Eagles Day, during introduction of flight in a general aviation aircraft to youth ages 8 – 17; and

**WHEREAS**, David Pearson has been active since that flight, at the Umatilla Municipal Airport. He participates in registration on the day of Young Eagles events, is an active participant in the EAA Chapter 1632 aircraft build project in conjunction with Lake County Schools aviation program, and assists other pilots and aircraft owners on the field with their projects.

**WHEREAS**, the local EAA Chapter 1632 thrives on fostering the love of aviation in local youth. Young Eagle Days is hosted several times a year at the Umatilla Municipal Airport, weekly meetings are held to build an RV 12 aircraft with the youth club, and simulator and ground school training is provided. The award of this scholarship to David Pearson is another extension of the commitment to expose local youth to the opportunities and challenges of aviation.

**NOW, THEREFORE**, I, Kent Adcock, Mayor of the City of Umatilla, along with all of the City Council Members, am proud to recognize Mr. David Pearson on being awarded a \$10,000 flight training scholarship in early 2021. Mr. Pearson is eager to progress and has demonstrated this by passing his written exam early-on, was successful in flying solo by early summer 2021 and passed his Private Pilot Checkride on his 17<sup>th</sup> birthday in December 2021, and we further recognize Mr. Pearson as a fully-fledged private pilot.

Signed this 15<sup>th</sup> day of February, 2022.

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

ATTEST:

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Kent Adcock  
Mayor, City of Umatilla

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Gwen Johns, MMC  
City Clerk



**CITY OF UMATILLA  
AGENDA ITEM  
STAFF REPORT**

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**DATE:** February 22, 2022

**MEETING DATE:** March 1, 2022

**SUBJECT:** Public Hearing for USDA Grant

**ISSUE:** Loan Application - USDA Funding for Fire Command Vehicle

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**BACKGROUND SUMMARY:** The Fire Department is seeking approval to apply for a USDA Grant for the purchase of a new command vehicle for the Fire Chief. The vehicle will be used for emergency response to fires, EMS, natural and man-made disasters, wildfires and other significant emergencies. The total purchase cost is \$51,000.

The USDA Rural Development has provided the city with Notice of Preapplication Review stating that we are eligible for funding under the Community Facilities Grant Program for \$17,800 or 35% of the eligible funding costs. The grant will reimburse the city after the truck has been delivered. Closing documents for the grant will include submittal by the city of evidence of title. The city has included funding of \$33,200 as a match for this grant in the Fiscal Year 2022 budget.

Per the requirements of the USDA, this public hearing was advertised in the North Lake Outpost on February 17, 2022 to give citizens the opportunity to become acquainted with and comment on the proposed grant.

**STAFF RECOMMENDATIONS:** Staff requests approval of application along with Resolution 2022-06 and all related grant documents.

**FISCAL IMPACT:** \$33,200 grant match

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**COUNCIL ACTION:**

**RESOLUTION 2022 - 06**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UMATILLA, FLORIDA, AUTHORIZING ACCEPTANCE OF USDA GRANT FUNDING FOR THE PURCHASE OF A FIRE DEPARTMENT COMMAND VEHICLE; AUTHORIZING CITY OFFICIALS TO EXECUTE SAID FUNDING AGREEMENT; PROVIDING FOR A SAVINGS CLAUSE AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City Council of the City of Umatilla, Lake County, Florida authorized city staff to make application for financial assistance from Rural Development, United States Department of Agriculture, pursuant to Section 310 B of the Consolidated Farm and Rural Development Act, for the purchase of a Fire Department Command Vehicle;

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

1. That the grant award is an amount not to exceed \$17,800 or 35%, whichever is less, of the eligible project cost of \$51,000.
2. That the Mayor, Kent Adcock, or the City Manager, Scott Blankenship, are hereby authorized and directed to sign grant applications or associated documents on behalf of the City of Umatilla, Lake County, Florida.
3. **SAVINGS CLAUSE:** If any section, sentence, clause, phrase, or word of this Resolution is for any reason held, or declared to be, unconstitutional, inoperative or void, such holding or invalidity shall not affect the remaining portions of this Resolution without such unconstitutional, invalid, or inoperative part therein; and the remainder of this Resolution, after the exclusion of such part or parts shall be deemed and held to be valid as if such parts had not been included herein; or if this Resolution or any provisions thereof shall be held inapplicable to any person, groups of persons, property, kind of property, circumstances, or set of circumstances, such holding shall not affect the applicability thereof to any other person, property or circumstances.

**EFFECTIVE DATE:** This Resolution shall take effect immediately upon its adoption by the City Council of the City of Umatilla, Lake County, Florida, this 1st day of March, 2022.

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Kent Adcock, Mayor  
City of Umatilla, Florida

ATTEST:

Approved as to Form:

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Gwen Johns, CMC  
City Clerk

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Kevin Stone  
City Attorney

USDA

Form RD 1942-47

(Rev. 12-97)

LOAN RESOLUTION

(Public Bodies)

FORM APPROVED

OMB NO. 0575-0015

A RESOLUTION OF THE \_\_\_\_\_
OF THE \_\_\_\_\_
AUTHORIZING AND PROVIDING FOR THE INCURRENCE OF INDEBTEDNESS FOR THE PURPOSE OF PROVIDING
A PORTION OF THE COST OF ACQUIRING, CONSTRUCTING, ENLARGING, IMPROVING, AND/OR EXTENDING ITS
\_\_\_\_\_
FACILITY TO SERVE AN AREA LAWFULLY WITHIN ITS JURISDICTION TO SERVE.

WHEREAS, it is necessary for the \_\_\_\_\_
(Public Body)
(herein after called Association) to raise a portion of the cost of such undertaking by issuance of its bonds in the principal amount of

\_\_\_\_\_
pursuant to the provisions of \_\_\_\_\_; and

WHEREAS, the Association intends to obtain assistance from the Rural Housing Service, Rural Business - Cooperative Service, Rural
Utilities Service, or their successor Agencies with the United States Department of Agriculture, (herein called the Government) acting
under the provisions of the Consolidated Farm and Rural Development Act (7 U.S.C. 1921 et seq.) in the planning, financing, and
supervision of such undertaking and the purchasing of bonds lawfully issued, in the event that no other acceptable purchaser for such
bonds is found by the Association:

NOW THEREFORE in consideration of the premises the Association hereby resolves:

- 1. To have prepared on its behalf and to adopt an ordinance or resolution for the issuance of its bonds containing such items
and in such forms as are required by State statutes and as are agreeable and acceptable to the Government.
2. To refinance the unpaid balance, in whole or in part, of its bonds upon the request of the Government if at any time it shall
appear to the Government that the Association is able to refinance its bonds by obtaining a loan for such purposes from
responsible cooperative or private sources at reasonable rates and terms for loans for similar purposes and periods of time as
required by section 333(c) of said Consolidated Farm and Rural Development Act (7 U. S. C. 1983 (c)).
3. To provide for, execute, and comply with Form RD 400-4, "Assurance Agreement," and Form RD 400-1, "Equal Opportunity
Agreement," including an "Equal Opportunity Clause," which clause is to be incorporated in, or attached as a rider to, each
construction contract and subcontract involving in excess of \$ 10,000.
4. To indemnify the Government for any payments made or losses suffered by the Government on behalf of the Association.
Such indemnification shall be payable from the same source of funds pledged to pay the bonds or any other legal permissible
source.
5. That upon default in the payments of any principal and accrued interest on the bonds or in the performance of any covenant or
agreement contained herein or in the instruments incident to making or insuring the loan, the Government at its option may (a)
declare the entire principal amount then outstanding and accrued interest immediately due and payable, (b) for the account of the
Association (payable from the source of funds pledged to pay the bonds or any other legally permissible source), incur and pay
reasonable expenses for repair, maintenance, and operation of the facility and such other reasonable expenses as may be necessary
to cure the cause of default, and/or (c) take possession of the facility, repair, maintain, and operate or rent it. Default under the
provisions of this resolution or any instrument incident to the making or insuring of the loan may be construed by the Government
to constitute default under any other instrument held by the Government and executed or assumed by the Association, and default
under any such instrument may be construed by the Government to constitute default hereunder.
6. Not to sell, transfer, lease, or otherwise encumber the facility or any portion thereof, or interest therein, or permit others to
do so without the prior written consent of the Government.
7. Not to defease the bonds, or to borrow money, enter into any contract or agreement, or otherwise incur any liabilities for
any purpose in connection with the facility (exclusive of normal maintenance) without the prior written consent of the
Government if such undertaking would involve the source of funds pledged to pay the bonds.
8. To place the proceeds of the bonds on deposit in an account and in a manner approved by the Government. Funds may be
deposited in institutions insured by the State or Federal Government or invested in readily marketable securities backed by
the full faith and credit of the United States. Any income from these accounts will be considered as revenues of the system.
9. To comply with all applicable State and Federal laws and regulations and to continually operate and maintain the facility in
good condition.
10. To provide for the receipt of adequate revenues to meet the requirements of debt service, operation and maintenance, and the
establishment of adequate reserves. Revenue accumulated over and above that needed to pay operating and maintenance, debt
service and reserves may only be retained or used to make prepayments on the loan. Revenue cannot be used to pay any
expenses which are not directly incurred for the facility financed by the Government. No free service or use of the facility will
be permitted.





**CERTIFICATION TO BE EXECUTED AT LOAN CLOSING**

I, the undersigned, as \_\_\_\_\_ of the \_\_\_\_\_  
 hereby certify that the \_\_\_\_\_ of such Association is composed of  
 \_\_\_\_\_ members, of whom \_\_\_\_\_, constituting a quorum, were present at a meeting thereof duly called and  
 held on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_; and that the foregoing resolution was adopted at such meeting  
 by the vote shown above. I further certify that as of \_\_\_\_\_, the date of closing of the loan from the Government, said resolution  
 remains in effect and has not been rescinded or amended in any way.

Dated, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
 Title \_\_\_\_\_



## **CITY OF UMATILLA AGENDA ITEM STAFF REPORT**

---

**DATE:** February 22, 2022

**MEETING DATE:** March 1, 2022

**SUBJECT:** Public Hearing for USDA Grant

**ISSUE:** Loan Application - USDA Funding for Police Patrol

---

### **Vehicles**

**BACKGROUND SUMMARY:** The Police Department is seeking approval to apply for a USDA Grant for the purchase of two new police patrol vehicles and related equipment. The vehicles will be assigned to full-time road patrol and will enhance officer safety as well as ensuring continuity of service for the community they serve. The total purchase cost is approximately \$90,339.

The USDA Rural Development has provided the city with Notice of Preapplication Review stating that we are eligible for funding under the Community Facilities Grant Program for \$31,600 or 35% of the eligible funding costs. The grant will reimburse the city after the vehicles have been delivered. Closing documents for the grant will include submittal by the city of evidence of titles. The city has included funding of \$59,800 as a match for this grant in the Fiscal Year 2022 budget.

Per the requirements of the USDA, this public hearing was advertised in the North Lake Outpost on February 17, 2022 to give citizens the opportunity to become acquainted with and comment on the proposed grant.

**STAFF RECOMMENDATIONS:** Staff requests approval of application along with Resolution 2022-07 and all related grant documents.

**FISCAL IMPACTS:** \$58,700 grant match

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### **COUNCIL ACTION:**

**RESOLUTION 2022 - 07**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UMATILLA, FLORIDA, AUTHORIZING ACCEPTANCE OF USDA GRANT FUNDING FOR THE PURCHASE OF TWO POLICE DEPARTMENT PATROL VEHICLES; AUTHORIZING CITY OFFICIALS TO EXECUTE SAID FUNDING AGREEMENT; PROVIDING FOR A SAVINGS CLAUSE AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City Council of the City of Umatilla, Lake County, Florida authorized city staff to make application for financial assistance from Rural Development, United States Department of Agriculture, pursuant to Section 310 B of the Consolidated Farm and Rural Development Act, for the purchase of Police Department Patrol Vehicles;

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

1. That the grant award is an amount not to exceed \$31,600 or 35%, whichever is less, of the eligible project cost of \$90,339.
  
2. That the Mayor, Kent Adcock, or the City Manager, Scott Blankenship, are hereby authorized and directed to sign grant applications or associated documents on behalf of the City of Umatilla, Lake County, Florida.
  
3. **SAVINGS CLAUSE:** If any section, sentence, clause, phrase, or word of this Resolution is for any reason held, or declared to be, unconstitutional, inoperative or void, such holding or invalidity shall not affect the remaining portions of this Resolution without such unconstitutional, invalid, or inoperative part therein; and the remainder of this Resolution, after the exclusion of such part or parts shall be deemed and held to be valid as if such parts had not been included herein; or if this Resolution or any provisions thereof shall be held inapplicable to any person, groups of persons, property, kind of property, circumstances, or set of circumstances, such holding shall not affect the applicability thereof to any other person, property or circumstances.

**EFFECTIVE DATE:** This Resolution shall take effect immediately upon its adoption by the City Council of the City of Umatilla, Lake County, Florida, this 1st day of March, 2022.

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Kent Adcock, Mayor  
City of Umatilla, Florida

ATTEST:

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Gwen Johns, CMC  
City Clerk

Approved as to Form:

---

Kevin Stone  
City Attorney

**LOAN RESOLUTION**  
**(Public Bodies)**

A RESOLUTION OF THE City Council

OF THE UMATILLA, CITY OF

AUTHORIZING AND PROVIDING FOR THE INCURRENCE OF INDEBTEDNESS FOR THE PURPOSE OF PROVIDING  
A PORTION OF THE COST OF ACQUIRING, CONSTRUCTING, ENLARGING, IMPROVING, AND/OR EXTENDING ITS

Police Vehicles

FACILITY TO SERVE AN AREA LAWFULLY WITHIN ITS JURISDICTION TO SERVE.

WHEREAS, it is necessary for the UMATILLA, CITY OF  
*(Public Body)*

(herein after called Association) to raise a portion of the cost of such undertaking by issuance of its bonds in the principal amount of  
zero (\$0.00)

pursuant to the provisions of Florida Statute, Chapter 165; and

WHEREAS, the Association intends to obtain assistance from the Rural Housing Service, Rural Business - Cooperative Service, Rural Utilities Service, or their successor Agencies with the United States Department of Agriculture, (herein called the Government) acting under the provisions of the Consolidated Farm and Rural Development Act (7 U.S.C. 1921 et seq.) in the planning, financing, and supervision of such undertaking and the purchasing of bonds lawfully issued, in the event that no other acceptable purchaser for such bonds is found by the Association:

NOW THEREFORE in consideration of the premises the Association hereby resolves:

1. To have prepared on its behalf and to adopt an ordinance or resolution for the issuance of its bonds containing such items and in such forms as are required by State statutes and as are agreeable and acceptable to the Government.
2. To refinance the unpaid balance, in whole or in part, of its bonds upon the request of the Government if at any time it shall appear to the Government that the Association is able to refinance its bonds by obtaining a loan for such purposes from responsible cooperative or private sources at reasonable rates and terms for loans for similar purposes and periods of time as required by section 333(c) of said Consolidated Farm and Rural Development Act (7 U. S. C. 1983 (c)).
3. To provide for, execute, and comply with Form RD 400-4, "Assurance Agreement," and Form RD 400-1, "Equal Opportunity Agreement," including an "Equal Opportunity Clause," which clause is to be incorporated in, or attached as a rider to, each construction contract and subcontract involving in excess of \$ 10,000.
4. To indemnify the Government for any payments made or losses suffered by the Government on behalf of the Association. Such indemnification shall be payable from the same source of funds pledged to pay the bonds or any other legal permissible source.
5. That upon default in the payments of any principal and accrued interest on the bonds or in the performance of any covenant or agreement contained herein or in the instruments incident to making or insuring the loan, the Government at its option may (a) declare the entire principal amount then outstanding and accrued interest immediately due and payable, (b) for the account of the Association (payable from the source of funds pledged to pay the bonds or any other legally permissible source), incur and pay reasonable expenses for repair, maintenance, and operation of the facility and such other reasonable expenses as may be necessary to cure the cause of default, and/or (c) take possession of the facility, repair, maintain, and operate or rent it. Default under the provisions of this resolution or any instrument incident to the making or insuring of the loan may be construed by the Government to constitute default under any other instrument held by the Government and executed or assumed by the Association, and default under any such instrument may be construed by the Government to constitute default hereunder.
6. Not to sell, transfer, lease, or otherwise encumber the facility or any portion thereof, or interest therein, or permit others to do so without the prior written consent of the Government.
7. Not to defease the bonds, or to borrow money, enter into any contract or agreement, or otherwise incur any liabilities for any purpose in connection with the facility (exclusive of normal maintenance) without the prior written consent of the Government if such undertaking would involve the source of funds pledged to pay the bonds.
8. To place the proceeds of the bonds on deposit in an account and in a manner approved by the Government. Funds may be deposited in institutions insured by the State or Federal Government or invested in readily marketable securities backed by the full faith and credit of the United States. Any income from these accounts will be considered as revenues of the system.
9. To comply with all applicable State and Federal laws and regulations and to continually operate and maintain the facility in good condition.
10. To provide for the receipt of adequate revenues to meet the requirements of debt service, operation and maintenance, and the establishment of adequate reserves. Revenue accumulated over and above that needed to pay operating and maintenance, debt service and reserves may only be retained or used to make prepayments on the loan. Revenue cannot be used to pay any expenses which are not directly incurred for the facility financed by the Government. No free service or use of the facility will be permitted.



**CERTIFICATION TO BE EXECUTED AT LOAN CLOSING**

I, the undersigned, as \_\_\_\_\_ of the UMATILLA, CITY OF \_\_\_\_\_  
 hereby certify that the City Council \_\_\_\_\_ of such Association is composed of  
 \_\_\_\_\_ members, of whom \_\_\_\_\_, constituting a quorum, were present at a meeting thereof duly called and  
 held on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_; and that the foregoing resolution was adopted at such meeting  
 by the vote shown above. I further certify that as of \_\_\_\_\_, the date of closing of the loan from the Government, said resolution  
 remains in effect and has not been rescinded or amended in any way.

Dated, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
 Title \_\_\_\_\_

**CITY OF UMATILLA AGENDA  
ITEM STAFF REPORT**

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**DATE:** February 21, 2022

**MEETING DATE:** March 1, 2022

**SUBJECT:** Ordinance 2022-102

**ISSUE:** Special Exception Use in C-2

---

Zoning

**BACKGROUND SUMMARY:**

The owner if La Rue Tattoo is requesting a Special Exception use in the C-2 General Commercial and Warehouse District. Purpose and Intent of C-2 zoning district is to provide an area for those structures which by their use and location are especially adapted to conduct the business of wholesale distribution and storage and to provide an area for the full-scale service needs of the community.

La Rue Tattoo’s previous location, 331 North Central Avenue, is Zoned C-1 and Tattoo shops are considered a “Conditional Use”. La Rue occupied this address prior to the applicable LDR changes, thus making them a grandfathers use.

The new location is formerly the RWL Realty Office located at 680 North Central Avenue. This site has a C-2 Zoning District which allows Tattoo Parlor to operate as a permitted use with a special exception approval from the City Council as these regulations were adopted on March 5, 2019. The SEU conditions state a minimum distance between tattoo parlors is 2,000’. La Rue meets this separation requirement.

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**STAFF RECOMMENDATIONS: Approval**

**FISCAL IMPACTS:**

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**COUNCIL ACTION:**

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

**Reviewed by City Engineer**    XYes                    No                    N/A



**City of Umatilla, Florida**  
**Planning and Zoning Department**  
 1 S. Central Ave., Umatilla Florida 32784  
 Tel: (352) 669-3125  
 smcculloch@umatillafl.org

<i>Staff Use Only</i>	
Case No.:	_____
Fee Paid:	_____
Receipt No.:	_____

## Development Application

Contact Information:

Owner Name: RGJ Bolton Properties  
 Address: 680 N Central Ave Umatilla FL 32784  
 Phone: 352-308-6936 Email: abolton138@gmail.com

Applicant Name: Jessica Bolton  
 Address: 680 N Central Ave Umatilla FL 32784  
 Phone: 352-642-3888 Email: jesserobinette12@gmail.com

Engineer Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Property and Project Information:

**PROJECT NAME\*:** LaRue Tattoo Use

\*A project name is required for all submissions. Please choose a name representative of the project for ease of reference.

Property Address: 680 N Central Ave Umatilla FL 32784  
 Parcel Number(s): 12-18-26-0400-00A-00600 Section: \_\_\_\_\_ Township: \_\_\_\_\_ Range \_\_\_\_\_

Area of Property: \_\_\_\_\_ Nearest Intersection: SR 19 and CR NE 450  
 Existing Zoning: C2 Existing Future Land Use Designation: \_\_\_\_\_  
 Proposed Zoning: C2 w/ exception Proposed Future Land Use Designation: \_\_\_\_\_

The property is presently used for: General Commercial  
 The property is proposed to be used for: General Commercial Tattoo Parlor  
 Do you currently have City Utilities? Yes

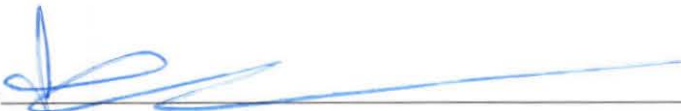
Application Type:

- |  |   |   |  |
|--|---|---|--|
| <input type="checkbox"/> Annexation      | <input type="checkbox"/> Comp Plan Amendment              | <input type="checkbox"/> Rezoning               | <input type="checkbox"/> Planned Development |
| <input type="checkbox"/> Variance        | <input checked="" type="checkbox"/> Special Exception Use | <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Final Plat          |
| <input type="checkbox"/> Minor Lot Split | <input type="checkbox"/> Preliminary Plan                 | <input type="checkbox"/> Construction Plan      | <input type="checkbox"/> ROW/Plat Vacate     |
| <input type="checkbox"/> Site Plan       | <input type="checkbox"/> Minor Site Plan                  | <input type="checkbox"/> Replat of Subdivision  |  |

Please describe your request in detail: We are requesting that the Umatilla City Counsel grant the property exception L) Tattoo Parlor under the C2 zoning requirements.

**Required Data, Documents, Forms & Fees**

Attached to this application is a list of **REQUIRED** data, documents and forms for each application type as well as the adopted fee schedule. These items must be included when submitting the application package. Failure to include the supporting data will deem your application package **INCOMPLETE** and will not be processed for review.

Signature:  Date: 1/19/22

If application is being submitted by any person other than the legal owner(s) of the property, the applicant must have written authorization from the owner to submit application.



## Development Application Checklist

### The Following are Required for ALL Development Applications:

- Legal Description (Word file req'd)     Current Deed     Aerial Photo  
 Property Appraiser Information     Electronic Copy of Application     Location Map

Pre-application conferences are strongly encouraged. Submit TWO CDs with ALL documents in pdf; those that are generated as CAD files should be submitted in pdf and dwg formats. Legal Descriptions should also come with a MS Word file of the legal description. Most maps are accessible through [www.lakecountyfl.gov/maps/](http://www.lakecountyfl.gov/maps/). Note: All maps are required to depict adjacent properties at a minimum.

**Failure to provide adequate maps may delay the application process.**

### Other Required Analyses and Maps:

#### Small Scale Comprehensive Plan Amendment Applications:

- Justification for Amendment     Environmental Constraints Map     Requested FLU Map

#### Large Scale Comprehensive Plan Amendment Applications:

Maps:     Environmental Constraints     Soils     Requested FLUM Designation     Requested Zoning Map Designation

Analyses:     Environmental Assessment     Utility Availability Analysis     Urban Sprawl Analysis     School Impact Analysis  
 Traffic Impact Analysis     Consistency with the Comp Plan     Florida Master Site File sign-off or Archaeological Survey

Rezoning Applications:     Requested Zoning Map     Justification for Rezoning

#### Planned Development Applications:

Maps/Plans:     Conceptual Plan as Described in LDRs Chapter 6, Section 2(k)(8)a     Environmental Constraints

Analyses:     Environmental Assessment     Traffic Impact Analysis     Preliminary Concurrency Analysis

Variance Applications:     Justification for Variance

Special Exception Use Applications:     Justification for Special Exception Use  
 Site Sketch     List of Special Requirements as Described in LDRs, Chapter 7

Conditional Use Permit Applications:     Proposed List of Conditions and Safeguards Written  
 Site Plan as Described in LDRs, Chapter 7     Statement as Described in LDRs, Chapter 7

Subdivision Applications:     As Described in LDRs, Chapter 9  
(Preliminary Plan, Improvement Plan and Final Plat)

Minor Subdivision Applications:     As Described in LDRs, Chapter 9

Site Plan Applications:     As Described in LDRs, Chapter 13




OWNER'S AFFIDAVIT

STATE OF FLORIDA  
COUNTY OF LAKE

Before me, the undersigned authority, personally appeared JESSICA BOLTON, who being by me first duly sworn on oath, deposes and says:

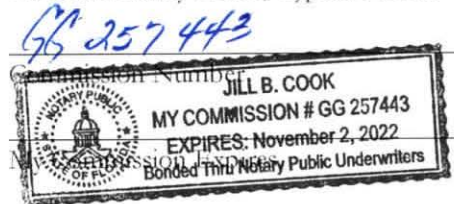
1. That he/she is the fee-simple owner of the property legally described and attached to this application.
2. That he/she desires a Development Approval to accomplish the above desired request, as stated on Page One of this Application.
3. That he/she has appointed \_\_\_\_\_ to act as Agent and/or Applicant in their behalf to accomplish the above.

  
Owner's Signature

The foregoing instrument was acknowledged before me by means of Physical Presence or Online Notarization, this 19 day of January, 2022 by Jessica Bolton, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did or did not take an oath.

  
Notary Public (Signature)

Jill B Cook  
Name of Notary Public, Typed/Printed



NOTE: All Applications shall be signed by the Owner(s) of the Property, or some person duly authorized by the Owner to sign. The authority authorizing such person other than the Owner to sign MUST be attached.

P.O. Box 2286 – 1 S Central Avenue – Umatilla, Florida 32784 - (352)669-3125 – www.umatillafl.org

APPLICANT'S AFFIDAVIT



STATE OF FLORIDA  
COUNTY OF LAKE

Before me, the undersigned authority, personally appeared JESSICA BOLTON, who being by me first duly sworn on oath, deposes and says:

1. That he/she Affirms and Certifies that he/she understands and will comply with all Ordinances, Regulations, and Provisions of the City of Umatilla, Florida, and that all statements and diagrams submitted herewith and attached hereto are true and accurate to the best of his/her knowledge and belief, and further, that this application and attachments shall become part of the Official Records of the City of Umatilla, Florida, and are not returnable.
2. That he/she desires Development Approval for the use of property as proposed for the property legally described on this Application.
3. That the submittal requirements for this Application have been completed and attached as part of this Application.
4. That the sign cards posted on the property by the city will remain until final determination by the City Council, after which time the sign cards are to be removed and destroyed by the applicant.

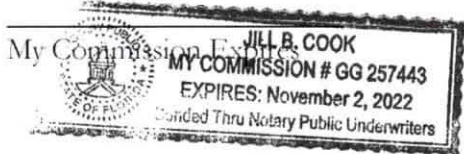
[Handwritten Signature]  
Applicant's Signature

The foregoing instrument was acknowledged before me by means of (Physical Presence) or Online Notarization, this 19 day of January, 2022, by Jessica Bolton, who is personally known to me or who has produced \_\_\_\_\_ as identification and (who did) or did not take an oath.

[Handwritten Signature]  
Notary Public (Signature)

Jill B Cook  
Name of Notary Public, Typed/Printed

GG 254443  
Commission Number





# SURROUNDING PROPERTY OWNERS LIST

List the alternate key, the owner's name and mailing addresses for all property lying within two hundred feet surrounding the property described on the application, as recorded on the latest official County Tax Rolls located in the office of the Lake County Property Appraiser.

**This information can be accessed on the internet at [www.lakecopappr.com](http://www.lakecopappr.com).**

Click on Property Search; read the disclaimer and accept.

Type in your name or alternate key and find property for which application is being made.

When your property card comes up under "Property Search Results", click on "View map of property"

When map can be viewed, you will be able to see the Alternate Keys for the surrounding properties.

Write these numbers down and use them to pull up property cards to get names and addresses.

There is a measurement tool on the left hand side tool bar that will allow you to determine the properties within 200 feet of the subject parcel.

Property Alternate Key: _____	Property Alternate Key: _____
Name _____	Name _____
Address _____	Address _____
City/State/Zip _____	City/State/Zip _____
Property Alternate Key: _____	Property Alternate Key: _____
Name _____	Name _____
Address _____	Address _____
City/State/Zip _____	City/State/Zip _____
Property Alternate Key: _____	Property Alternate Key: _____
Name _____	Name _____
Address _____	Address _____
City/State/Zip _____	City/State/Zip _____
Property Alternate Key: _____	Property Alternate Key: _____
Name _____	Name _____
Address _____	Address _____
City/State/Zip _____	City/State/Zip _____
Property Alternate Key: _____	Property Alternate Key: _____
Name _____	Name _____
Address _____	Address _____
City/State/Zip _____	City/State/Zip _____
Property Alternate Key: _____	Property Alternate Key: _____
Name _____	Name _____
Address _____	Address _____
City/State/Zip _____	City/State/Zip _____



# City of Umatilla

City of Umatilla, 1 South Central Ave, PO Box 2286, Umatilla, FL 32784  
 Phone: (352) 669-3125 // Fax: (352) 669-8313 // Website: [www.umatillafl.org](http://www.umatillafl.org)

## BASE STAFF FEES- DEVELOPMENT APPLICATIONS

Resolution 2017-61 Exhibit A

APPLICATION	BASE STAFF FEE
Annexation	\$280.00
Initial Zoning	\$280.00
Comp Plan Amendment Less Than 10 Acres	\$260.00
Comp Plan Amendment More Than 10 Acres	\$260.00
Comp Plan Policy	\$260.00
Concurrency Review	\$330.00
Construction Plan	\$450.00
Construction Plan Residential - Subdivision	\$500.00
Construction Plan Commercial - Subdivision	\$500.00
Conditional Use Permit	..... .....\$260.00
Conditional Use Extension	\$340.00
Development of Regional Impact	\$780.00
DRI Development Order Amendment	\$480.00
Expansion/Change of a Non-Conforming Use	\$330.00
Lot Split/Lot Line Deviation	\$355.00
Planned Unit Development	\$430.00
PUD Amendment	\$280.00
Plat - Final	\$155.00
Preliminary Subdivision Plan	\$530.00
Rezoning	\$280.00
Minor Site Plan (Staff Approval)	\$150.00
Major Site Plan (Council Approved)	\$250.00
Minor Subdivision Plan - 3 Lots or Fewer	\$280.00
Street Name Change	\$280.00
Vacating Streets, Lots, Plats	\$255.00
Variance	\$280.00
<b>PUBLIC INFRASTRUCTURE INSPECTION FEE</b>	
1.5%	\$0-\$20,000
1%	\$20,001-\$100,000
TBD	In Excess of \$100,001
<b>Requirements: Submittal of signed and sealed estimate by Licensed Civil Engineer or copy of Construction Contract</b>	

**NOTE: Base Staff Fees do not include pass-through fees from city attorney, land planner, engineer, or advertising costs associated with the submitted development application as adopted by Ordinance 2017-F.  
 Fee Revision - Resolution 2019-31**

# LEGAL NOTICE

IN THE CIRCUIT COURT FOR LAKE COUNTY, FLORIDA  
PROBATE DIVISION

IN RE: ESTATE OF YVONNE A. GABEL FILE NUMBER 2021-CP-1465

Yvonne A. Gabel,

Deceased.

## NOTICE TO CREDITORS

The administration of the Estate of Yvonne A. Gabel, deceased, whose date of death was January 4, 2021, File Number 2021-CP-1465, is pending in the Circuit Court for Lake County, Florida, Probate Division, the address of which is 550 West Main Street, Tavares, Florida 32778. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is February 10, 2022.

Attorney for Personal Representative: /s/ BRETT L. SWIGERT Brett L. Swigert, Esquire Florida Bar Number 0880493 Brett L. Swigert, P.A. 1231 North County Road 452 Post Office Box 680 Eustis, Florida 32727-0680 Telephone: (352) 357-0770 Facsimile: (352) 357-0818	Personal Representative: /s/ ROBERT R. GABEL Robert R. Gabel 600 Gist Avenue Silver Springs, Maryland 20910
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nb-2-2-17

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT OF  
THE STATE OF FLORIDA, IN AND FOR LAKE COUNTY  
PROBATE DIVISION

IN RE: ESTATE OF JANICE R. HURDISS FILE NUMBER: 2022-CP-0228

JANICE R. HURDISS,

Deceased

## NOTICE TO CREDITORS

The administration of the Estate of JANICE R. HURDISS, deceased, whose date of death was December 10, 2021, is pending in the Circuit Court for Lake County, Florida, Probate Division, the address of which is 550 West Main Street, Post Office Box 7800, Tavares, Florida 32778-7800. The names and addresses of the personal representative or interested person and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of the first publication of this notice is February 10, 2022.

Attorney for Personal Representative: /s/ JOHN I. MERRITT John I. Merritt Law Office of John I. Merritt 1500 East Orange Avenue Eustis, Florida 32726 (352) 357-2932 phone (352) 357-0398 fax Florida Bar Number 128516 johnmerritt@embarqmail.com	Personal Representative: /s/ WAYNE W. HURDISS Wayne W. Hurdiss 41 Landmark Court SW Marietta, Georgia 30060
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nb-2-2-17

## NOTICE OF PUBLIC HEARING

ORDINANCE 2022- 102

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, APPROVING A SPECIAL EXCEPTION USE PERMIT TO ALLOW A TATTOO PARLOR, LOCATED IN THE C-2 ZONING DISTRICT FOR THE HEREAFTER DESCRIBED LANDS WITHIN THE CITY OF UMATILLA, FLORIDA; OWNED BY RGJ BOLTON PROPERTIES, LLC AND LOCATED AT 680 NORTH CENTRAL AVENUE, UMATILLA, LAKE COUNTY, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

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

Umatilla City Council Meeting on March 1, 2022 at 6:00 p.m.  
Umatilla City Council Meeting on March 15, 2022 at 6:00 p.m.

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

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

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

nb-2-2-10/3-3

## NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of

ELLIANOS

located at 2520 South Bay Street, in the County of Lake, in the City of Eustis, Florida, 32726, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Orange Park, Florida. This 22 day of January, 2022.

QSR QUALITY, LLC City Council Agenda Packet - March 1, 2022

b-1-2-10

BAY STREET PAINT & BODY  
151 West Lemon Avenue  
Eustis, Florida 32726

## NOTICE OF SALE

Bay Street Paint & Body will sell at Public Sale at Auction the following vehicles to satisfy lien pursuant to Chapter 713.585 of the Florida Statutes on March 2, 2022, at 9 a.m.

2019 VW BEETLE VIN# 3VW5DAAT5KM504470

\*AUCTION WILL OCCUR WHERE EACH VEHICLE IS LOCATED\*

Any person(s) claiming any interest(s) in the above vehicles contact:  
Bay Street Paint & Body, 151 West Lemon Avenue, Eustis, Florida 32726.

\*ALL AUCTIONS ARE HELD WITH RESERVE\*  
Some of the vehicles may have been released prior to auction.

nb-1-2-10

RAINBOW TITLE & LIEN, INC.  
3389 Sheridan Street, PMB 221  
Hollywood, Florida 33021  
(954) 920-6020

## NOTICE OF SALE

Rainbow Title & Lien, Inc., will sell at public sale at auction the following vehicles to satisfy lien pursuant to Chapter 713.78 of the Florida Statutes on March 10, 2022, at 10 a.m.

\*AUCTION WILL OCCUR WHERE EACH VEHICLES IS LOCATED\*

2003 NISSAN VIN# 1N4AL11D73C266899  
At: 2349 US HIGHWAY 441, FRUITLAND PARK, FLORIDA

\*ALL AUCTIONS ARE HELD WITH RESERVE\*  
Any person(s) claiming any interest(s) in the above vehicles contact:  
RAINBOW TITLE & LIEN, INC.  
(954) 920-6020  
Some of the vehicles may have been released prior to auction

nb-1-2-10

A-1 QUALITY TOWING  
151 West Lemon Avenue  
Eustis, Florida 32726

## NOTICE OF SALE

A-1 Quality Towing will sell at Public Sale at Auction the following vehicles to satisfy lien pursuant to Chapter 713.585 of the Florida Statutes on February 28, 2022 at 9 a.m.

2001 HONDA ACCORD WHITE VIN# 3HGCG66561G702644

\*AUCTION WILL OCCUR WHERE EACH VEHICLE IS LOCATED\*

Any person(s) claiming any interest(s) in the above vehicles contact:  
A-1 Quality Towing, 151 West Lemon Avenue, Eustis, Florida 32726.

\*ALL AUCTIONS ARE HELD WITH RESERVE\*  
Some of the vehicles may have been released prior to auction.

nb-1-2-10

A-1 QUALITY TOWING  
151 West Lemon Avenue  
Eustis, Florida 32726

## NOTICE OF SALE

A-1 Quality Towing will sell at Public Sale at Auction the following vehicles to satisfy lien pursuant to Chapter 713.585 of the Florida Statutes on March 17, 2022 at 9 a.m.

2012 FORD FUSION GRAY VIN# 3FAHP0HA3CR203504

\*AUCTION WILL OCCUR WHERE EACH VEHICLE IS LOCATED\*

Any person(s) claiming any interest(s) in the above vehicles contact:  
A-1 Quality Towing, 151 West Lemon Avenue, Eustis, Florida 32726.

\*ALL AUCTIONS ARE HELD WITH RESERVE\*  
Some of the vehicles may have been released prior to auction.

nb-1-2-10

## NOTICE OF SALE

This is to serve notice of past due rent and notice of contents in the following units to be sold to the highest bidder at public auction.

You have 48 hours to remove contents and \$100 cleaning deposit before 9 a.m., February 18, 2022.  
Auction will take place at 10 a.m., February 18, 2022, at

EUSTIS SAVER SELF-STORAGE  
2910 KURT STREET  
EUSTIS, FLORIDA 32726  
352-251-0016

HEBERT HANKINSON Unit 2048

JOHNNA BARLOW Unit 1146

nb-2-2-17

AMERICAN COLLISION CENTER  
29317 CR 561  
Tavares, Florida 32778  
(352) 343-1535

## NOTICE OF SALE

Public Auction to be held at  
American Collision Center & Towing  
29317 CR 561, Tavares, Florida 32778  
commencing at 9 a.m. on February 28, 2022

2010 NISSAN VERSA (BLUE) VIN# 3N1BC1CP8AL355648

nb-1-2-10

### 7- Day Rainfall & Temperature Tracking For The Week

Day	Rainfall	Temperature	
		High	Low
Wednesday	.00	80	46
Thursday	.00	83	56
Friday	.00	85	59
Saturday	.18	70	50
Sunday	.12	59	52
Monday	.01	63	49
Tuesday	.24	53	49

Courtesy of University of Florida/Institute of Food and Agricultural Sciences Automated Weather Service  
Weather Station at Umatilla Municipal Airport  
\*\*Rainfall for this period was .55"\*\*\*

## Cassia... cont'd

invited to the spaghetti dinner that is happening this same Saturday, January 19, at the clubhouse. Musicians that arrive as early as 4 p.m., may begin jamming for the diners inside the clubhouse. Have supper first, if you wish. The 100% All-Bluegrass jam will continue on after 7 p.m. when the dinner ends. Refreshments and leftovers will be available until about 9 p.m. for jammers and fans. Folks here for the spaghetti dinner are welcome to stay for the bluegrass jam, another free music event here at the club, held on the third Saturday of every month. For information on the club's music programs, call Julie at 407-929-9796 or contact Paul Dennis at pdennis@cfl.rr.com.

To schedule your band to play on stage for our music lovers on the second or fourth Saturdays, please contact music chairman Paul Dennis pdennis@cfl.rr.com. To rent the clubhouse and grounds for your party or other event, please call club president Pat Musselman at 352-589-8008. You could have your wedding and reception right here for much less than many other venues. It's one charge, not by the hour.

Please keep these folks in your prayers: club member Irene Rosenberg in the loss of her sister, the Baker family and friends in the loss of grandchild Jozie Leigh, Scott Screws, Jennifer Ricks, Robert P. Evans, and Kay Dennis. Happy 90th Birthday to our strawberry pie maker, Naomi. Club musician Henry T. Culp played at her party. Thanks for all those delicious pies, Naomi!

This is music festival season here in Central Florida and many festivals and fairs are happening during the next three months. Two festival producers' websites and Facebook pages will give you all of the details, Evans Media Productions and Tin Roof Shack Productions. The Palatka Bluegrass Festival is held in the fall and in the winter at the Rodeheaver Boys Ranch in a very large pavilion. Bring your chairs and drive straight north from Umatilla less than 50 miles on SR 19 to get there. February 17 to 19 are the dates. Look up this festival on the internet under EMS productions for performing bands and other particulars.

Facebook pages of folks prominent in our music world are David Allen Potter, Deano Graham, Justin Mason and Blue Night, and Freightliners band leader Doug Buchheister. They post many music events, both large and small, on their pages. Search the internet sites listed when you put in "bluegrass festivals" for more events that you would enjoy.

For nearly 70 years, the Winter Park Sidewalk Art Festival has presented some of the most interesting art work that the public may see, free of charge. This year's festival is on the weekend of March 18 to 20. This prestigious, renowned event is nationally known for the quality of works displayed. Older children will be inspired by seeing this show. On the Friday of the show, some school art classes come to view the variety of works by artists from many states as well as Florida. Especially nice is the school art section across the train tracks that displays students' works. Come early, 8:30 a.m., to find a good parking spot and less crowded viewing. The show is in Central Park on Park Avenue in Winter Park. Call if you want to know about great parking spots 407-929-9796.

Jamming at the Cassia Community Club and at the Ocoee Parking Lot Bluegrass Jam both have been going on for over 30 years. Look up Ocoee Parking Lot Bluegrass Jam on YouTube to see videos of past jams. Here is an open jam that folks from Canada, Europe, and other US states seek out when they are here. The jammers gather in the parking lot behind the Pizza Hut restaurant on SR 50 (West Colonial Drive) at Maguire Road in Ocoee at 6:30 p.m., every Friday evening, weather permitting. Bring a chair, children, fans, and calm doggies on leashes! Look for the Twistee Treat ice cream shop that is in this shopping center, also. For more information, call 407-929-9796 or look at two Facebook pages Ocoee Parking Lot Jammers, Ocoee Parking Lot Bluegrass Jammers, and Moonlite Express Bluegrass Band.

Please send in your pictures and news to juluemilamchampion@gmail.com, phone 407-929-9796, or post your news on the Cassia Community Club Facebook page.

**ORDINANCE 2022-102**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, APPROVING A SPECIAL EXCEPTION USE PERMIT TO ALLOW A TATTOO PARLOR, LOCATED IN THE C-2 ZONING DISTRICT FOR THE HEREAFTER DESCRIBED LANDS WITHIN THE CITY OF UMATILLA, FLORIDA; OWNED BY RGJ BOLTON PROPERTIES, LLC AND LOCATED AT 680 NORTH CENTRAL AVENUE, UMATILLA, LAKE COUNTY, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, an application has been received by Jessica R. Bolton, Managing Member of RGJ Bolton Properties, LLC, Owner, requesting a Special Use Permit pursuant to Chapter 7 of the City Land Development Regulations to allow the property located at 680 North Central Avenue, Umatilla, Florida (the “Property”), to be used for a tattoo parlor within the C-2 zoning district; and

**WHEREAS**, public notice has been provided as required by the Land Development Regulations of the City of Umatilla; and

**WHEREAS**, the City Council of the City of Umatilla acts in the capacity of the Planning & Zoning Board.

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

**Section 1: Purpose and Intent.**

That the Property in the zoning district of General Commercial (C-2) being situated in the City of Umatilla, Florida, shall hereafter be granted a Special Exception Use Permit to allow a tattoo parlor.

**LEGAL DESCRIPTION:** See Exhibit “A”.

Alternate Key # 1128846

**Section 2: Zoning Classification.**

That the Property shall be granted a Special Exception Use Permit to allow a tattoo parlor within the C-2 zoning district in accordance with Chapter 7, Section 2 of the Land Development Regulations of the City of Umatilla, Florida.

- a. It has been established that there are no other tattoo parlors within 2,000’ of the subject property in compliance with Chapter 7, Section 3(b)(30).
- b. The Owner shall comply with all applicable provisions of the Land Development Regulations of the City of Umatilla.

**Section 3: 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 4: 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 5: Effective Date.**

This Ordinance shall become effective upon passage.

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, CMC  
City Clerk

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

(SEAL)

Passed First Reading: 03.01.2022

Passed Second Reading: \_\_\_\_\_



EXHIBIT "A"

Umatilla, Lake County, Florida, more particularly described as follows: Commence at the point of intersection in the center line of Collins Street and the center line of Grantor's former Astor Branch main track, thence Northerly along said center line of Grantor's former main track 150 feet to the Point of Beginning, thence Easterly 30 feet, more or less, to a point on Grantor's Easterly property line, thence Northerly along said Easterly property line 52 feet, more or less, thence Westerly 45 feet, more or less, to a point in Grantor's Westerly property line, thence Southerly along said Westerly property line 52 feet, more or less, to a point, thence Easterly 15 feet, more or less, to the Point of Beginning, containing 0.05 acres more or less, the foregoing being all or part of the same premises acquired by Grantor herein by deed dated May 16, 1879, recorded November 10, 1891 in Book 16, Page 51, Public Records of Lake County, Florida

And

Lots 6 and 7, Block A, of H.L. Collins Subdivision, according to the plat thereof, as recorded in Plat Book 4, Page 22, of the Public Records of Lake County, Florida.

# La Rue Tattoo Location Map



**680 N. Central Avenue**

**331 N. Central Avenue**

**CITY OF UMATILLA  
AGENDA ITEM STAFF REPORT**

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**DATE: February 21, 2022**

**MEETING DATE: March 1, 2022**

**SUBJECT: Woodsong Residential Subdivision**

**ISSUE: Approval of the Preliminary Subdivision Plan**

---

**BACKGROUND SUMMARY:** The owner is seeking approval of the 114-Unit Preliminary Subdivision Plan on 39.04 acres with a minimum lot size of 6,240-sqft with an existing R-5 Zoning.

This subdivision was initially approved the Lake County Board of County Commissioners in 2005 and later annexed into the City via Annexation Ordinance 2006-E-1. This ordinance was approved along with an annexation and utility agreement and outlined the entitlements that were approved by the County. The subdivision plan attached to the Agreement allowed 138 units with a minimum lot size of 5,200-sqft. The proposed plan reduces the lot count by 24 lots and increases the minimum lot size by just 1,040-sqft.

The City Attorney has determined that this project has vested rights based on conveyance of property to the City for a park/boardwalk. The City has since deeded that property back to the owner as it was not in the best interested of the City having to build a boardwalk through the adjacent wetland to Guerrant Park-Boat Ramp.

The property owner has volunteered to build a common perimeter fence with landscape and irrigation along with a small recreational playground and dog run utilizing their open space. Recreation components are not required in straight zoning, however, the developer offered these in an effort to enhance the neighborhood.

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**STAFF RECOMMENDATIONS: Approval**

**FISCAL IMPACTS:**

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**COUNCIL ACTION:**

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

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

**PRELIMINARY PLAN/PLAT**

**Owner:** Palmer Homes, Inc.

**Applicant:** Craig Harris

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

**Number of Acres:** 39.04 ± acres

**Existing Zoning:** R-5

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

**Date:** February 8, 2022

**Description of Project**

The owner is seeking preliminary plan/plat approval for a 114-lot subdivision. In December 2005 the subject property was part of a Utility and Annexation agreement with the City of Umatilla (ORB 3139, pages 1067-1074). In 2020 the Utility agreement was revised (ORB 5585, pages 313-318). The agreement indicates that the owner has “vested rights” regarding the overall density shall not exceed 4.74 units/acre, 50’ setback from wetlands or waterbodies, 52’ width lots, side setbacks of 5.5’ with a minimum 11’ between eaves of houses. The agreement also addresses stormwater ponds.

**Assessment**

The proposed lots as shown on the preliminary plan meet the requirements as outlined in the agreements. The overall density is 4.02 units/acre with the typical lot size of 6,240 SF (54’ x 120). Setbacks are as follows:

Front: 20’

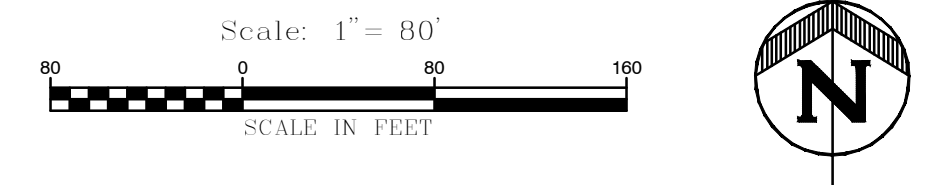
Side: 5.5’

Rear: 20’

A 50’ setback from the wetlands with a 25’ setback/buffer is also noted.

**Recommendation**

Staff recommends approval, subject to engineering approval regarding the stormwater ponds, as the proposed preliminary plan/plat is consistent with the existing agreement and meets the minimum standards as outlined in the Land Development Regulations, Chapter 9, Subdivision and Plats.

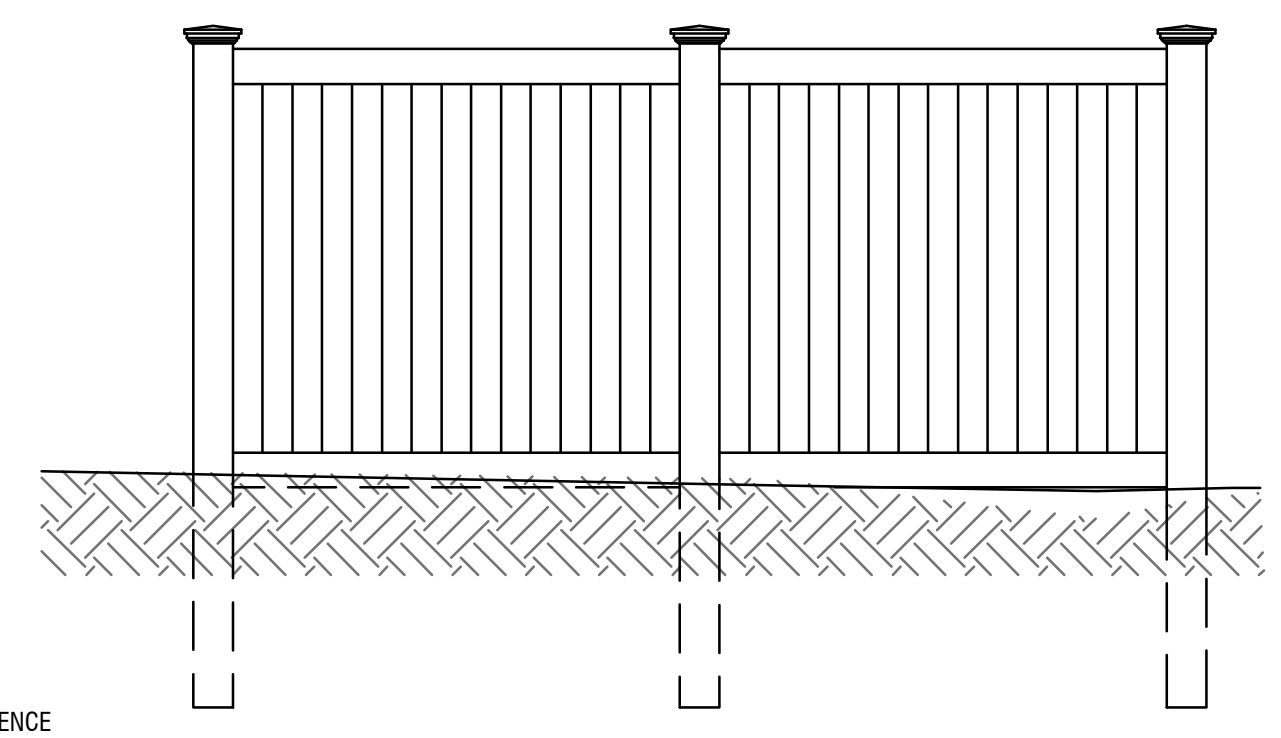


CITY OF UMATILLA  
ZONED: UR-5  
FLUM: RSFMD (SINGLE FAMILY  
MEDIUM DENSITY)

CITY OF UMATILLA  
ZONED: PFD  
FLUM: REC (RECREATIONAL)

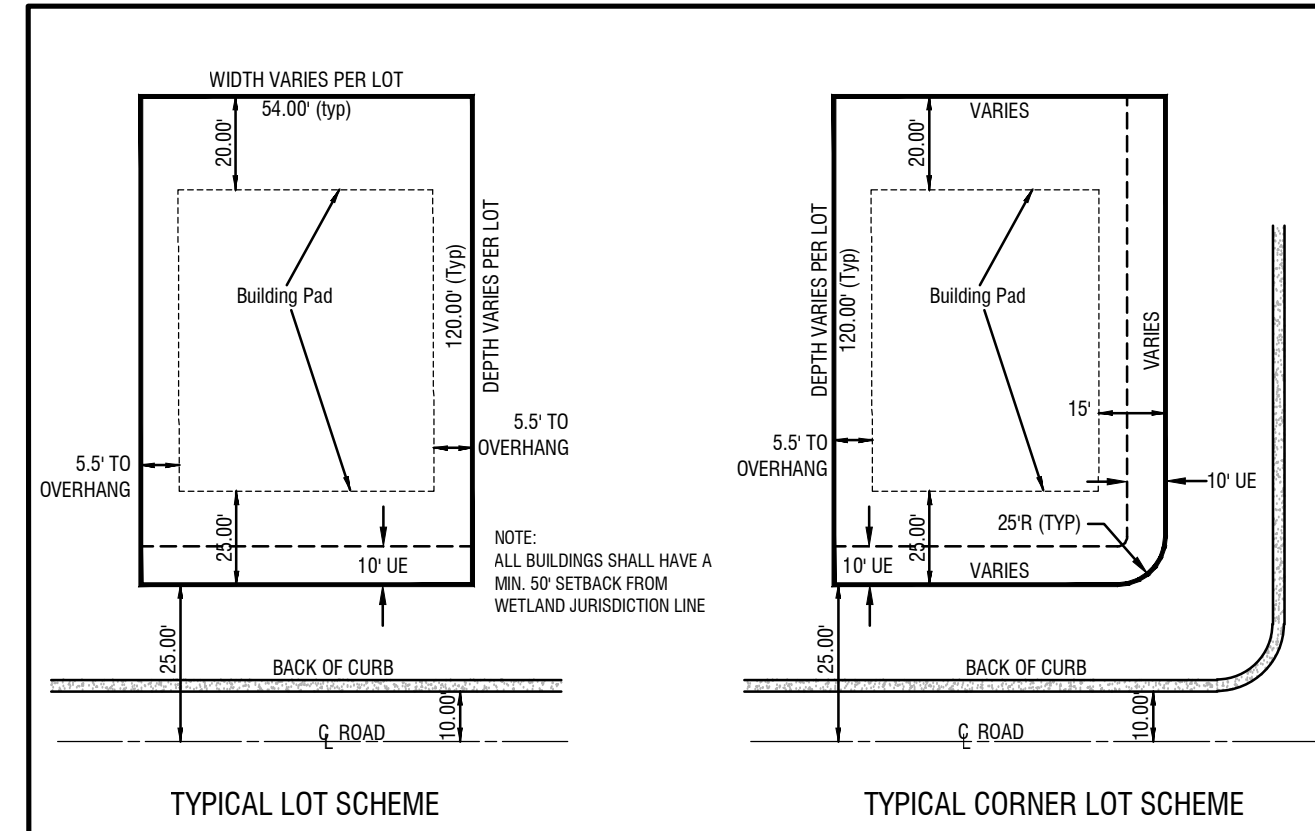
SUMMARY	
URBAN RESIDENTIAL	
EXISTING ZONING.....	R-5
PROPOSED ZONING.....	R-5
FUTURE LAND USE.....	RSFMD (SINGLE FAMILY MED. DENSITY)
TOTAL AREA.....	39.04± ACRES
WETLAND AREA.....	10.66 ACRES
TOTAL LOT AREA.....	18.20 ACRES
OPEN SPACE/DRAINAGE AREA.....	10.18 ACRES
TOTAL NUMBER OF LOTS.....	114
GROSS DENSITY (LESS WETLANDS).....	4.02 Lots/Acre
WATER.....	CITY OF UMATILLA
SANITARY SEWER SYSTEM.....	CITY OF UMATILLA
TOTAL LENGTH OF ROADS.....	0.75 MILES
MINIMUM LOT SIZE.....	6,240 Square Feet
AVERAGE LOT SIZE.....	6,480 Square Feet
FIRE FLOW FROM CITY OF UMATILLA.....	1,000 GALLONS PER MIN.
OPEN SPACE (WETLAND & TRACTS A & B).....	15.90 Acres (40.73%)

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

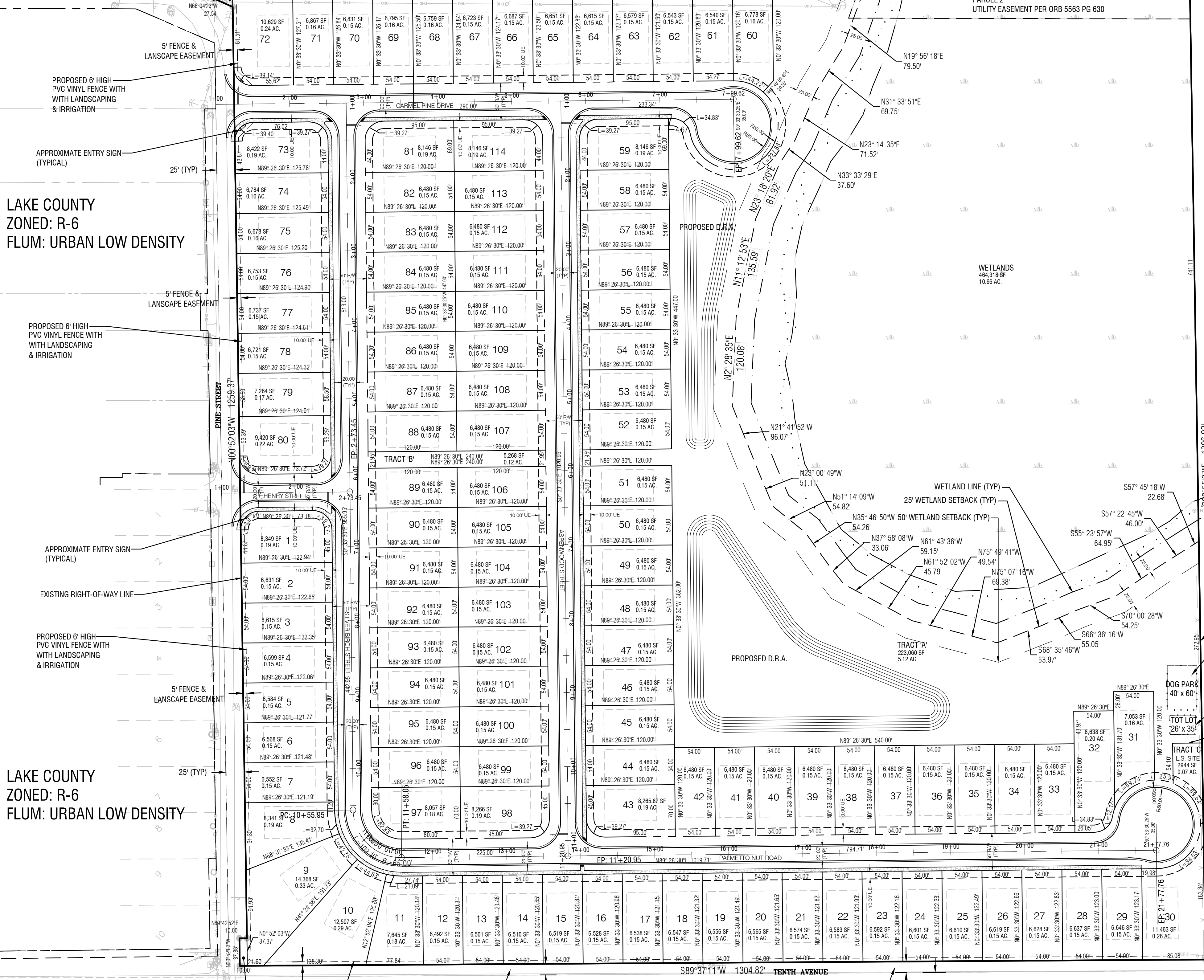


**TYPICAL FENCE WITH LANDSCAPING & IRRIGATION**  
NOT TO SCALE

COMMON AREA TRACTS		
TRACT	AREA	PURPOSE
A	223,941 SF. (5.14 AC)	LANDSCAPE/UTILITY/RECREATION/ DRAINAGE/SIGNAGE OWNED & MAINTAINED BY H.O.A.
B	5,268 SF. (0.12 AC)	LANDSCAPE/UTILITY/RECREATION/ DRAINAGE/SIGNAGE OWNED & MAINTAINED BY H.O.A.
C	2,329 SF. (0.05 AC)	LIFT STATION- OWNED BY CITY MAINTAINED BY HOA (OUTSIDE OF FENCE)
D	374 SF. (0.01 AC)	TO BE DEDICATED TO LAKE COUNTY FOR FUTURE RIGHT-OF-WAY
E	415 SF. (0.01 AC)	TO BE DEDICATED TO LAKE COUNTY FOR FUTURE RIGHT-OF-WAY



TYPICAL LOT SCHEME TYPICAL CORNER LOT SCHEME



LAKE COUNTY  
ZONED: R-6  
FLUM: URBAN LOW DENSITY

LAKE COUNTY  
ZONED: R-6  
FLUM: URBAN LOW DENSITY

LAKE COUNTY  
ZONED: R-6  
FLUM: URBAN  
LOW DENSITY

LAKE COUNTY  
ZONED: R-6  
FLUM: URBAN LOW DENSITY

WOODSONG  
PRELIMINARY PLAT



DATE: OCTOBER 2021  
DESIGNED BY: SPH  
DRAWN BY: TNJ  
CHECKED BY: DKB  
AVO NO.: 45363.001  
FILE NAME: WOODSONG PRE-PLAT  
**Sheet 3**

CHARLES C. HIOTT, PE  
Registered Eng 54813

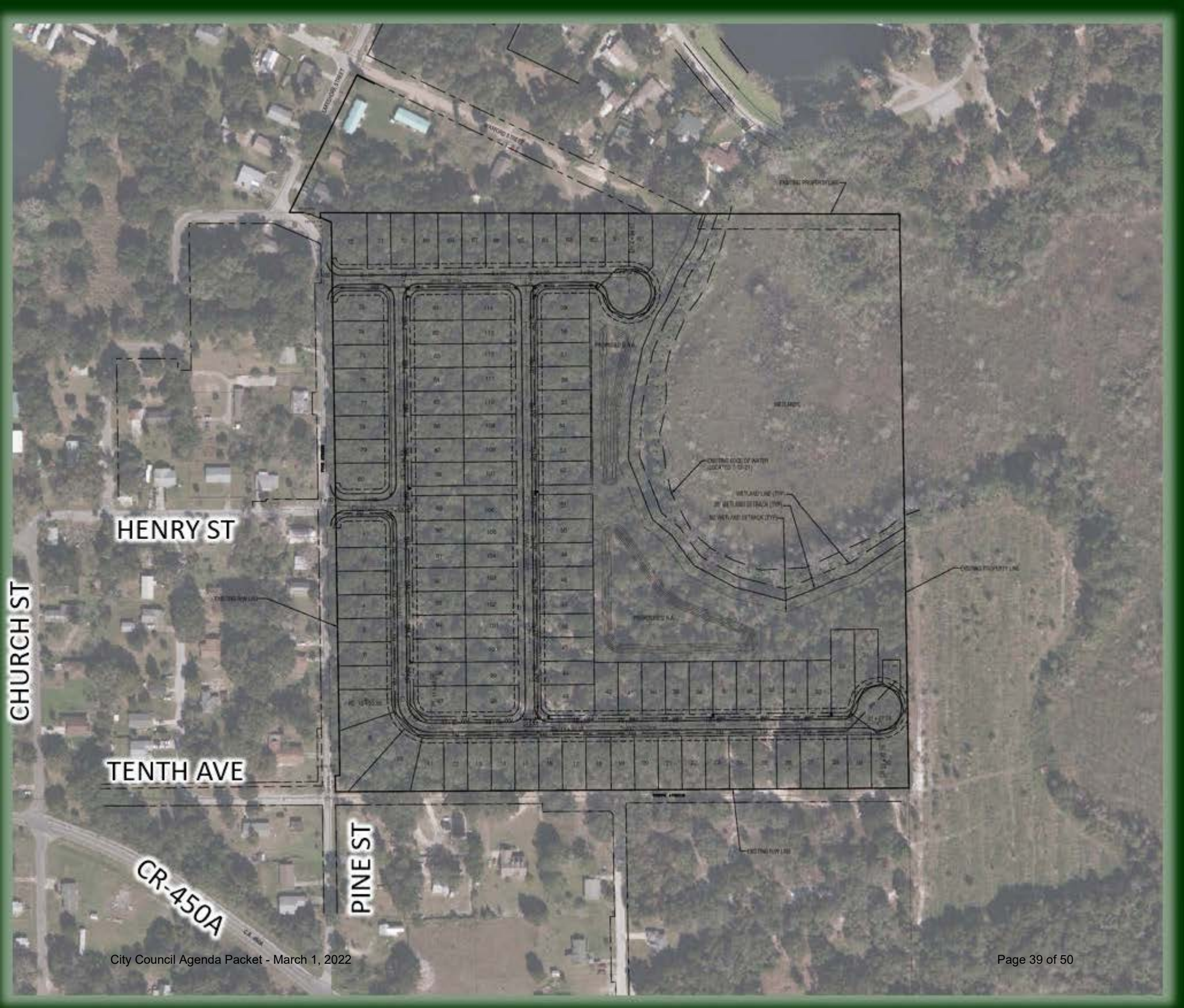
# SUMMARY

## URBAN RESIDENTIAL

EXISTING ZONING.....	R-5
PROPOSED ZONING.....	R-5
FUTURE LAND USE.....	RSFMED (SINGLE FAMILY MED. DENSITY)
TOTAL AREA.....	39.04± ACRES
WETLAND AREA.....	10.66 ACRES
TOTAL LOT AREA.....	18.20 ACRES
OPEN SPACE/DRAINAGE AREA.....	10.18 ACRES
TOTAL NUMBER OF LOTS.....	114
GROSS DENSITY (LESS WETLANDS).....	4.02 Lots/Acre
WATER.....	CITY OF UMATILLA
SANITARY SEWER SYSTEM.....	CITY OF UMATILLA
TOTAL LENGTH OF ROADS.....	0.75 MILES
MINIMUM LOT SIZE.....	6,240 Square Feet
AVERAGE LOT SIZE.....	6,480 Square Feet
FIRE FLOW FROM CITY OF UMATILLA.....	1,000 GALLONS PER MIN.
OPEN SPACE (WETLAND & TRACTS A & B).....	15.90 Acres (40.73%)

### NOTES:

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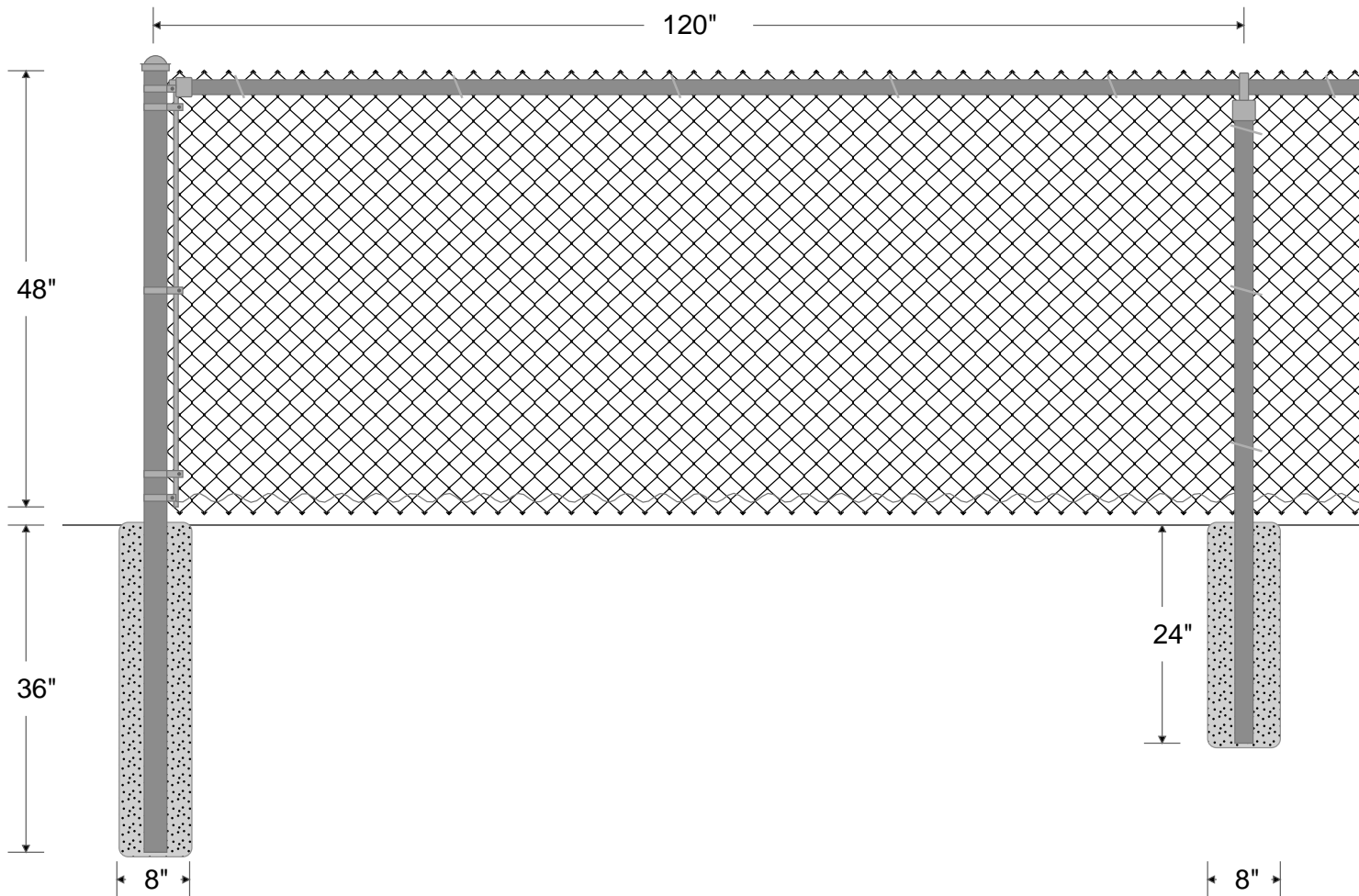
HENRY ST

CHURCH ST

TENTH AVE

CR-450A

PINE ST



FABRIC: 48" 9 GA. CORE / 6 GA. FINISH CL-2A VINYL (2" MESH) CHAIN LINK FABRIC.

TOP RAIL: 1 5/8" O.D. VINYL TUBING, 1.10 lbs. per foot. Top rail 21' in length.

LINE POST: 2" O.D. VINYL TUBING, 1.27 lbs. per foot. Line posts set 10' on center maximum spacing. Concrete footing: 8" diameter, 24" depth.

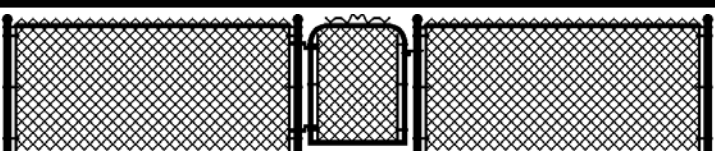
TERMINAL POST: 2 1/2" O.D. VINYL TUBING, 1.60 lbs. per foot. Concrete footing: 8" diameter, 36" depth.

TENSION WIRE: 6 GA. COIL SPRING VINYL TENSION WIRE attached to bottom of fence fabric with 9 GA. VINYL STEEL HOG RING spaced 24" on center.

FITTINGS: VINYL REGULAR BRACE BAND & CARRIAGE BOLT, VINYL ALUMINUM RAIL-END, VINYL STEEL EYE-TOP, VINYL ALUMINUM CAP, 1/4" X 3/4" FIBERGLASS TENSION BAR, VINYL REGULAR TENSION BAND & CARRIAGE BOLT.

TIE WIRE: 8 1/4" 9 GA. VINYL TIE WIRE spaced 15" on center for line posts & 24" on center for rails.

POST FOOTING: HAND MIXED CONCRETE.

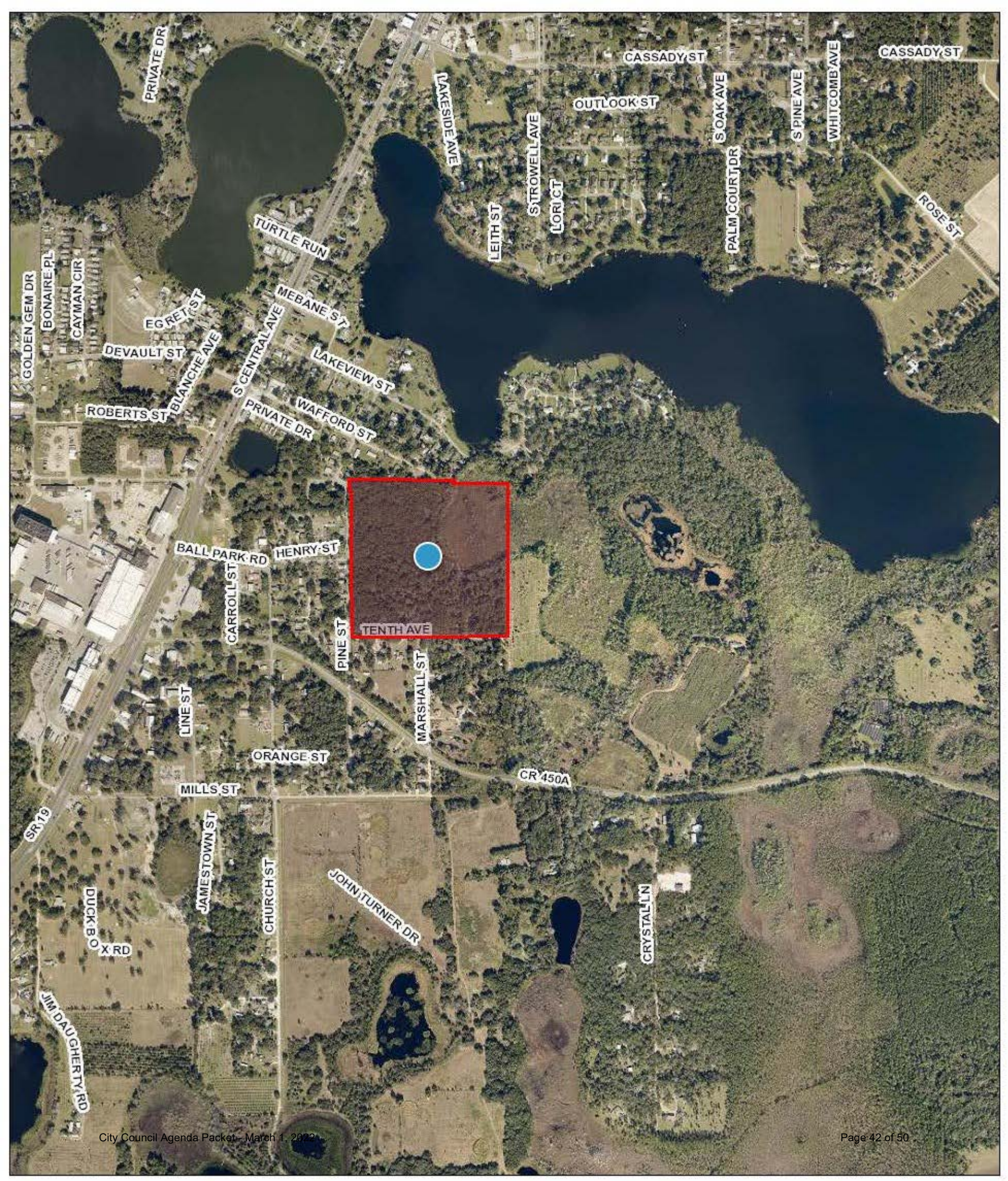


ALL-RITE FENCE SERVICES, INC.  
 5115 Old Winter Garden Road  
 ORLANDO, FLORIDA 32811  
 (407)295-7093

JTD Land  
 ORLANDO, FLORIDA







PRIVATE DR  
GOLDEN GEM DR  
BONAIRE PL  
CAYMAN CIR  
EGRET ST  
DEVAULT ST  
ROBERTS ST  
BLANCHE AVE  
S CENTRAL AVE  
TURTLE RUN  
MEBANE ST  
LAKEVIEW ST  
WAFFORD ST  
PRIVATE DR  
BALL PARK RD  
HENRY ST  
CARROLL ST  
PINE ST  
MARSHALL ST  
ORANGE ST  
MILLS ST  
SR 179  
DUCKBO  
X RD  
JIM DAUGHERTY RD  
JAMESTOWN ST  
CHURCH ST  
JOHN TURNER DR  
CRYSTAL LN  
LAKESIDE AVE  
LEITH ST  
STROWELL AVE  
LORIC T  
OUTLOOK ST  
CASSADY ST  
SOAK AVE  
S PINE AVE  
WHITCOMB AVE  
PALM COURT DR  
ROSE ST  
CASSADY ST





First Floor

Covered Lanai

Owner's Bath



First Floor  
Expanded Cov  
owner's Bath



First Floor

Owner's Bath

Covered Lanai



First Floor  
Covered Lanai  
Expanded Cov  
Bedroom 4/Ba



First Floor

Covered Lanai

Powder

Bedroom 5/Bed





First Floor

Covered Lanai

Extended Cove

Bedroom 5/Ha

Second Flo

Interi



First Floor

1-Suite/Bath

Covered Lanai

Second Floor

Bedroom 5

1-Suite/Bath