

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

Masks are highly recommended and a limited supply may be available. Social distancing will be observed. Overflow seating in room behind Chambers.

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 January 18, 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. *Umatilla High School Football Coach and Team Proclamation*

CONSENT AGENDA

3. *Tarpon Development Final Plat*

PUBLIC HEARINGS/ORDINANCES/RESOLUTIONS

4. *Approval of the First Reading of Ordinance No. 2022-100, Umatilla Church of God SSCPA*
5. *Approval of the First Reading of Ordinance No. 2022-101, Umatilla Church of God Rezoning*

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

NEW BUSINESS

7. *Approval of Magnolia Pointe Preliminary Subdivision Plan*

GENERAL DISCUSSION

8. *Median Sponsorship Signage*

REPORTS

City Attorney
Mayor
Council Members
Staff Members
Police Activity Report

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
January 18, 2022, 6:00 PM
Council Chambers, 1 S. Central Avenue, Umatilla, Florida

Mayor Adcock led the Pledge of Allegiance and Invocation.

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

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

AGENDA REVIEW

MOTION by Council Member 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 December 7, 2021*
2. *Approval of City Council Meeting minutes dated December 21, 2021*

MOTION by Council Member Nichols 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

3. *Approval of Resolution No. 2022-01, Citywide Yard Sale*
4. *Approval of Resolution No. 2022-02, Opioid Interlocal Agreement with Lake County*

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

NEW BUSINESS

Aaron Mercer, Development Services and Public Works Director, provided information regarding the use of ARPA funding for the future public works design contracts. Design contracts provided are from Mittauer & Associates and HALFF Engineering. City Council is being asked to vote on each item separately.

Scott Blankenship, City Manager, mentioned there are other projects that will be considered by the City Council, but are not being presented at this time.

5. *Approval of Citywide Water Line Replacement Design Contract with Mittauer & Associates*

MOTION by Council Member Nichols to approve a Design Contract with Mittauer & Associates for citywide water line replacement;
SECOND by Vice Mayor Creech;
Motion APPROVED by unanimous vote.

6. *Approval of Impact Fees and Rate Study Contract with HALFF Engineering*

MOTION by Vice Mayor Creech to approve a Contract with HALFF Engineering for Impact Fees and Rate Study;
SECOND by Council Member Nichols;
Motion APPROVED by unanimous vote.

7. *Approval of Lakeside Avenue Bypass Design Contract with HALFF Engineering*

MOTION by Council Member Adams to approve a Design Contract with HALFF Engineering for Lakeside Avenue Bypass;
SECOND by Vice Mayor Creech;
Motion APPROVED by unanimous vote.

8. *Approval of SR 19 South Water Line Design Contract with HALFF Engineering*

MOTION by Council Member Adams to approve a Design Contract with HALFF Engineering for SR 19 water line;
SECOND by Council Member Nichols;
Motion APPROVED by unanimous vote.

REPORTS

City Attorney Lewis Stone – Nothing to Report

Blankenship received phone call corner of Trowell and Rose, Drew Hall, brother passed away approx. one year ago. House has been vacant and it is a situation where for one month there as a water leak, resulting in a large bill. Staff removed the sewer surcharge and provided an interest free payment arrangement. Mr. Hall called back on Friday and asked for additional forgiveness on the water bill.

Mr. Stone weighed in there is a very different situation when the chance exists that the leak may have been caused by the City. That is not the situation with this issue. The City Council took no action and Mr. Blankenship will call Mr. Drew tomorrow.

Council Member Adams

Council Member Adams mentioned the museum will be hosting a barbeque on March 31 from 5-8 pm with live entertainment.

Council Member Adams announced every family is now eligible to receive four COVID-19 home tests at no cost.

Vice Mayor Creech

Vice Mayor Creech stated how much he appreciates staff putting the ARPA project requests together in an effort to move forward while updating the City.

Mayor Adcock mentioned Big Orange Day will be mid-February and additional information will be provided as received.

Police Chief Adam Bolton stated the Citizens on Patrol is active.

Misti Lambert, Assistant to the City Manager, provided an update on the pool project being done by Lowe's as a donation. Due to Lowe's staffing issues with COVID-19, the project pool is anticipated to start in mid-February.

Ms. Lambert is working on the Habitat for Humanity project and has received several applications.

Amy Stultz, Library Director– nothing to report.

ADJOURNMENT

With no further business for discussion, meeting adjourned at approximately 6:38 pm.

Kent Adcock, MAYOR

Gwen Johns, MMC
City Clerk



PROCLAMATION

CITY OF UMATILLA, FLORIDA

WHEREAS, the Mayor and City Council Members of the City of Umatilla, recognize the Umatilla High School for their accomplishments this football season; and

WHEREAS, we acknowledge that active participation in organized athletics is influential to building good character and teaches a wholesome sense of fair play and good sportsmanship among our youth; and

WHEREAS, in order to excel in any one sport, a young person must demonstrate an outstanding spirit of dedication, enthusiasm, and hard work; and

WHEREAS, a vivid example of these things has been brought to our attention by the achievements of the Umatilla High School Football Team, who have had a winning season against some of the finest athletes in Central Florida; and

WHEREAS, the City Council not only recognizes the coaches and the entire team for their outstanding performance, but also recognizes the community as a whole for supporting our local high school sports programs.

NOW, THEREFORE, I, Kent Adcock, Mayor of the City of Umatilla, Lake County, Florida, along with all of the City Council Members, do hereby recognize and praise Umatilla High School Football Coach Charles Cerney for his leadership, and the Umatilla High School Football Team for their accomplishments this football season.

Signed this 18th day of January, 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**

DATE: January 25, 2022

MEETING DATE: February 1, 2022

SUBJECT: Tarpon Land Development, LLC Single Family Subdivision

ISSUE: Final Plat Approval

BACKGROUND SUMMARY:

The owner is seeking approval of a final plat for Tarpon Development, a subdivision of seven (7) lots. The property would connect to the City's water system and utilize individual septic tanks.

The property is currently zoned UR-5 and requires homes with a 1,200 SF minimum living area, a minimum lot size of 12,500 SF with septic, and minimum lot width of 85'. The proposed 7 lot subdivision exceeds the minimum requirements of the UR-5 district. Lots 1 through 6 are 0.39 + acres (16,833 SF +) with 90+ feet of lot frontage and lot 7 is 0.90 + acres (39,267 + SF) with 217.82 feet of frontage.

STAFF RECOMMENDATIONS: Approval

FISCAL IMPACTS:

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

FINAL PLAT

Owner: Tarpon Land Development, LLC

General Location: East of Tarpon Ave. and North of Beach Street

Number of Acres: 3.21 ± acres

Existing Zoning: Urban Residential District (UR-5)

Existing Land Use: Residential SF Low Density (3 Units/Acre)

Date: December 21, 2021

Description of Project

The owner is seeking approval of a final plat of “Tarpon Development” a subdivision of seven (7) lots. The property would connect to the City’s water system and utilize individual septic tanks.

	Surrounding Zoning	Surrounding Land Use
North	City PUD	Residential SF Medium Density (5 units/acre)
South	County R-3 (Medium Residential District)	Urban Low (4 units/acre)
East	City PUD and C-2	Residential SF Medium Density and Commercial
West	County R-3	Urban Low

Assessment

The UR-5 zoning category allows for 1,200 SF minimum living area, a minimum lot size of 12,500 SF with septic, and minimum lot width of 85’. The proposed 7 lot subdivision exceeds the minimum requirements of the UR-5 district. Lots 1 through 6 are 0.39 ± acres (16,833 SF +) with 90+ feet of lot frontage and lot 7 is 0.90 ± acres (39,267 + SF) with 217.82 feet of frontage.

Concurrency Analysis

The proposed 7 lot subdivision would generate approximately 3 school aged children and is considered a de minimus impact as verified by Lake County Schools.

The proposed subdivision is considered a de minimus impact on transportation facilities and would not degrade the adopted Level of Service (LOS) of roadways as outlined below.

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	210	90	8	5	3
TOTAL GROSS TRIPS (PROPOSED)			90	8	5	3

* 10th Edition

The proposed subdivision is considered a de minimus impact on water capacity as outlined below.

City of Umatilla Current Capacity - .204 MGD

Proposed Water Demand - .0024 MDG

Remaining Capacity - .2016 MGD

Projected population – 16 (7 x 2.29 pph)

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

The final plat meets the minimum requirements of Chapter 9, Section 6(d)(19) as verified by the City’s surveyor and City’s legal counsel.

Recommendation

Staff recommends approval.

HALFF, INC.
902 N. Sinclair Avenue
Tavares, Florida 32778
352-343-8481-Office
352-343-8495-Fax

PLAT REVIEW CHECK LIST
with references to Florida Statute

PLAT NAME: TARPON DEVELOPMENT – THIRD REVIEW

CHECKED BY: Jennings E. Griffin, PLS#4486

DATE: 12-01-21

CHAPTER 177, FLORIDA STATUTES, REQUIREMENTS

Legend:

OK= Complies with chapter 177 F.S. N/A=not applicable

NO=needs more information

CITY= For City use

1. ORIGINAL DRAWING BLACK PERMANENT DRAWING INK ON FILM (0.003 INCHES MINIMUM THICKNESS). 177.091 (1)	NO	NOT ON MYLAR
2. SHEET SIZE – 24" X 36"; ½" MARGIN ON TOP, BOTTOM, & RIGHT; 3" LEFT MARGIN. <i>Per Lake County Code Chapter XIV Section 14.07 2.</i>	OK	LEFT MARGIN IS 3.8"
3. MAP BOOK _____ PAGE _____, UPPER RIGHT HAND CORNER, per clerk of court.	OK	
4. SHEET NO. ____ OF ____ 177.091 (3)	OK	
5. INDEX SHEET IF MULTIPLE PAGES WITH MATCHLINES. 177.091. (3)	N/A	
6. CLEARLY LABELED MATCHLINES TO SHOW WHERE SHEETS MATCH OR ADJOIN. 177.091 (3)	N/A	
7. STATED AND GRAPHIC SCALE. 177.091 (4)	OK	
8. SUFFICIENT SIZE LETTERING AND SCALE TO SHOW DETAIL. 177.091 (4) <i>And Per Lake County Code Chapter XIV Section 14.07 2.</i>	OK	
9. PLAT NAME ON EACH SHEET (THE SAME SIZE AND TYPE OF LETTERING, INCLUDING THE WORDS "SECTION", "UNIT", "REPLAT", "AMENDED", ETC.). 177.091 (5) & 177.051 (1)	OK	

10. NAME OF SURVEYOR OR SURVEY BUSINESS, STREET, AND MAILING ADDRESS ON EACH SHEET. 177.091 (5)	OK	
11. NORTH ARROW. 177.091 (6)	OK	
12. BEARING REFERENCE TO A WELL ESTABLISHED AND MONUMENTED LINE. 177.091 (6)	OK	
13. PERMANENT REFERENCE MONUMENTS AT EVERY CORNER WITH APPROPRIATE SYMBOL OR DESIGNATION (LB OR LS NUMBER PRIOR TO PLATTING. 177.091 (7)	OK	
14. PERMANENT CONTROL POINTS ON THE CENTERLINE OF R.O.W. WITH APPROPRIATE SYMBOL OR DESIGNATION (LB OR LS NUMBER) WITHIN 1 (ONE) YEAR OR BEFORE BOND EXPIRATION. 177.091 (8)	N/A	
15. MONUMENTS AT LOT CORNERS – BEFORE THE TRANSFER OF ANY LOT OR BOND EXPIRATION. 177.091 (9)	NO	
16. SECTION, TOWNSHIP, AND RANGE UNDER THE NAME OF THE PLAT WITH REPLATTING INFORMATION, IF ANY. 177.091 (10) & 177.091 (17)	OK	
17. NAME OF THE CITY, TOWN, VILLAGE, COUNTY, AND STATE THAT THE LAND BEING PLATTED IS IN. 177.091 (10)	OK	
18. CAPTION (DESCRIPTION) MUST BE SO COMPLETE THAT FROM IT, WITHOUT REFERENCE TO THE PLAT, THE STARTING POINT AND BOUNDARY CAN BE DETERMINED. 177.091 (11)	OK	
19. ADOPTION AND DEDICATION WITH NOTARY. 177.081 (2) & 177.091 (12)	OK	
20. CERTIFICATE OF APPROVAL AND ACCEPTANCE BY GOVERNING BODY. 177.071 & 177.091 (12)	OK	
21. CERTIFICATE OF CLERK. 177.091 (13)	OK	

22. SURVEYOR'S CERTIFICATE 177.091 (13)	OK	
23. SURVEYOR'S CERTIFICATE INCLUDES "THAT THE PLAT WAS PREPARED UNDER HIS OR HER DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING.". 177.061	OK	
24. PRINTED NAME OF THE SURVEYOR; LICENSE NUMBER; SURVEY BUSINESS NAME, IF ANY; LB NUMBER, IF ANY; AND ADDRESS UNDER THE SURVEYOR'S CERTIFICATE 177.061	OK	
25. CERTIFICATE OF REVIEW BY PROFESSIONAL SURVEYOR AND MAPPER. 177.081 (1)	OK	
26. SECTION LINES AND ¼ SECTION LINES. 177.091 (14)	OK	
27. POINT OF REFERENCE, IF ANY. 177.091 (14)	OK	
28. POINT OF BEGINNING. 177.091 (14)	OK	
29. BEARINGS AND DISTANCES AROUND BOUNDARY. 177.091 (14)	OK	
30. STREET NAMES. 177.091 (15)	OK	
31. R.O.W. WIDTHS. 177.091 (15)	OK	
32. WATERWAYS. 177.091 (15)	N/A	
33. LOCATION AND WIDTH OF PROPOSED EASEMENTS. 177.091 (16)	OK	
34. LOCATION AND WIDTH OF EXISTING EASEMENTS IDENTIFIED IN THE TITLE OPINION. 177.091 (16)	OK	

35. BEARINGS AND DISTANCES FOR NON CONCENTRIC OR NON PARALLEL EASEMENTS. 177.091 (16)	OK	
36. IDENTIFY CONTIGUOUS PROPERTIES BY SUBDIVISION TITLE, PLAT BOOK AND PAGE OR IF UNPLATTED, SO STATE. 177.091 (17)	OK	
37. LOT AND BLOCK NUMBERS MUST BE PROGRESSIVE. 177.091 (18)	OK	
38. BEARINGS AND DISTANCES ON ALL TRACTS. 177.091 (19)	N/A	
39. BEARINGS AND DISTANCES ON ALL LOTS. 177.091 (19)	OK	
40. BEARINGS AND DISTANCES ON ALL ROADS. 177.091 (19)	N/A	
41. IF LOT OR BOUNDARY IRREGULAR, A WITNESS LINE MUST BE SHOWN. 177.091 (19)	N/A	
42. CURVILINEAR LOTS – SHOW RADIUS, ARC, AND DELTA. 177.091 (20)	N/A	
43. RADIAL LINES WILL BE SO DESIGNATED. 177.091 (20)	N/A	
44. BEARINGS OR ANGLES ON ALL LINES. 177.091 (21)	N/A	
45. BEARINGS AND DISTANCES ON CENTERLINE STREETS. 177.091 (22)	N/A	
46. CURVED CENTERLINES SHOW ARC, DELTA, RADIUS, CHORD, AND CHORD BEARING. 177.091 (22)	N/A	
47. DESIGNATE PARK AND RECREATION PARCELS, IF ANY. 177.091 (23)	N/A	
48. INTERIOR EXCEPTED PARCELS, AS DESCRIBED IN THE CAPTION, MUST BE LABELED “NOT A PART OF THIS PLAT”. 177.091 (24)	N/A	

49. SHOW PURPOSE OF ALL AREAS DEDICATED ON THE PLAT. 177.091 (25)	OK	
50. TABULAR DATA MUST APPEAR ON SHEET WHICH IT APPLIES. 177.091 (26)	OK	
51. "NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY." 177.091 (27)	OK	
52. EASEMENTS REFERENCED FOR CABLE TELEVISION USE. 177.091 (28)	OK	
53. LEGEND OF ALL SYMBOLIZED ABBREVIATIONS. 177.091 (29)	OK	
54. BOUNDARY SURVEY. 177.041	OK	
55. CHECK ACCESS TO PUBLIC OR DEDICATED RIGHT OF WAY. <i>Informational</i>	OK	
56. LEGAL DESCRIPTION IN TITLE OPINION MUST MATCH THE LEGAL DESCRIPTION ON THE PLAT. 177.041 (2)	OK	

NOTES:

**Jennings E. Griffin, P.L.S. #4486
HALFF, Inc.**

C:

Freeland-Clinkscates & Assoc. of NC, Inc.

201 Second Avenue East
Hendersonville, NC 28792

November 20, 2021

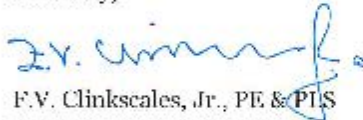
Aaron Mercer
Development & Public Services Director
City of Umatilla

RE: Permanent Reference Monuments for Tarpon Development

Aaron,

The parcel that is being subdivided as Tarpon Development is a four sided shape. The Permanent Reference Monuments have been placed at the northwest, northeast, and southwest corners of the overall tract. There was an existing concrete monument at the southeast corner. This was completed on November 18, 2021.

Sincerely,


F.V. Clinkscates, Jr., PE & PLS



phone: (828)697-6539
fax: (828)697-4195
email: fcaofnc@outlook.com



201 West Bureleigh Boulevard • Tavares • FL 32778-2496
(352) 253-6500 • Fax: (352) 253-6503 • www.lake.k12.fl.us

Superintendent:
Diane S. Kornegay, M.Ed.

School Board Members:
District 1
Bill Mathias
District 2
Kristi Burns, Ph.D.
District 3
Marc Dodd
District 4
Mollie Cunningham
District 5
Stephanie Luke

September 14, 2021

Tarpon Land Development
711 S. Columbus Avenue
Mt. Vernon, New York 10550

**RE: Tarpon Development – Umatilla
School Concurrency – Letter of No Impact #NI2021-05
Alt Keys: 1111889**

Dear Tarpon Land Development:

The school district has received your request for school concurrency review of a proposed seven (7)-lot subdivision on approximately 3 acres.

Please be advised that seven (7) single-family dwelling units would generate approximately three (3) students. The estimated three students would be considered a de minimus impact for the school district. Therefore, full school concurrency review will not be required at this time.

Please find enclosed the review fee check (#1004) submitted with the school concurrency application. Currently, there is no fee associated with a 'no impact' review.

If you should have questions or need more information please do not hesitate to contact me at 352-253-6694 or by email at lavalleyh@lake.k12.fl.us.

Sincerely,

Helen LaValley
Growth Planning Dept.

"Equal Opportunity in Education and Employment"

TARPON DEVELOPMENT

A SUBDIVISION IN
Section 1, Township 18 South, Range 27 East
City of Umatilla, Lake County, Florida

PLAT BOOK _____

PAGE _____

Dedication
TARPON DEVELOPMENT

KNOW ALL MEN BY THESE PRESENTS, that Tarpon Land Development, LLC, a Florida limited liability company, fee simple owner of the land described and platted herein, as Tarpon Development, being in the City of Umatilla, Lake County, Florida, have caused said lands to be surveyed and platted as shown hereon and does hereby dedicate as follows:

The utility easements shown are dedicated in perpetuity to the City of Umatilla for the construction, installation, maintenance and operation of utilities by any utility provider, including cable television services, in compliance with such ordinances and regulations as may be adopted from time to time by the City Council of Umatilla

AND

The drainage easements and stormwater management easements as shown are dedicated in perpetuity for construction and maintenance of drainage facilities and shall be the perpetual maintenance obligation of the owners of each individual lot. Front yard drainage easements are subject to the right of each lot to have a driveway for ingress/egress as approved by the City.

IN WITNESS WHEREOF, The undersigned owners have executed this dedication in the manner provided by law on _____ Signed, sealed, and delivered in our presence as witnesses:

Witnesses: _____ Owner: _____
Signature _____ Tarpon Land
Printed Name _____ Development, LLC
Signature _____ Owner
Printed Name _____

State of Florida, County of Lake
The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this ____ day of _____, 2021 by _____ as owner of Tarpon Land Development, LLC, a Florida limited liability company, who is personally known to me or who has produced _____ as identification.

Signature of Acknowledger _____
Printed Name of Acknowledger _____
Title or Rank _____
Commission Number, if any _____
My Commission Expires _____ (Seal or Stamp)

REVIEWER STATEMENT

Pursuant to Section 177.081, Florida Statutes, I have reviewed this plat for conformity to Chapter 177, Part I, Florida Statutes, and find that said plat complies with the technical requirements of that Chapter; provided, however, that my review does not include field verification of any of the coordinates, points or measurements shown on this plat.

Signature _____ Date _____
PROFESSIONAL SURVEYOR AND MAPPER No. _____

CERTIFICATE OF APPROVAL BY THE CITY COUNCIL

THIS IS TO CERTIFY, that on _____ the foregoing plat was approved by the City Council of Umatilla, Florida. The City Council also accepts the dedication of Drainage and Utility Easements.

Council President _____ City Clerk _____

APPROVAL OF FORM AND LEGAL SUFFICIENCY

City Attorney _____

CERTIFICATE OF APPROVAL BY THE PLANNING AND ZONING BOARD

Examined and Approved _____ Date _____

CERTIFICATE OF CLERK OF CIRCUIT COURT

State of Florida
County of Lake

I, Clerk of Circuit Court of Lake County, Florida, do hereby certify that I have examined this plat of Tarpon Development subdivision and that it complies with all the requirements of Chapter 177 of the Laws of Florida. This plat filed for record this ____ day of _____, 2021, and recorded on Page _____ of Plat Book _____ in the office of the Clerk of Circuit Court of Lake County, Florida.

By: _____
Clerk of Circuit Court, Lake County, Florida.

LEGAL DESCRIPTION

Commencing from a found concrete monument at the northeast corner of the southeast 1/4 of Section 1; thence along the east line of the southeast 1/4 Section 1 running S00 11'22"W for 7.28 feet to a set concrete monument and the Point of Beginning; thence continuing along said east line running S00 11'22"W for 777.80 feet to a found concrete monument on the north line of Lot 2, Block E Silver Beach Heights, according to the plat as recorded in Plat Book 14, Page 25, Official Records of Lake County, Florida; thence along the north lines of Lots 1 & 2, Block E of said Silver Beach Heights running S89 50'53"W for 180.50 feet to a set concrete monument on the east right of way line of Tarpon Avenue (50' Right of Way); thence along the east right of way line of Tarpon Avenue running N00 12'32"E for 777.80 feet to a set concrete monument on the east line of Lot 7, Block I, Silver Beach Heights, according to the plat as recorded in Plat Book 14, Page 25, Official Records of Lake County, Florida and standing S00 12'32"W for 7.28 feet from a set iron pin on the north line of the southeast 1/4 of Section 1; thence along a new line parallel to the north line of the southeast 1/4 of Section 1 running N89 50'47" E for 180.24 feet to the Point of Beginning.

NOTES

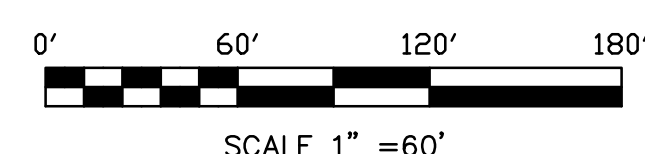
- 1) BASIS OF BEARING IS FL. EAST GRID, BASED ON NAD83(2011), ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 18 SOUTH, RANGE 26 EAST, AS SHOWN.
 - 2) PROPERTY IS LOCATED IN FLOOD ZONE DESIGNATED "X" AS SHOWN ON FEMA MAP NO. 12069C0210E WITH AN EFFECTIVE DATE OF DECEMBER 18, 2012.
 - 3) LOT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177.091 (9) FLORIDA STATUTES.
 - 4) 10' DRAINAGE & UTILITY EASEMENTS ALONG THE FRONT & REAR PROPERTY LINES AND 7.5' DRAINAGE & UTILITY EASEMENTS ALONG THE SIDES AS SHOWN.
 - 5) UTILITY EASEMENT TO BE DEDICATED FOR PUBLIC USE BY MEANS OF THIS PLAT. DRAINAGE EASEMENT TO BE OWNED AND MAINTAINED BY INDIVIDUAL PROPERTY (LOT) OWNER.
- NOTICE: NO CONSTRUCTION, TREES OR SHRUBS WILL BE PLACED IN EASEMENTS OR RIGHT-OF-WAY WITHOUT THE CITY OF UMATILLA'S APPROVAL.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF LAKE COUNTY.
- 6) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENT SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SHALL INTERFERE WITH THE FACILITIES AND ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THE SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
 - 7) BUILDING SETBACKS LINES SHALL BE 25' FROM THE FRONT PROPERTY LINE; 7.5' FROM THE SIDE PROPERTY LINE; AND 15' FROM THE REAR PROPERTY LINE.
 - 8) THERE IS RESERVED A 10' WIDE EASEMENT FOR DRAINAGE AND UTILITY PURPOSES ALONG ALL FRONT AND REAR PROPERTY LINES, AND THERE IS RESERVED A 7.5' WIDE EASEMENT FOR DRAINAGE AND UTILITY PURPOSES ALONG THE SIDE PROPERTY LINES.
 - 9) LANDS DESCRIBED HEREON ARE SUBJECT TO AND/OR ARE THE BENEFACOR OF THE FOLLOWING LISTED INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA:
 - A) DISTRIBUTION EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION RECORDED IN OFFICIAL RECORDS BOOK (O.R.B.) 1540, PAGE 1391; AFFECTS AS SHOWN ON WEST LINE OF LOT 7.
 - B) ORDINANCE 2010-M recorded in O.R.B. 3974, Page 812; DOES NOT AFFECT.
 - C) ORDINANCE 2010-M-1 recorded in O.R.B. 3974, Page 818; DOES NOT AFFECT.
 - D) ORDINANCE 2010-M-2 recorded in O.R.B. 3974, Page 821; DOES NOT AFFECT.
 - E) ORDINANCE 2010-N recorded in O.R.B. 3974, Page 824; AFFECTS AS ANNEXATION OF SUBJECT PROPERTY INTO THE CITY OF UMATILLA.
 - F) ORDINANCE 2010-N-1 recorded in O.R.B. 3974, Page 826; AFFECTS AS REZONING OF SUBJECT PROPERTY UNDER THE CITY OF UMATILLA ZONING ORDINANCE AS R-15 (SINGLE-FAMILY RESIDENTIAL).
 - G) ORDINANCE 2010-N-2 recorded in O.R.B. 3974, Page 829; AFFECTS CHANGING THE SUBJECT PROPERTY'S LAND USE FROM LAKE COUNTY EXPANSION TO CITY OF UMATILLA SINGLE FAMILY LOW DENSITY.
 - H) ORDINANCE 2020-L BY CITY OF UMATILLA, RE: DESIGNATION OF URBAN RESIDENTIAL DISTRICT, FILED OCTOBER 22, 2020, RECORDED IN OFFICIAL RECORDS BOOK 5567, PAGE 2381. OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; AFFECTS AS REZONING DESIGNATION OF THE SUBJECT PROPERTY TO UR-5 (CITY URBAN RESIDENTIAL).

NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANOTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

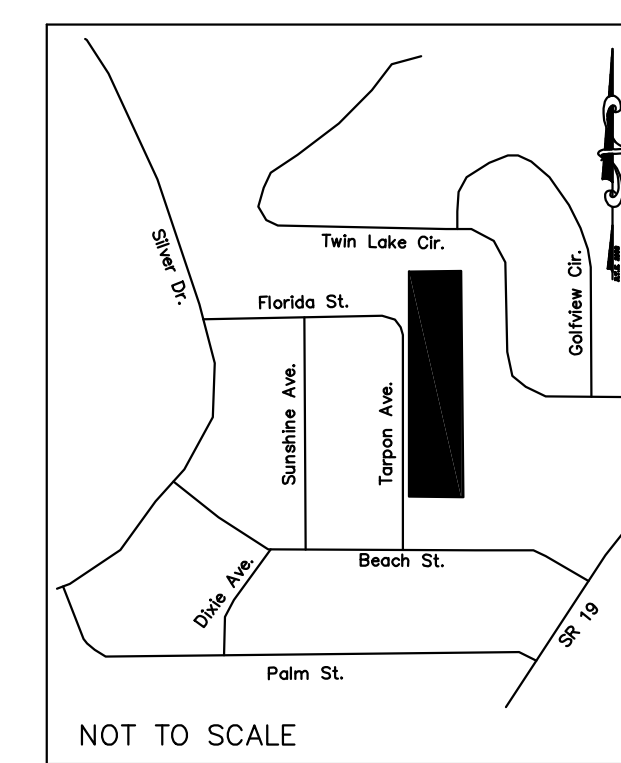
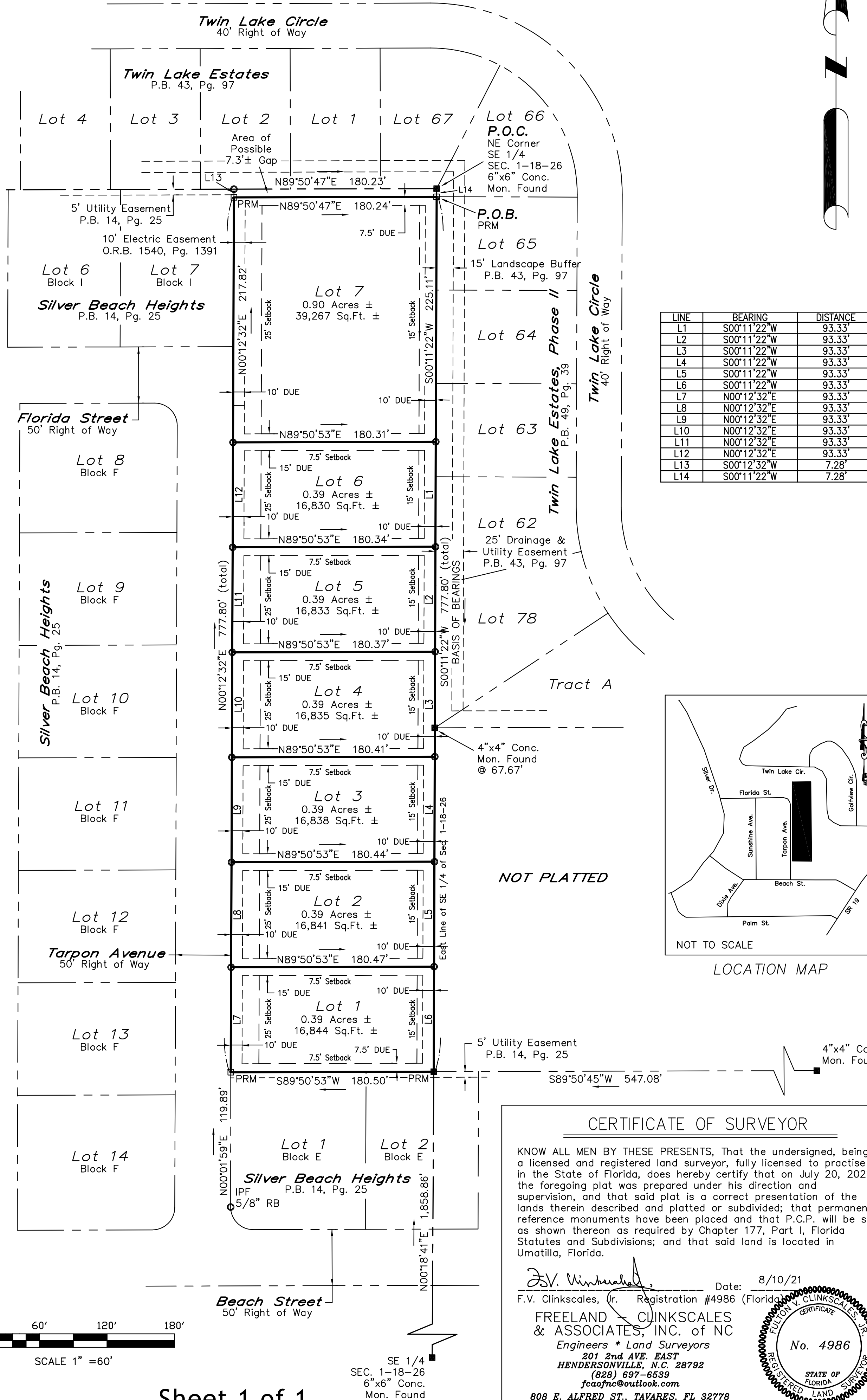
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LEGEND:

○	IPS	IRON PIN SET (1/2" REBAR, LB 7064)	Pg.	PAGE
○	IPF	IRON PIN FOUND (AS NOTED)	Conc.	CONCRETE
□		SET 4" X 4" CONCRETE MONUMENT (LB 7064)	Mon.	MONUMENT
PRM		PERMANENT REFERENCE MARKER	RB	REBAR
■		FOUND CONCRETE MONUMENT (AS NOTED)		PROPERTY BOUNDARY LINE
P.O.B.		POINT OF BEGINNING	---	SECTION LINE
P.O.C.		POINT OF COMMENCEMENT	---	UNPLATTED PROPERTY LINES
SEC.		SECTION	---	SETBACK LINE
P.B.		PLAT BOOK	---	EASEMENT LINE
DUE		DRAINAGE & UTILITY EASEMENT		



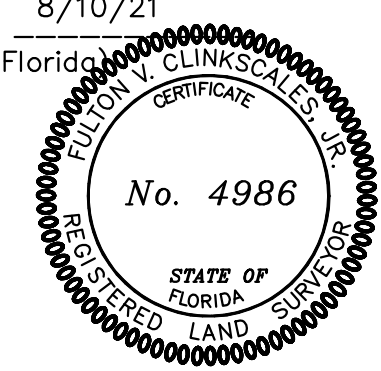
Sheet 1 of 1



CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, fully licensed to practise in the State of Florida, does hereby certify that on July 20, 2021, the foregoing plat was prepared under his direction and supervision, and that said plat is a correct presentation of the lands therein described and platted or subdivided; that permanent reference monuments have been placed and that P.C.P. will be set as shown thereon as required by Chapter 177, Part I, Florida Statutes and Subdivisions; and that said land is located in Umatilla, Florida.

D.V. Henderson Date: 8/10/21
F.V. Clinkscales, Jr. Registration #4986 (Florida)
FREELAND CLINKSCALES & ASSOCIATES, INC. of NC
Engineers * Land Surveyors
201 2nd AVE. EAST
HENDERSONVILLE, N.C. 28792
(828) 697-6638
fvc@fncoutlook.com
808 E. ALFRED ST., TAVARES, FL 32778
(321) 609-2830
(352) 556-8083 (Fax) LB 7064



DWG. No. F41150

**CITY OF UMATILLA
AGENDA ITEM STAFF REPORT**

DATE: January 27, 2022

MEETING DATE: February 1, 2022

SUBJECT: Church of God - Ordinance 2022-

ISSUE: Small Scale Comp Plan Amendment

BACKGROUND SUMMARY: The applicant is proposing a small-scale comprehensive map amendment to Institutional Future Land Use. The current church is located along Umatilla Blvd. and plans on relocating to the subject site on East Collins Road, east of Skyline Drive. The proposed church facilities are planned in 3 phases – Phase 1 to consist of sanctuary, fellowship hall, kitchen, classrooms and restrooms (7,920 SF); Phase 2 to consist of classrooms (7,000 SF), and Phase 3 to consist of main sanctuary, offices and classrooms (20,000 SF).

The proposed comprehensive plan Future Land Use Map amendment is from Single Family Low Density (3 units/acre) to Institutional.

For comprehensive plan purposes a maximum development scenario was utilized. Under the existing land use the maximum development potential is 18 single family residential units and under the proposed land use the maximum development is 194,387 SF based on a 75% Impervious Surface Ratio (ISR). The amendment reduces the potential residential units by 18 and reduces potential school age children by 6.

Based on the analysis of the daily trip generations (transportation impacts), this change in future land use would increase the daily trips, but would not lower the adopted Level of Service (LOS).

STAFF RECOMMENDATIONS: Approval

FISCAL IMPACTS:

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

SMALL SCALE COMP PLAN AMENDMENT AND REZONING

Owner: Umatilla Church of God, Inc.

Number of Acres: 5.95± acres

General Location: South of CR 450 and East of Skyline Drive

Existing Zoning: Agriculture Residential (AR)

Proposed Zoning: PFD – Public Facilities District

Existing Lane Use: Single Family Low Density

Proposed Land Use: Institutional

Date: December 20, 2021

Description of Project

The applicant is proposing a small-scale comprehensive map amendment to Institutional and a rezoning to Public Facilities District. The current church is located along Umatilla Blvd. and plans on relocating to the subject site. The proposed church facilities are planned in 3 phases – Phase 1 to consist of sanctuary, fellowship hall, kitchen, classrooms and restrooms (7,920 SF); Phase 2 to consist of classrooms (7,000 SF), and Phase 3 to consist of main sanctuary, offices and classrooms (20,000 SF).

	Surrounding Zoning	Surrounding Land Use
North	Community Facilities District (CFD)	Recreation
South	AR	RSFLOW (3 units/acre)
East	PFD	Utilities
West	AG	Urban Low (4 units/acre)

Assessment

Comprehensive Plan Amendment

The proposed comprehensive plan amendment is from Single Family Low Density (3 units/acre) to Institutional (75% ISR). The proposed amendment is consistent with the following policies (among others):

- FLU 1-1.5.1 – Adequate Sites for Institutional Land Uses
- FLU 1-1.10.1 – Land Use Allocation
- FLU 1-1.10.2 – Promote Orderly Growth

For comprehensive plan purposes a maximum development scenario was utilized. Under the existing land use the maximum development potential is 18 single family residential units and under the proposed land use the maximum development is 194,387 SF based on a 75% ISR.

The amendment reduces the potential residential units by 18 and reduces potential school age children by 6.

The proposed amendment would increase the daily trips as outlined below based on maximum development potential. CR 450 is classified as a minor collector roadway (under the jurisdiction of Lake County) 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
Church	194,387 SF	560	1,348	95	43	52
TOTAL GROSS TRIPS (PROPOSED)			1,348	95	43	52

* 10th 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	18 units	210	215	20	12	7
TOTAL GROSS TRIPS (EXISTING)			215	20	12	7

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

Land Use	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
TOTAL NET TRIPS (PROPOSED – EXISTING)	75	31	45

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 .204 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 .199 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 0.102 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 0.097 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 86 pounds of solid waste per day. The proposed amendment will not cause a deficiency in the LOS.

Environmental Analysis

An environmental assessment was conducted by Stillwater Environmental, Inc. There are no wetlands or 100-year flood area on the subject site. Results of the assessment indicate the presence of gopher tortoises. The site is also within the USFWS consultation area for sand skinks.

Rezoning

The proposed rezoning to PFD is consistent with the adjacent properties to the north (North Lake Park) and east (City water plant). The proposed church use is consistent with LDR Chapter 6, Section 2(j)(2)(G). Pursuant to Chapter 6, Section 2(j)(3)(A) proposed PFD uses shall be located on an arterial or collector roadway. CR 450 is designated as a minor collector roadway. Based on the submitted conceptual site plan a trip analysis was conducted and proposed traffic results in a de minimus impact.

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
Church	34,920	560	243	17	8	9
TOTAL GROSS TRIPS (PROPOSED)			243	17	8	9

* 10th Edition

Preliminary Site Plan

The preliminary site plan meets the minimum requirements of Chapter 6, Section 2(j)(4).

Informational comments

A boundary/tree survey was submitted. Please be advised that prior to development a tree removal permit and a tree mitigation plan will be required along with landscaping plans.

Pursuant to Chapter 6, Section 2(j)(C) such uses shall comply with appropriate access management techniques pursuant to Chapter 14 of this Code. Please be advised that CR 450 is under the jurisdiction of Lake County and a drive way access permit will be required.

At time of submittal for site plan approval, a 100% gopher tortoise survey and a sand skink exemption letter or survey will be required. Any regulatory permits associated with protected species will be required prior to development.

A separate sign permit will be required.

Recommendation

Comprehensive Plan Amendment

Institutional type land uses are located to the north and east of 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 1-1.5.1 – Adequate Sites for Institutional Land Uses

FLU 1-1.10.1 – Land Use Allocation

FLU 1-1.10.2 – Promote Orderly Growth

Rezoning

The proposed rezoning is compatible with the area and the proposed church use is an allowed permitted use pursuant to LDR Chapter 6, Section 2(j)(2)(G).

Preliminary Site Plan

The preliminary site plan meets the minimum requirements of Chapter 6, Section 2(j)(4).

Table 1 – Water Analysis

Ordinance #	Acres	Existing City Land Use	Proposed City Land Use	Maximum Development	Water Demand (gross) (mgpd)	Capacity or Deficit (mgpd)
City of Umatilla Current Capacity						.204
		SFLD (3 units/acre)		18 units	.006	
*2021-	5.98		Institutional (75% ISR)	194,387 SF	.005	0.199

* SSCPA Ordinance No

Projected population – 41 (18 x 2.29 pph)

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

Estimated water demand for Institutional based on 850 gallons per day per acre per PF Policy 4-1.10.1

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						0.102
		SFLD (3 units/acre)		18 units	.004	
*2021	5.98		Institutional (75% ISR)	194,387 SF	.005	0.097

* SSCPA Ordinance No

Projected population – 41 (18 x 2.29 pph)

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

Estimated wastewater demand for Institutional based on 850 gallons per day per acre

ORDINANCE 2021-

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.

WHEREAS, a petition has been received from Umatilla Church of God, Inc. as owner, requesting that real property within the city limits of the City of Umatilla be assigned a land use designation from Single Family Low Density to Institutional under the Comprehensive Plan for the City of Umatilla;

WHEREAS, the amendment would facilitate institutional 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 Single Family Low Density to Institutional as depicted on the map attached hereto as Exhibit "A", and as defined in the Umatilla Comprehensive Plan.

LEGAL DESCRIPTION: A parcel of land in the Southeast ¼ of the Southeast ¼ of Section 7, Township 18 South, Range 27 East, in Lake County, Florida, further described as follows: Commence at the Southeast corner of the Southeast ¼ of the Southeast ¼ of said Section 7, thence run North 05°26'23" East along the East line of the Southeast ¼ of the Southeast ¼ of said Section 7 a distance of 1280.93 feet to the Northeast corner of the Southeast of the Southeast of said Section 7, thence run South 88°50'33" West along the North line of the Southeast ¼ of the Southeast ¼ of said Section 7 a distance of 402.65 feet, thence run South 05°26'31" West a distance of 36.45 feet to a point on the Southerly right of way line of

Umatilla Boulevard (also known as County Road #450), and the Point of Beginning of this description; thence continue South 05°26'31" West a distance of 522.18 feet; thence run South 84°33'33" East a distance 6.98 feet; thence run South 04°17'42" West a distance of 40.88 feet; thence run South 89°04'51" West a distance of 390.74 feet; thence run North 03°09'17" East a distance of 661.71 feet to a point on the Southerly right of way line of said Umatilla Boulevard; thence run North 89°04'51" East along said right of way line a distance of 407.47 feet to the Point of Beginning of this description.

Alternate Key # 3816195

- 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 _____, 2021.

Kent Adcock, Mayor
City of Umatilla, Florida

ATTEST:

Approved as to Form:

Gwen Johns, CMC
City Clerk

Kevin Stone
City Attorney




Passed First Reading _____
Passed Second Reading _____
(SEAL)

EXHIBIT "A"

Legend

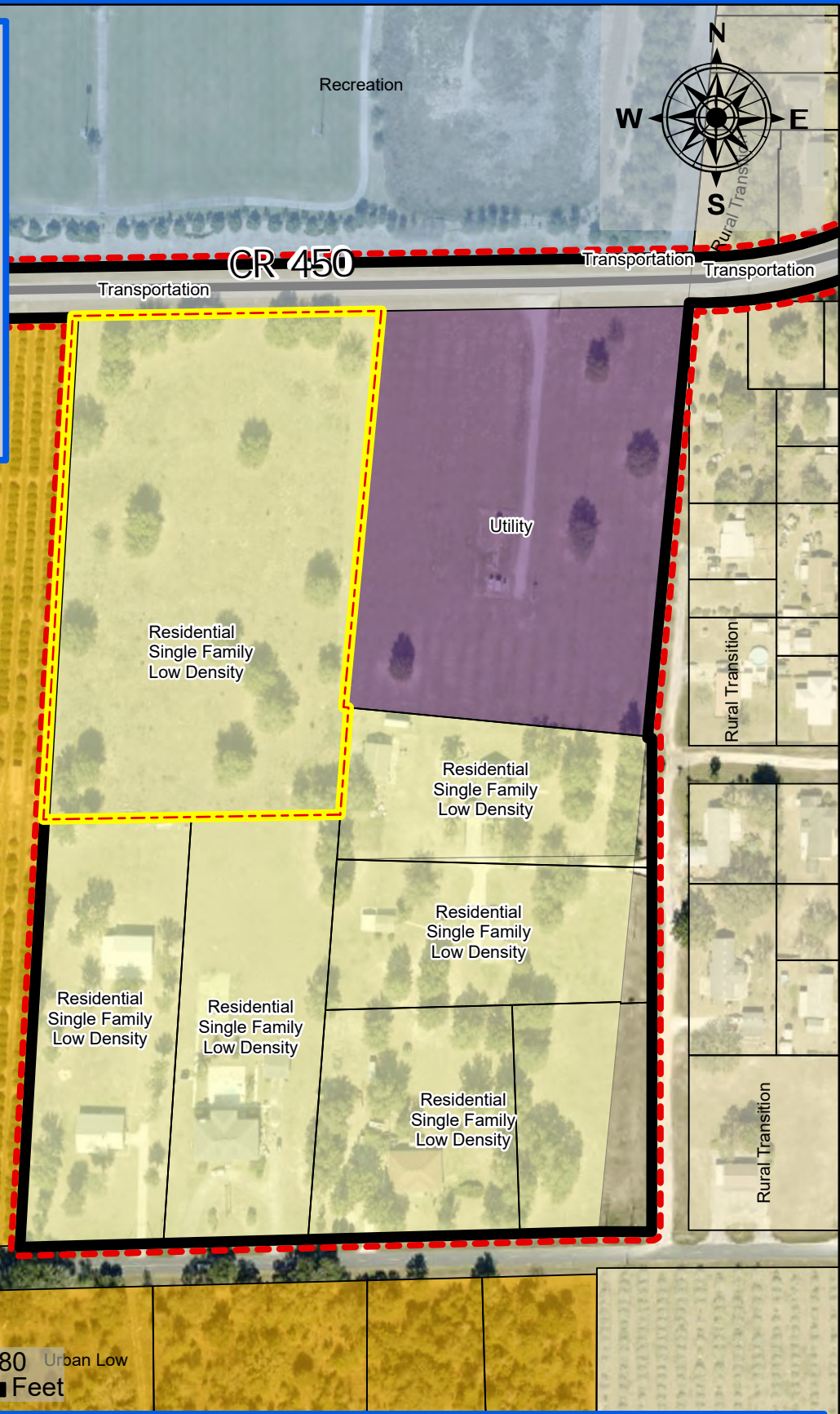
-  Subject Property
-  Umatilla City Limits 10-5-2021
-  LC Parcels
-  Major Roads

Umatilla Future Land Use

-  RSFLOW, Residential Single Family Low Density
-  UTIL, Utility
-  TRANS, Transportation

Lake County Future Land Use

-  Industrial
-  Recreation
-  Rural Transition
-  Urban Low Density
-  Urban Medium Density



City of Umatilla

Umatilla Church of God

Existing Future Land Use Map

Umatilla, Florida





Project: 399/21/16
 File: Existing FLU
 Name: Umatilla Church of God
 PVT Sherie Lindh
 Date: October 6th, 2021
 Created By: C.Manno



Legend

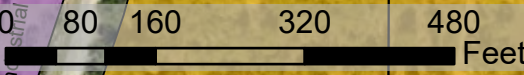
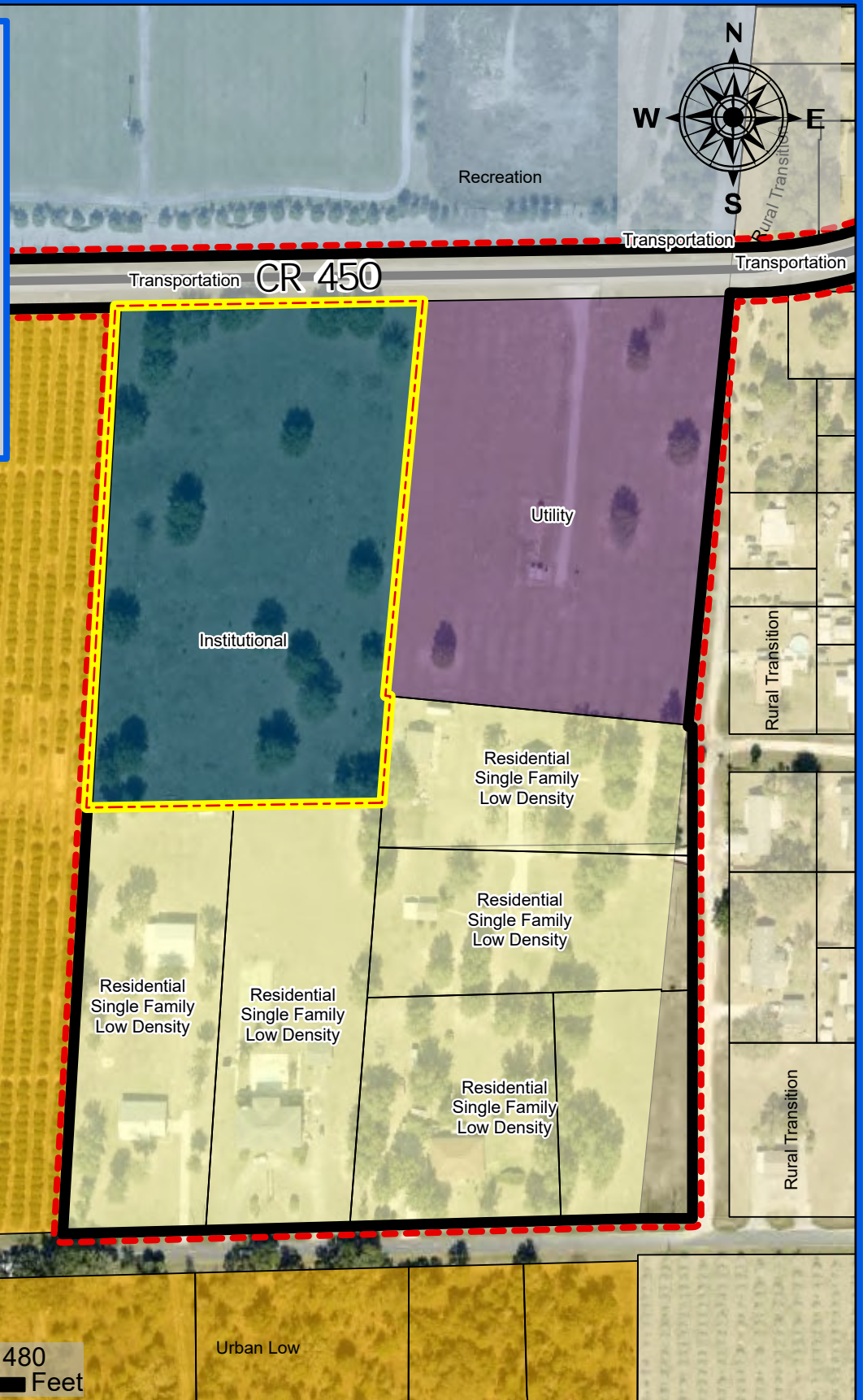
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Project: 399/21/16
 File: Proposed FLU
 Name: Umatilla Church of God
 PVT Sherie Lindh
 Date: October 6th, 2021
 Created By: C.Manno

City of Umatilla Umatilla Church of God Proposed Future Land Use Map

Umatilla, Florida



**CITY OF UMATILLA
AGENDA ITEM STAFF REPORT**

DATE: January 27, 2022

MEETING DATE: February 1, 2022

SUBJECT: Church of God - Ordinance 2022-101

ISSUE: Rezoning Request

BACKGROUND SUMMARY: This is a request to rezone 5.95 acres from Agriculture Residential (AR-1) to Public Facilities District (PFD). The requested rezoning classification is consistent with the adjacent properties to the north (North Lake Park) and east (City water plant).

The proposed church use is consistent with LDR Chapter 6, Section 2(j)(2)(G). Pursuant to Chapter 6, Section 2(j)(3)(A) proposed PFD uses shall be located on an arterial or collector roadway. CR 450 is designated as a minor collector roadway, and based on the submitted conceptual site plan, the traffic analysis results show minimal impact.

The preliminary site plan meets the minimum requirements of Chapter 6, Section 2(j)(4).

STAFF RECOMMENDATIONS: Approval

FISCAL IMPACTS:

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

SMALL SCALE COMP PLAN AMENDMENT AND REZONING

Owner: Umatilla Church of God, Inc.

Number of Acres: 5.95± acres

General Location: South of CR 450 and East of Skyline Drive

Existing Zoning: Agriculture Residential (AR)

Proposed Zoning: PFD – Public Facilities District

Existing Lane Use: Single Family Low Density

Proposed Land Use: Institutional

Date: December 20, 2021

Description of Project

The applicant is proposing a small-scale comprehensive map amendment to Institutional and a rezoning to Public Facilities District. The current church is located along Umatilla Blvd. and plans on relocating to the subject site. The proposed church facilities are planned in 3 phases – Phase 1 to consist of sanctuary, fellowship hall, kitchen, classrooms and restrooms (7,920 SF); Phase 2 to consist of classrooms (7,000 SF), and Phase 3 to consist of main sanctuary, offices and classrooms (20,000 SF).

	Surrounding Zoning	Surrounding Land Use
North	Community Facilities District (CFD)	Recreation
South	AR	RSFLOW (3 units/acre)
East	PFD	Utilities
West	AG	Urban Low (4 units/acre)

Assessment

Comprehensive Plan Amendment

The proposed comprehensive plan amendment is from Single Family Low Density (3 units/acre) to Institutional (75% ISR). The proposed amendment is consistent with the following policies (among others):

- FLU 1-1.5.1 – Adequate Sites for Institutional Land Uses
- FLU 1-1.10.1 – Land Use Allocation
- FLU 1-1.10.2 – Promote Orderly Growth

For comprehensive plan purposes a maximum development scenario was utilized. Under the existing land use the maximum development potential is 18 single family residential units and under the proposed land use the maximum development is 194,387 SF based on a 75% ISR.

The amendment reduces the potential residential units by 18 and reduces potential school age children by 6.

The proposed amendment would increase the daily trips as outlined below based on maximum development potential. CR 450 is classified as a minor collector roadway (under the jurisdiction of Lake County) 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
Church	194,387 SF	560	1,348	95	43	52
TOTAL GROSS TRIPS (PROPOSED)			1,348	95	43	52

* 10th 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	18 units	210	215	20	12	7
TOTAL GROSS TRIPS (EXISTING)			215	20	12	7

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

Land Use	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
TOTAL NET TRIPS (PROPOSED – EXISTING)	75	31	45

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 .204 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 .199 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 0.102 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 0.097 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 86 pounds of solid waste per day. The proposed amendment will not cause a deficiency in the LOS.

Environmental Analysis

An environmental assessment was conducted by Stillwater Environmental, Inc. There are no wetlands or 100-year flood area on the subject site. Results of the assessment indicate the presence of gopher tortoises. The site is also within the USFWS consultation area for sand skinks.

Rezoning

The proposed rezoning to PFD is consistent with the adjacent properties to the north (North Lake Park) and east (City water plant). The proposed church use is consistent with LDR Chapter 6, Section 2(j)(2)(G). Pursuant to Chapter 6, Section 2(j)(3)(A) proposed PFD uses shall be located on an arterial or collector roadway. CR 450 is designated as a minor collector roadway. Based on the submitted conceptual site plan a trip analysis was conducted and proposed traffic results in a de minimus impact.

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TOTAL GROSS TRIPS (PROPOSED)			243	17	8	9

* 10th Edition

Preliminary Site Plan

The preliminary site plan meets the minimum requirements of Chapter 6, Section 2(j)(4).

Informational comments

A boundary/tree survey was submitted. Please be advised that prior to development a tree removal permit and a tree mitigation plan will be required along with landscaping plans.

Pursuant to Chapter 6, Section 2(j)(C) such uses shall comply with appropriate access management techniques pursuant to Chapter 14 of this Code. Please be advised that CR 450 is under the jurisdiction of Lake County and a drive way access permit will be required.

At time of submittal for site plan approval, a 100% gopher tortoise survey and a sand skink exemption letter or survey will be required. Any regulatory permits associated with protected species will be required prior to development.

A separate sign permit will be required.

Recommendation

Comprehensive Plan Amendment

Institutional type land uses are located to the north and east of 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 1-1.5.1 – Adequate Sites for Institutional Land Uses

FLU 1-1.10.1 – Land Use Allocation

FLU 1-1.10.2 – Promote Orderly Growth

Rezoning

The proposed rezoning is compatible with the area and the proposed church use is an allowed permitted use pursuant to LDR Chapter 6, Section 2(j)(2)(G).

Preliminary Site Plan

The preliminary site plan meets the minimum requirements of Chapter 6, Section 2(j)(4).

Table 1 – Water Analysis

Ordinance #	Acres	Existing City Land Use	Proposed City Land Use	Maximum Development	Water Demand (gross) (mgpd)	Capacity or Deficit (mgpd)
City of Umatilla Current Capacity						.204
		SFLD (3 units/acre)		18 units	.006	
*2021-	5.98		Institutional (75% ISR)	194,387 SF	.005	0.199

* SSCPA Ordinance No

Projected population – 41 (18 x 2.29 pph)

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

Estimated water demand for Institutional based on 850 gallons per day per acre per PF Policy 4-1.10.1

Table 2 – Wastewater Analysis

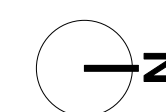
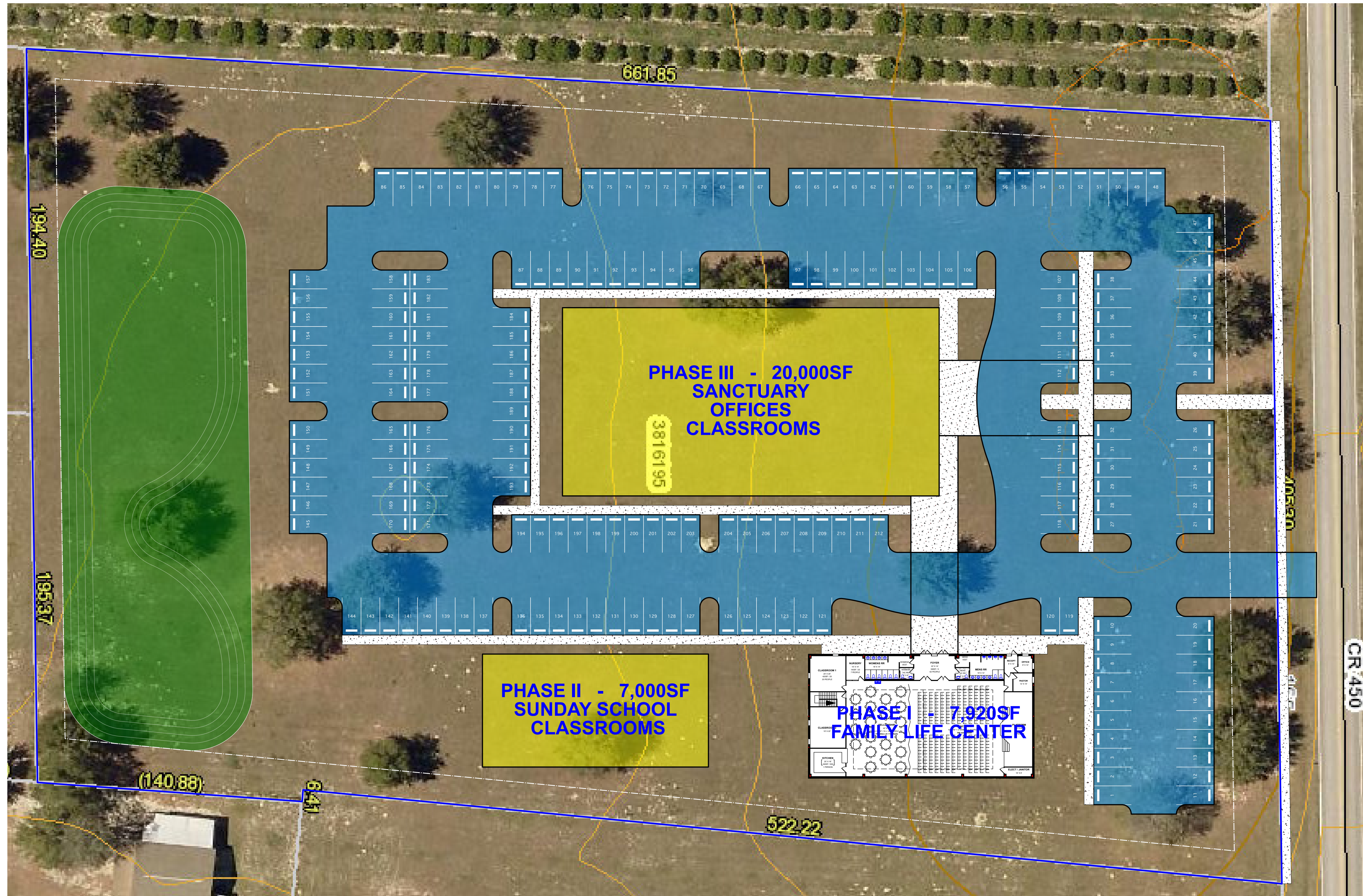
Ordinance #	Acres	Existing County Land Use	Proposed City Land Use	Maximum Development	Water Demand (gross) (mgpd)	Capacity or Deficit (mgpd)
City of Umatilla Current Capacity						0.102
		SFLD (3 units/acre)		18 units	.004	
*2021	5.98		Institutional (75% ISR)	194,387 SF	.005	0.097

* SSCPA Ordinance No

Projected population – 41 (18 x 2.29 pph)

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

Estimated wastewater demand for Institutional based on 850 gallons per day per acre



CONCEPT SITE PLAN
Scale: 1" = 30'-0"

A
1

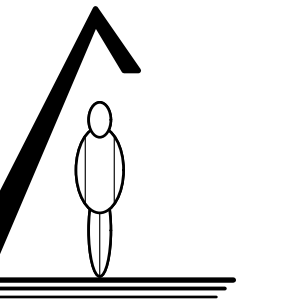
SCOPE:
CONCEPTUAL PLAN
UMATILLA CHURCH OF GOD
NO SCHOOL OR DAYCARE ACTIVITIES
INTENDED FOR CHURCH ACTIVITIES

PROJECT WILL BE COMPLETED IN PHASES

PHASE 1 - CONSIST OF SANCTUARY, CLASSROOMS
FELLOWSHIP HALL, KITCHEN AND RESTROOMS

PHASE 2 - ADDITIONAL CLASSROOMS, RESTROOMS
AND RELATED ACCESSORY ROOMS

PHASE 3 - NEW SANCTUARY, OFFICES, CLASSROOMS
RESTROOMS AND RELATED ACCESSORY ROOMS



1317 Sumner Street Leesburg, FL 34748
P: 352.781.1211 F: 352.728.8292
AR0006808 - CB C060129

DESIGN / BUILD SPECIALISTS
SENATORE INC.
JAMES P. SENATORE, ARCHITECT • SENATORE CONSTRUCTION

2021.00

DATE

DESCRIPTION

#

DESIGN / BUILD SPECIALISTS
SENATORE INC.
JAMES P. SENATORE, ARCHITECT • SENATORE CONSTRUCTION

1317 Sumner Street Leesburg, FL 34748 P: 352.781.1211 F: 352.728.8292
AR0006808 - CB C060129
NOTICE: This drawing is the property of Senatoro Inc. and is to be used only for the project and location specified. It is not to be copied, reproduced, or used for any other purpose without the written permission of James P. Senatoro, Architect.

UMATILLA CHURCH OF GOD
EAST COLLINS STREET, UMATILLA, FLORIDA 32784

CONCEPT SITE PLAN

DRAWING NO.: 2021.00 SHEET
DATE: 6.21.21
DESIGNED BY: CAZ
DRAWING BY: CAZ
CHECKED BY: JPS
1

James P. Senatoro
Architect

Florida No. 00006808

1
2
3 **ORDINANCE 2021**

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

11 **WHEREAS**, a petition has been submitted by Umatilla Church of God, Inc., as Owner, to rezone
12 approximately 5.95 acres of land from Agriculture Residential (AR) to Public Facilities District (PFD);

13
14 **WHEREAS**, the Petition bears the signature of all required parties; and

15
16 **WHEREAS**, the required notice of the proposed rezoning has been properly published;

17
18 **WHEREAS**, the City Council reviewed said petition, the recommendations of staff report and any
19 comments, favorable or unfavorable, from the public and surrounding property owners at a public
20 hearing duly advertised;

21
22 **WHEREAS**, upon review, certain terms pertaining to the development of the above-described
23 property have been duly approved, and

24
25 **NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Umatilla, Florida, as
26 follows:

27
28 **Section 1: Purpose and Intent.**

29 That the zoning classification of the following described property, being situated in the City of Umatilla,
30 Florida, shall hereafter be designated as Public Facilities District (PFD) as defined in the Umatilla Land
31 Development Regulations and as depicted on the map attached hereto as Exhibit "A" and incorporated
32 herein by reference.

33
34 **LEGAL DESCRIPTION:** A parcel of land in the Southeast ¼ of the Southeast ¼ of Section 7, Township 18
35 South, Range 27 East, in Lake County, Florida, further described as follows: Commence at the Southeast
36 corner of the Southeast ¼ of the Southeast ¼ of said Section 7, thence run North 05°26'23" East along
37 the East line of the Southeast ¼ of the Southeast ¼ of said Section 7 a distance of 1280.93 feet to the
38 Northeast corner of the Southeast of the Southeast of said Section 7, thence run South 88°50'33" West
39 along the North line of the Southeast ¼ of the Southeast ¼ of said Section 7 a distance of 402.65 feet,
40 thence run South 05°26'31" West a distance of 36.45 feet to a point on the Southerly right of way line of
41 Umatilla Boulevard (also known as County Road #450), and the Point of Beginning of this description;
42 thence continue South 05°26'31" West a distance of 522.18 feet; thence run South 84°33'33" East a
43 distance 6.98 feet; thence run South 04°17'42" West a distance of 40.88 feet; thence run South
44 89°04'51" West a distance of 390.74 feet; thence run North 03°09'17" East a distance of 661.71 feet to a
45 point on the Southerly right of way line of said Umatilla Boulevard; thence run North 89°04'51" East
46 along said right of way line a distance of 407.47 feet to the Point of Beginning of this description.

47
48 **Alternate Key # 3816195**

49 **Section 2: Zoning Classification.**
50 That the property shall be designated as PFD, Public Facilities District, in accordance with Chapter 6,
51 Section 2(j) of the Land Development Regulations of the City of Umatilla, Florida.
52

53 **Section 3:** The City Manager, or designee, is hereby directed to amend, alter, and implement the
54 official zoning map of the City of Umatilla, Florida, to include said designation consistent with this
55 Ordinance.
56

57 **Section 4: Severability.**
58 If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void,
59 unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall
60 remain in full force and effect.
61

62 **Section 5: Scrivener's Errors.**
63 Scrivener's errors in the legal description may be corrected without a public hearing or at public meeting,
64 by re-recording the original ordinance or a certified copy of the ordinance and attaching the correct legal
65 description.
66

67 **Section 6: Effective Date.**
68 This Ordinance shall become effective immediately upon passage by the City Council of the City of
69 Umatilla.
70

71 **PASSED AND ORDAINED** in regular session of the City Council of the City of Umatilla, Lake County,
72 Florida, this _____ day of _____, 2021.
73

74
75
76 _____
77 Kent Adcock, Mayor
78 City of Umatilla, Florida

79
80 ATTEST: Approved as to Form:
81
82

83
84 _____
85 Gwen Johns, CMC
86 City Clerk

87
88 _____
89 Kevin Stone
90 City Attorney

91
92
93 Passed First Reading _____
94 Passed Second Reading _____
95 (SEAL)
96





97
98
99
100
101
102
103

EXHIBIT "A"






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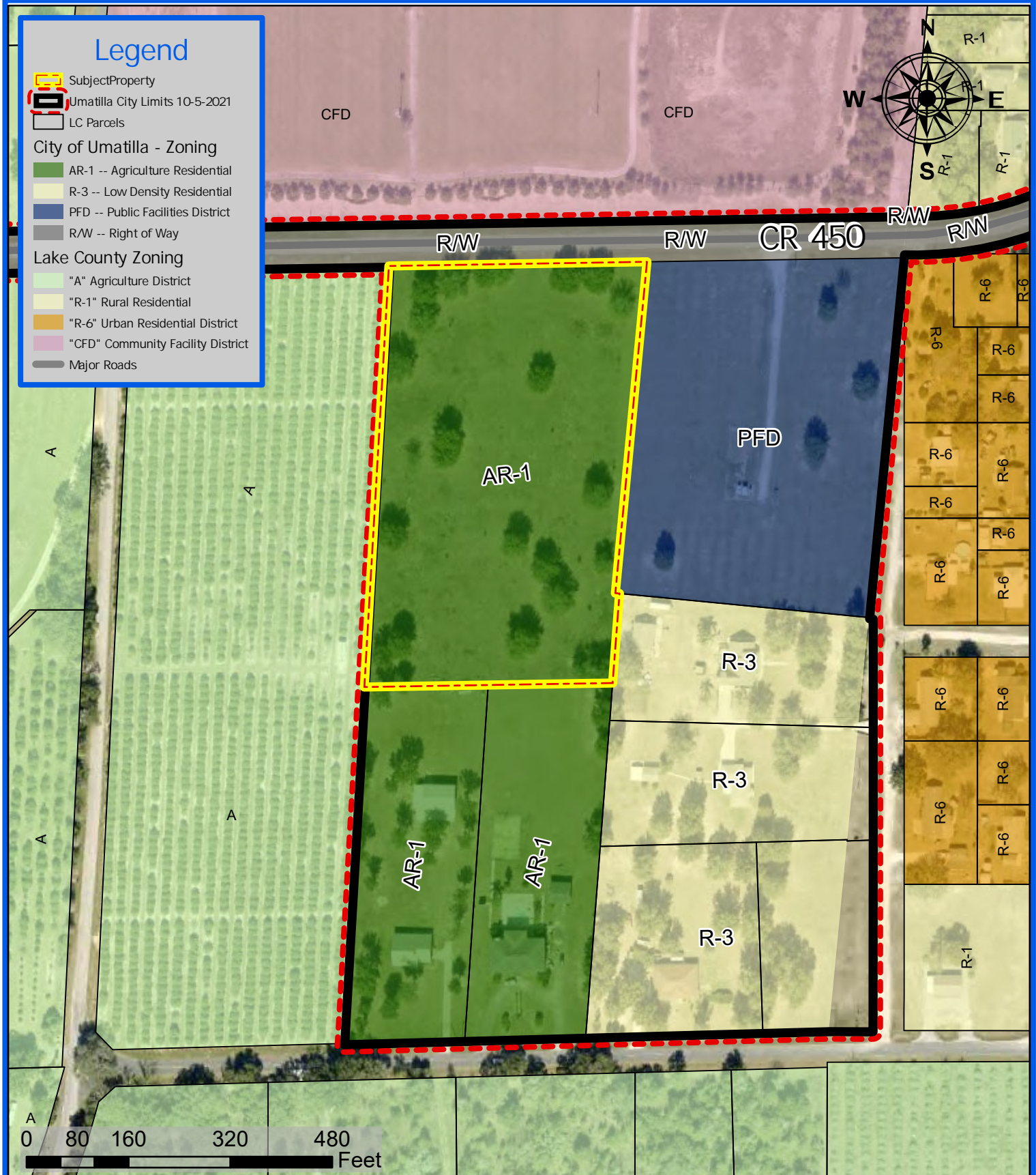
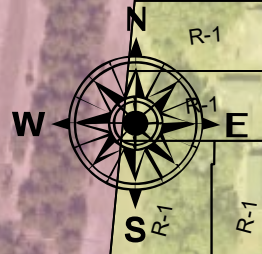
-  Subject Property
-  Umatilla City Limits 10-5-2021
-  LC Parcels

City of Umatilla - Zoning

-  AR-1 -- Agriculture Residential
-  R-3 -- Low Density Residential
-  PFD -- Public Facilities District
-  R/W -- Right of Way

Lake County Zoning

-  "A" Agriculture District
-  "R-1" Rural Residential
-  "R-6" Urban Residential District
-  "CFD" Community Facility District
-  Major Roads



City of Umatilla Umatilla Church of God Existing Zoning Map

Umatilla, Florida





Project: 399/21/16
 File: Existing Zoning
 Name: Umatilla Church of God
 P/M: Sherie Lindh
 Date: October 6th, 2021
 Created By: C.Manno








Legend

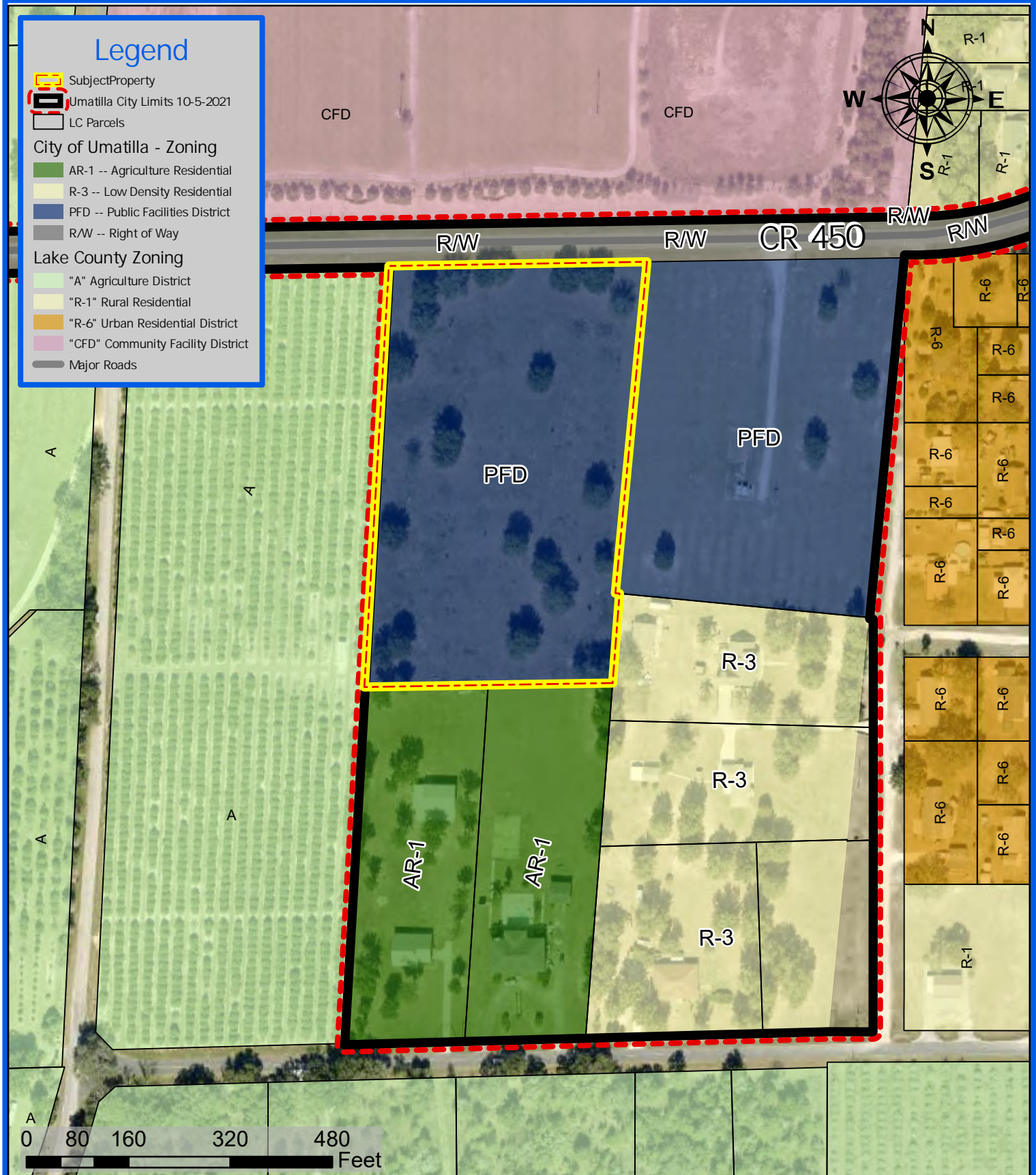
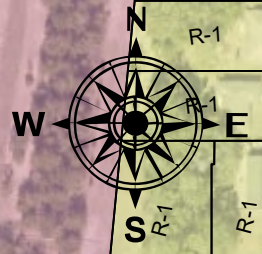
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City of Umatilla - Zoning

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-  "A" Agriculture District
-  "R-1" Rural Residential
-  "R-6" Urban Residential District
-  "CFD" Community Facility District
-  Major Roads



City of Umatilla Umatilla Church of God Proposed Zoning Map

Umatilla, Florida

Project: 399/21/16
File: Proposed Zoning
Name: Umatilla Church of God
PMT Sherie Lindh
Date: October 6th, 2021
Created By: C.Manno



**CITY OF UMATILLA
AGENDA ITEM STAFF REPORT**

DATE: January 25, 2022

MEETING DATE: February 1, 2022

SUBJECT: Variance to LDR Ch.9, Sec. 8(2)G

ISSUE: Minimum Street block Length

BACKGROUND SUMMARY: The owner is seeking approval of the preliminary plan/plat for the entire development. This project is anticipated to be constructed in 5 phases. The owner is seeking a variance to the minimum block length requirement per LDR Chapter 9, Section 8(2)G).

The attached map shows the various locations and lengths of the streets that require consideration.

The applicant is seeking a minimum block length from 600' to 513' for the block located between Streets G and H, along with a minimum block length from 600' to 240' for the block located along Street J, as shown on the Preliminary Plan/Plat of Magnolia Pointe.

STAFF RECOMMENDATIONS:

Approval, subject to the following conditions:

- 1) Secondary emergency access shall be provided in Phase 1.
 - 2) Each home constructed along Street J shall provide a NFPA 130 system (sprinkler).
-

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

VARIANCE

Owner: Colin Johnson

Engineer: Dewberry Engineers, Inc.

General Location: CR 450A and Mills Street

Number of Acres: 317 ± acres

Existing Zoning: Residential PUD (PUD)

Existing Land Use: SF Low Density (3 units/acre)

Date: January 12, 2022

Description of Project

The owner is seeking approval of the preliminary plan/plat for the entire development. It is proposed to construct the project in 5 phases. The owner is seeking a variance to the minimum block length requirement of 600' per LDR Chapter 9, Section 8(2)G).

Assessment

The applicant is seeking a minimum block length from 600' to 513' for block located between Streets G and H, as shown on the Preliminary Plan/Plat of Magnolia Pointe; and

A minimum block length from 600' to 240' for block located along Street J, as shown on the Preliminary Plan/Plat of Magnolia Pointe.

Pursuant to Chapter 9, the criteria for review of variances from required design criteria are:

- 1) Topographic or other physical conditions exist which are peculiar to the site and not a result of the actions of the applicant.

The subject site has development limitations due to the existing wetlands. The lots have been clustered to avoid any wetland impacts and allow for natural upland buffers. The applicant indicates that the block lengths proposed are reduced in length due to the existing wetlands.

- 2) Literal interpretation of this Code would result in unnecessary and undue hardship on the applicant.

Block length requirements were established to allow for walkability, street intersection spacing, disperse traffic, and allow for hydrant spacing. Short block lengths encourage walkability and disperse traffic. Block lengths less than 600' may require the installation of additional fire

hydrants. The City's Fire Chief has reviewed the proposed fire requirements for the subdivision including hydrant spacing and has approved the preliminary plan/plat.

Pursuant to Chapter 14, Section 4(e) the minimum intersection spacing for local roadways is 150'. The proposed block lengths meet these criteria.

Literal interpretation of the Code would result in unnecessary and undue hardship on the applicant.

- 3) The granting of a variance is consistent with the overall intent of the Code, and will not be injurious to the surrounding properties or detriment to the public welfare.

Granting of the variance would be consistent with the overall intent of the Code regarding block lengths. As indicated above, the proposed block lengths still provide walkability, allow for appropriate intersection spacing, disperse traffic, and meet fire code requirements for hydrant spacing and flow. Granting of the variance would not be injurious to the surrounding properties or detriment to the public welfare. Granting of the variance would allow for preservation of wetlands which is a public benefit.

Recommendation

Staff recommends approval with the following conditions:

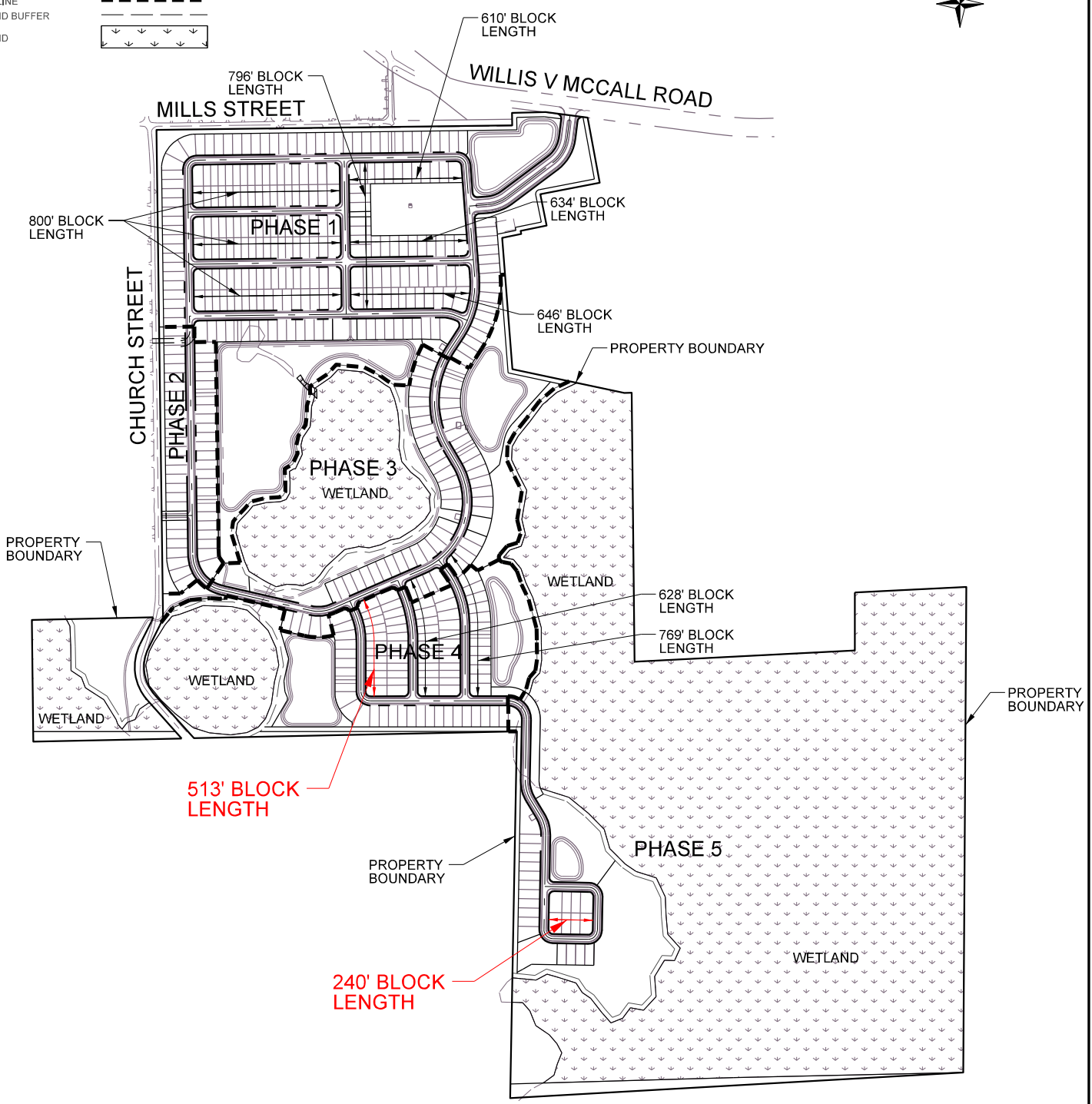
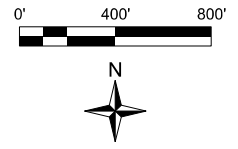
- 1) Secondary emergency access shall be provided in Phase 1.
- 2) Each home constructed along Street J shall provide a NFPA 13D system.

Q:\MAP0_50134782\CAD\Civil\Exhibit\5170\2022\Site - Block Lengths\MAP01 Overall SitePlan-BlockLengths.dgn

1:03:35 PM

LEGEND

- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- EASEMENT
- CENTERLINE
- LOT / TRACT LINE
- PHASE LINE
- WETLAND BUFFER
- WETLAND



TYPE:
 DATE: 1/2022
 PROJECT NO.: 50143663
 DRAWN BY: TFS
 CHECKED BY:
 SCALE: 1" = 800'
 SHEET: 1 OF 1

**OVERALL SITE PLAN
 BLOCK LENGTHS**

**MAGNOLIA
 POINTE**

800 NORTH MAGNOLIA AVENUE - SUITE 1000 - ORLANDO, FLORIDA 32803
 407-843-5120 - ENGINEERING BUSINESS - 8794

RESOLUTION 2022 - 03

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

WHEREAS, Colin Johnson property owner, has petitioned for variances for the property located South of CR 450A and east of Church Street, in the City of Umatilla, Florida; and

WHEREAS, the owner requests a variance to the following Subdivision requirements:

- Chapter 9, Section 8(2)(G) from 600' to 513' for block located between Streets G and H, as shown on the Preliminary Plan/Plat of Magnolia Pointe.
- Chapter 9, Section 8(2)(G) from 600' to 240' for block located along Street J, as shown on the Preliminary Plan/Plat of Magnolia Pointe.

WHEREAS, this Resolution met all public notice requirements;

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

1. The City Council has determined that a reduction of the minimum block length from six hundred feet (600') to five hundred thirteen feet (513') is not detrimental to the character of the area.
2. The City Council has determined that a reduction of the minimum block length from six hundred feet (600') to two hundred forty feet (240') is not detrimental to the character of the area.
3. The City Council has determined that a reduction of the minimum block length from six hundred feet (600') to five hundred thirteen feet (513') does not and will not have an unduly adverse effect on surrounding property.
4. The City Council has determined that a reduction of the minimum block length from six hundred feet (600') to two hundred forty feet (240') does not and will not have an unduly adverse effect on surrounding property.
5. Special conditions and circumstances exist which are peculiar to the Property which are not applicable to other land and structures.
6. A variance of three hundred sixty feet (360') from the existing code for minimum block length is the minimum variance to accommodate development of the site.

7. The variances relating to minimum block length will not adversely affect the public health, safety and general welfare of the citizens of the City of Umatilla.

1. The petition for variances filed by Colin Johnson, property owner, for property south of CR 450A and east of Church Street in the City of Umatilla, Florida, more particularly described as:

LEGAL DESCRIPTION: See Exhibit "A"

is GRANTED as follows:

- Chapter 9, Section 8(2)(G) minimum block length from 600' to 513' for block located between Streets G and H, as shown on the Preliminary Plan/Plat of Magnolia Pointe.
- Chapter 9, Section 8(2)(G) minimum block length from 600' to 240' for block located along Street J, as shown on the Preliminary Plan/Plat of Magnolia Pointe.

This variance is granted subject to the following conditions, and shall be of no effect unless and until the conditions have been met, to wit:

- Secondary emergency access shall be provided in Phase 1.
- Each home constructed along Street J shall provide a NFPA 13D system.

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

 Kent Adcock, Mayor
 City of Umatilla, Florida

ATTEST:

 Gwen Johns, CMC
 City Clerk

Approved as to Form:

 Kevin Stone
 City Attorney

Passed First Reading _____

Passed Second Reading _____

(SEAL)

EXHIBIT "A"
LEGAL DESCRIPTION

Exhibit "A"**Description of Property**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LAKE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

Parcel 1:

The Northwest Quarter of the Northwest Quarter of the Northwest Quarter of Section 25, Township 18 South, Range 26 East, Lake County, Florida, LESS AND EXCEPT Road Right of Way per Official Records Book 1701, Page 810, of the Public Records of Lake County, Florida.

Parcel 2:

The Northeast Quarter of the Northwest Quarter of the Northwest Quarter of Section 25, Township 18 South, Range 26 East, Lake County, Florida, LESS AND EXCEPT Road Right of Way per Official Records Book 1701, Page 810, of the Public Records of Lake County, Florida.

Parcel 3:

The North Half of the Northeast Quarter of the Northwest Quarter of Section 25, Township 18 South, Range 26 East, Lake County, Florida.

Parcel 4:

Lots 89, 90, 91, 92, 101, 102, 103, 104, and 112, of Eustis Meadows Subdivision, according to the plat thereof recorded in Plat Book 1, Page 2, of the Public Records of Lake County, Florida, LESS AND EXCEPT that portion of Lots 102, 103 and 112, included within the Plat of Crooked Oak Estates, as recorded in Plat Book 21, Pages 19 and 20, of the Public Records of Lake County, Florida, AND LESS AND EXCEPT that portion of Lot 112 included within the Warranty Deed recorded in Official Records Book 2330, Page 1303, of the Public Records of Lake County, Florida.

TOGETHER WITH:

That Part of Lot 111 of Eustis Meadows Subdivision, according to the Plat thereof recorded in Plat Book 1, Page 2, of the Public Records of Lake County, Florida, described as follows:

Commence at the Northwest Corner of said Lot 111. of said Eustis Meadows Subdivision and run South 00 Degrees 50 Minutes 17 Seconds East along the West line of said Lot 111 a distance of 202.10 feet to the Point of Beginning; Thence run North 87 Degrees 15 Minutes 53 Seconds East to a point on the East line of said Lot 111; Thence run South 00 Degrees 27 Minutes 30 Seconds East along the East line of said Lot 111 to the Southeast Corner of said Lot 111; Thence run Westerly along the South line of said Lot 111 to the Southwest corner of said Lot 111;

Thence run North 00 Degrees 50 Minutes 17 Seconds West along the West line of said Lot 111 to the Point of Beginning.

Parcel 5:

The Southeast Quarter of the Southeast Quarter of the Southwest Quarter of Section 24, Township 18 South, Range 26 East, Lake County, Florida.

Parcel 6:

The West Half of the Southeast Quarter of the Southwest Quarter of Section 24, Township 18 South, Range 26 East, Lake County, Florida.

Parcel 7:

The East Half of the Southwest Quarter of the Southwest Quarter of Section 24, Township 18 South, Range 26 East, Lake County, Florida, LESS AND EXCEPT Road Right of Way per Official Records Book 1701, Page 806, of the Public Records of Lake County, Florida.

Parcel 8:

The East Half of the Northwest Quarter of the Southwest Quarter of Section 24, Township 18 South, Range 26 East, Lake County, Florida, LESS AND EXCEPT Road Right of Way per Official Records Book 1701, Page 804, of the Public Records of Lake County, Florida.

Parcel 9:

The North 648 feet of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter and the West Half of the Northeast Quarter of the Southwest Quarter of Section 24, Township 18 South, Range 26 East, Lake County, Florida, LESS AND EXCEPT Road Right of Way per Official Records Book 1701, Page 808, and Official Records Book 1701, Page 1 of the Public Records of Lake County, Florida.

TOGETHER WITH:

That portion of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter of Section 24, Township 18 South, Range 26 East, Lake County, Florida, lying South of the South line of the North 648 feet thereof.

Parcel 10:

That portion of the South Half of Section 24, Township 18 South, Range 26 East, Lake County, Florida, described as follows:

Begin at the Northwest Corner of the Southeast Quarter of Section 24, Township 18 South, Range 26 East, Lake County, Florida, and run thence North 88 Degrees 34 Minutes 13 Seconds East along the North line of said Southeast Quarter a distance of 182.66 feet to a point on the Southerly right of way line of County Road 450A, said right of way being a 100.00 feet in width; thence run South 82 Degrees 33 Minutes 10 Seconds East along the Southerly right of way line of said County Road 450A a distance of 229.10 feet; thence leaving said Southerly right of way line run South 10 Degrees 25 Minutes 52 Seconds East 360.14 feet; thence South 79 Degrees 08 Minutes 39 Seconds West 328.58 feet; thence South 11 Degrees 34 Minutes 02 Seconds East 174.00 feet; thence South 78 Degrees 27 Minutes 55 Seconds West 144.00 feet; thence South 11 Degrees 33 Minutes 21 Seconds East 17.00 feet; thence South 78 Degrees 28 Minutes 02 Seconds West 40.56 feet to a point on the West line of the Southeast Quarter of the aforementioned Section 24; thence North 00 Degrees 50 Minutes 17 Seconds West along the West line of the Southeast Quarter a distance of 665.30 feet to the Point of Beginning.

Parcel 11:

That portion of Section 24, Township 18 South, Range 26 East, Lake County, Florida, described as follows:

Commence at the Northwest Corner of the Southeast Quarter of Section 24, Township 18 South, Range 26 East, Lake County, Florida, and run South 00 Degrees 50 Minutes 17 Seconds East along the west line of the Southeast Quarter a distance of 665.30 feet; thence South 78 Degrees 28 Minutes 02 Seconds West 45.58 feet to the Point of Beginning; Thence continue South 78 Degrees 28 Minutes 02 Seconds West 19.36 feet; thence South 04 Degrees 24 Minutes 08 Seconds East 713.84 feet; thence South 77 Degrees 31 Minutes 48 Seconds East 621.55 feet; thence South 87 Degrees 15 Minutes 33 Seconds West 586.59 feet to a point on the west line of the Southeast Quarter of aforementioned Section 24; thence South 00 Degrees 50 Minutes 17 Seconds East along the west line of the Southeast Quarter a distance of 471.24 feet to a point on the south line of the Northeast Quarter of the Southeast Quarter of the Southwest Quarter of said section 24; thence South 88 Degrees 43 Minutes 44 Seconds West along the south line of the Northeast Quarter of the Southeast Quarter of the Southwest Quarter a distance of 661.56 feet to a point on the west line of the Northeast Quarter of the Southeast Quarter of the Southwest Quarter of said section 24; thence North 00 Degrees 47 Minutes 47 Seconds West along the west line of the Northeast Quarter of the Southeast Quarter of the Southwest Quarter a distance of 672.74 feet to a point on the south line of the Southeast Quarter of the Northeast Quarter of the Southwest Quarter of said Section 24; thence North 00 Degrees 47 Minutes 49 Seconds West along the west line of the Southeast Quarter of the Northeast Quarter of the Southwest Quarter a distance of 672.73 feet to a point on the north line of the Southeast Quarter of the Northeast Quarter of the Southwest Quarter of said Section 24; thence North 88 Degrees 37 Minutes 25 Seconds East 615.83 feet to the Point of Beginning.

All the above Parcel I through Parcel 11 being more particularly described without gores or overlaps as follows:

Beginning at the Northwest Corner of the Southeast Quarter of Section 24, Township 18 South, Range 26 East, Lake County, Florida and run thence North 88 Degrees 31 Minutes 02 Seconds East along the north line of the Southeast Quarter a distance of 182.67 feet to a point on the south right of way line of County Road 450A; thence run South 82 Degrees 35 Minutes 20 Seconds East 229.305 feet to the east line of that certain parcel of land described in Warranty Deed recorded in Official Records Book 2330, Page 1303, of the public records of Lake County, Florida; thence run along the westerly line of said parcel the following nine courses and distances; thence run South 10 Degrees 29 Minutes 22 Seconds East 360.07 feet; thence South 79 Degrees 04 Minutes 59 Seconds West 328.62 feet; thence South 11 Degrees 38 Minutes 10 Seconds East 173.90 feet; thence South 78 Degrees 23 Minutes 20 Seconds West 144.015 feet; thence South 11 Degrees 27 Minutes 15 Seconds East 16.91 feet; thence South 78 Degrees 27 Minutes 50 Seconds West 105.54 feet; thence South 04 Degrees 26 Minutes 58 Seconds East 713.90 feet; thence South 77 Degrees 53 Minutes 54 Seconds East 620.65 feet; thence North 87 Degrees 02 Minutes 23 Seconds East 40.20 feet to the east line of the West 15 feet of Lot 112, Eustis Meadows Subdivision, as recorded in Plat Book 1, Page 2, of the public records of Lake County, Florida, and to the west line of Crooked Oak Estates, as recorded in Plat Book 21, Pages 19 and 20, of the public records of Lake County, Florida; thence run South 00 Degrees 35 Minutes 51 Seconds East along said line 1460.15 feet to the Southwest corner of said Crooked Oak Estates; thence run North 87 Degrees 02 Minutes 55 Seconds East along the south line of said Crooked Oak Estates 1196.54 feet to the east line of said Crooked Oak Estates; thence run North 00 Degrees 04 Minutes 19 Seconds West along said east line 314.62 feet to the north line of Lot 104, of a forementioned Eustis Meadows Subdivision; thence run North 87 Degrees 08 Minutes 40 Seconds East along said north line 605.12 feet to the northeast corner of said Lot 104; thence run South 00 Degrees 21 Minutes 47 Seconds West along the east line of said Lot 104 and the east line of Lot 92 of said Eustis Meadows Subdivision a distance of 2635.48 feet to the southeast corner of said Lot 92; thence run South 86 Degrees 46 Minutes 25 Seconds West along the south line of said Lot 92 and the south line of Lots 89, 90 and 91 of said Eustis Meadows Subdivision a distance of 2461.72 feet to the southwest corner of said Lot 89; thence run North 01 Degrees 04 Minutes 04 Seconds East along the west line of said Lot 89 and Lot 101 of said Eustis Meadows Subdivision a distance of 1990.06 feet to the south line of the North Quarter of the Southwest Quarter of a forementioned Section 24; thence run South 88 Degrees 47 Minutes 32 Seconds West along said south line a distance of 1752.76 feet to a Point "A" on the easterly right of way line of Church Street as described in that certain Statutory Warranty Deed recorded in Official Records Book 1701, Page 810, of the public records of Lake County, Florida; thence run North 41 Degrees 59 Minutes 53 Seconds West along said easterly right of way line a distance of 318.65 feet to the point of curvature of a curve concave Easterly having a radius of 225.00 feet and a central angle 68 Degrees 33 Minutes 28 Seconds; thence run northerly along the arc of said curve and along said right of way line a distance of 269.23 feet to the point of tangency; thence run North 26 Degrees 33 Minutes 35 Seconds East along said right 133.70 feet to the point of curvature of a curve concave northwesterly having a radius of 275.00 feet; thence run northerly along the arc of said curve and along said right of way line a distance of 51.34 feet through a central angle of 10 Degrees 41 Minutes 51 Seconds to a cusp of said curve at the Southeast Corner of the West 50.00 feet of the East Half of the West Half of the Southwest Quarter of aforesaid Section 24; thence run North 00 Degrees 45 Minutes 57 Seconds West along aforesaid easterly right of way of line a distance of 2644.05 feet to the south right of line of Mills Street based on the historically platted subdivision lying north of said street and

recovered monumentation in the centerline of said street; thence run North 89 Degrees 16 Minutes 47 Seconds East along said right of way line a distance of 1930.20 feet to the west line of the East Half of said Section 24; thence run North 00 Degrees 52 Minutes 26 Seconds West along said line 67.60 feet to the Point of Beginning;

TOGETHER WITH:

Commencing at the above mentioned Point "A" and run thence South 88 Degrees 47 Minutes 32 Seconds West along aforementioned south line of the North Quarter of the Southwest Quarter of Section 24 a distance of 66.04 feet to the Point of Beginning "A" on the westerly right of way line of Church Street as described in that certain Statutory Warranty Deed recorded in Official Records Book 1701, Page 810, of the public records of Lake County, Florida; thence continue South 88 Degrees 47 Minutes 32 Seconds West along aforementioned south line a distance of 805.35 feet to the west line of Section 25, Township 18 South, Range 26 East; thence run North 00 Degrees 43 Minutes 47 Seconds West along said west line a distance of 660.00 feet to a recovered 6 inch by 6 inch concrete monument at the Northwest Corner of said Section 25; thence run North 88 Degrees 44 Minutes 30 Seconds East along the North line of said Section 25 a distance of 658.86 feet to a cusp of a curve situated on the aforementioned westerly right of way line of Church Street; thence run southerly along said right of way line through the following four courses and distances: thence from said cusp of a curve being concave northwesterly and having a radius of 225.00 feet and from a tangent bearing of South 19 Degrees 49 Minutes 47 Seconds West, run southerly along the arc of said curve a distance of 26.44 feet through a central angle of 06 Degrees 43 Minutes 54 Seconds to the point of tangency; thence run South 26 Degrees 33 Minutes 35 Seconds West 135.70 feet to the point of curvature of a curve concave easterly having a radius of 275 feet and a central angle of 68 Degrees 33 Minutes 28 Seconds; thence run southerly along the arc of said curve a distance of 329.05 feet to the point of tangency; thence run South 41 Degrees 59 Minutes 53 Seconds East 275.51 feet to the Point of Beginning "A".

**CITY OF UMATILLA
AGENDA ITEM STAFF REPORT**

DATE: January 25, 2022

MEETING DATE: February 1, 2022

SUBJECT: Magnolia Point Preliminary Subdivision Plan

ISSUE: Approval of the Preliminary Subdivision Plan

BACKGROUND SUMMARY: The owner is seeking approval of a 469-Unit Preliminary Subdivision Plan (PSP) for the entire development. The PSP approval provides the lot dimensional layout, road geometry, utilities and grading for all 5-phases. However, the construction will follow as Phases 1-5.

The primary access point for this development is CR450-A and details will be determined by Lake County Engineering Department. Also, the site has an emergency access gate at the southwesterly corner off Church Street.

The developer is extending a sewer force main from their site, west on Mills Street, north on SR19 to Golden Gem Drive where it will be installed into the WWTF Plant site. The City will be requesting a pipe size increase to accommodate growth in the area. The cost associated with the pipe size increase will be offset with sewer impact fee credits or similar agreements.

STAFF RECOMMENDATIONS: Approval

FISCAL IMPACTS:

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

PRELIMINARY PLAN/PLAT

Owner: Colin Johnson

Engineer: Dewberry Engineers, Inc.

General Location: CR 450A and Mills Street

Number of Acres: 317 ± acres

Existing Zoning: Residential PUD (PUD)

Existing Land Use: SF Low Density (3 units/acre)

Date: January 26, 2022

Description of Project

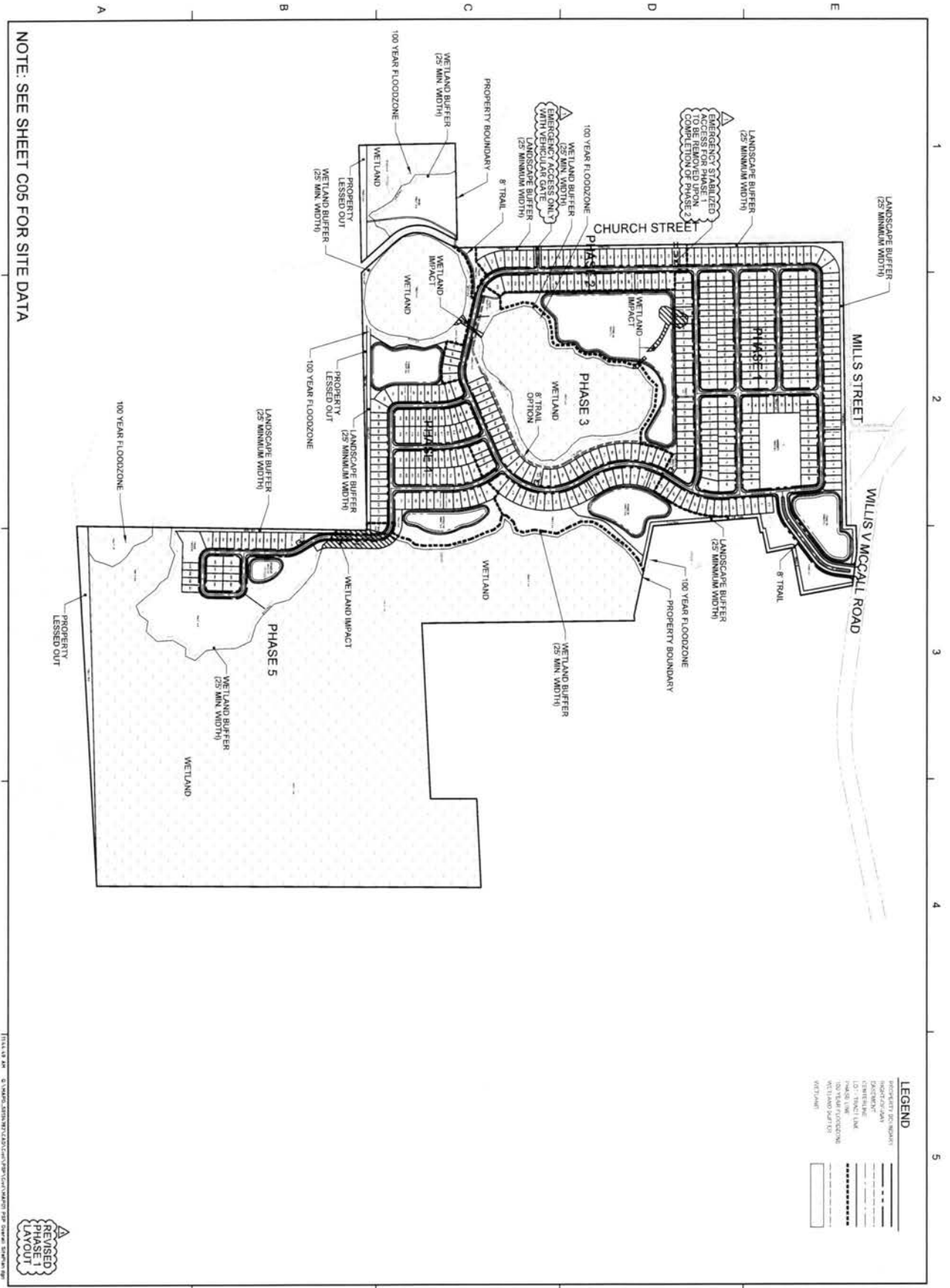
The owner is seeking approval of the preliminary plan/plat for the entire development. It is proposed to construct the project in 5 phases. Phase 1 to include 230 lots, secondary emergency access, amenity tract, trail, open space, roadways and associated stormwater management. A variance request is being processed to allow block lengths less than 600’.

Assessment

The applicant has addressed all outstanding planning issues and the preliminary plan has been revised accordingly.

Recommendation

Planning staff recommends approval of the preliminary plan, subject to the variance, engineering and fire approval, as the plan meets the minimum requirements of Chapter 9, Section 6(d)(3).



NOTE: SEE SHEET C05 FOR SITE DATA

LEGEND

- PROPERTY BOUNDARY
- 100 YEAR FLOODZONE
- LANDSCAPE BUFFER (25 MINIMUM WIDTH)
- WETLAND IMPACT
- WETLAND
- PROPERTY LESSED OUT
- EMERGENCY STABILIZED WETLANDS TO BE REMOVED UPON COMPLETION OF PHASE 2
- LANDSCAPE BUFFER (25 MINIMUM WIDTH)
- PROPERTY BOUNDARY
- 100 YEAR FLOODZONE
- LANDSCAPE BUFFER (25 MINIMUM WIDTH)
- WETLAND IMPACT
- WETLAND
- PROPERTY LESSED OUT

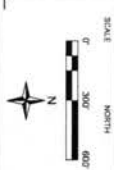
REVISIONS

NO.	DATE	BY	DESCRIPTION
1	12/02/21	JTS	ISSUED FOR CITY
2	12/02/21	JTS	ISSUED FOR CITY
3	12/02/21	JTS	ISSUED FOR CITY
4	12/02/21	JTS	ISSUED FOR CITY
5	12/02/21	JTS	ISSUED FOR CITY

PROJECT # JTS1803
 DRAWN BY JTS
 APPROVED BY JCA
 CHECKED BY JCA
 DATE 12/02/21
 DESIGNER JTS

TITLE
OVERALL SITE PLAN

PROJECT: MAGNOLIA POINT
 SHEET NO: C04



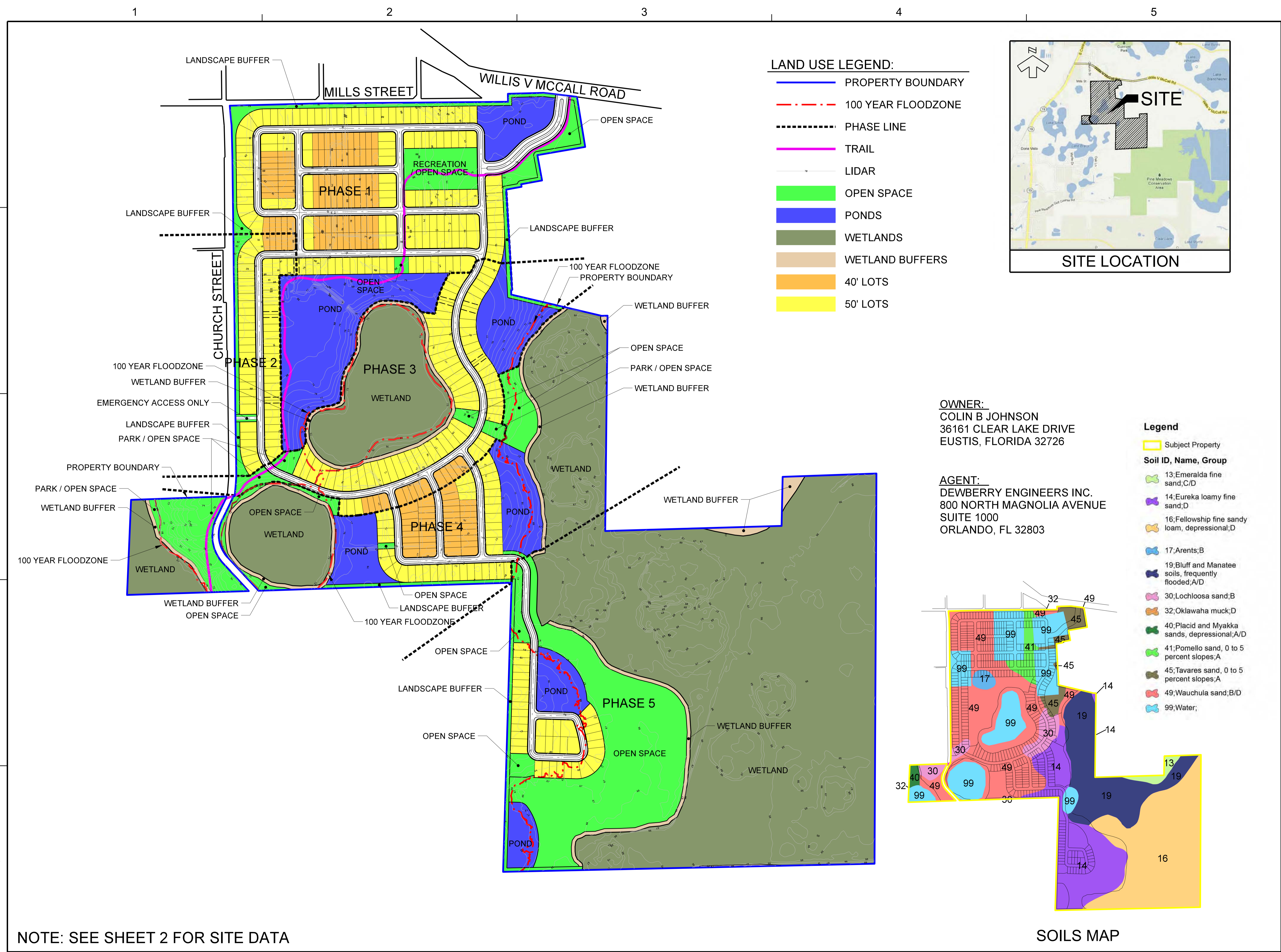
MAGNOLIA POINT PRELIMINARY PLAN
 NOT FOR CONSTRUCTION
 CITY OF UMATILLA LAKE COUNTY, FLORIDA

Dewberry
 Dewberry Engineers Inc. Magnolia Ave. Suite 1000 Gainesville FL 32609
 PROJECT NO. 21-0001
 SHEET NO. C04
 DATE 12/02/21



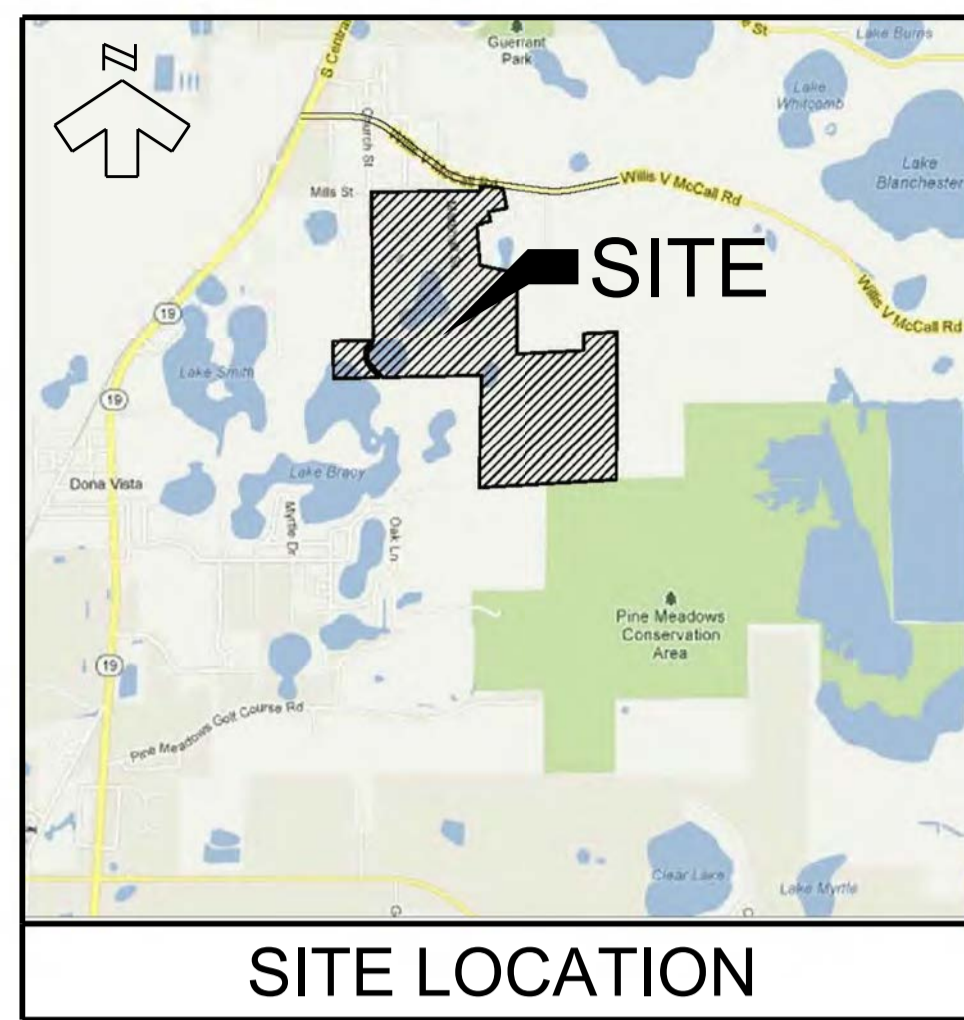
**MAGNOLIA POINTE
PLANNED
DEVELOPMENT**

CITY OF UMATILLA, LAKE COUNTY, FLORIDA



LAND USE LEGEND:

- PROPERTY BOUNDARY
- - - 100 YEAR FLOODZONE
- - - - - PHASE LINE
- TRAIL
- LIDAR
- OPEN SPACE
- PONDS
- WETLANDS
- WETLAND BUFFERS
- 40' LOTS
- 50' LOTS

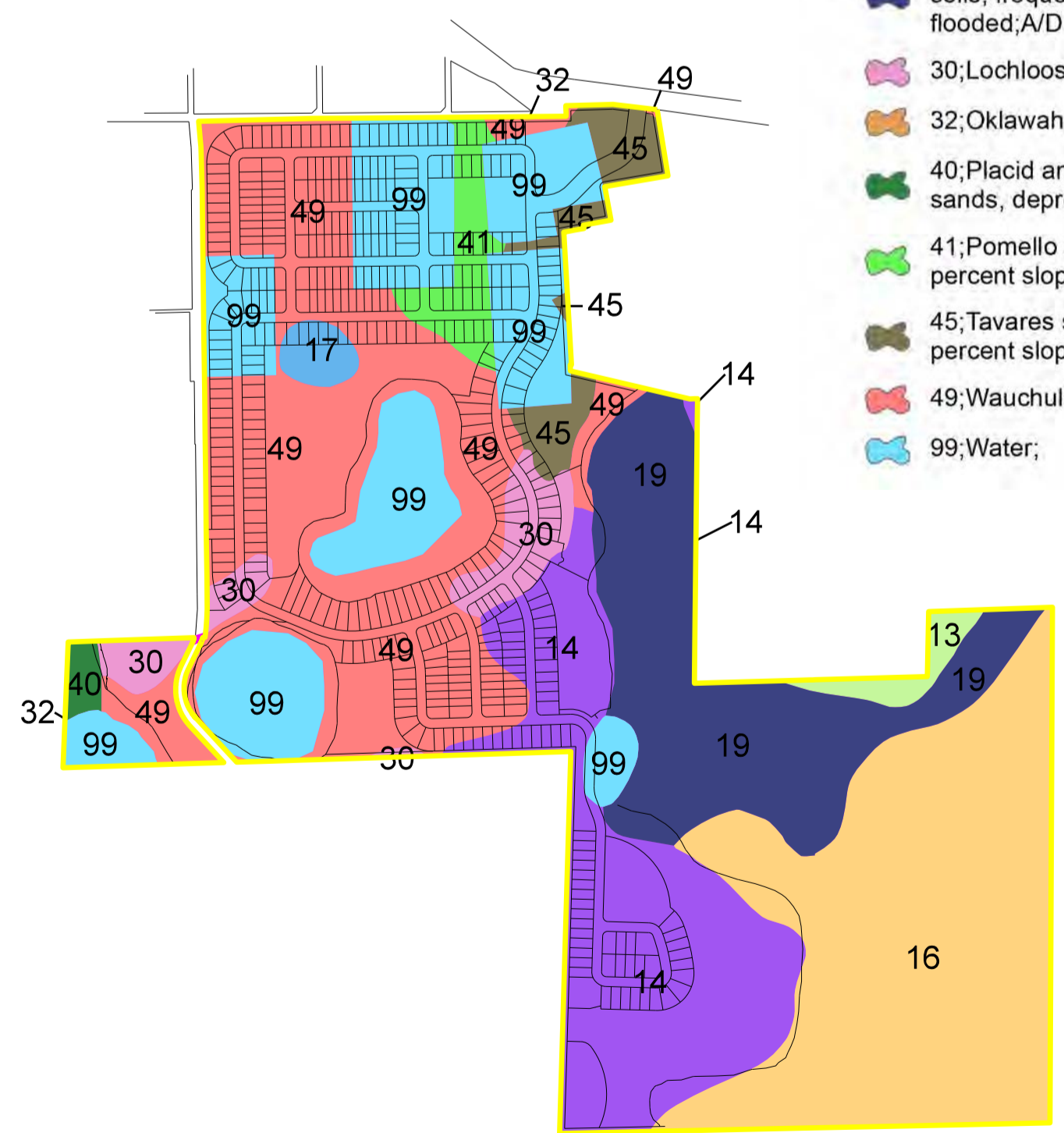


OWNER:
COLIN B JOHNSON
36161 CLEAR LAKE DRIVE
EUSTIS, FLORIDA 32726

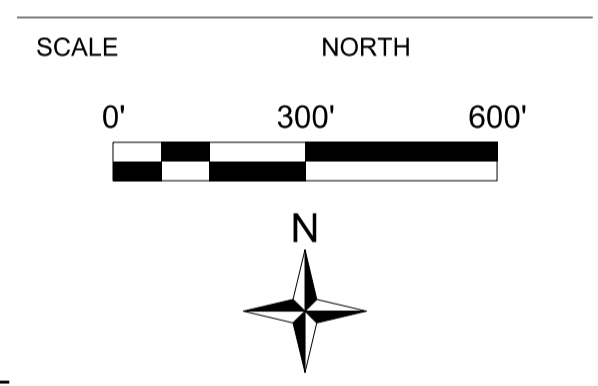
AGENT:
DEWBERRY ENGINEERS INC.
800 NORTH MAGNOLIA AVENUE
SUITE 1000
ORLANDO, FL 32803

Legend

- Subject Property
- Soil ID, Name, Group**
- 13; Emerald fine sand; C/D
- 14; Eureka loamy fine sand; D
- 16; Fellowship fine sandy loam, depressional; D
- 17; Arents; B
- 19; Bluff and Manatee soils, frequently flooded; A/D
- 30; Lochloosa sand; B
- 32; Oklawaha muck; D
- 40; Placid and Myakka sands, depressional; A/D
- 41; Pomello sand, 0 to 5 percent slopes; A
- 45; Tavares sand, 0 to 5 percent slopes; A
- 49; Wauchula sand; B/D
- 99; Water;



SOILS MAP



REVISIONS

No.	DATE	BY	Description

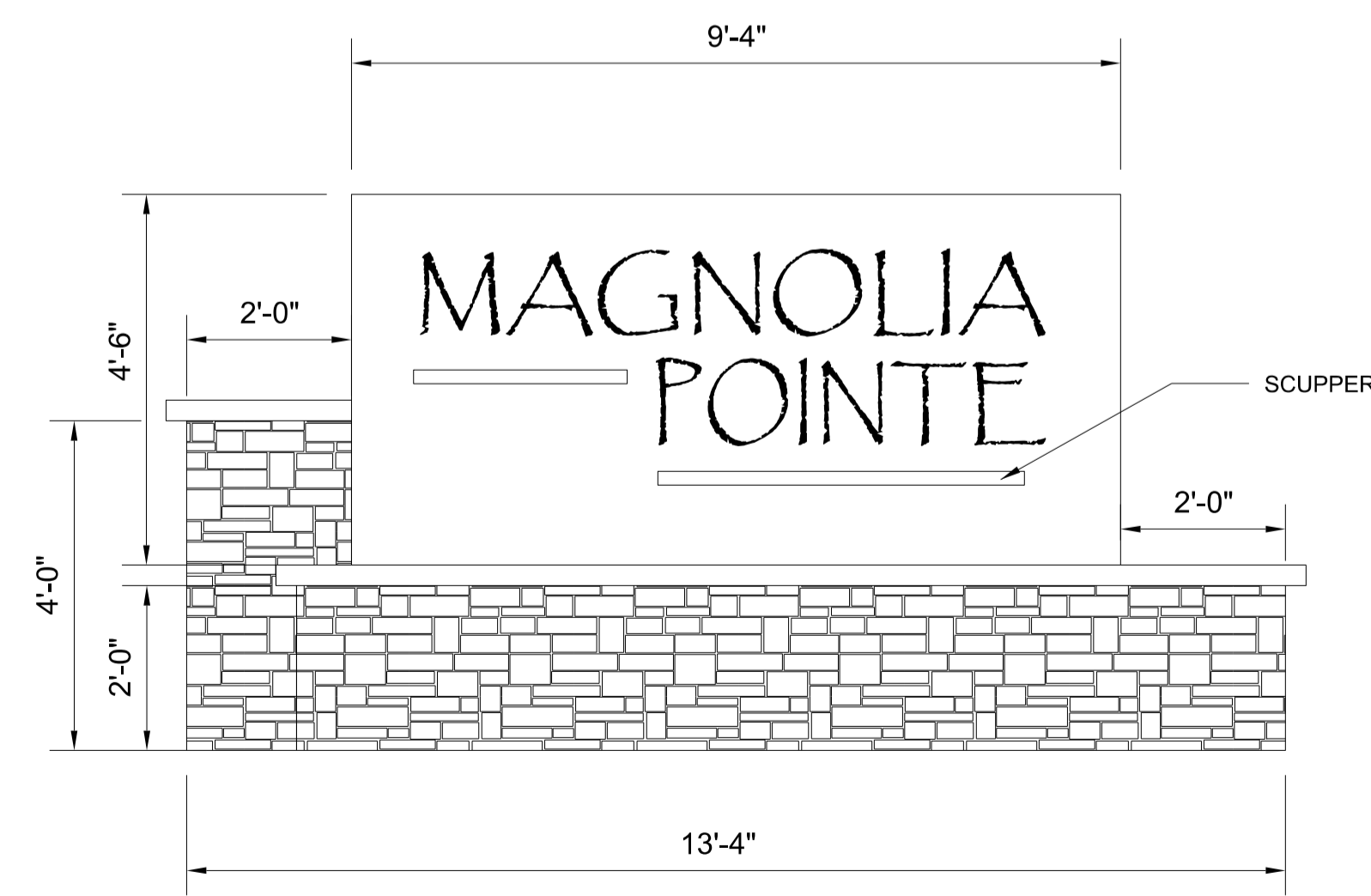
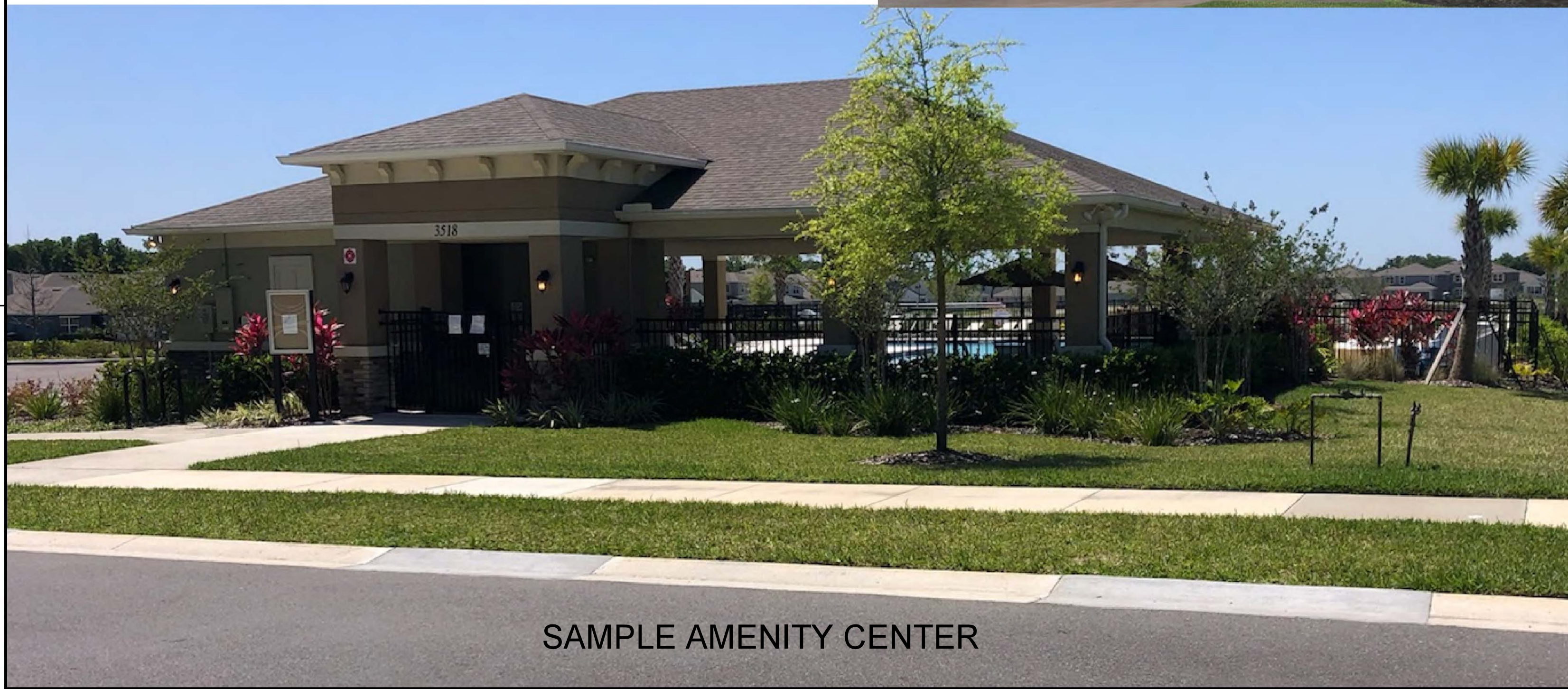
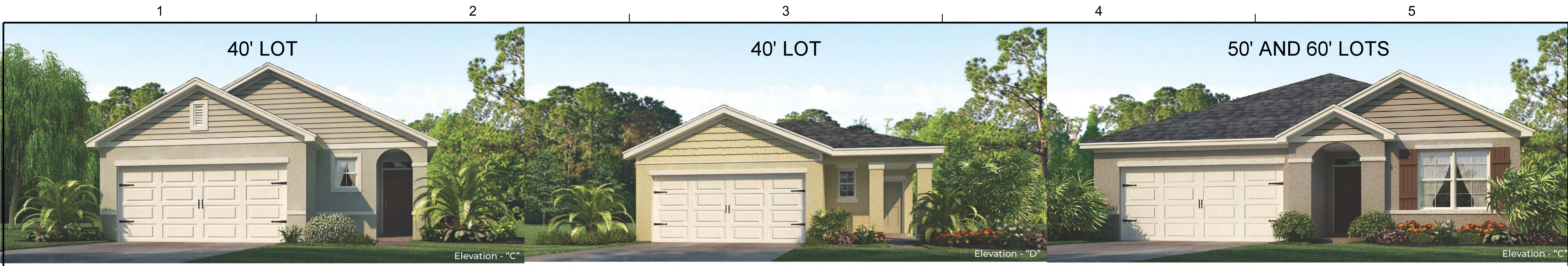
PROJECT #	50134782
DRAWN BY	SKH/HR
APPROVED BY	CJA
CHECKED BY	NPS/STM
DATE	MARCH 2021

TITLE

CONCEPT PLAN

PROJECT: MAPO_50134782\CAD\Civil\PODCivil
SHEET NO.

NOTE: SEE SHEET 2 FOR SITE DATA



SAMPLE ENTRANCE SIGN
NTS

Dewberry
 Dewberry Engineers Inc.
 800 NORTH MAGNOLIA AVE
 SUITE 1000
 ORLANDO, FL 32803
 PHONE: 407.843.5120
 ENGINEERING BUSINESS -8794

MAGNOLIA POINTE
 PLANNED
 DEVELOPMENT
 CITY OF UMATILLA, LAKE COUNTY, FLORIDA

SCALE NORTH

REVISIONS			
No.	DATE	BY	Description

PROJECT # 50134782
 DRAWN BY SKH/HR
 APPROVED BY CJA
 CHECKED BY NPS/STM
 DATE MARCH 2021

TITLE

PRODUCT DATA

PROJECT: MAPO_50134782\CAD\Civil\PODCivil
 SHEET NO.

3 OF 3