

# **UMATILLA CITY COUNCIL MEETING AS LAND PLANNING AGENCY**

**February 1, 2022, 5:50 PM**

**Umatilla Council Chambers 1 S. Central Avenue, Umatilla, FL 32784**

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

***Please silence your cell phones***

**Call to Order**

**Roll Call**

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

1 Consideration of a Small Scale Comprehensive Plan Amendment for Umatilla Church of God,  
Ordinance No. 2022-100

## **PUBLIC COMMENT**

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

Please write your name and address on the paper provided on the podium. Zoning or code enforcement matters which may be coming before the Board at a later date should not be discussed until such time as they come before the Board 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.

## **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 the Board 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.

The City of Umatilla is an equal opportunity provider and employer.

**CITY OF UMATILLA  
AGENDA ITEM STAFF REPORT**

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**DATE:** January 27, 2022

**MEETING DATE:** February 1, 2022

**SUBJECT:** Church of God - Ordinance 2022-

**ISSUE:** Small Scale Comp Plan Amendment

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**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).

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**STAFF RECOMMENDATIONS:** Approval

**FISCAL IMPACTS:**

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**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).

	<b>Surrounding Zoning</b>	<b>Surrounding Land Use</b>
<b>North</b>	Community Facilities District (CFD)	Recreation
<b>South</b>	AR	RSFLOW (3 units/acre)
<b>East</b>	PFD	Utilities
<b>West</b>	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
<b>TOTAL GROSS TRIPS (PROPOSED)</b>			<b>1,348</b>	<b>95</b>	<b>43</b>	<b>52</b>

\* 10<sup>th</sup> Edition

**Existing Land Use Program**

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
Single Family	18 units	210	215	20	12	7
<b>TOTAL GROSS TRIPS (EXISTING)</b>			<b>215</b>	<b>20</b>	<b>12</b>	<b>7</b>

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

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

*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
<b>TOTAL GROSS TRIPS (PROPOSED)</b>			<b>243</b>	<b>17</b>	<b>8</b>	<b>9</b>

\* 10<sup>th</sup> 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**

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**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

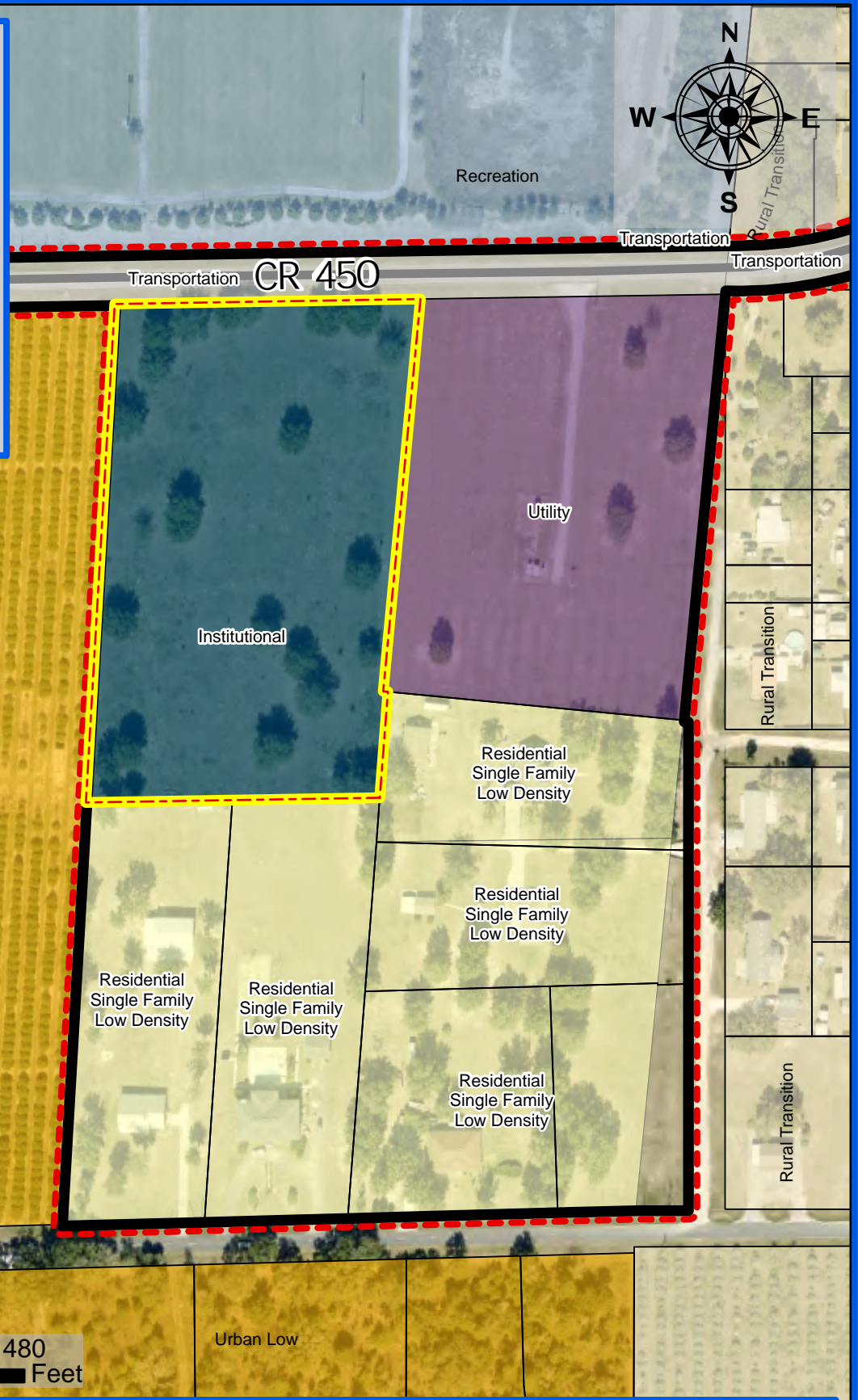
-  Subject Property
-  Umatilla City Limits 10-5-2021
-  LC Parcels
-  Major Roads

## Umatilla Future Land Use

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

## Lake County Future Land Use

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



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

