

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

**July 19, 2022, 5:45 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 Annexation, 7.11± Acres of Land Generally Located North of Cassady Street and West of Skyline Drive*
- 2. Consideration to Amend the Land Use Designation of 7.11± Acres of Land Generally Located North of Cassady Street and West of Skyline Drive (SSCPA)*
- 3. Consideration to Reclassify of 7.11± Acres of Land Generally Located North of Cassady Street and West of Skyline Drive*

## **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.

**CITY OF UMATILLA  
AGENDA ITEM STAFF  
REPORT**

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**DATE:** July 7, 2022

**MEETING DATE:** July 19, 2022

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

**ISSUE:** Annexation

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

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

**Annexation**

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

**Rezoning**

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

**Comprehensive Plan Amendment**

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

FLU 1-1.10.1 – Land Use Allocation

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

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**STAFF RECOMMENDATIONS: Approval**

**FISCAL IMPACTS:**

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**COUNCIL ACTION:**

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

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

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

**Applicant:** Paul and Diane Redlich

**Number of Acres:** 7.1 ± acres

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

**Existing Zoning:** Lake County Agriculture

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

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

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

**Date:** June 16, 2022

**Description of Project**

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

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

**Assessment**

**Annexation**

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

**Comprehensive Plan Amendment**

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

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

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

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

**TRIP GENERATION ANALYSIS**

**Proposed Land Use Program**

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

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

**Existing Land Use Program**

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

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

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

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

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

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

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

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

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

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

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

### ***Environmental Analysis***

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

### **Rezoning**

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

## **Recommendation**

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### **Annexation**

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

### **Comprehensive Plan Amendment**

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

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

Staff recommends approval.

### **Rezoning**

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

**Table 1 – Water Analysis**

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

\* SSCPA Ordinance No

Projected population – 15 (7 x 2.2 pph)

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

**Table 2 – Wastewater Analysis**

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

\* SSCPA Ordinance No

Projected population – 15 (7 x 2.2 pph)

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



**ORDINANCE 2022-105**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UMATILLA, FLORIDA, AMENDING THE BOUNDARIES OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, IN ACCORDANCE WITH THE PROCEDURE SET FORTH IN SECTION 171.044, FLORIDA STATUTES, TO INCLUDE WITHIN THE CITY LIMITS APPROXIMATELY 7.11 ± ACRES OF LAND GENERALLY LOCATED NORTH OF CASSADY STREET AND WEST OF SKYLINE DRIVE; DIRECTING THE CITY MANAGER TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL TO THE CLERK OF THE CIRCUIT COURT, THE LAKE COUNTY MANAGER AND THE SECRETARY OF STATE OF THE STATE OF FLORIDA; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, a petition has been submitted for annexation of approximately 7.11 acres of land generally located north of Cassady Street and west of Skyline Drive (the “Property”) by Paul and Diane Redlich as Applicant, on behalf of Paul W. Bryan, II and Jennifer Sue Bryan, as Owner;

**WHEREAS**, the petition bears the signature of all applicable parties; and

**WHEREAS**, the required notice of the proposed annexation has been properly published; and

**WHEREAS**, the Property is contiguous to the City limits and may be annexed by the City of Umatilla.

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

**Section 1.**

The following described property consisting of approximately 7.11 acres of land generally located north of Cassady Street and west Skyline Drive, is hereby incorporated into and made part of the City of Umatilla Florida. The property is more particularly described and depicted as set forth below and as depicted on the map attached hereto as Exhibit “A” and incorporated herein by reference.

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

**Alternate Key # 3794426**

**Section 2.** The City Clerk shall forward a certified copy of this Ordinance to the Clerk of the Circuit Court, the County Manager of Lake County, Florida, and the Secretary of State of Florida within seven (7) days after its passage on second and final reading.

**Section 3.**

If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

**Section 4.** The property annexed in this Ordinance is subject to the Land Use Plan of the Lake County Comprehensive Plan and county zoning regulations until the City adopts the Comprehensive Plan Amendment to include the property annexed in the City Comprehensive Plan.

**Section 5. Utilities.** The property is located within the City’s Chapter 180, Florida Statutes, Utility District. The owner hereby agrees that the City shall be the sole provider of water and wastewater services to the property subject to this Ordinance when such services become available subject to the rules and regulations established by State and Federal regulatory agencies, and applicable City ordinances, policies, and procedures. For the purposes of this Section 5, ‘available’ shall mean when the City’s potable water system comes within 300’ of the private water system or any of the central lines of such private system and when the City’s wastewater system comes within 1,000’ of the private treatment system or any central lines of such private system. Distances shall be measured as a curb line distance within the right of way or the centerline distance within an easement. The owner further agrees that when the City provides notice that such utilities are available; the owner shall connect to the applicable system within 12 months of the date of the City’s written notice.

**Section 6: Scrivener’s Errors.**  
Scrivener’s errors in the legal description may be corrected without a public hearing or at public meeting, by re-recording the original ordinance or a certified copy of the ordinance and attaching the correct legal description.

**Section 7.**  
This Ordinance shall become effective immediately upon passage by the City Council of the City of Umatilla.

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

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

ATTEST:

Approved as to Form:

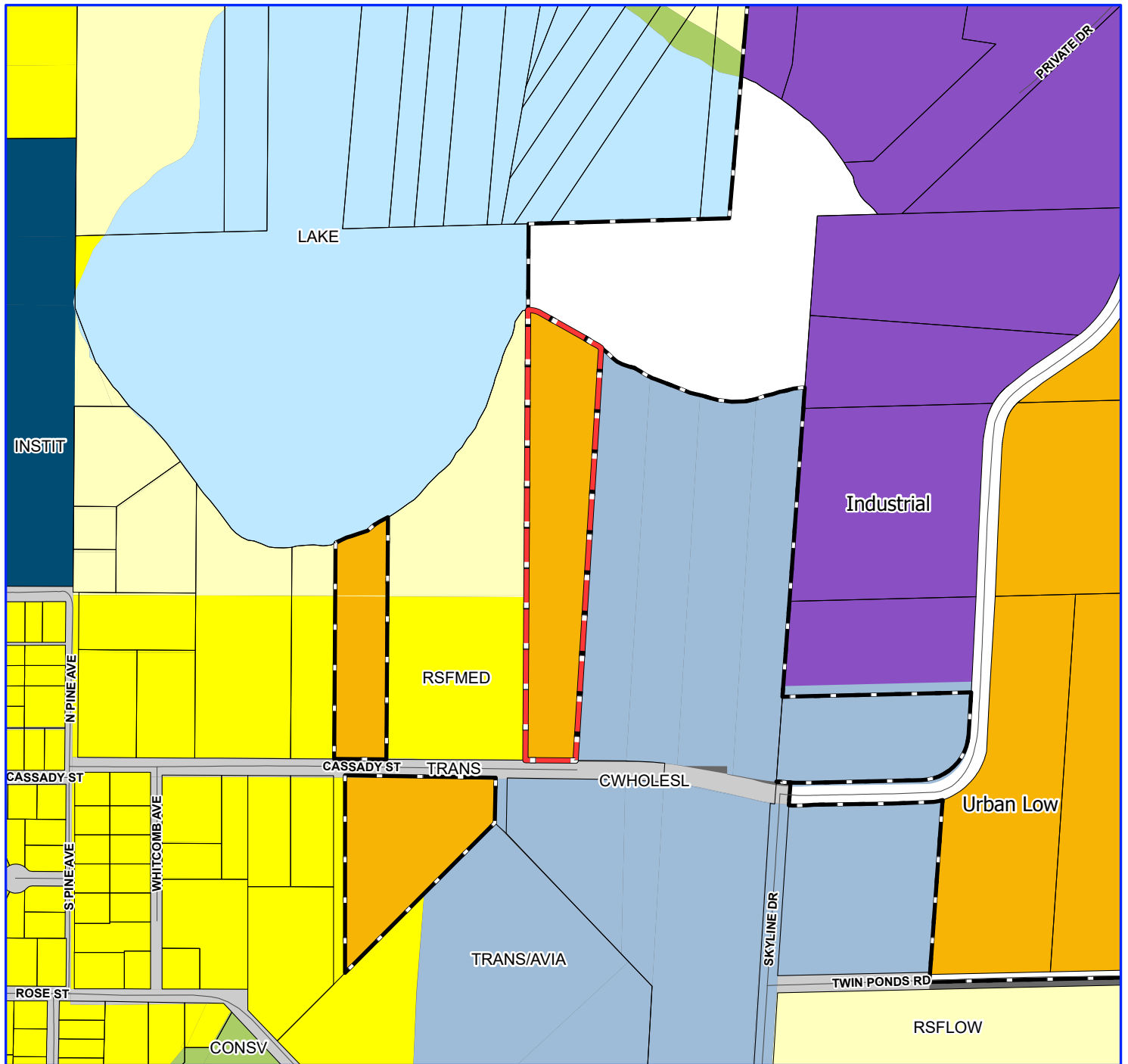
\_\_\_\_\_  
Gwen Johns, MMC  
City Clerk

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

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

EXHIBIT "A"





**Legend**



Site Boundary

**City of Umatilla Future Land Use**

RSFLOW, Residential Single Family Low Density

RSFMED, Residential Single Family Medium Density

CWFOLES, Commercial Wholesale

INSTIT, Institutional

CONSV, Conservation

TRANS/AVIA, Transportation / Aviation

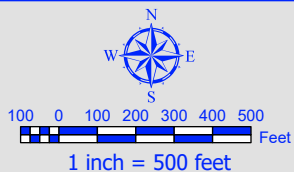
LAKE, Lake

TRANS, Transportation

**Lake County Future Land Use**

Industrial

Urban Low



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

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



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

Before the undersigned authority personally appeared  
Matt A. Newby



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

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

was published in said newspaper in the issue of:

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

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

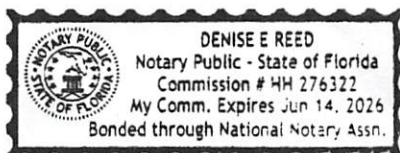
Sworn to and subscribed before me this 7<sup>th</sup> day of  
JULY 2022.



Notary Public



Print Name



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

Page 14, The Outpost, June 30, 2022



NOTICE OF PUBLIC HEARINGS

ORDINANCE 2022-105

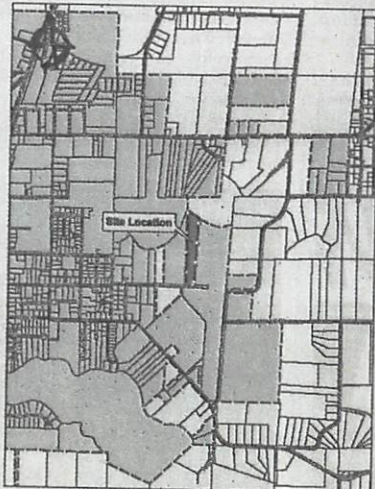
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UMATILLA, FLORIDA, AMENDING THE BOUNDARIES OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, IN ACCORDANCE WITH THE PROCEDURE SET FORTH IN SECTION 171.044, FLORIDA STATUTES, TO INCLUDE WITHIN THE CITY LIMITS APPROXIMATELY 7.11 ± ACRES OF LAND GENERALLY LOCATED NORTH OF CASSADY STREET AND WEST OF SKYLINE DRIVE; DIRECTING THE CITY MANAGER TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL TO THE CLERK OF THE CIRCUIT COURT, THE LAKE COUNTY MANAGER AND THE SECRETARY OF STATE OF THE STATE OF FLORIDA; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2022-106

AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, PURSUANT TO THE PROVISIONS OF FLORIDA STATUTE 163.3187(1) (c); AMENDING THE LAND USE DESIGNATION OF 7.11 ± ACRES OF LAND DESIGNATED LAKE COUNTY URBAN LOW DENSITY TO AGRICULTURE IN THE CITY OF UMATILLA FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY PAUL W. BRYAN, II AND JENNIFER SUE BRYAN LOCATED NORTH OF CASSADY STREET AND WEST OF SKYLINE DRIVE; DIRECTING THE CITY MANAGER TO TRANSMIT THE AMENDMENT TO THE APPROPRIATE GOVERNMENTAL AGENCIES PURSUANT TO CHAPTER 163, FLORIDA STATUTES; AUTHORIZING THE CITY MANAGER TO AMEND SAID COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2022-107

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



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

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

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



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

NOTICE OF PUBLIC HEARINGS

ORDINANCE 2022-105

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

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

# CITY OF UMATILLA AGENDA ITEM STAFF REPORT

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**DATE:** July 7, 2022

**MEETING DATE:** July 19, 2022

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

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

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

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

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

### **Annexation**

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

### **Rezoning**

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

### **Comprehensive Plan Amendment**

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

FLU 1-1.10.1 – Land Use Allocation

FLU 1-1.10.2 – Promote Orderly Growth

FLU 1-2.1.1 – Land Use Designations

FLU 1-2.8.1 – Agriculture Designation

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**STAFF RECOMMENDATIONS: Approval**

**FISCAL IMPACTS:**

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**COUNCIL ACTION:**

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

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

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

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

**Applicant:** Paul and Diane Redlich

**Number of Acres:** 7.1 ± acres

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

**Existing Zoning:** Lake County Agriculture

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

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

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

**Date:** June 16, 2022

**Description of Project**

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

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

**Assessment**

**Annexation**

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

**Comprehensive Plan Amendment**

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

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

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

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

**TRIP GENERATION ANALYSIS**

**Proposed Land Use Program**

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

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

**Existing Land Use Program**

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

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

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

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

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

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

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

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

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

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

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

### ***Environmental Analysis***

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

### **Rezoning**

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

## **Recommendation**

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### **Annexation**

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

### **Comprehensive Plan Amendment**

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

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

Staff recommends approval.

### **Rezoning**

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

**Table 1 – Water Analysis**

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

\* SSCPA Ordinance No

Projected population – 15 (7 x 2.2 pph)

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

**Table 2 – Wastewater Analysis**

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

\* SSCPA Ordinance No

Projected population – 15 (7 x 2.2 pph)

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

**ORDINANCE 2022-106**

**AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, PURSUANT TO THE PROVISIONS OF FLORIDA STATUTE 163.3187(1)(c); AMENDING THE LAND USE DESIGNATION OF 7.11 ± ACRES OF LAND DESIGNATED LAKE COUNTY URBAN LOW DENSITY TO AGRICULTURE IN THE CITY OF UMATILLA FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY PAUL W. BRYAN, II AND JENNIFER SUE BRYAN LOCATED NORTH OF CASSADY STREET AND WEST OF SKYLINE DRIVE; DIRECTING THE CITY MANAGER TO TRANSMIT THE AMENDMENT TO THE APPROPRIATE GOVERNMENTAL AGENCIES PURSUANT TO CHAPTER 163, FLORIDA STATUTES; AUTHORIZING THE CITY MANAGER TO AMEND SAID COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.**

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

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

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

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

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

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

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

**Section 1: Purpose and Intent.**

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

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

**Alternate Key # 3794426**

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

**Section 2: Severability.**

If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

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

**Section 4: Scrivener’s Errors.**

Scrivener’s errors in the legal description may be corrected without a public hearing or at public meeting, by re-recording the original ordinance or a certified copy of the ordinance and attaching the correct legal description.

**Section 5: Effective Date.**

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

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

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

ATTEST:

Approved as to Form:

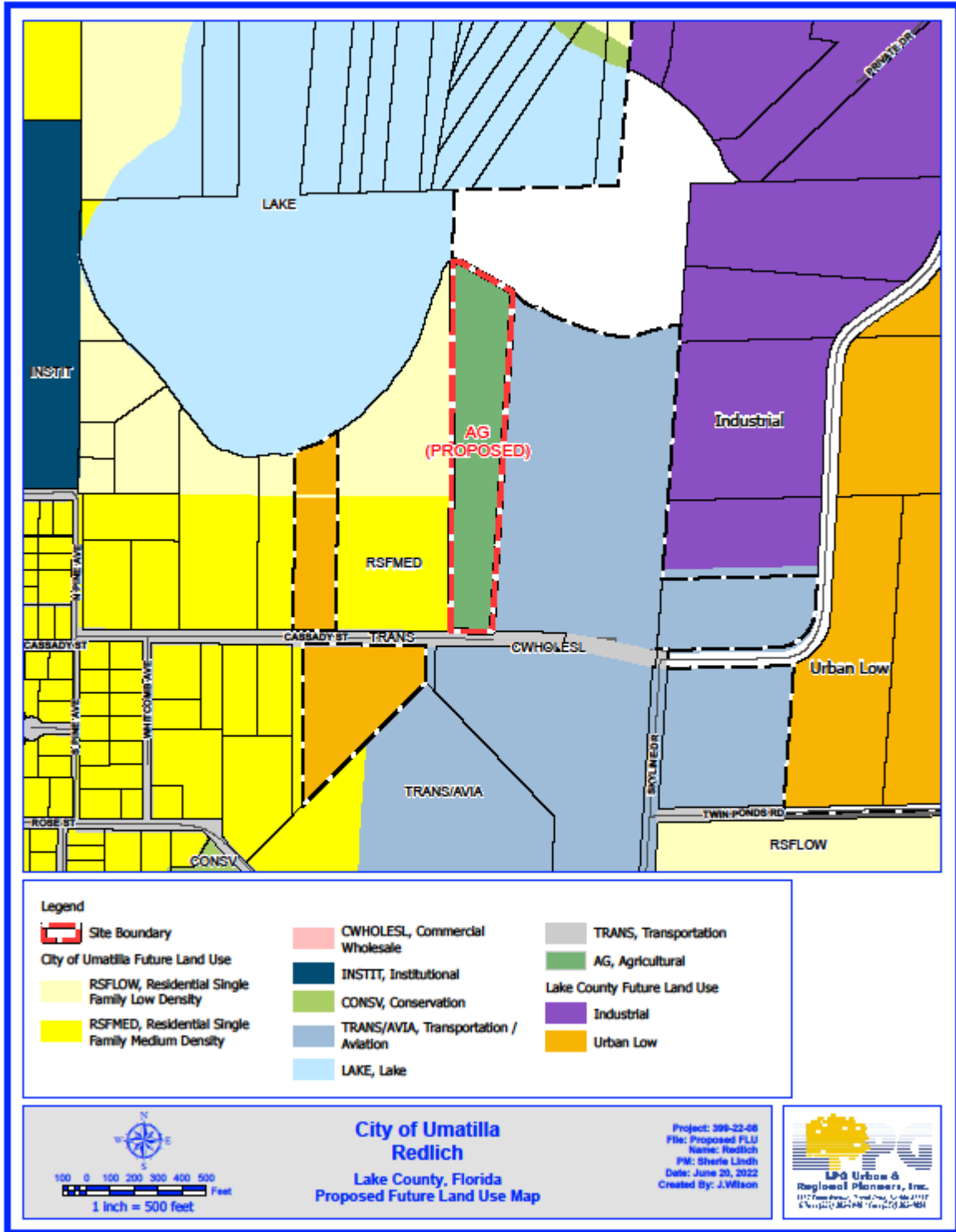
\_\_\_\_\_  
 Gwen Johns, MMC  
 City Clerk

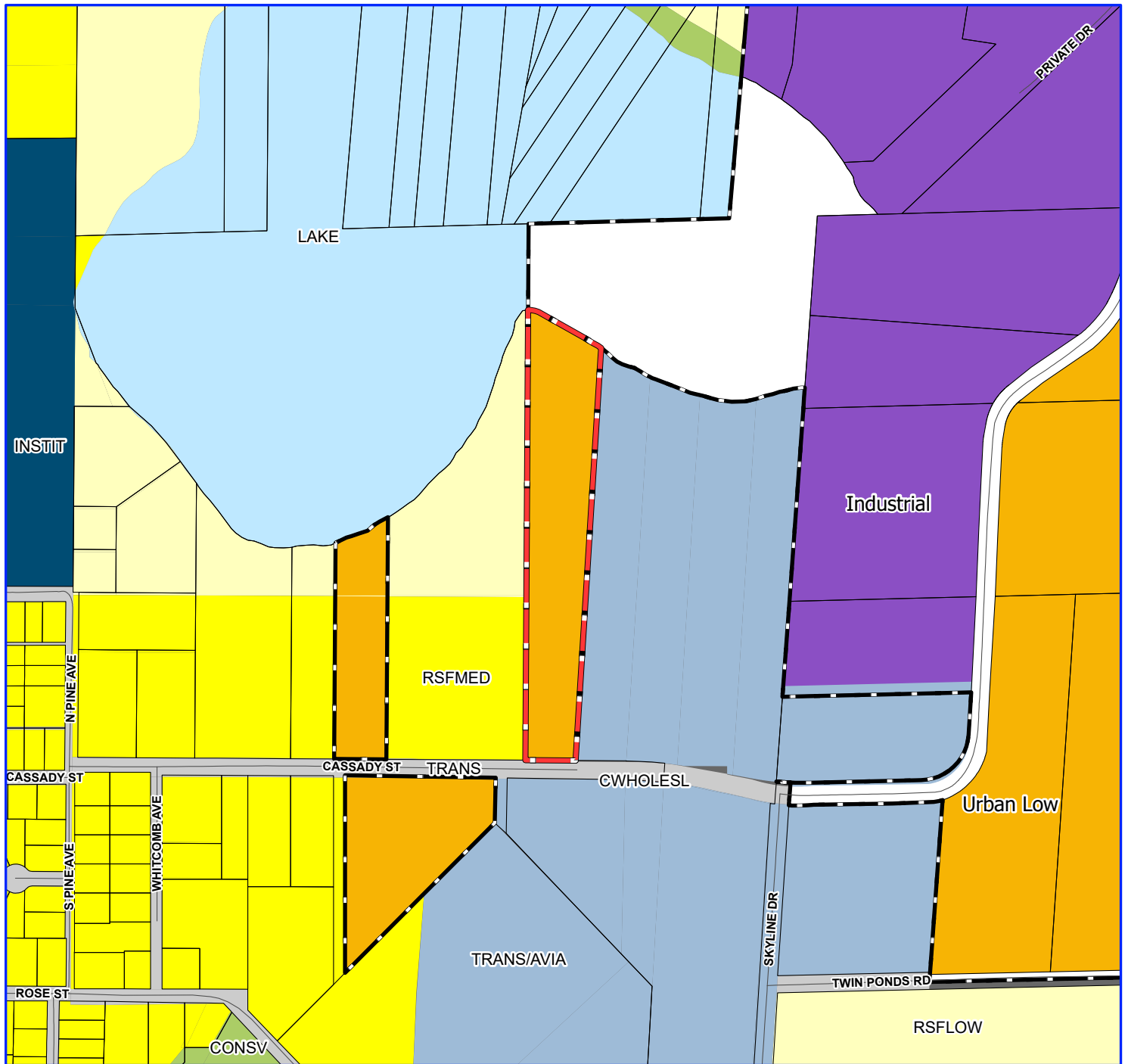
\_\_\_\_\_  
 Kevin Stone  
 City Attorney

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



EXHIBIT "A"





**Legend**



Site Boundary

**City of Umatilla Future Land Use**

RSFLOW, Residential Single Family Low Density

RSFMED, Residential Single Family Medium Density

CWFOLES, Commercial Wholesale

INSTIT, Institutional

CONSV, Conservation

TRANS/AVIA, Transportation / Aviation

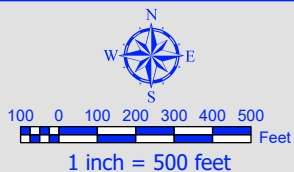
LAKE, Lake

TRANS, Transportation

**Lake County Future Land Use**

Industrial

Urban Low





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

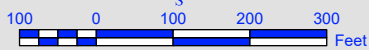
Project: 399-22-08  
File: Existing FLU  
Name: Redlich  
PM: Sherie Lindh  
Date: June 20, 2022  
Created By: J.Wilson





Legend

-  City of Umatilla
-  Site Boundary



1 inch = 250 feet

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

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



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

Before the undersigned authority personally appeared  
Matt A. Newby



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

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

was published in said newspaper in the issue of:

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

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

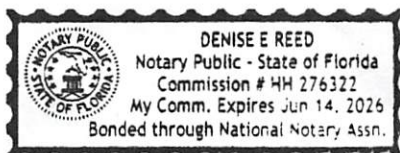
Sworn to and subscribed before me this 7<sup>th</sup> day of  
JULY 2022.



Notary Public



Print Name



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

Page 14, The Outpost, June 30, 2022



NOTICE OF PUBLIC HEARINGS

ORDINANCE 2022-105

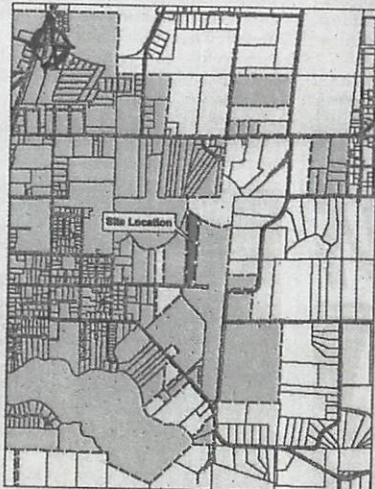
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UMATILLA, FLORIDA, AMENDING THE BOUNDARIES OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, IN ACCORDANCE WITH THE PROCEDURE SET FORTH IN SECTION 171.044, FLORIDA STATUTES, TO INCLUDE WITHIN THE CITY LIMITS APPROXIMATELY 7.11 ± ACRES OF LAND GENERALLY LOCATED NORTH OF CASSADY STREET AND WEST OF SKYLINE DRIVE; DIRECTING THE CITY MANAGER TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL TO THE CLERK OF THE CIRCUIT COURT, THE LAKE COUNTY MANAGER AND THE SECRETARY OF STATE OF THE STATE OF FLORIDA; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2022-106

AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, PURSUANT TO THE PROVISIONS OF FLORIDA STATUTE 163.3187(1) (c); AMENDING THE LAND USE DESIGNATION OF 7.11 ± ACRES OF LAND DESIGNATED LAKE COUNTY URBAN LOW DENSITY TO AGRICULTURE IN THE CITY OF UMATILLA FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY PAUL W. BRYAN, II AND JENNIFER SUE BRYAN LOCATED NORTH OF CASSADY STREET AND WEST OF SKYLINE DRIVE; DIRECTING THE CITY MANAGER TO TRANSMIT THE AMENDMENT TO THE APPROPRIATE GOVERNMENTAL AGENCIES PURSUANT TO CHAPTER 163, FLORIDA STATUTES; AUTHORIZING THE CITY MANAGER TO AMEND SAID COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2022-107

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



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

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

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



**Kitchen Chat**  
Share A Recipe!

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

**NOTICE OF PUBLIC HEARINGS**

**ORDINANCE 2022-105**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UMATILLA, FLORIDA, AMENDING THE BOUNDARIES OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, IN ACCORDANCE WITH THE PROCEDURE SET FORTH IN SECTION 171.044, FLORIDA STATUTES, TO INCLUDE WITHIN THE CITY LIMITS APPROXIMATELY 7.11 ± ACRES OF LAND GENERALLY LOCATED NORTH OF CASSADY STREET AND WEST OF SKYLINE DRIVE; DIRECTING THE CITY MANAGER TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL TO THE CLERK OF THE CIRCUIT COURT, THE LAKE COUNTY MANAGER AND THE SECRETARY OF STATE OF THE STATE OF FLORIDA; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

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

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

# CITY OF UMATILLA

## AGENDA ITEM STAFF REPORT

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**DATE:** July 7, 2022

**MEETING DATE:** July 19, 2022

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

**ISSUE:** Redlich Rezoning

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

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

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

### **Annexation**

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

### **Rezoning**

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

### **Comprehensive Plan Amendment**

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

FLU 1-1.10.1 – Land Use Allocation

FLU 1-1.10.2 – Promote Orderly Growth

FLU 1-2.1.1 – Land Use Designations

FLU 1-2.8.1 – Agriculture Designation

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**STAFF RECOMMENDATIONS: Approval**

**FISCAL IMPACTS:**

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**COUNCIL ACTION:**

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



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

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

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

**Applicant:** Paul and Diane Redlich

**Number of Acres:** 7.1 ± acres

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

**Existing Zoning:** Lake County Agriculture

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

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

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

**Date:** June 16, 2022

**Description of Project**

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

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

**Assessment**

**Annexation**

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

**Comprehensive Plan Amendment**

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

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

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

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

**TRIP GENERATION ANALYSIS**

**Proposed Land Use Program**

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

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**Existing Land Use Program**

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

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<b>TOTAL NET TRIPS (PROPOSED – EXISTING)</b>	<b>-22</b>	<b>-14</b>	<b>-8</b>

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

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

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

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

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

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

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## **Recommendation**

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

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

Staff recommends approval.

### **Rezoning**

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

**Table 1 – Water Analysis**

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

\* SSCPA Ordinance No

Projected population – 15 (7 x 2.2 pph)

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

**Table 2 – Wastewater Analysis**

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

\* SSCPA Ordinance No

Projected population – 15 (7 x 2.2 pph)

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

1  
2  
3 **ORDINANCE 2022-107**

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

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

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

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

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

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

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

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

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

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

39  
40 **Alternate Key # 3794426**

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

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

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

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

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

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

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

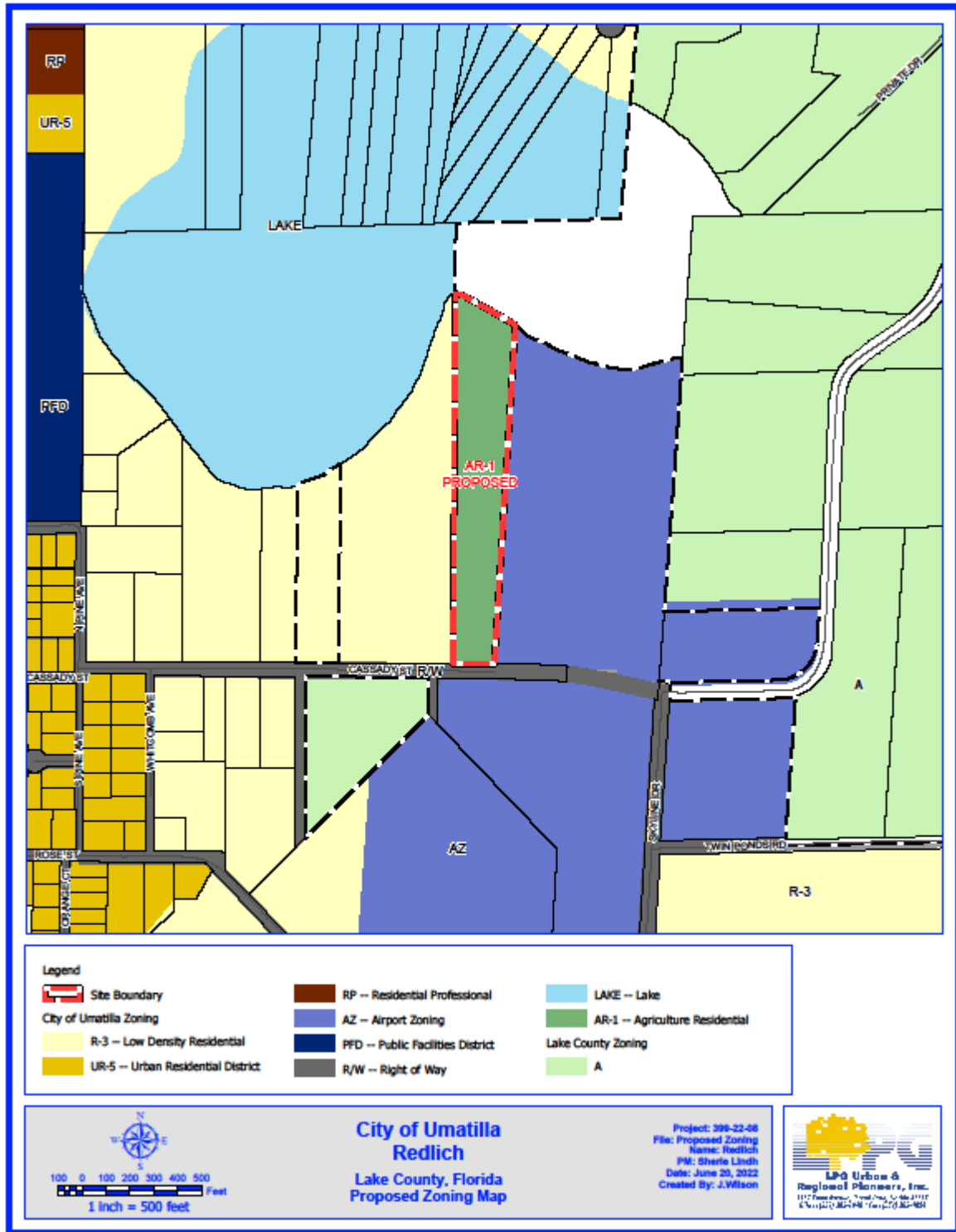
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69  
70  
71 \_\_\_\_\_  
72 Kent Adcock, Mayor  
73 City of Umatilla, Florida

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

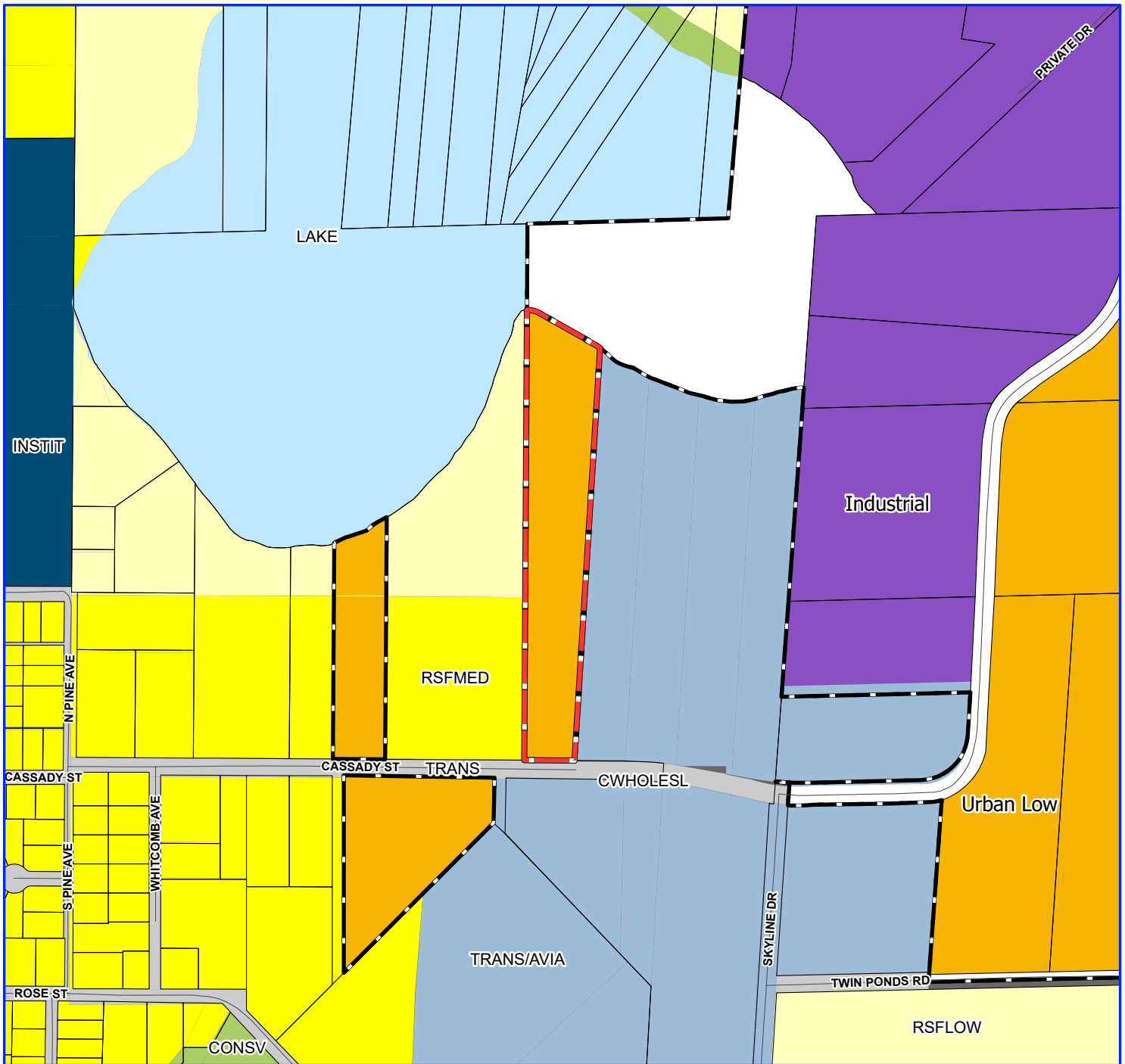
81  
82  
83 Passed First Reading \_\_\_\_\_  
84 Passed Second Reading \_\_\_\_\_  
85 (SEAL)  
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










EXHIBIT "A"

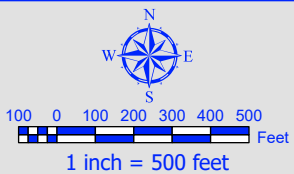






**Legend**

-  Site Boundary
-  RSFLOW, Residential Single Family Low Density
-  RSFMED, Residential Single Family Medium Density
-  INSTIT, Institutional
-  CONSV, Conservation
-  TRANS/AVIA, Transportation / Aviation
-  CWHOLESL, Commercial Wholesale
-  TRANS, Transportation
-  Industrial
-  Urban Low
-  LAKE, Lake





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

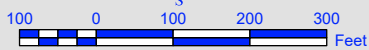
Project: 399-22-08  
File: Existing FLU  
Name: Redlich  
PM: Sherie Lindh  
Date: June 20, 2022  
Created By: J.Wilson





Legend

-  City of Umatilla
-  Site Boundary



1 inch = 250 feet

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

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



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

Before the undersigned authority personally appeared  
Matt A. Newby



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

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

was published in said newspaper in the issue of:

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

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

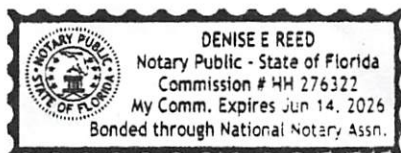
Sworn to and subscribed before me this 7<sup>th</sup> day of  
JULY 2022.



Notary Public



Print Name



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

Page 14, The Outpost, June 30, 2022



NOTICE OF PUBLIC HEARINGS

ORDINANCE 2022-105

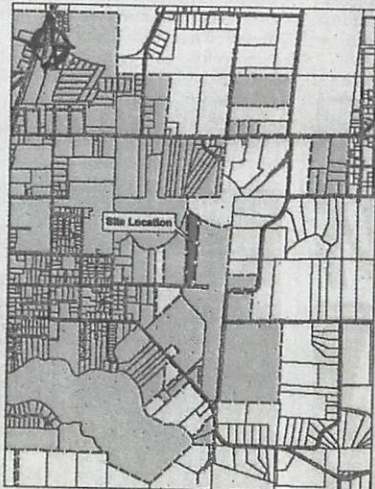
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UMATILLA, FLORIDA, AMENDING THE BOUNDARIES OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, IN ACCORDANCE WITH THE PROCEDURE SET FORTH IN SECTION 171.044, FLORIDA STATUTES, TO INCLUDE WITHIN THE CITY LIMITS APPROXIMATELY 7.11 ± ACRES OF LAND GENERALLY LOCATED NORTH OF CASSADY STREET AND WEST OF SKYLINE DRIVE; DIRECTING THE CITY MANAGER TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL TO THE CLERK OF THE CIRCUIT COURT, THE LAKE COUNTY MANAGER AND THE SECRETARY OF STATE OF THE STATE OF FLORIDA; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2022-106

AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, PURSUANT TO THE PROVISIONS OF FLORIDA STATUTE 163.3187(1) (c); AMENDING THE LAND USE DESIGNATION OF 7.11 ± ACRES OF LAND DESIGNATED LAKE COUNTY URBAN LOW DENSITY TO AGRICULTURE IN THE CITY OF UMATILLA FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY PAUL W. BRYAN, II AND JENNIFER SUE BRYAN LOCATED NORTH OF CASSADY STREET AND WEST OF SKYLINE DRIVE; DIRECTING THE CITY MANAGER TO TRANSMIT THE AMENDMENT TO THE APPROPRIATE GOVERNMENTAL AGENCIES PURSUANT TO CHAPTER 163, FLORIDA STATUTES; AUTHORIZING THE CITY MANAGER TO AMEND SAID COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2022-107

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



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

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

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



**Kitchen Chat**  
Share A Recipe!

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

**NOTICE OF PUBLIC HEARINGS**

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