

UMATILLA CITY COUNCIL MEETING
January 19, 2021, 6:00 PM or as soon thereafter as possible
Council Chambers, 1 S. Central Avenue, Umatilla, Florida

Masks are highly recommended and a limited supply will 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

CONSENT AGENDA

1 Minutes, City Council meeting January 5, 2021

2 Reduction of lien, 398 Rose Street

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 on 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 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.

PUBLIC HEARINGS/ORDINANCES/RESOLUTIONS

3 City of Umatilla - Airport, 5.23 +/- acres

 a Ordinance 2021 – A Small Scale Comprehensive Plan Amendment, first reading

 b Ordinance 2021 – A – 1 Rezoning, first reading

4 City of Umatilla – Airport 21.58 +/- acres

 a Ordinance 2021 – B Annexation, first reading

 b Ordinance 2021 – B – 1 Large Scale Comprehensive Plan Amendment, first reading

 c Ordinance 2021 – B – 2 Rezoning, first reading

5 Roman – 2.99 +/- acres

 a Ordinance 2021 – C Annexation, second reading

 b Ordinance 2021 – C – 1 Small Scale Comprehensive Plan Amendment, second reading

 c Ordinance 2021 – C – 2 Rezoning, second reading

6 Ordinance 2021 – D Correction of Scrivener's Error, second reading

NEW BUSINESS

7 Bid Award – Aquatic Center Rehabilitation Project

8 Bid Award – Trowell Avenue Baffle Box

9 Palm Court Appeal – David Mass

GENERAL DISCUSSION

REPORTS

City Attorney

Mayor

Council Members

Staff

Police Activity Report – Police Chief Adam Bolton

Fire Activity Report for 2020 – Chief Shane Lanoue

Library Report – Director Janet Lewis

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.

CITY COUNCIL MEETING
JANUARY 5, 2021 6:49 P.M. or as soon thereafter as possible
UMATILLA CITY COUNCIL CHAMBERS, 1 S. CENTRAL AVENUE, UMATILLA

Pledge of Allegiance led by **Mayor Adcock** and Invocation given by **City Clerk Karen Howard**.

Meeting called to order at 6:49 p.m.

ROLL CALL

IN ATTENDANCE: Vice Mayor Laura Wright; Council Members: Katherine Adams, Brian Butler, John Nichols; Public Works Director Aaron Mercer; Police Chief Adam Bolton; Finance Director Regina Frazier; City Attorney Kevin Stone; City Manager Scott Blankenship; City Clerk Karen Howard.

ABSENT: Mayor Kent Adcock

AGENDA REVIEW

City Manager Blankenship said please pull New Business Agenda Item 6. **Mr. Mass** requested his appeal be deferred until January 19th.

MOTION by Adams; SECOND by Butler; to approve the Agenda with the removal of Palm Court appeal until next meeting. Motion carried.

MINUTES REVIEW

1 Minutes, City Council meeting December 1, 2020

MOTION by Adams; SECOND by Nichols; to approve Minutes of the City Council meeting of December 1, 2020. Motion carried.

MAYOR'S MESSAGE

Council wishes everyone a healthy, safe and a Happy New Year.

PUBLIC COMMENT

none

PUBLIC HEARINGS/ORDINANCES/RESOLUTIONS

2 City of Umatilla – Airport, 5.23+/- acres

a Ordinance 2021 - A Small Scale Comprehensive Plan Amendment, first reading

b Ordinance 2021 – A-1 Rezoning, first reading

Attorney Stone read the ordinances by title and opened the hearing. He noted at this time the ordinances can be tabled if desired.

ORDINANCE 2021 –A

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 5.23 ± ACRES OF LAND DESIGNATED SINGLE FAMILY MEDIUM DENSITY TO TRANSPORTATION/AVIATION IN THE CITY OF UMATILLA FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY THE CITY OF UMATILLA LOCATED NORTH OF ROSE 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 2021 –A - 1

AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, RECLASSIFYING 5.23 ± ACRES OF LAND ZONED CITY LOW DENSITY RESIDENTIAL (R-3) TO THE DESIGNATION OF AIRPORT ZONING (AZ) IN THE CITY OF UMATILLA FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY CITY OF UMATILLA, LOCATED NORTH OF ROSE 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.

Attorney Kevin Stone said we will reserve taking testimony at this time unless the Council desires to move in that direction.

Council member Adams asked about the Rezoning portion. **Attorney Stone** said this property is within the city limits and is owned by the city. The LPA did not make recommendation regarding the comp plan amendment and the Council cannot move forward with zoning that cannot move forward with zoning that is inconsistent with the current comprehensive plan designation.

Attorney Stone said it would be prudent to table this to correspond with the LPAs action we are expecting to occur in two weeks. If it is tabled to a date certain we will do so with the designation that testimony is yet to be taken so we ensure anyone who wants to be heard will have an opportunity to be heard at that time.

MOTION by Adams; SECOND by Nichols; to table adoption of Ordinance 2021-A Small Scale Comprehensive Plan Amendment first reading until January 19, 2021. Motion carried.

Attorney Stone noted on the ordinances we just spoke to and to the ones that I am about to read, we had made a representation that the testimony, objections, and arguments made during the LPA would be carried into this meeting. I want the record to reflect that.

3 City of Umatilla – Airport, 21.58+/- acres
a Ordinance 2021 - B Annexation, first reading

b Ordinance 2021-B-1 Large Scale Comprehensive Plan Amendment, first reading
b Ordinance 2021 – B–2 Rezoning, first reading

Attorney Stone read the ordinances by title:

ORDINANCE 2021 - B

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 21.58 ± ACRES OF LAND GENERALLY LOCATED NORTH OF ROSE 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 2021 – B - 1

AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, PURSUANT TO THE PROVISIONS OF FLORIDA STATUTE 163.3184(2)(a); AMENDING THE LAND USE DESIGNATION OF 21.58± ACRES OF LAND DESIGNATED LAKE COUNTY URBAN LOW DENSITY TO TRANSPORTATION/AVIATION IN THE CITY OF UMATILLA FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY CITY OF UMATILLA; 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 2021 – B - 2

AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, RECLASSIFYING 21.58 ± ACRES OF LAND ZONED LAKE COUNTY RURAL RESIDENTIAL (R-1) AND AGRICULTURE (A) TO THE DESIGNATION OF CITY AIRPORT ZONING (AZ) IN THE CITY OF UMATILLA FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY CITY OF UMATILLA, LOCATED NORTH OF ROSE 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.

Attorney Stone noted this is a little different than the previous ordinances because the property has not been annexed into the city.

MOTION by Butler; SECOND by Nichols; to table Ordinance 2021-B, Annexation, to January 19th. Motion carried.

MOTION by Adams; SECOND by Butler; to table Ordinance 2021-B-1, Large Scale Comprehensive Plan and Ordinance 2021-B-2 first reading until the next meeting, January 19th. Motion carried.

4 Roman – , 2.99+/- acres

a Ordinance 2021 - C Annexation, first reading

b Ordinance 2021-C-1 Large Scale Comprehensive Plan Amendment, first reading

b Ordinance 2021 – C–2 Rezoning, first reading

Attorney Stone read the ordinances by title:

ORDINANCE 2021 - C

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 2.99 ± ACRES OF LAND GENERALLY LOCATED WEST OF SR 19 AND SOUTH OF PALM STREET; 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 2021 – C - 1

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 2.99 ± ACRES OF LAND DESIGNATED LAKE COUNTY URBAN LOW TO SINGLE FAMILY MEDIUM DENSITY IN THE CITY OF UMATILLA FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY ALBERTO C. ROMAN LOCATED WEST OF SR 19 AND SOUTH OF PALM STREET ; 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 2021 –C - 2

AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, RECLASSIFYING 2.99 ± ACRES OF LAND ZONED LAKE COUNTY SINGLE FAMILY MEDIUM RESIDENTIAL (R-3) AND GENERAL COMMERCIAL (C-2) TO THE DESIGNATION OF CITY URBAN RESIDENTIAL DISTRICT (UR-5) FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY ALBERTO C. ROMAN, LOCATED WEST OF SR 19 AND SOUTH OF PALM STREET; 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.

Attorney Stone noted we have carried forward the testimony that was given at the LPA meeting.

Sherie Lindh, LPG Urban & Regional Planners, stated the proposed site is adjacent to city limits and is eligible for annexation. Staff recommends approval of the annexation.

The rezoning is consistent with the adjacent properties to the north and south which are also developed as residential. A portion of the zoning is a down zoning from C-2 to UR-5. The rezoning is consistent with the comp plan and Land Development Regulations and staff recommends approval.

Attorney Stone noted the rezoning is quasi-judicial and any interested or affected parties or is the property owner and desires to cross examine city staff they may do so.

No interested parties came forward to speak.

MOTION by Butler; SECOND by Adams; to approve Ordinance 2021-C, Annexation, first reading.
Ayes: Adams, Butler, Nichols, Wright
Motion carried.

MOTION by Adams; SECOND by Butler; to approve Ordinance 2021-C-1, Small Scale Comprehensive Plan Amendment Lake County Urban Low to Single Family Medium Density , first reading.
Roll call:
Ayes: Adams, Butler, Nichols, Wright
Motion carried.

MOTION by Adams; SECOND by Nichols; to approve Ordinance 2021-C-2, Rezoning from Lake County Medium Residential R-2 and General Commercial C-2 to Umatilla Urban Residential District R-5, first reading.
Ayes: Adams, Butler, Nichols, Wright
Motion carried.

5 Ordinance 2021-D Correction of Scrivener's Error, first reading

ORDINANCE 2021 – D

AN ORDINANCE OF THE CITY OF UMATILLA, FLORIDA, CORRECTING A SCRIVENER'S ERROR IN ORDINANCE 2020-C, ATTACHMENT C MASTER DEVELOPER'S AGREEMENT, SECTION 5d; PERTAINING TO THE SIDE (GENERAL) SETBACKS AND SIDE SETBACKS (CORNER LOT FACING ROW) SPECIFIC TO 60' AND 70' LOT WIDTHS; PROVIDING FOR A

REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

City Manager Blankenship explained a Scrivener’s error and provided details regarding the proposed correction. The correction to the Master Developer’s Agreement for Magnolia Pointe refers to two setbacks in the lot width categories for 60’ and 70’ lots:
Side (general) for these sized lots was shown as 15’ instead of the correct 10’.
Side (corner lot facing ROW) was shown as 10’ instead of the correct 15’
Staff recommends approval.

MOTION by Nicholson; SECOND by Butler; to approve Ordinance 2021-D Correction of Scrivener’s Error, first reading.

Ayes: Adams, Butler, Nichols, Wright

Motion carried.

NEW BUSINESS

6 Palm Court Appeal – Pulled at the Request of Mr. Mass

7 City Hall Drain Pipe

Public Works Director Aaron Mercer said the City Hall sewer system has not been functioning as designed. recent overflow urinals and overwhelming sewer gasses emanating from the restroom drains.

The City engaged Advanced Plumbing Technology, “APT”, to investigate the state of the existing lines. The pipe has deteriorated beyond its useful life. The best course of action is to line the pipes with a poly-resin sleeve and an epoxy resin. This company did the sewer line south of Guerrant and stormwater line on Seminole west of Umatilla Boulevard.

Staff requests this be treated as an emergency repair and APT be designated as an evaluated source in accordance with the city’s purchasing policy. This project is not budgeted and will require a budget amendment for \$46,750 out of reserves and approve a budget amendment.

Finance Director Regina Frazier said there are sufficient funds in the Water Sewer reserves to cover this expense.

MOTION by Adams; SECOND by Butler; approval of contract with APT for \$46,750 and budget amendment and designate APT as an evaluated source for emergency repair. Motion carried.

GENERAL DISCUSSION

City Manager Blankenship gave an update on the CARES Act funding. The PayGo system is now available and allows customers to get a bar code and pay their utility bills in numerous retail establishments across the country.

Two payment kiosks have been installed: one at City Hall and one at the Library. It allows customers to pay their bills using cash 24/7. It minimizes the contact customers have coming in to pay their bill. It was supported by the CARES act funding.

We have new equipment in the Council Chambers. Eventually we will be able to accommodate a Zoom style meeting or a quasi-Zoom/in-person meeting. We have a large screen in the back room accommodating an overflow area and also in the Cadwell Building.

Council will be getting new tablets to view all presentation that are shown on the screens mounted for the audience. There is more sophisticated technology; it was federally funded through the CARES Act. There is a generator at Police Station and tied into the Public Works office as well.

We have received all the funds that we allocated from the county.

REPORTS

City Attorney

Update on Crescent Street: I spoke with **Zach Broome** and we will be advertising the right-of-way vacation. We will put it before the Council and ask for approval as a conditional right-of-way vacation pending receipt of an acceptable easement that all the neighbors have signed and with the city being repaid for the amount of money we paid acquiring that strip of land. It is all intended to be on the January 19th agenda. If for some reason the advertising requirements takes us a little longer it could be later. There will be a strict time limit for the action to be taken or it will dissolve.

Attorney Stone has not yet seen the document with all the signatures.

Meeting adjourned 7:23 p.m.

Laura K. Wright
Vice Mayor

ATTEST:

Karen H. Howard, MMC
City Clerk

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

DATE: January 8, 2021

MEETING DATE: January 19, 2021

SUBJECT: Reduction of Code Enforcement Lien

ISSUE: Foreclosure sale of 398 Rose Street

BACKGROUND SUMMARY: The City filed a Code Enforcement Order Imposing Fine/Lien against property located at 398 Rose Street on May 4, 2018, invoking a fine of \$50 per day for code issues pertaining to: overgrown grass/weeds; accumulation of tree and structural debris; fence in state of disrepair; unsafe structure due to visible roof defects and gutter damage.

On July 1, 2019, a complaint was filed against the property owner by the mortgage holder initiating the foreclosure process. A Final Judgement of Foreclosure was heard in Lake County Court on November 4, 2020, with \$189,604.91 shown as the total amount for the mortgage lien.

Per Special Master Brenda Smith's order, daily fines of \$50 per day began on March 30, 2018 when the property was found to be non-compliant by the compliance deadline. The fines stopped accruing when the property preservation company began regular maintenance on the property after the third abatement on March 11, 2019. The daily fines accrued plus abatement costs totaled \$17,813.45.

The Final Judgment reflected the ability of the city as a subordinate lienholder to claim funds in excess/remaining after the sale. The property sold at public auction for \$43,400, a fraction of the judgment, extinguishing the rights of the city to pursue the code enforcement fine.

The entity purchasing the property contacted the city regarding the property to discuss what could be done to clear the Code Enforcement Lien. Discussion was held between the Code Officer, City Attorney, and City Manager regarding this issue.

The recommendation of Mr. Stone was to present for approval by the City Council a lien reduction to \$1,368.95. The breakdown sheet itemizes the hard costs incurred by the city that includes: three (3) abatements of the property by Public Works (mowing and clearing the high grass) and other processing costs related to code hearings, interest, etc.

During discussion held between Code Officer Lambert and Dirty Properties LLC, stipulations were made that upon approval by Council to reduce the Code fines and payment of said fines, the city would record a release of lien upon payment. Also stipulated was the property would be consistently maintained in accordance with City of Umatilla Codes and Ordinances forthwith.

STAFF RECOMMENDATIONS: Approval by Council of Code Fine reduction for 398 Rose Street to the amount of \$1,368.95.

FISCAL IMPACTS: N/A

COUNCIL ACTION:

Reviewed by City Attorney Yes No N/A

Reviewed by City Engineer Yes No N/A



City of Umatilla

"NATURE'S HOMETOWN"

January 7, 2021

Hard Cost Itemization of Code Enforcement - 398 Rose Street

Abatements –

| | | |
|----------------|---------------|----------------------|
| April 24, 2018 | 276.23 | Case number 17-00166 |
| July 23, 2018 | 126.99 | Case number 18-00145 |
| March 11, 2019 | <u>110.23</u> | Case number 19-00021 |
| SubTotal | 513.45 | |

Mailings –

| | |
|----------|-------------|
| 3 @ 6.56 | 19.68 |
| 2 @ 6.67 | 13.34 |
| 5 @ .47 | <u>2.35</u> |
| SubTotal | 35.37 |

Posting Materials –

| | |
|----------------|------------|
| Stakes 4 @ .98 | 3.96 |
| Printed 4@ .15 | <u>.60</u> |
| SubTotal | 4.56 |

Code Enforcement Wages –

| | |
|-----------------|--------|
| 9 hours @ 25.00 | 225.00 |
|-----------------|--------|

Legal Fees –

| | |
|---------------------|--------------|
| 2 hearings @ 125.00 | 250.00 |
| Recording liens | <u>47.00</u> |
| SubTotal | 297.00 |

Estimated Interest 293.57

Total Cost \$1,368.95

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

DATE: January 6, 2021

MEETING DATE: January 19, 2021

SUBJECT: Ordinance 2021-A and Ordinance 2021-A-1, first reading

ISSUE: Small Scale Comprehensive Plan Amendment and Rezoning

BACKGROUND SUMMARY: The City of Umatilla has made application for a Small Scale, Comprehensive Plan Amendment and Rezoning on a 5.23+/- parcel adjacent to the Airport located North of Rose Street and West of Skyline Drive. This parcel, purchased by the city using FDOT grant funding, had been annexed into the city many years ago.

Ordinance 2021-A Small Scale Comprehensive Plan Amendment. The proposed comprehensive plan amendment is from City of Umatilla Single Family Medium Density to Transportation/Aviation. This parcel is currently located in the Airport Overlay Zone.

Ordinance 2021-A-1 Rezoning. This will change the zoning on the parcel from R-3 Low Density Residential to AZ Airport Zoning. Airport Zoning is intended to provide for appropriate land uses for aircraft-related operations and the direct support of such operations.

All uses shall conform to the City of Umatilla Municipal Airport Master Plan as well as all applicable State, Federal, and local laws and regulations.

- 2) **Permitted Uses**
- A) Administrative offices for businesses primarily engaged in aeronautical activities
 - B) Aeronautical dusting and spraying operations
 - C) Aeronautical radio and communication facilities
 - D) Aeronautical training establishments
 - E) Aircraft charter and taxi service
 - F) Aircraft sales
 - G) Fire stations
 - H) Research and Development
 - I) Sales of aviation petroleum products utilizing and ramp service

STAFF RECOMMENDATIONS: Two motions will need to be made:

- 1) Adoption of Ordinance 2021-A, Small Scale Comprehensive Plan Amendment, first reading;
- 2) Adoption of Ordinance 2021-A-1, Rezoning, first reading.

FISCAL IMPACTS: N/A

COUNCIL ACTION:

January 5, 2021 Meeting:

MOTION by Adams; SECOND by Nichols; to table adoption of Ordinance 2021-A Small Scale Comprehensive Plan Amendment first reading until January 19, 2021. Motion carried.

Reviewed by City Attorney Yes No N/A

Reviewed by City Engineer Yes No N/A

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

SSCPA AND REZONING

Owner: City of Umatilla

General Location: North of Rose Street and West of Skyline Drive

Number of Acres: 5.23 ± acres

Existing Zoning: R-3

Proposed Zoning: Airport Zoning (AZ)

Existing Land Use: Single Family Medium Density

Proposed Land Use: Transportation/Aviation

Date: November 16, 2020

Description of Project

Existing parcel owned by the City which is proposed for a small scale comp plan amendment to Transportation/Aviation and rezoning to Airport Property (AZ). The existing property is vacant. This is the first small scale amendment for year 2021.

| | Surrounding Zoning | Surrounding Land Use |
|--------------|---------------------------|-----------------------------|
| North | County Ag and R-1 | Urban Low Density |
| South | City R-3 | City SF Low Density |
| East | County Ag and R-1 | Urban Low |
| West | City R-3 | City SF Medium Density |

Assessment

Comprehensive Plan Amendment

The proposed comprehensive plan amendment is from Lake County Urban Low Density (4 units/acre) to City of Umatilla Transportation/Aviation (100 based aircraft and 4 units/acre). The site does not contain wetlands or waterbodies and is not located within 100 year flood zone. The environmental assessment conducted indicated the presence of gopher tortoise burrows and offers habitat for other listed/protected species. Prior to development, an environmental assessment and regulatory permitting will be required.

Small scale amendments are presumed to have de minimis impacts to public facilities.

Rezoning

The proposed rezoning to City Airport Zoning is consistent with the City's comprehensive plan and land development regulations. AZ permitted uses are as follows:

- Administrative offices for businesses primarily engaged in aeronautical activities
- Aeronautical dusting and spraying operations
- Aeronautical radio and communication facilities
- Aeronautical training establishments
- Aircraft charter and taxi service
- Aircraft sales
- Fire stations
- Research and Development
- Sales of aviation petroleum products utilizing and ramp service

Recommendation

Comp Plan Amendment

It is recommended that the proposed comprehensive plan amendment be approved and the amendment meets the following FLU policies, among others:

Policy 1-2.1.1 (18): Land Use Designations, and Maximum Intensity and Density

Transportation/Aviation – Maximum intensity standard is 100 based aircraft. Allowable uses are airport facilities and ancillary uses. Residential dwelling units may be permitted, not to exceed 4 units per acre. Residential units must support the Umatilla Municipal Airport.

Policy 1-1.10.2: Promote Orderly, Compact Growth.

Land use patterns delineated on the Future Land Use Map shall promote orderly, compact growth. The City shall encourage growth and development in existing developed areas where public facilities and services are presently in place and in those areas where public facilities can provide the most efficient service. Land shall not be designated for growth and development if abundant undeveloped land is already present within developed areas served by facilities and services.

Airport

Policy 10-1.1.2: Land Use in Umatilla.

The city assures that compatible development is located in areas adjacent to the airport by designating the appropriate density/intensity land uses in the airport vicinity. The land development regulations and restrictions address controlling the height of natural growth and development adjacent to the airport.

Policy 10-1.3.1: Coordination with Comprehensive Planning

The City of Umatilla shall coordinate its comprehensive planning process, including subsequent amendments to the Comprehensive Plan, with the adopted airport master plan and future updates for Umatilla Municipal Airport in order to achieve environmentally and economically sound development of

aviation facilities, and to provide adequate capacity for existing and future demand for aviation facilities and services consistent with the master plan.

Rezoning

Staff recommends approval of the rezoning.

ORDINANCE 2021 –A

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 5.23 ± ACRES OF LAND DESIGNATED SINGLE FAMILY MEDIUM DENSITY TO TRANSPORTATION/AVIATION IN THE CITY OF UMATILLA FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY THE CITY OF UMATILLA LOCATED NORTH OF ROSE 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 the City of Umatilla as owner, requesting that real property within the city limits of the City of Umatilla be assigned a land use designation from Single Family Medium Density to City Transportation/Aviation under the Comprehensive Plan for the City of Umatilla;

WHEREAS, the amendment would facilitate airport 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 Medium Density to Transportation/Aviation as depicted on the map attached hereto as Exhibit “A”, and as defined in the Umatilla Comprehensive Plan.

LEGAL DESCRIPTION: That part of Lot 5, lying within the City Limits of Umatilla, Florida, of Whitcomb’s Subdivision, according to the plat thereof recorded in Plat Book 1, Page 74, public records of Lake County, Florida.

Alternate Key # 1105170

- 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

49 contents therein are made a part of this ordinance by reference as fully and completely as
50 if set forth herein, and such copy shall remain on file in said office available for public
51 inspection.
52

53 B. That the City Manager, after passage of this Ordinance, is hereby directed to indicate the
54 changes adopted in this Ordinance and to reflect the same on the Comprehensive Land
55 Use Plan Map of the City of Umatilla.
56

57 **Section 2: 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 3:** All ordinances or parts of ordinances in conflict herewith are hereby repealed.
63

64 **Section 4: Effective Date.**

65 This Ordinance shall become effective 31 days after its adoption by the City Council. If this
66 Ordinance is challenged within 30 days after its adoption, it may not become effective until the
67 state land planning agency or Administrative Commission, respectively, issues a final order
68 determining that this Ordinance is in compliance.
69
70

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

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

78 ATTEST:

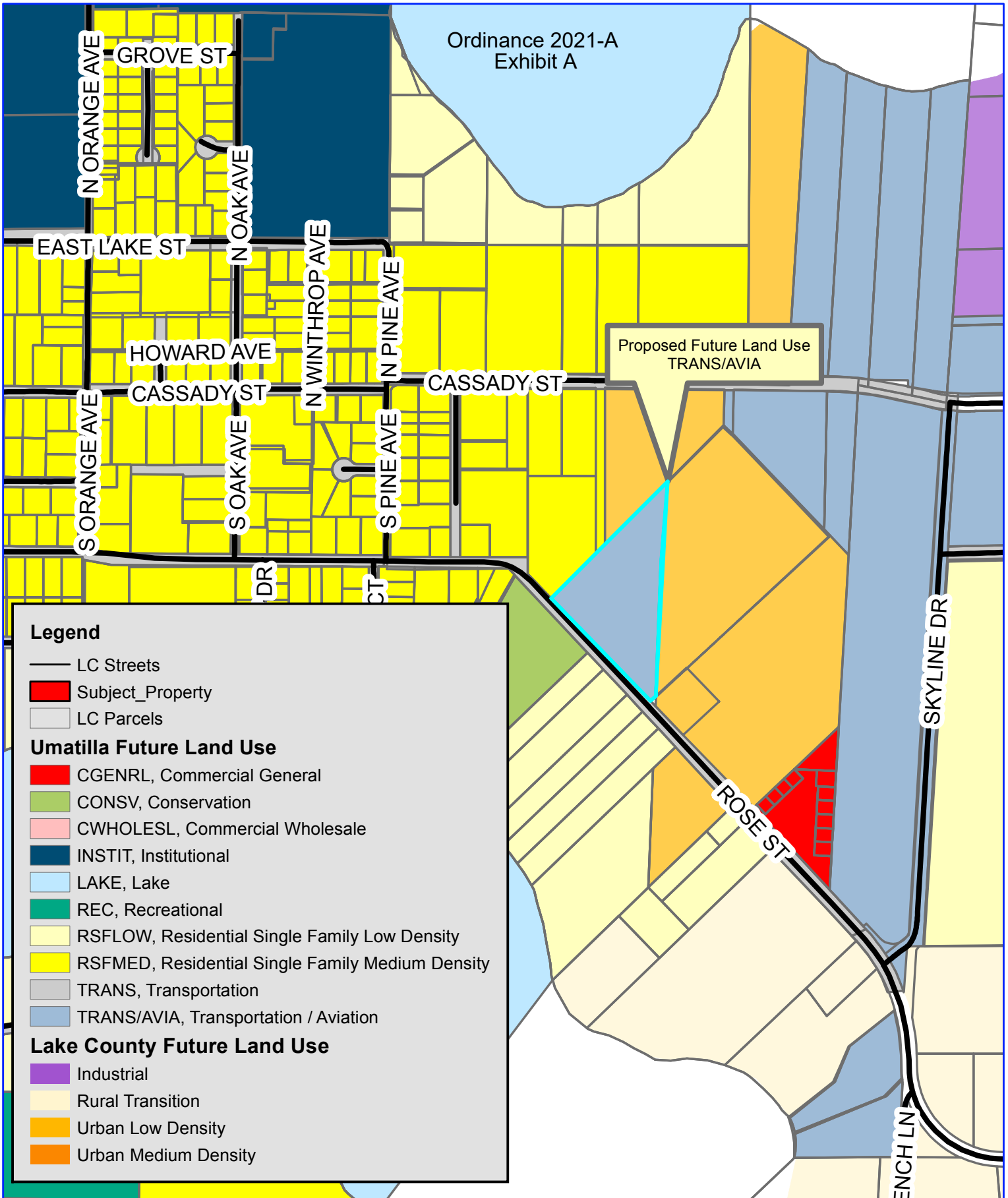
Approved as to Form:

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81 _____
82 Karen H. Howard, MMC
83 City Clerk
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Kevin Stone
City Attorney

85
86 Passed First Reading _____
87 Passed Second Reading _____
88 (SEAL)
89

Ordinance 2021-A
Exhibit A



Legend

- LC Streets
- Subject_Property
- LC Parcels
- Umatilla Future Land Use**
- CGENRL, Commercial General
- CONSV, Conservation
- CWHOLESL, Commercial Wholesale
- INSTIT, Institutional
- LAKE, Lake
- REC, Recreational
- RSFLOW, Residential Single Family Low Density
- RSFMED, Residential Single Family Medium Density
- TRANS, Transportation
- TRANS/AVIA, Transportation / Aviation
- Lake County Future Land Use**
- Industrial
- Rural Transition
- Urban Low Density
- Urban Medium Density



**City of Umatilla
Airport Property**

Lake County, Florida
Proposed Future Land Use Map

Project No.: 399-20-06
File Name: Prop FLU1105170.mxd
Project Name: City of Umatilla
Project Manager: Sherie L
Creation Date: November 6th, 2020
Created By: C.Manno

LPG Urban & Regional Planners, Inc.
1162 Camp Avenue, Mount Dora, Florida 32757
Office: (352) 385-1940 / Fax: (352) 383-4824

ORDINANCE 2021 –A - 1

AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, RECLASSIFYING 5.23 ± ACRES OF LAND ZONED CITY LOW DENSITY RESIDENTIAL (R-3) TO THE DESIGNATION OF AIRPORT ZONING (AZ) IN THE CITY OF UMATILLA FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY CITY OF UMATILLA, LOCATED NORTH OF ROSE 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.

WHEREAS, a petition has been submitted by City of Umatilla as Owner, to rezone approximately 5.23 acres of land from City Low Density Residential (R-3) to City of Umatilla Airport Zoning (AZ);

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

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

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

WHEREAS, upon review, certain terms pertaining to the development of the above described property have been duly approved, and

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

Section 1: Purpose and Intent.

That the zoning classification of the following described property, being situated in the City of Umatilla, Florida, shall hereafter be designated as Airport Zoning (AZ) as defined in the Umatilla Land Development Regulations and as depicted on the map attached hereto as Exhibit "A" and incorporated herein by reference.

LEGAL DESCRIPTION: That part of Lot 5, lying within the City Limits of Umatilla, Florida, of Whitcomb's Subdivision, according to the plat thereof recorded in Plat Book 1, Page 74, public records of Lake County, Florida.

Alternate Key # 1105170

Section 2: Zoning Classification.

That the property shall be designated as AZ, Airport Zoning, in accordance with Chapter 6, Section 2(p) of the Land Development Regulations of the City of Umatilla, Florida.

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

Section 4: Severability.

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

52
53 **Section 5: Effective Date.**

54 This Ordinance shall become effective immediately upon passage by the City Council of the City of
55 Umatilla.

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

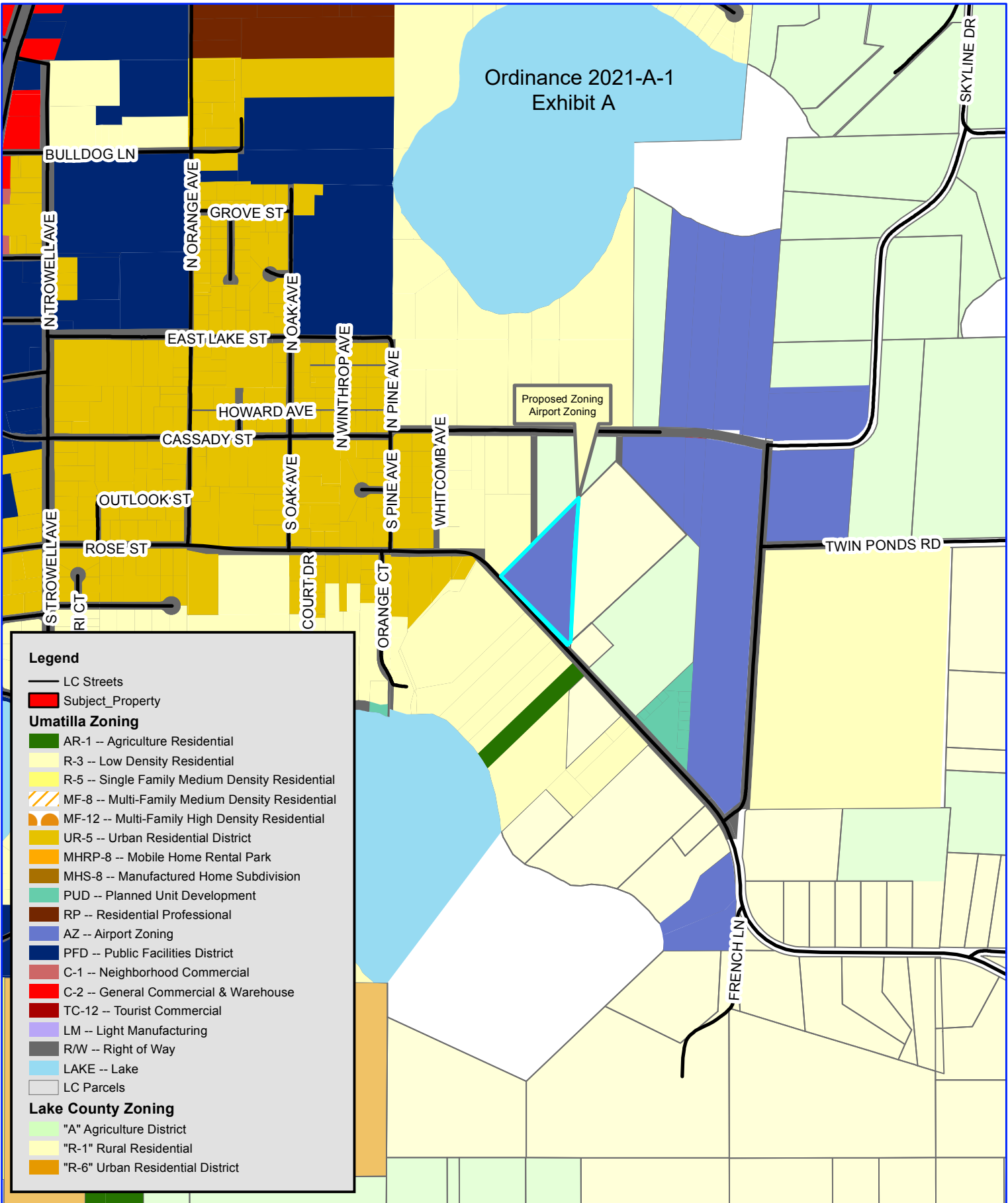
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62 _____
63 Kent Adcock, Mayor
64 City of Umatilla, Florida

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67 ATTEST: Approved as to Form:
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70 _____
71 Karen H. Howard, MMC Kevin Stone
72 City Clerk City Attorney

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75 Passed First Reading _____
76 Passed Second Reading _____
77 (SEAL)

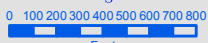
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Ordinance 2021-A-1
Exhibit A



Legend

- LC Streets
- Subject_Property
- Umatilla Zoning**
- AR-1 -- Agriculture Residential
- R-3 -- Low Density Residential
- R-5 -- Single Family Medium Density Residential
- MF-8 -- Multi-Family Medium Density Residential
- MF-12 -- Multi-Family High Density Residential
- UR-5 -- Urban Residential District
- MHRP-8 -- Mobile Home Rental Park
- MHS-8 -- Manufactured Home Subdivision
- PUD -- Planned Unit Development
- RP -- Residential Professional
- AZ -- Airport Zoning
- PFD -- Public Facilities District
- C-1 -- Neighborhood Commercial
- C-2 -- General Commercial & Warehouse
- TC-12 -- Tourist Commercial
- LM -- Light Manufacturing
- R/W -- Right of Way
- LAKE -- Lake
- LC Parcels
- Lake County Zoning**
- "A" Agriculture District
- "R-1" Rural Residential
- "R-6" Urban Residential District



1 inch = 824 feet

**City of Umatilla
Airport Property**
Lake County, Florida
Proposed Zoning Map

Project No.: 399-20-06
File Name: Prop Zoning1105170.mxd
Project Name: Airport Property
Project Manager: Sherie L
Creation Date: November 6th, 2020
Created By: C.Manno

LPG Urban & Regional Planners, Inc.
1162 Camp Avenue, Mount Dora, Florida 32757
Office: (352) 385-1940 / Fax: (352) 383-4824

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

DATE: January 6, 2021

MEETING DATE: January 19, 2021

SUBJECT: Ordinance 2021-B; Ordinance 2021-B-1; Ordinance 2021-B-2, first reading

ISSUE: City of Umatilla Airport, Annexation, Large Scale Comprehensive Plan Amendment, and Rezoning

BACKGROUND SUMMARY: The City of Umatilla has made application for Annexation, a Large Scale Comprehensive Plan Amendment, and Rezoning on two parcels totaling 21.58+/- acres adjacent to the Umatilla Municipal Airport. The property is located North of Rose Street and West of Skyline Drive. The property was formerly an orange grove and was purchased by the city utilizing a grant from FDOT.

Ordinance 2021-B Annexation. The property abuts city limits to the North, East, and West and is eligible for annexation. Pending adoption at first reading, the second reading of this Ordinance is scheduled for February 2, 2021.

Ordinance 2021-B-1 Large Scale Comprehensive Plan Amendment. The proposed comprehensive plan amendment is from Lake County Urban Low Density, which allows 4 units per acre, to City of Umatilla Transportation/Aviation. This parcel is currently located in the Airport Overlay District.

Parcels greater than 10 acres are required to undergo a large scale comprehensive plan amendment with the information regarding the change reviewed by seven different agencies. The ordinance and information regarding the proposed change must be reviewed and approved prior to the second reading of the ordinance. It is anticipated that will be scheduled to take place in March 2021.

The City is currently developing a portion of the property for airport accessory uses. An FDOT funded project consisting of construction of a new 24-foot wide roadway and new 25-foot wide taxilane is underway. The taxilane extends west from the existing parallel taxiway toward the new roadway that runs north/south from Cassady St. toward Rose St. ending with a vehicle turnaround area. The project also includes potable water and sanitary sewer infrastructure, and electrical infrastructure. A retention pond and landscaping will be located on Rose Street to create a buffer.

The proposed large scale amendment is consistent with the City's Comprehensive Plan.

Ordinance 2021-B-2 Rezoning. The proposed Rezoning from Agriculture to Airport Zoning is consistent with the City's Comprehensive Plan and Land Development Regulations. AZ permitted uses are:

- A) Administrative offices for businesses primarily engaged in aeronautical activities
- B) Aeronautical dusting and spraying operations
- C) Aeronautical radio and communication facilities
- D) Aeronautical training establishments
- E) Aircraft charter and taxi service
- F) Aircraft sales
- G) Fire stations
- H) Research and Development
- I) Sales of aviation petroleum products utilizing and ramp service

The second reading of Ordinance 2021-B-2 Rezoning will be held in conjunction with the second reading of the Large Scale Comprehensive Plan Amendment, anticipated to be held in March 2021.

STAFF RECOMMENDATIONS:

- 1) Motion to approve Ordinance 2021-B Annexation, first reading.
- 2) Motion to approve Ordinance 2021-B-1 Large Scale Comprehensive Plan Amendment Lake County Urban Low to Transportation/Aviation, first reading.
- 3) Motion to approve Ordinance 2021-B-2 Rezoning from Agriculture to Airport Zoning, first reading.

FISCAL IMPACTS: N/A

COUNCIL ACTION:

January 5, 2021 meeting:

MOTION by Butler; SECOND by Nichols; to table Ordinance 2021-B, Annexation, to January 19th. Motion carried.

MOTION by Adams; SECOND by Butler; to table Ordinance 2021-B-1, Large Scale Comprehensive Plan and Ordinance 2021-B-2 first reading until the next meeting, January 19th. Motion carried.

Reviewed by City Attorney Yes No N/A

Reviewed by City Engineer Yes No N/A

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

ANNEXATION, LSCPA, AND REZONING

Owner: City of Umatilla

General Location: North of Rose Street and West of Skyline Drive

Number of Acres: 21.58 ± acres

Existing Zoning: Agriculture (Ag)

Proposed Zoning: Airport Zoning (AZ)

Existing Land Use: Lake County Urban Low

Proposed Land Use: Transportation/Aviation

Date: November 12, 2020

Description of Project

The owner is seeking annexation, large scale comprehensive plan amendment, and Airport Zoning (AZ) approval. The subject property consists of two parcels which total 21.58 acres. The existing property was formerly utilized as a grove. The City plans on utilizing the property for airport accessory uses such as, but not limited to, hangars, and access consistent with the Airport Master Plan.

| | Surrounding Zoning | Surrounding Land Use |
|--------------|---------------------------|---------------------------------------------------------|
| North | City AZ | Transportation/Aviation and County Urban Low |
| South | City | Residential SF Low Density and County Urban Low |
| East | County C-2 | Transportation/Aviation and General Commercial |
| West | City | City Residential SF Medium Density and County Urban Low |

Assessment

Annexation

The City limits are adjacent to the northern, eastern and western property boundaries; therefore the site is eligible for annexation.

Comprehensive Plan Amendment

The proposed comprehensive plan amendment is from Lake County Urban Low Density (4 units/acre) to City of Umatilla Transportation/Aviation (100 based aircraft and 4 units/acre). A concurrency analysis was conducted based on maximum development and is included in the attached executive summary. Results of the analysis indicate that there will be no change to schools, a slight (de minimus) increase in traffic and no adverse impacts to the level of service standards for water, sewer, and solid waste. The site does not contain wetlands or waterbodies and is not located within 100 year flood zone. The environmental assessment conducted indicated the presence of gopher tortoise burrows and offers habitat for other listed/protected species. Prior to development, an environmental assessment and regulatory permitting will be required.

Rezoning

The proposed rezoning to City Airport Zoning is consistent with the City's comprehensive plan and land development regulations. AZ permitted uses are as follows:

- Administrative offices for businesses primarily engaged in aeronautical activities
- Aeronautical dusting and spraying operations
- Aeronautical radio and communication facilities
- Aeronautical training establishments
- Aircraft charter and taxi service
- Aircraft sales
- Fire stations
- Research and Development
- Sales of aviation petroleum products utilizing and ramp service

Recommendation

Annexation

It is recommended that the proposed annexation be approved.

Comp Plan Amendment

It is recommended that the proposed comprehensive plan amendment be approved and the amendment meets the following FLU policies, among others:

Policy 1-2.1.1 (18): Land Use Designations, and Maximum Intensity and Density

Transportation/Aviation – Maximum intensity standard is 100 based aircraft. Allowable uses are airport facilities and ancillary uses. Residential dwelling units may be permitted, not to exceed 4 units per acre. Residential units must support the Umatilla Municipal Airport.

Policy 1-1.10.2: Promote Orderly, Compact Growth.

Land use patterns delineated on the Future Land Use Map shall promote orderly, compact growth. The City shall encourage growth and development in existing developed areas where public facilities and services are presently in place and in those areas where public facilities can provide the most efficient service. Land shall not be designated for growth and development if abundant undeveloped land is already present within developed areas served by facilities and services.

Airport

Policy 10-1.1.2: Land Use in Umatilla.

The city assures that compatible development is located in areas adjacent to the airport by designating the appropriate density/intensity land uses in the airport vicinity. The land development regulations and restrictions address controlling the height of natural growth and development adjacent to the airport.

Policy 10-1.3.1: Coordination with Comprehensive Planning

The City of Umatilla shall coordinate its comprehensive planning process, including subsequent amendments to the Comprehensive Plan, with the adopted airport master plan and future updates for Umatilla Municipal Airport in order to achieve environmentally and economically sound development of aviation facilities, and to provide adequate capacity for existing and future demand for aviation facilities and services consistent with the master plan.

Rezoning

Staff recommends approval of the rezoning.



**LARGE SCALE COMPREHENSIVE PLAN AMENDMENT
NOVEMBER 2020**

Prepared By:

LPG Urban & Regional Planners, Inc.
1162 Camp Avenue
Mt. Dora, Florida 32757
(352) 385-1940

**City of Umatilla
Airport Property
Large Scale Comprehensive Plan Amendment**

Executive Summary

The proposed large scale comprehensive plan map amendment consists of 21.58 ± acres and is located north of Rose Street and west of Skyline Drive (Figures 1 and 2). The subject site was annexed into the City of Umatilla and is considered infill development.

The site is designated as Urban Low Density (4 units/acre) on the Lake County Future Land Use Map (Figure 3). It is proposed to designate the entire site as Transportation/Aviation (100 based aircraft) on the City's future land use map (Figure 4). For purposes of the comprehensive plan amendment, a maximum development scenario was analyzed. Under the Lake County Urban Low Density (4 units/acre) future land use the property could have been developed at a maximum scenario of eighty-six (86) residential units (Table 1). Under the city's proposed Transportation/Aviation (100 based aircraft) land use results in a maximum of one hundred (100) based aircraft and eighty-six (86) residential units (FLU Policy 1-2.1.1 (18) allows for a maximum residential density of 4 units/acre for residential uses associated with the airport). The amendment would result in no net change of residential units. It should be noted that the adopted Land Development Regulations require a conditional use permit for any proposed residential units associated with the airport and would need to be in compliance with FAA regulations. In addition, the City proposes using the site for general support uses, hangers, and access points.

School Impact Analysis

The amendment results in no net change in students generated based on residential density.

Existing County Land Use Residential Units: 86 SF units

Maximum Transportation/Aviation Residential Units: 86 SF units

The anticipated number of students generated by the existing land use is shown in Table 2.

**TABLE 2
STUDENTS GENERATED BASED ON EXISTING DEVELOPMENT**

| Lake County Student Generation Rates | |
|---------------------------------------------|---------------------------------------|
| Single Family | |
| Type | Student Multipliers per Dwelling Unit |
| High School | 0.114 |
| Middle School | 0.079 |
| Elementary School | 0.157 |
| Total | 0.350 |

| SCHOOL | SF Units | STUDENT GENERATION RATE | STUDENTS GENERATED | MF UNITS | STUDENT GENERATION RATE | STUDENTS GENERATED | GRAND TOTAL |
|--------------------|----------|-------------------------|--------------------|----------|-------------------------|--------------------|-------------|
| ELEMENTARY | 86 | 0.157 | 14 | 0 | 0.143 | 0 | 14 |
| MIDDLE | 86 | 0.079 | 7 | 0 | 0.063 | 0 | 7 |
| HIGH | 86 | 0.114 | 10 | 0 | 0.077 | 0 | 10 |
| GRAND TOTAL | | | | | | | 31 |

The anticipated number of students generated by the proposed land use is shown in Table 3.

**TABLE 3
STUDENTS GENERATED BASED ON PROPOSED AMENDMENT**

| SCHOOL | SF Units | STUDENT GENERATION RATE | STUDENTS GENERATED | MF UNITS | STUDENT GENERATION RATE | STUDENTS GENERATED | GRAND TOTAL |
|--------------------|----------|-------------------------|--------------------|----------|-------------------------|--------------------|-------------|
| ELEMENTARY | 86 | 0.157 | 14 | 0 | 0.143 | 0 | 14 |
| MIDDLE | 86 | 0.079 | 7 | 0 | 0.063 | 0 | 7 |
| HIGH | 86 | 0.114 | 10 | 0 | 0.077 | 0 | 10 |
| GRAND TOTAL | | | | | | | 31 |

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 density land use and the City's Level of Service (LOS) standards. The analysis concludes that the proposed amendment will not cause a deficiency and the City will have a remaining available capacity of .174 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 density land use and the City's Level of Service (LOS) standards. The analysis concludes that the proposed amendment will not cause a deficiency and the City will have a remaining capacity of 0.083 MGD.

Solid Waste Analysis

The LOS for solid waste is 5 lbs per day per capita. The estimated population based on 2.29 pph is 197 residents. The proposed land use will produce 985 pounds of solid waste per day. The proposed amendment will not cause a deficiency in the LOS.

Transportation Impact Analysis

The proposed amendment results in a de minimus impact to the potential traffic generated based on maximum development analysis as outlined in the table below. It should be noted that the City currently employees one part time employee to manage the day to day operations at the airport. It is anticipated that in the future one full time employee will be needed as the airport uses are expanded pursuant to the City's Airport Master Plan.

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 | 86 | 210 | 905 | 88 | 55 | 35 |
| General Aviation Airport | 1 employee | 022 | 15 | 2 | 1 | 1 |
| TOTAL GROSS TRIPS (PROPOSED) | | | 920 | 90 | 56 | 36 |

Existing Land Use Program

| Land Use | Size/Unit | ITE Code | Daily Trips | PM Peak Hour Trips | PM Trips Enter | PM Trips Exit |
|-------------------------------------|-----------|----------|-------------|--------------------|----------------|---------------|
| Single Family | 86 units | 210 | 905 | 88 | 55 | 35 |
| TOTAL GROSS TRIPS (EXISTING) | | | 905 | 88 | 55 | 35 |

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) | 2 | 1 | 1 |

Environmental Analysis

An environmental analysis was conducted on the subject property by GAI Consultants, Inc. (Appendix A). It should be noted that the analysis includes additional property that is not part of the subject amendment. The subject site contains no wetlands, waterbodies or 100 year flood areas and is currently an inactive grove (Figures 4, 5, and 6). Results of the assessment indicate the presence of gopher tortoise burrows. Prior to development additional surveys for listed/protected species will be required and appropriate permits will be secured.

Comprehensive Plan Compliance

The proposed amendment is in compliance with the following policies (among others) of the City of Umatilla Comprehensive Plan. The amendment will further the City's goals in the long term planning consistent with the airport master plan.

Future Land Use

Policy 1-2.1.1 (18): Land Use Designations, and Maximum Intensity and Density

Transportation/Aviation – Maximum intensity standard is 100 based aircraft. Allowable uses are airport facilities and ancillary uses. Residential dwelling units may be permitted, not to exceed 4 units per acre. Residential units must support the Umatilla Municipal Airport.

Policy 1-1.10.2: Promote Orderly, Compact Growth.

Land use patterns delineated on the Future Land Use Map shall promote orderly, compact growth. The City shall encourage growth and development in existing developed areas where public facilities and services are presently in place and in those areas where public facilities can provide the most efficient service. Land shall not be designated for growth and development if abundant undeveloped land is already present within developed areas served by facilities and services.

Airport

Policy 10-1.1.2: Land Use in Umatilla.

The city assures that compatible development is located in areas adjacent to the airport by designating the appropriate density/intensity land uses in the airport vicinity. The land development regulations and restrictions address controlling the height of natural growth and development adjacent to the airport.

Policy 10-1.3.1: Coordination with Comprehensive Planning

The City of Umatilla shall coordinate its comprehensive planning process, including subsequent amendments to the Comprehensive Plan, with the adopted airport master plan and future updates for Umatilla Municipal Airport in order to achieve environmentally and economically sound development of aviation facilities, and to provide adequate capacity for existing and future demand for aviation facilities and services consistent with the master plan.

Table 1 – Maximum Development Analysis

| Ordinance # | Acres | Existing Land Use | Existing Intensity of Development | Proposed City Land Use | Proposed Maximum Development | Net Change in Development Potential |
|--------------|--------------|------------------------------------|-----------------------------------|-------------------------------------------------------------------|------------------------------|-------------------------------------|
| *2020- | 21.58 | County Urban Low (4 units/acre) | 86 SF Units | Transportation/Aviation (100 based aircraft) (4 units/acre) | 86 SF units | 0 |
| TOTAL | 21.58 | | 86 SF Units | | 86 SF Units | 0 |

* Annexation Ordinance No

Existing Lake County Urban Low - Max. Density- 4 units/net acre per FLU Policy 1-1.3.2

Proposed City Transportation/Aviation – Max. Intensity –100 based aircraft. Residential units may be allowed up to 4 units/acre per FLU Policy 1-2.1.1(18).

Table 4 – Water Analysis

| Ordinance # | Acres | Existing County Land Use | Proposed City Land Use | Maximum Development | Water Demand (gross) (mgpd) | Capacity or Deficit (mgpd) |
|-------------------------------------|-------|---------------------------------|-------------------------------------------------------------|---------------------|-----------------------------|----------------------------|
| City of Umatilla Permitted Capacity | | | | | | .653 |
| City of Umatilla Current Capacity | | | | | | .204 |
| *2020- | 21.58 | County Urban Low (4 units/acre) | Transportation/Aviation (100 based aircraft) (4 units/acre) | 86 units | 0.03 | .174 |

* Annexation Ordinance No

Projected population – 197 (86 x 2.29 pph)
 Estimated water demand based on PF Policy 4-1.10.1 of LOS of 150 gpdpc

Table 5 – 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 Permitted Capacity | | | | | | 0.300 |
| City of Umatilla Current Capacity | | | | | | 0.102 |
| *2020 | 21.58 | County Urban Low (4 units/acre) | Transportation/Aviation (100 based aircraft) (4 units/acre) | 86 units | 0.0197 | 0.083 |

* Annexation Ordinance No

Projected population – 197 (86 x 2.29 pph)

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

Figure 1

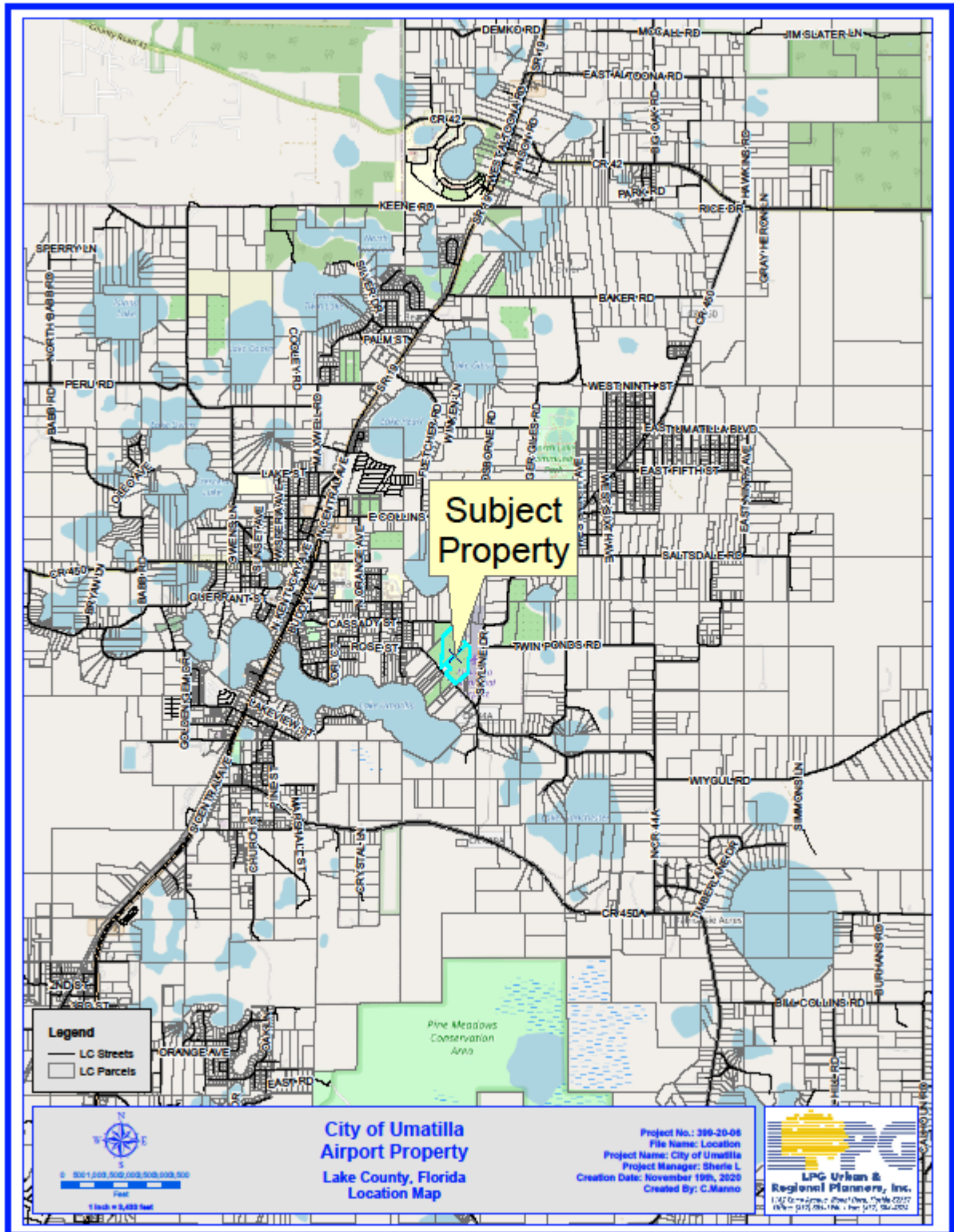


Figure 2



Figure 4

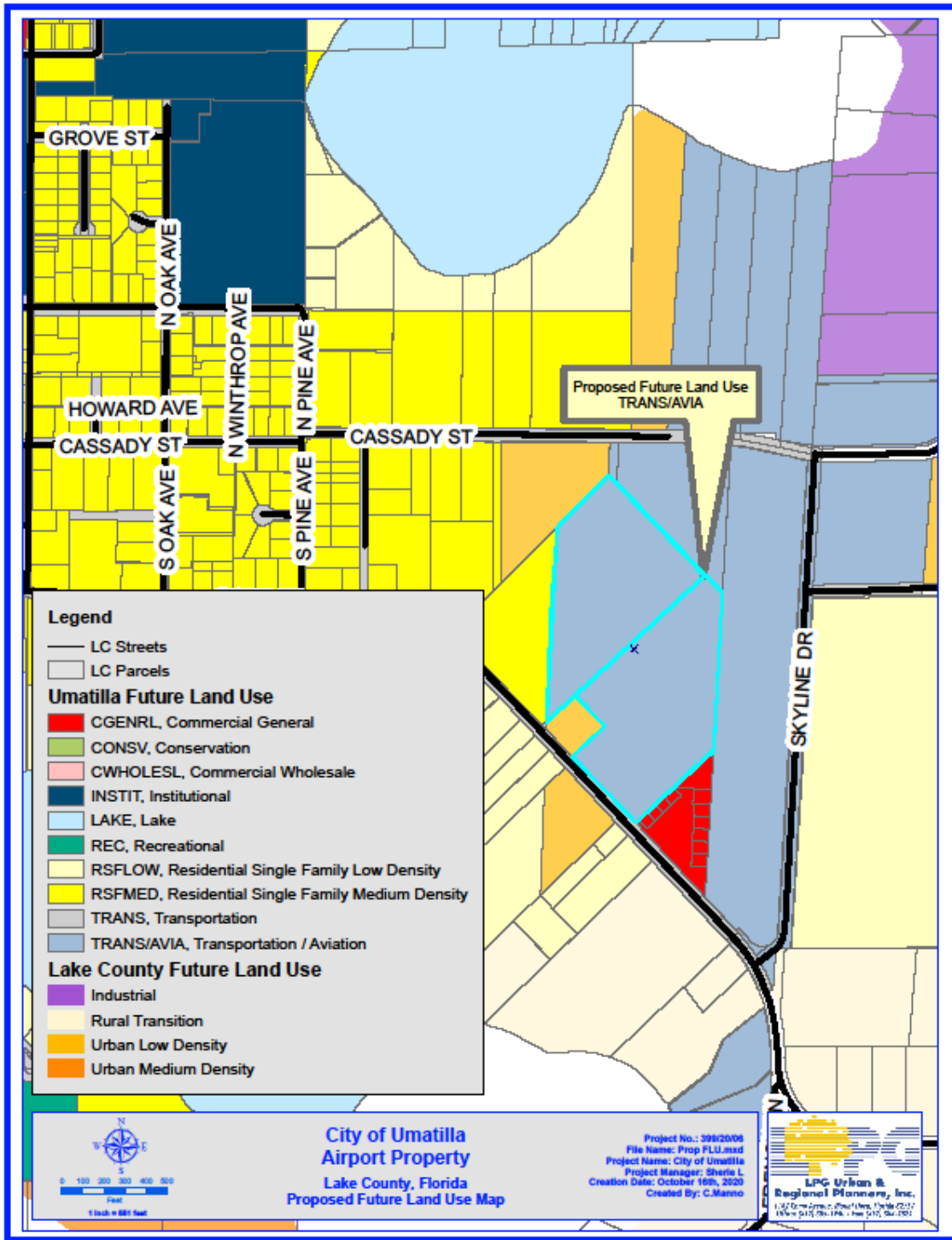


Figure 5

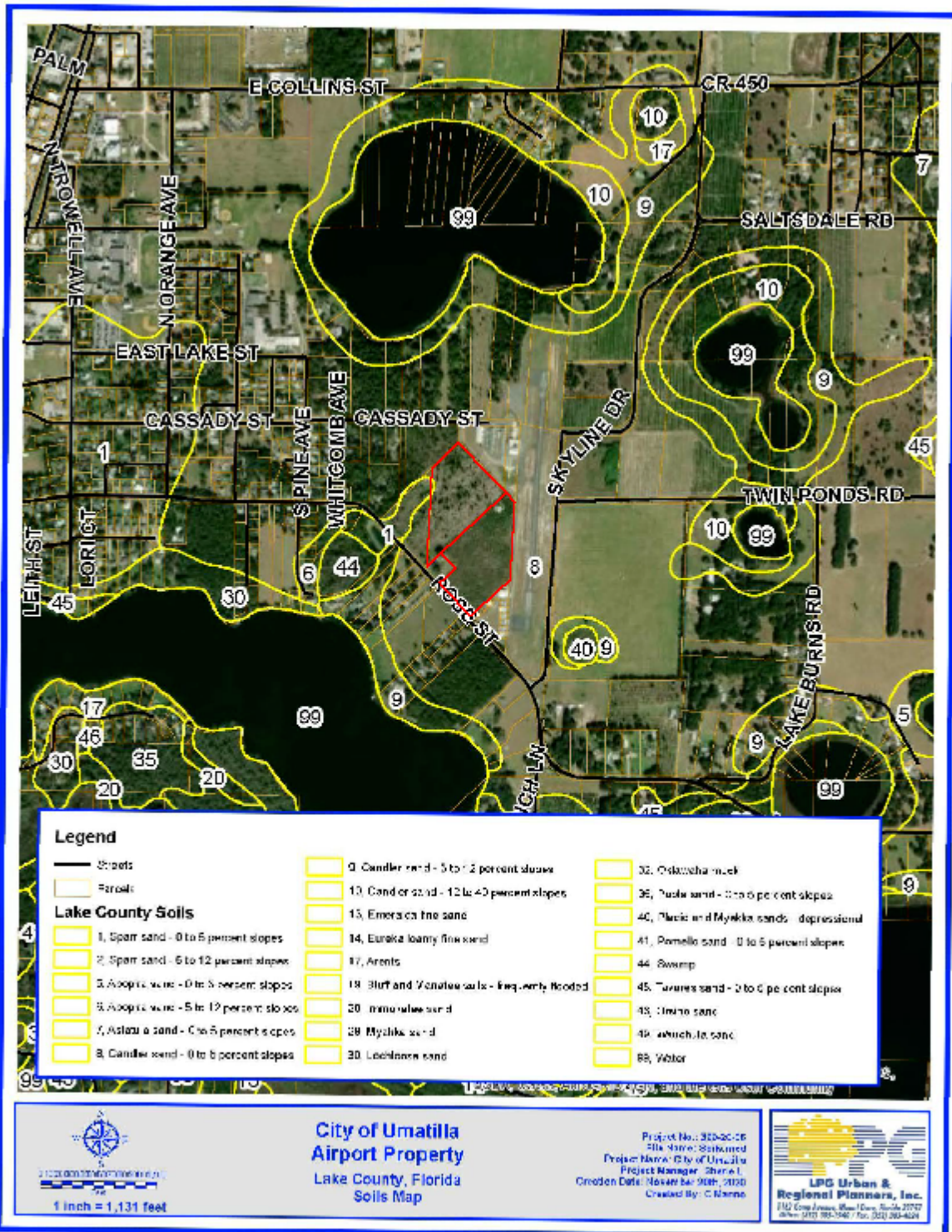
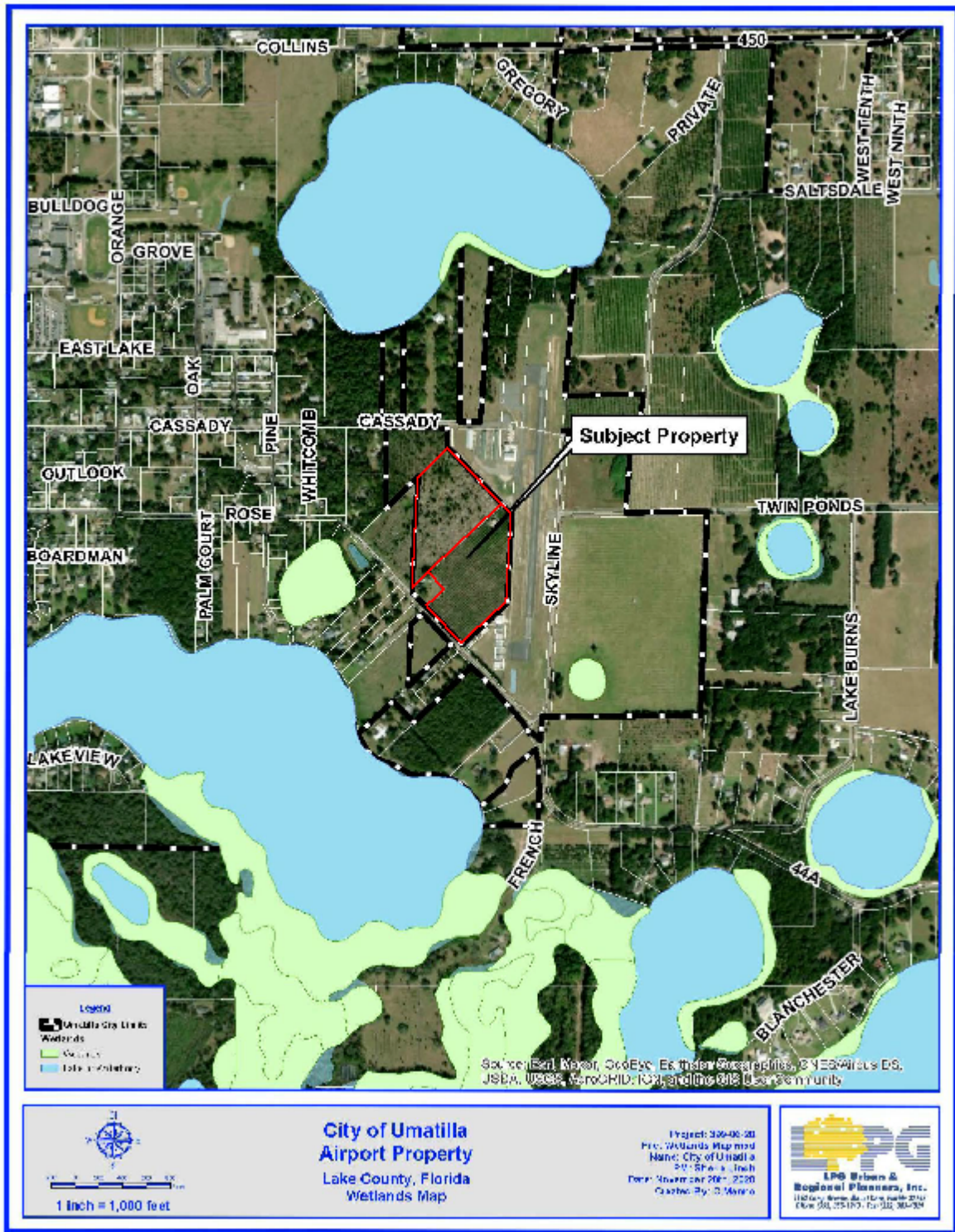


Figure 6



45 **Section 4.** The property annexed in this Ordinance is subject to the Land Use Plan of the Lake
46 County Comprehensive Plan and county zoning regulations until the City adopts the
47 Comprehensive Plan Amendment to include the property annexed in the City Comprehensive
48 Plan.
49

50 **Section 5. Utilities.** The property is located within the City's Chapter 180, Florida Statutes,
51 Utility District. The owner hereby agrees that the City shall be the sole provider of water and
52 wastewater services to the property subject to this Ordinance when such services become
53 available subject to the rules and regulations established by State and Federal regulatory
54 agencies, and applicable City ordinances, policies, and procedures. For the purposes of this
55 Section 5, 'available' shall mean when the City's potable water system comes within 300' of the
56 private water system or any of the central lines of such private system and when the City's
57 wastewater system comes within 1,000' of the private treatment system or any central lines of
58 such private system. Distances shall be measured as a curb line distance within the right of way
59 or the centerline distance within an easement. The owner further agrees that when the City
60 provides notice that such utilities are available; the owner shall connect to the applicable system
61 within 12 months of the date of the City's written notice.
62

63 **Section 6.**
64 This Ordinance shall become effective immediately upon passage by the City Council of the City
65 of Umatilla.
66
67

68 **PASSED AND ORDAINED** in regular session of the City Council of the City of Umatilla, Lake County,
69 Florida, this _____ day of _____, 2021.
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72 _____
73 Kent Adcock, Mayor
74 City of Umatilla, Florida
75

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77 ATTEST:
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80 _____
81 Karen H. Howard, MMC
82 City Clerk
83

Approved as to Form:

Kevin Stone
City Attorney

84
85 Passed First Reading _____
86 Passed Second Reading _____
87 (SEAL)
88

“EXHIBIT A”

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That part of Lot 5, lying outside the City limits of Umatilla, Florida, and the West ½ of Lot 6, Whitcomb’s Subdivision, according to the plat thereof recorded in Plat Book 1, Page 74, public records of Lake County, Florida.

AND

Lot 7 in Whitcomb’s Subdivision in Lake County, Florida, according to the plat thereof as recorded in Plat Book 1, page 74, Public Records of Lake County, Florida, less that part thereof lying within the City of Umatilla Airport (for reference see Deed Book 267, page 197, Public Records of Lake County, Florida) and less that part thereof lying within 33 feet of the centerline of State Road S-44-A (for reference see Deed Book 333, page 457, Public Records of Lake County, Florida).

AND

The Southeasterly ½ of Lot 6 in Whitcomb’s Subdivision in Lake County, Florida, according to the plat thereof as recorded in Plat Book 1, page 74, Public Records of Lake County, Florida, described as follows: Begin at the most Southerly corner of said Lot 6 and run Northwesterly along the Southwesterly line of said Lot 6 a distance of 204.60 feet, more or less, to a point Midway between said Southerly corner and the most Westerly corner of said Lot 6, thence run Northeasterly in a straight line to a point on the Northeasterly line of said Lot 6 midway between the most Easterly corner and the most Northerly corner of said Lot 6, thence run Southeasterly along said Northeasterly line to the most Easterly corner of said Lot 6, thence run Southwesterly along the Southeasterly line of said Lot 6 to the point of beginning; less the right of way of S.R. S-44-A. Also less the following; Begin at the most Westerly corner of the above described parcel, at a point on the Northeasterly right of way line of S.R. S-44-A midway between the Southeasterly and Northwesterly lines of said Lot 6, run thence Northeasterly a distance of 212.90 feet (along a line which if extended Northeasterly would terminate at a point midway between the most Easterly and most Northerly corners of said Lot 6), thence run Southeasterly and parallel with said Northeasterly right of way line of S.R. S-44-A to a point on the Southeasterly line of said Lot 6, thence run Southwesterly along said Southeasterly line a distance of 212.90 feet to said Northeasterly right of way line, thence run Northwesterly along said Northeasterly right of way line to the point of beginning.

1
2
3 **ORDINANCE 2021 – B - 1**

4 **AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, PURSUANT TO THE**
5 **PROVISIONS OF FLORIDA STATUTE 163.3184(2)(a); AMENDING THE LAND USE DESIGNATION OF 21.58±**
6 **ACRES OF LAND DESIGNATED LAKE COUNTY URBAN LOW DENSITY TO TRANSPORTATION/AVIATION IN**
7 **THE CITY OF UMATILLA FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY CITY OF UMATILLA;**
8 **DIRECTING THE CITY MANAGER TO TRANSMIT THE AMENDMENT TO THE APPROPRIATE**
9 **GOVERNMENTAL AGENCIES PURSUANT TO CHAPTER 163, FLORIDA STATUTES; AUTHORIZING THE CITY**
10 **MANAGER TO AMEND SAID COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; REPEALING ALL**
11 **ORDINANCES IN CONFLICT HERewith; PROVIDING FOR AN EFFECTIVE DATE.**

12 **WHEREAS**, a petition has been received from the City of Umatilla as Owner, requesting that real
13 property within the city limits of the City of Umatilla be assigned a land use designation from Lake County
14 Urban Low Density to City Transportation/Aviation under the Comprehensive Plan for the City of Umatilla;

15
16 **WHEREAS**, the amendment would facilitate airport development and is in compliance with the
17 policies of the City’s comprehensive plan; and

18
19 **WHEREAS**, the required notice of the proposed large scale comprehensive plan amendment has
20 been properly published as required by Chapter 163, Florida Statutes; and

21
22 **WHEREAS**, the Local Planning Agency for the City of Umatilla has reviewed the proposed
23 amendment to the Comprehensive Plan and have made recommendations to the City Council of the City
24 of Umatilla.

25
26 **WHEREAS**, the City Council reviewed said petition, the recommendations of the Land Planning
27 Agency, staff report and any comments, favorable or unfavorable, from the public and surrounding
28 property owners at a public hearing duly advertised;

29
30 **WHEREAS**, the City has held such public hearings and the records of the City provide that the
31 owners of the land affected have been notified as required by law; and,

32
33 **NOW, THEREFORE, BE IT ORDAINED** BY THE CITY COUNCIL OF UMATILLA, FLORIDA, AS FOLLOWS:

34
35 **Section 1: Purpose and Intent.**

36 That the land use classification of the following described property, being situated in the City of Umatilla,
37 Florida, shall hereafter be designated from Lake County Urban Low Density to City
38 Transportation/Aviation, as defined in the Umatilla Comprehensive Plan and as depicted on the map
39 attached hereto as “Exhibit A” and incorporated by reference.

40
41 **LEGAL DESCRIPTION:** See Exhibit “B”

42
43 **Parcel Alternate Key No. 1040299 and 1823145**

- 44
45 A. That a copy of said Land Use Plan Amendment is filed in the office of the City Manager of
46 the City of Umatilla as a matter of permanent record of the City, and that matters and
47 contents therein are made a part of this ordinance by reference as fully and completely as

48 if set forth herein, and such copy shall remain on file in said office available for public
49 inspection.

50
51 B. That the City Manager, after passage of this Ordinance, is hereby directed to indicate the
52 changes adopted in this Ordinance and to reflect the same on the Comprehensive Land
53 Use Plan Map of the City of Umatilla.

54
55 **Section 2: Severability.**

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

59
60 **Section 3: Effective Date.**

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

65
66 **PASSED AND ORDAINED** in regular session of the City Council of the City of Umatilla, Lake County,
67 Florida, this _____ day of _____, 2021.

68
69
70 _____
71 Kent Adcock, Mayor
72 City of Umatilla, Florida

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74
75 ATTEST:

Approved as to Form:

76
77
78 _____
79 Karen H. Howard, MMC
80 City Clerk

Kevin Stone
City Attorney

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

Ordinance 2021-B-1
Exhibit A

GROVE ST

N OAK AVE

N WINTHROP AVE

N PINE AVE

HOWARD AVE

CASSADY ST

CASSADY ST

S OAK AVE

S PINE AVE

Proposed Future Land Use
TRANS/AVIA

SKYLINE DR

Legend

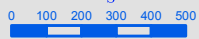
- LC Streets
- LC Parcels

Umatilla Future Land Use

- CGENRL, Commercial General
- CONSV, Conservation
- CWHOLESL, Commercial Wholesale
- INSTIT, Institutional
- LAKE, Lake
- REC, Recreational
- RSFLOW, Residential Single Family Low Density
- RSFMED, Residential Single Family Medium Density
- TRANS, Transportation
- TRANS/AVIA, Transportation / Aviation

Lake County Future Land Use

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



1 inch = 551 feet

**City of Umatilla
Airport Property**

Lake County, Florida
Proposed Future Land Use Map

Project No.: 399/20/06
File Name: Prop FLU.mxd
Project Name: City of Umatilla
Project Manager: Sherie L
Creation Date: October 16th, 2020
Created By: C.Manno



‘EXHIBIT B’
LEGAL DESCRIPTION

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That part of Lot 5, lying outside the City limits of Umatilla, Florida, and the West ½ of Lot 6, Whitcomb’s Subdivision, according to the plat thereof recorded in Plat Book 1, Page 74, public records of Lake County, Florida.

Lot 7 in Whitcomb’s Subdivision in Lake County, Florida, according to the plat thereof as recorded in Plat Book 1, page 74, Public Records of Lake County, Florida, less that part thereof lying within the City of Umatilla Airport (for reference see Deed Book 267, page 197, Public Records of Lake County, Florida) and less that part thereof lying within 33 feet of the centerline of State Road S-44-A (for reference see Deed Book 333, page 457, Public Records of Lake County, Florida).

AND

The Southeasterly ½ of Lot 6 in Whitcomb’s Subdivision in Lake County, Florida, according to the plat thereof as recorded in Plat Book 1, page 74, Public Records of Lake County, Florida, described as follows: Begin at the most Southerly corner of said Lot 6 and run Northwesterly along the Southwesterly line of said Lot 6 a distance of 204.60 feet, more or less, to a point Midway between said Southerly corner and the most Westerly corner of said Lot 6, thence run Northeasterly in a straight line to a point on the Northeasterly line of said Lot 6 midway between the most Easterly corner and the most Northerly corner of said Lot 6, thence run Southeasterly along said Northeasterly line to the most Easterly corner of said Lot 6, thence run Southwesterly along the Southeasterly line of said Lot 6 to the point of beginning; less the right of way of S.R. S-44-A. Also less the following; Begin at the most Westerly corner of the above described parcel, at a point on the Northeasterly right of way line of S.R. S-44-A midway between the Southeasterly and Northwesterly lines of said Lot 6, run thence Northeasterly a distance of 212.90 feet (along a line which if extended Northeasterly would terminate at a point midway between the most Easterly and most Northerly corners of said Lot 6), thence run Southeasterly and parallel with said Northeasterly right of way line of S.R. S-44-A to a point on the Southeasterly line of said Lot 6, thence run Southwesterly along said Southeasterly line a distance of 212.90 feet to said Northeasterly right of way line, thence run Northwesterly along said Northeasterly right of way line to the point of beginning.

1
2
3 **ORDINANCE 2021 – B - 2**

4 **AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA,**
5 **RECLASSIFYING 21.58 ± ACRES OF LAND ZONED LAKE COUNTY RURAL RESIDENTIAL (R-1) AND**
6 **AGRICULTURE (A) TO THE DESIGNATION OF CITY AIRPORT ZONING (AZ) IN THE CITY OF**
7 **UMATILLA FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY CITY OF UMATILLA, LOCATED**
8 **NORTH OF ROSE STREET AND WEST OF SKYLINE DRIVE; DIRECTING THE CITY MANAGER TO**
9 **PROVIDE CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL TO THE CLERK OF THE**
10 **CIRCUIT COURT, THE LAKE COUNTY MANAGER AND THE SECRETARY OF STATE OF THE STATE OF**
11 **FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.**

12 **WHEREAS,** a petition has been submitted by City of Umatilla as Owner, to rezone
13 approximately 21.58 acres of land from Lake County Rural Residential (R-1) and Agriculture (A) to
14 City of Umatilla Airport Zoning (AZ);

15
16 **WHEREAS,** the Petition bears the signature of all required parties; and

17
18 **WHEREAS,** the required notice of the proposed rezoning has been properly published;

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

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

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

29
30 **Section 1: Purpose and Intent.**

31 That the zoning classification of the following described property, being situated in the City of
32 Umatilla, Florida, shall hereafter be designated as Airport Zoning (AZ) as defined in the Umatilla
33 Land Development Regulations and as depicted on the map attached hereto as Exhibit “A” and
34 incorporated herein by reference.

35
36 **LEGAL DESCRIPTION:** See Exhibit “B”

37
38 **Alternate Key # 1040299 and 1823145**

39
40 **Section 2: Zoning Classification.**

41 That the property shall be designated as AZ, Airport Zoning, in accordance with Chapter 6, Section
42 2(p) of the Land Development Regulations of the City of Umatilla, Florida.

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

47
48 **Section 4: Severability.**
49 If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to
50 be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this
51 Ordinance shall remain in full force and effect.

52
53 **Section 5: Effective Date.**
54 This Ordinance shall become effective immediately upon passage by the City Council of the City
55 of Umatilla.

56
57
58 **PASSED AND ORDAINED** in regular session of the City Council of the City of Umatilla, Lake County,
59 Florida, this _____ day of _____, 2021.

60
61
62 _____
63 Kent Adcock, Mayor
64 City of Umatilla, Florida

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67 ATTEST:
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69
70 _____
71 Karen H. Howard, MMC
72 City Clerk

Approved as to Form:

Kevin Stone
City Attorney

Passed First Reading _____
Passed Second Reading _____
(SEAL)

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E COLLINS ST

GREGORY DR

PRIVATE DR

SALTSDALE RD

Ordinance 2021-B-2
Exhibit A

N ORANGE AVE

GROVE ST

N OAK AVE

EAST LAKE ST

N WINTHROP AVE

HOWARD AVE

N PINE AVE

CASSADY ST

WHITCOMB AVE

CASSADY ST

S ORANGE AVE

S OAK AVE

S PINE AVE

Proposed Zoning
Airport Zoning

TWIN PONDS RD

Legend

— LC Streets

■ Subject_Property

Umatilla Zoning

■ AR-1 -- Agriculture Residential

■ R-3 -- Low Density Residential

■ R-5 -- Single Family Medium Density Residential

■ MF-8 -- Multi-Family Medium Density Residential

■ MF-12 -- Multi-Family High Density Residential

■ UR-5 -- Urban Residential District

■ MHRP-8 -- Mobile Home Rental Park

■ MHS-8 -- Manufactured Home Subdivision

■ PUD -- Planned Unit Development

■ RP -- Residential Professional

■ AZ -- Airport Zoning

■ PFD -- Public Facilities District

■ C-1 -- Neighborhood Commercial

■ C-2 -- General Commercial & Warehouse

■ TC-12 -- Tourist Commercial

■ LM -- Light Manufacturing

■ R/W -- Right of Way

■ LAKE -- Lake

■ LC Parcels

Lake County Zoning

■ "A" Agriculture District

■ "R-1" Rural Residential

■ "R-6" Urban Residential District

ROSE ST

SKYLINE DR

FRENCH LN

N CR 44A



1 inch = 824 feet

**City of Umatilla
Airport Property
Lake County, Florida
Proposed Zoning Map**

Project No.: 399-20-06
File Name: Prop Zoning.mxd
Project Name: Airport Property
Project Manager: Sherie L
Creation Date: October 16th, 2020
Created By: C.Manno



‘EXHIBIT B’
LEGAL DESCRIPTION

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That part of Lot 5, lying outside the City limits of Umatilla, Florida, and the West ½ of Lot 6, Whitcomb’s Subdivision, according to the plat thereof recorded in Plat Book 1, Page 74, public records of Lake County, Florida.

AND

Lot 7 in Whitcomb’s Subdivision in Lake County, Florida, according to the plat thereof as recorded in Plat Book 1, page 74, Public Records of Lake County, Florida, less that part thereof lying within the City of Umatilla Airport (for reference see Deed Book 267, page 197, Public Records of Lake County, Florida) and less that part thereof lying within 33 feet of the centerline of State Road S-44-A (for reference see Deed Book 333, page 457, Public Records of Lake County, Florida).

AND

The Southeasterly ½ of Lot 6 in Whitcomb’s Subdivision in Lake County, Florida, according to the plat thereof as recorded in Plat Book 1, page 74, Public Records of Lake County, Florida, described as follows: Begin at the most Southerly corner of said Lot 6 and run Northwesterly along the Southwesterly line of said Lot 6 a distance of 204.60 feet, more or less, to a point Midway between said Southerly corner and the most Westerly corner of said Lot 6, thence run Northeasterly in a straight line to a point on the Northeasterly line of said Lot 6 midway between the most Easterly corner and the most Northerly corner of said Lot 6, thence run Southeasterly along the Southeasterly line of said Lot 6 to the point of beginning; less the right of way of S.R. S-44-A. Also less the following; Begin at the most Westerly corner of the above described parcel, at a point on the Northeasterly right of way line of S.R. S-44-A midway between the Southeasterly and Northwesterly lines of Lot 6, run thence Northeasterly a distance of 212.90 feet (along a line which if extended Northeasterly would terminate at a point midway between the most Easterly and most Northerly corners of Lot 6), thence Southeasterly and parallel with said Northeasterly right of way line of S.R. S-44-A to a point on the Southeasterly line of said Lot 6, thence run Southwesterly along said Southeasterly line a distance of 212.90 feet to said Northeasterly right of way line, thence run Northwesterly along said Northeasterly right of way line to the point of beginning.

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

DATE: January 13, 2021

MEETING DATE: January 19, 2021

SUBJECT: Ordinance 2021-C, Ordinance 2021-C-1, Ordinance 2021-C-2, second reading

ISSUE: Roman: Annexation, Small Scale Comprehensive Plan Amendment, Rezoning

BACKGROUND SUMMARY: Alberto Roman has made application for Annexation, a Small Scale Comprehensive Plan Amendment and Rezoning for a 2.99+/- vacant parcel located West of SR 19 and South of Palm Street.

Ordinance 2021-C Annexation. The city limits are adjacent to the northern and southern property boundaries and the parcel is eligible for annexation.

Ordinance 2021-C-1 Small Scale Comprehensive Plan Amendment. The proposed comprehensive plan amendment is from Lake County Urban Low Density, which allows 4 units per acre to City of Umatilla Single Family Medium Density which allows 5 units per acre. In order to achieve the 5 units/acre, both water and sewer will need to be provided; otherwise, density is limited to 4 units/acre.

The amendment increases the potential residential development from a maximum of 12 units to a maximum of 15 units, an increase of 3 units. An increase in potential traffic and school age children associated (1 additional student) with the amendment are minor. The amendment is consistent with the comprehensive plan.

Ordinance 2021-C-2 Rezoning. The proposed rezoning to City UR-5 is consistent with adjacent properties to the north and south which have residential development. The UR-5 district requires a minimum lot size of 12,000 SF, a minimum lot width of 75' with central water and sewer. If a septic tank is utilized the minimum lot width is 85' with a minimum lot size of 12,500 SF. The minimum living area of each unit is 1,200 SF.

STAFF RECOMMENDATIONS:

- 1) Motion to approve Ordinance 2021-C Annexation of 2.99 acres, second reading.
- 2) Motion to approve Ordinance 2021-C-1 Small Scale Comprehensive Plan Amendment Lake County Urban Low to Single Family Medium Density, second reading.
- 3) Motion to approve Ordinance 2021-C-2 Rezoning from Lake County Medium Residential R-2 and General Commercial C-2 to Umatilla Urban Residential District R-5, second reading.

FISCAL IMPACTS: N/A

COUNCIL ACTION:

January 5, 2021 meeting:

MOTION by Butler; SECOND by Adams; to approve Ordinance 2021-C, Annexation, first reading.

Ayes: Adams, Butler, Nichols, Wright Motion carried.

MOTION by Adams; SECOND by Butler; to approve Ordinance 2021-C-1, Small Scale Comprehensive Plan Amendment Lake County Urban Low to Single Family Medium Density, first reading.

Roll call:

Ayes: Adams, Butler, Nichols, Wright Motion carried.

MOTION by Adams; SECOND by Nichols; to approve Ordinance 2021-C-2, Rezoning from Lake County Medium Residential R-2 and General Commercial C-2 to Umatilla Urban Residential District R-5, first reading. Ayes: Adams, Butler, Nichols, Wright Motion carried.

Reviewed by City Attorney Yes No N/A

Reviewed by City Engineer Yes No N/A

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

ANNEXATION, SSCPA, AND REZONING

Owner: Alberto C. Roman

General Location: West of SR 19 and South of Palm Street

Number of Acres: 2.99 ± acres

Existing Zoning: Lake County Medium Residential (R-3) and General Commercial (C-2)

Proposed Zoning: Urban Residential District (R-5)

Existing Land Use: Lake County Urban Low (4 units/acre)

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

Date: November 16, 2020

Description of Project

The owner is seeking annexation, small scale comprehensive plan amendment, and zoning of Urban Residential District (UR-5). The existing property is vacant.

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

Assessment

Annexation

The city limits are adjacent to the northern and southern property boundary and is eligible for annexation.

Comprehensive Plan Amendment

The proposed comprehensive plan amendment is from Lake County Urban Low (4 units/acre) to City of Umatilla Single Family Medium Density (5 units/acre). In order to achieve the 5 units/acre, both water and sewer will need to be provided; otherwise, density is limited to 4 units/acre.

The amendment increases the potential residential development from a maximum of 12 units to a maximum of 15 units, an increase of 3 units. An increase in potential traffic and school age children associated (1 additional student) with the amendment are minor. The amendment is consistent with the comprehensive plan.

Rezoning

The proposed rezoning to City UR-5 is consistent with the adjacent properties to the north and south which are developed as residential. The minimum living area of each unit requires 1,200 SF. The UR-5 district requires a minimum lot size of 12,000 SF and a minimum lot width of 75' with central water and sewer and 12,500 if utilizing a septic tank with a minimum lot width of 85'.

Recommendation

Annexation

It is recommended that the annexation be approved.

Comp Plan Amendment

It is recommended that the proposed comprehensive plan amendment be approved and the amendment meets the following FLU policies, among others:

Policy 1-1.1.6: Transition of Residential Densities.

The City shall pattern the transition of residential densities on the Future Land Use Map toward higher densities in areas accessible to employment and commercial areas and away from environmentally sensitive areas, while directing lower density residential in areas close to environmentally sensitive or agricultural areas.

Policy 1-1.10.2: Promote Orderly, Compact Growth.

Land use patterns delineated on the Future Land Use Map shall promote orderly, compact growth. The City shall encourage growth and development in existing developed areas where public facilities and services are presently in place and in those areas where public facilities can provide the most efficient service. Land shall not be designated for growth and development if abundant undeveloped land is already present within developed areas served by facilities and services.

Policy 1-2.2.6: Single-Family Medium Density Residential Development.

Development in the Single-Family Low Density category shall be limited to detached single-family dwelling units. Densities cannot exceed 5 dwelling units/acre. Mobile homes, multi-family, industrial or commercial land uses will not be permitted however, a mixed use PUD shall be allowed as outlined in Policy 1-1.11.1 and Public Facilities shall be allowed as outlined in Policy 1-2.1.2.

Rezoning

Staff recommends approval of the rezoning as it is consistent with the comprehensive plan and land development regulations.

ORDINANCE 2021 - C

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 2.99 ± ACRES OF LAND GENERALLY LOCATED WEST OF SR 19 AND SOUTH OF PALM STREET; 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 2.99 acres of land generally located west of SR 19 and south of Palm Street (the "Property") by Alberto C. Roman 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 2.99 acres of land generally located west of SR 19 and south of Palm Street, is hereby incorporated into and made part of the City of Umatilla Florida. The property is more particularly described as follows:

LEGAL DESCRIPTION: BEGIN AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 6, TOWNSHIP 18 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 19, SAID POINT OF BEING A CONCRETE MONUMENT AT THE INTERSECTION BY THE SOUTHERLY RIGHT-OF-WAY LINE OF PALM STREET AND THE AFORESAID NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 19 AS SHOWN ON THE PLOT OF SILVER BEACH HEIGHTS, RECORDED IN PLAT BOOK 2, AT PAGE 5A, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, RUN THENCE NORTH 89° 59' 30" WEST ALONG THE SAID NORTH LINE OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 5 A DISTANCE OF 180.00 FEET, THENCE SOUTH 23° 00' 59" EAST A DISTANCE OF 70.00 FEET, THENCE SOUTH 55° 51' 15" EAST A DISTANCE OF 93.00 FEET TO A POINT OF THE AFORESAID NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 19, THENCE NORTH 32° 58' 40" EAST, ALONG SAID RIGHT-OF-WAY LINE DISTANCE OF 139.00 FEET TO THE POINT OF BEGINNING.

Alternate Key # 1101417 and 1097282

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.

49 If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void,
50 unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall
51 remain in full force and effect.
52

53 **Section 4.** The property annexed in this Ordinance is subject to the Land Use Plan of the Lake County
54 Comprehensive Plan and county zoning regulations until the City adopts the Comprehensive Plan
55 Amendment to include the property annexed in the City Comprehensive Plan.
56

57 **Section 5. Utilities.** The property is located within the City's Chapter 180, Florida Statutes, Utility
58 District. The owner hereby agrees that the City shall be the sole provider of water and wastewater services
59 to the property subject to this Ordinance when such services become available subject to the rules and
60 regulations established by State and Federal regulatory agencies, and applicable City ordinances, policies,
61 and procedures. For the purposes of this Section 5, 'available' shall mean when the City's potable water
62 system comes within 300' of the private water system or any of the central lines of such private system
63 and when the City's wastewater system comes within 1,000' of the private treatment system or any central
64 lines of such private system. Distances shall be measured as a curb line distance within the right of way
65 or the centerline distance within an easement. The owner further agrees that when the City provides
66 notice that such utilities are available; the owner shall connect to the applicable system within 12 months
67 of the date of the City's written notice.
68

69 **Section 6.**
70 This Ordinance shall become effective immediately upon passage by the City Council of the City of
71 Umatilla.
72

73
74 **PASSED AND ORDAINED** in regular session of the City Council of the City of Umatilla, Lake County, Florida,
75 this 19th day of January, 2021.
76

77
78 _____
79 Kent Adcock, Mayor
80 City of Umatilla, Florida
81

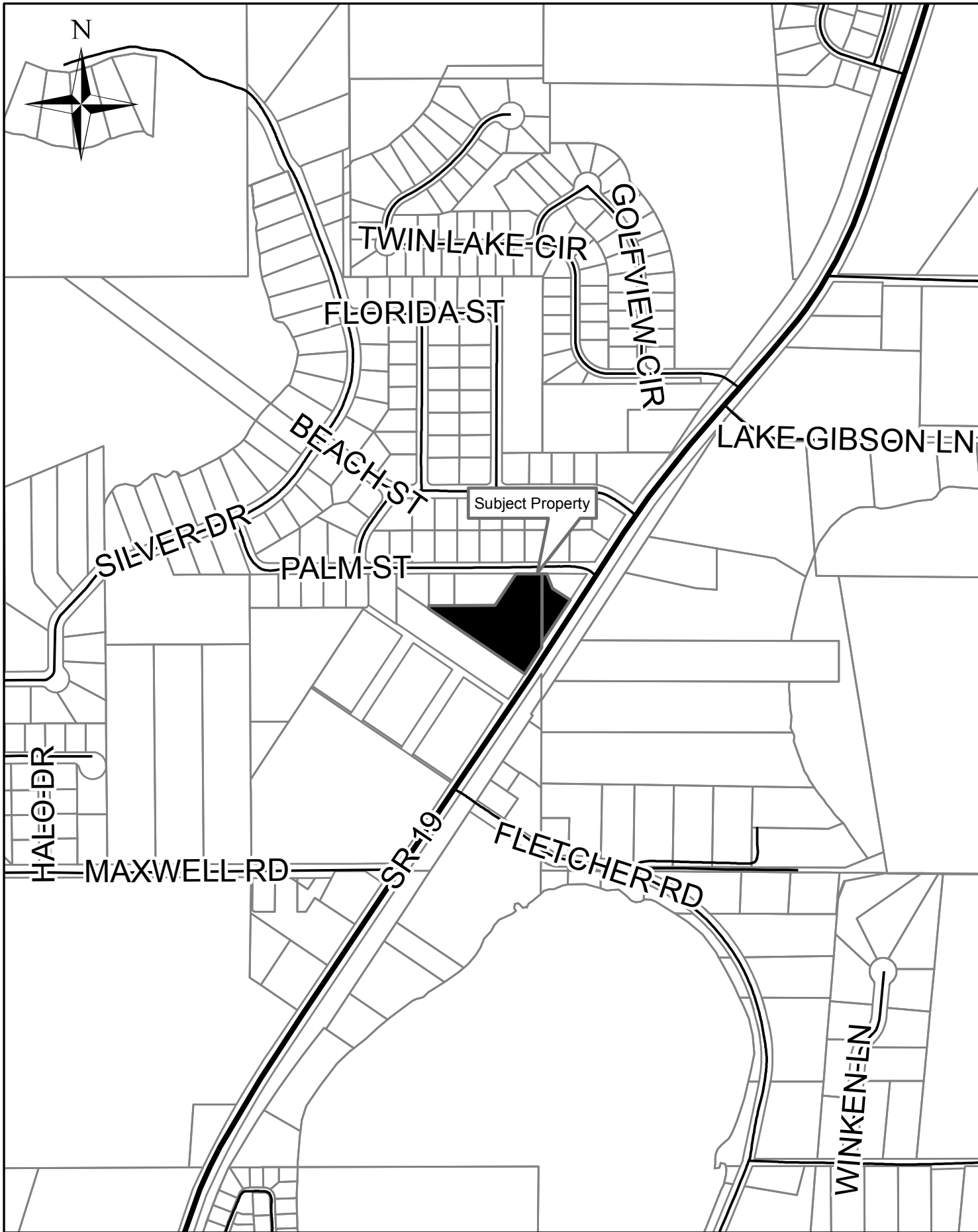
82
83 ATTEST:

Approved as to Form:

84
85
86 _____
87 Karen H. Howard, MMC
88 City Clerk
89

Kevin Stone
City Attorney

90
91 Passed First Reading January 5, 2021
92 Passed Second Reading January 19, 2021
93 (SEAL)
94
95



N

TWIN LAKE CIR

GOLFVIEW CIR

FLORIDA ST

LAKE GIBSON LN

BEACH ST

Subject Property

SILVER DR

PALM ST

HALO DR

MAXWELL RD

SR 19

FLETCHER RD

WINKEN LN

ORDINANCE 2021 – C - 1

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 2.99 ± ACRES OF LAND DESIGNATED LAKE COUNTY URBAN LOW TO SINGLE FAMILY MEDIUM DENSITY IN THE CITY OF UMATILLA FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY ALBERTO C. ROMAN LOCATED WEST OF SR 19 AND SOUTH OF PALM STREET ; 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 Alberto C. Roman 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 City Residential Single Family Medium Density under the Comprehensive Plan for the City of Umatilla;

WHEREAS, the amendment would facilitate commercial 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 Single Family Medium Density as depicted on the map attached hereto as Exhibit “A”, and as defined in the Umatilla Comprehensive Plan.

LEGAL DESCRIPTION: BEGIN AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 6, TOWNSHIP 18 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 19, SAID POINT OF BEING A CONCRETE MONUMENT AT THE INTERSECTION BY THE SOUTHERLY RIGHT-OF-WAY LINE OF PALM STREET AND THE AFORESAID NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 19 AS SHOWN ON THE PLOT OF SILVER BEACH HEIGHTS, RECORDED IN PLAT BOOK 2, AT PAGE 5A, PUBLIC RECORDS OF LAKE

49 COUNTY, FLORIDA, RUN THENCE NORTH 89° 59' 30" WEST ALONG THE SAID NORTH LINE OF THE
50 SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 5 A DISTANCE OF 180.00 FEET, THENCE SOUTH 23° 00'
51 59" EAST A DISTANCE OF 70.00 FEET, THENCE SOUTH 55° 51' 15" EAST A DISTANCE OF 93.00 FEET TO A
52 POINT OF THE AFORESAID NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 19, THENCE NORTH 32°
53 58' 40" EAST, ALONG SAID RIGHT-OF-WAY LINE DISTANCE OF 139.00 FEET TO THE POINT OF BEGINNING.
54

55 **Alternate Key # 1101417 and 1097282**
56

57 A. That a copy of said Land Use Plan Amendment is filed in the office of the City Manager of
58 the City of Umatilla as a matter of permanent record of the City, and that matters and
59 contents therein are made a part of this ordinance by reference as fully and completely as
60 if set forth herein, and such copy shall remain on file in said office available for public
61 inspection.
62

63 B. That the City Manager, after passage of this Ordinance, is hereby directed to indicate the
64 changes adopted in this Ordinance and to reflect the same on the Comprehensive Land
65 Use Plan Map of the City of Umatilla.
66

67 **Section 2: Severability.**

68 If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void,
69 unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall
70 remain in full force and effect.
71

72 **Section 3:** All ordinances or parts of ordinances in conflict herewith are hereby repealed.
73

74 **Section 4: Effective Date.**

75 This Ordinance shall become effective 31 days after its adoption by the City Council. If this Ordinance is
76 challenged within 30 days after its adoption, it may not become effective until the state land planning
77 agency or Administrative Commission, respectively, issues a final order determining that this Ordinance is
78 in compliance.
79

80 **PASSED AND ORDAINED** in regular session of the City Council of the City of Umatilla, Lake County, Florida,
81 this 19th day of January, 2021.
82

83 _____
84 Kent Adcock, Mayor
85 City of Umatilla, Florida
86

87 ATTEST:

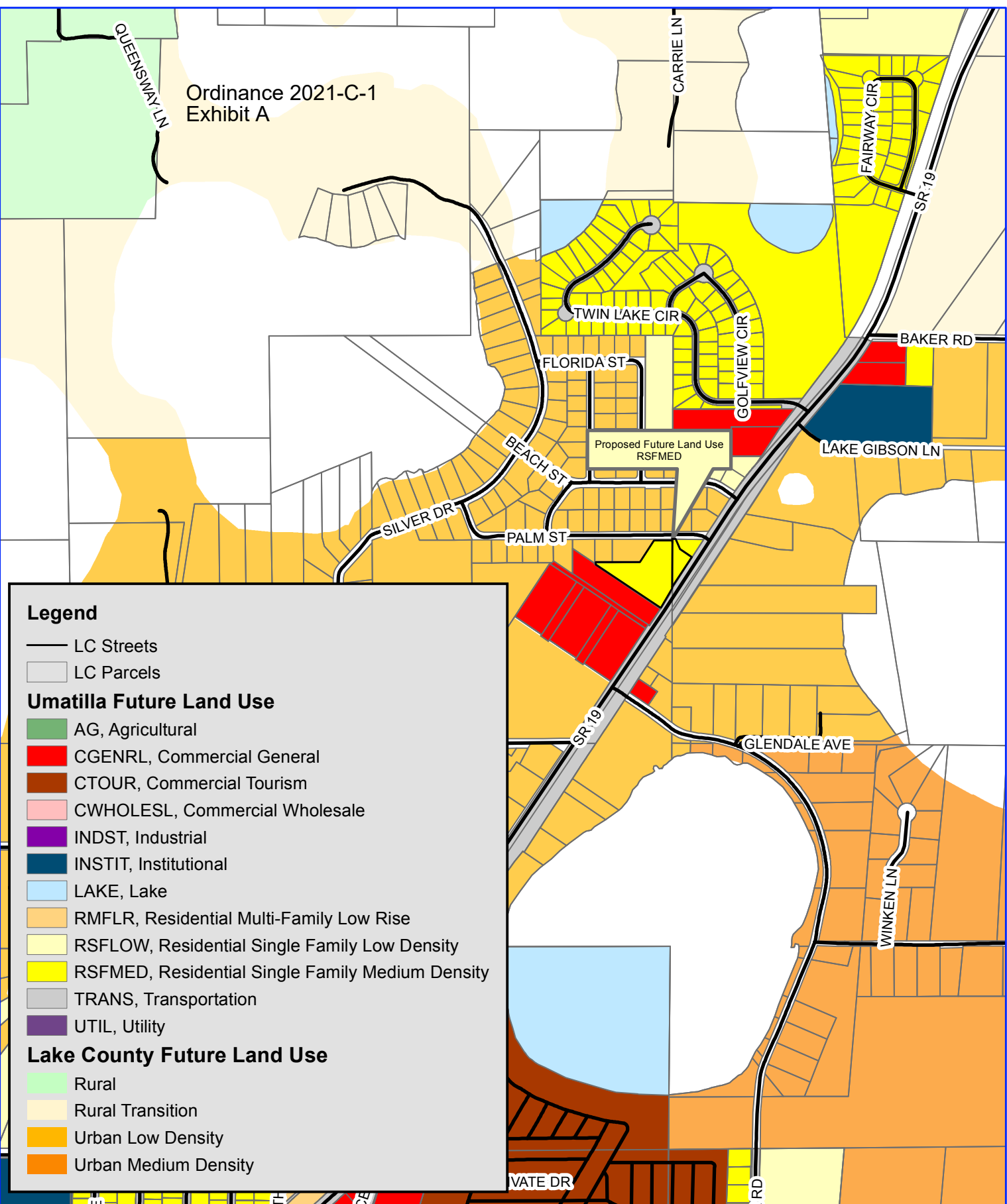
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90 Karen H. Howard, MMC
91 City Clerk
92

Approved as to Form:

Kevin Stone
City Attorney

Passed First Reading January 5, 2021
Passed Second Reading January 19, 2021
(SEAL)

Ordinance 2021-C-1
Exhibit A



Legend

- LC Streets
- LC Parcels

Umatilla Future Land Use

- AG, Agricultural
- CGENRL, Commercial General
- CTOUR, Commercial Tourism
- CWHOLESL, Commercial Wholesale
- INDST, Industrial
- INSTIT, Institutional
- LAKE, Lake
- RMFLR, Residential Multi-Family Low Rise
- RSFLOW, Residential Single Family Low Density
- RSFMED, Residential Single Family Medium Density
- TRANS, Transportation
- UTIL, Utility

Lake County Future Land Use

- Rural
- Rural Transition
- Urban Low Density
- Urban Medium Density



**City of Umatilla
Roman Property**
Lake County, Florida
Proposed Future Land Use Map

Project No.: 399-20-07
File Name: Prop FLU.mxd
Project Name: Roman
Project Manager: Sherie L
Creation Date: December 1st, 2020
Created By: C.Manno



ORDINANCE 2021 –C - 2

AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, RECLASSIFYING 2.99 ± ACRES OF LAND ZONED LAKE COUNTY SINGLE FAMILY MEDIUM RESIDENTIAL (R-3) AND GENERAL COMMERCIAL (C-2) TO THE DESIGNATION OF CITY URBAN RESIDENTIAL DISTRICT (UR-5) FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY ALBERTO C. ROMAN, LOCATED WEST OF SR 19 AND SOUTH OF PALM STREET; 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.

WHEREAS, a petition has been submitted by Alberto C. Roman as Owner, to rezone approximately 2.99 acres of land from Lake County Single Family Medium Residential (R3) and General Commercial (C-2) to City Urban Residential District (UR-5);

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

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

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

WHEREAS, upon review, certain terms pertaining to the development of the above described property have been duly approved, and

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

Section 1: Purpose and Intent.

That the zoning classification of the following described property, being situated in the City of Umatilla, Florida, shall hereafter be designated as Urban Residential District (UR-5) as defined in the Umatilla Land Development Regulations and as depicted on the map attached hereto as Exhibit "A" and incorporated herein by reference.

LEGAL DESCRIPTION: BEGIN AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 6, TOWNSHIP 18 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 19, SAID POINT OF BEING A CONCRETE MONUMENT AT THE INTERSECTION BY THE SOUTHERLY RIGHT-OF-WAY LINE OF PALM STREET AND THE AFORESAID NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 19 AS SHOWN ON THE PLOT OF SILVER BEACH HEIGHTS, RECORDED IN PLAT BOOK 2, AT PAGE 5A, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, RUN THENCE NORTH 89° 59' 30" WEST ALONG THE SAID NORTH LINE OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 5 A DISTANCE OF 180.00 FEET, THENCE SOUTH 23° 00' 59" EAST A DISTANCE OF 70.00 FEET, THENCE SOUTH 55° 51' 15" EAST A DISTANCE OF 93.00 FEET TO A POINT OF THE AFORESAID NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 19, THENCE NORTH 32° 58' 40" EAST, ALONG SAID RIGHT-OF-WAY LINE DISTANCE OF 139.00 FEET TO THE POINT OF BEGINNING.

Alternate Key # 1101417 and 1097282

Section 2: Zoning Classification.

49 That the property shall be designated as UR-5, Urban Residential District, in accordance with Chapter 6,
50 Section 2(c) of the Land Development Regulations of the City of Umatilla, Florida.

51
52 **Section 3:** The City Manager, or designee, is hereby directed to amend, alter, and implement the
53 official zoning map of the City of Umatilla, Florida, to include said designation consistent with this
54 Ordinance.

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

60
61 **Section 5: Effective Date.**
62 This Ordinance shall become effective immediately upon passage by the City Council of the City of
63 Umatilla.

64
65 **PASSED AND ORDAINED** in regular session of the City Council of the City of Umatilla, Lake County, Florida,
66 this 19th day of January, 2021.

67
68
69

70 _____
71 Kent Adcock, Mayor
72 City of Umatilla, Florida

73

74 ATTEST: Approved as to Form:
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77

78 _____
79 Karen H. Howard, MMC
80 City Clerk

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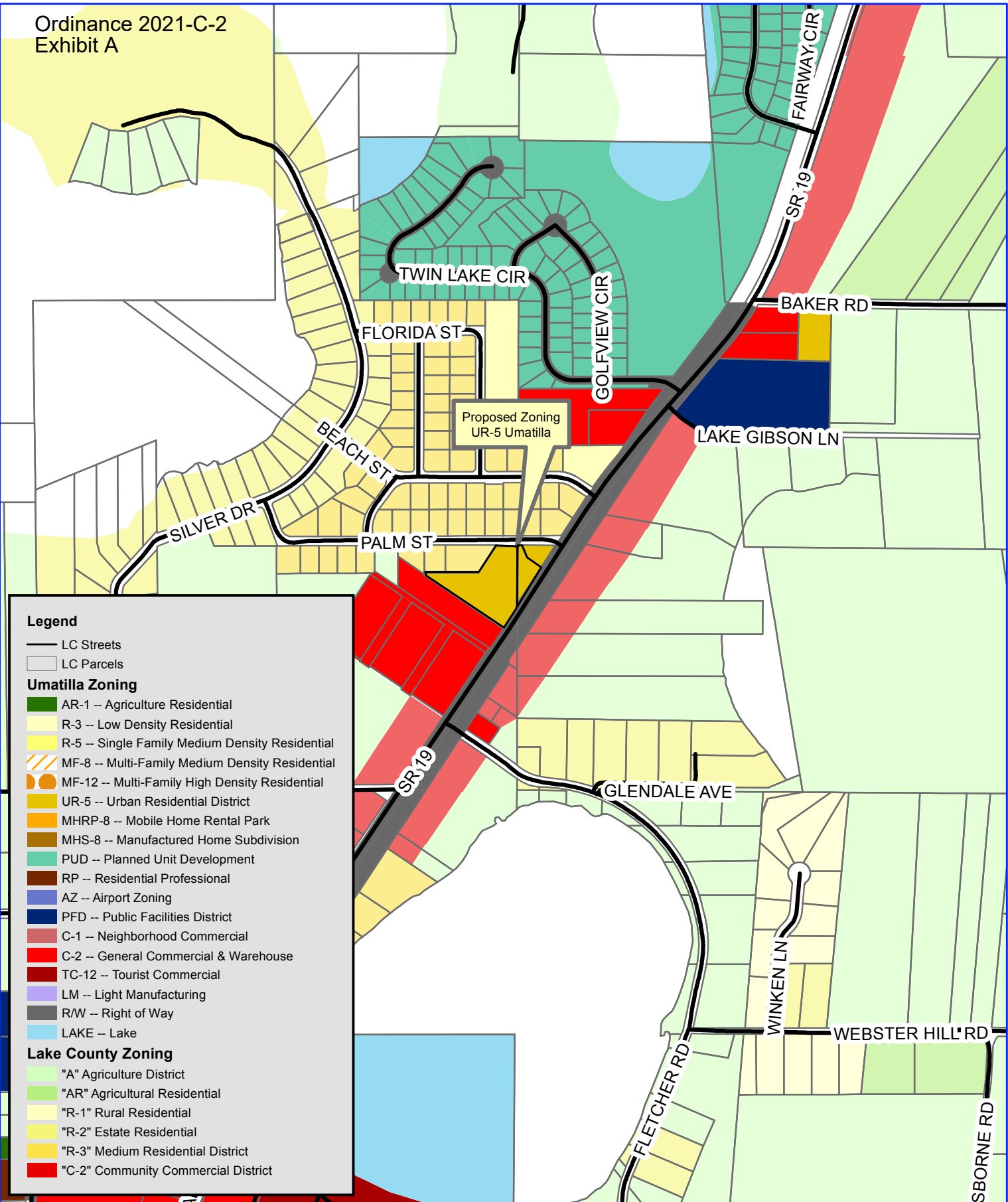
82 _____
83 Kevin Stone
84 City Attorney

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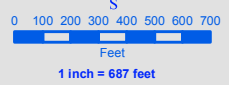
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Legend

- LC Streets
- LC Parcels
- Umatilla Zoning**
- AR-1 -- Agriculture Residential
- R-3 -- Low Density Residential
- R-5 -- Single Family Medium Density Residential
- MF-8 -- Multi-Family Medium Density Residential
- MF-12 -- Multi-Family High Density Residential
- UR-5 -- Urban Residential District
- MHRP-8 -- Mobile Home Rental Park
- MHS-8 -- Manufactured Home Subdivision
- PUD -- Planned Unit Development
- RP -- Residential Professional
- AZ -- Airport Zoning
- PFD -- Public Facilities District
- C-1 -- Neighborhood Commercial
- C-2 -- General Commercial & Warehouse
- TC-12 -- Tourist Commercial
- LM -- Light Manufacturing
- R/W -- Right of Way
- LAKE -- Lake
- Lake County Zoning**
- "A" Agriculture District
- "AR" Agricultural Residential
- "R-1" Rural Residential
- "R-2" Estate Residential
- "R-3" Medium Residential District
- "C-2" Community Commercial District



City of Umatilla
Roman Property
Lake County, Florida
Proposed Zoning Map

Project No.: 399-20-07
File Name: Prop Zoning.mxd
Project Name: Roman
Project Manager: Sherie L
Creation Date: December 1st, 2020
Created By: C.Manno

LPG Urban & Regional Planners, Inc.
1162 Camp Avenue, Mount Dora, Florida 32757
Office: (352) 385-1940 / Fax: (352) 383-4824

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

DATE: January 13, 2021

MEETING DATE: January 19, 2021

SUBJECT: Ordinance 2021-D

ISSUE: Correction of Scrivener's Error – Ordinance 2020-C, Johnson Rezoning-second reading

BACKGROUND SUMMARY: The City Clerk was made aware of a Scrivener's error within the Master Developer's Agreement adopted as Exhibit C of Ordinance 2020-C, the rezoning of Colin Johnson's property.

A Scrivener's error is defined as an error consisting of a minor mistake or inadvertence and not one that occurs from judicial reasoning or determination.

The error was in Section 5, Residential Development Standards, d. Minimum Setback requirements. Two of the setbacks in the lot width categories were incorrect:
Side (general) for 60' and 70' lots was shown as 15' instead of the correct 10'
Side (corner lot facing ROW) for 60' and 70' lots was shown as 10' instead of the correct 15'

This ordinance corrects the error within the Master Developer's Agreement.

STAFF RECOMMENDATIONS: Adoption of Ordinance 2021-D Correction of Scrivener's Error, second reading.

FISCAL IMPACTS: N/A

COUNCIL ACTION:

January 5, 2021 meeting:

MOTION by Nicholson; SECOND by Butler; to approve Ordinance 2021-D Correction of Scrivener's Error, first reading. Ayes:

Adams, Butler, Nichols, Wright

Motion carried.

Reviewed by City Attorney Yes No N/A

Reviewed by City Engineer Yes No N/A

MASTER DEVELOPER'S AGREEMENT

This Developer's Agreement (the "Agreement") is made this 6th day of October 2020, by and between the **CITY OF UMATILLA, a Florida municipal corporation** ("City"), whose address is 1 South Central Avenue, Umatilla, Florida 32784, and **Colin Johnson**, ("Owner"), whose address 36161 Clear Lake Drive, Eustis, Florida, 32736, hereinafter referred to collectively as the "Parties."

RECITALS

1. The Owner desires to rezone approximately 317 ± acres of property within the City of Umatilla, described and depicted as set forth on Exhibit "A" attached to and incorporated in this Agreement (hereafter referred to as the "Property").

2. The Property is currently located within the City of Umatilla and is currently zoned "Planned Unit Development (PUD)" with a future land use designation on the City of Umatilla Future Land Use Map of "Single Family Low Density."

3. Owner has filed applications for rezoning for the Property as a residential planned unit development.

4. Owner represents that it is the sole legal owner of the Property and that it has the full power and authority to make, deliver, enter into, and perform pursuant to the terms and conditions of this Agreement and has taken all necessary action to authorize the execution, delivery, and performance of the terms and conditions of this Agreement.

5. The City of Umatilla has determined that the rezoning of the Property and the proposal for its development presents, among other things, an opportunity for the City to secure quality planning and growth, protection of the environment, and a strengthened and revitalized tax base.

6. Owner will fund certain public improvements and infrastructure to facilitate the development of the Property.

7. The Property is within the City's Chapter 180, Florida Statutes, utility district, and Owner has requested and City desires to provide water and sewer as well as other municipal services to the Property.

ACCORDINGLY, in consideration of the mutual benefits and the public interest and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

Section 1. Recitals. The above recitals are true and correct, are hereby incorporated herein by reference, and form a material part of this Agreement. All exhibits to this Agreement are hereby deemed a part thereof.

Section 2. Conditions Precedent. Owner has filed an application for rezoning for the Property. It is understood and agreed to by the City and the Owner that this Agreement shall not be binding or enforceable as to any party unless and until: a) the City duly adopts the Agreement and b) adopts an ordinance rezoning the Property. The parties hereto understand and acknowledge that the City is in no way bound to rezone the Property. The City shall have the full and complete right to approve or deny the application for rezoning.

Section 3. Land Use/Development. Development of the Property shall be substantially consistent with the "Conceptual Site Plan" prepared by LPG Urban and Regional Planners, Inc., dated September 18, 2020, and attached as **Exhibit "B"** (the "Plan"). All development shall be consistent with City's "PUD" (Planned Unit Development) zoning district and, subject to City approval. As set forth further below, all land use issues addressed herein must be adopted by City through its regular procedures before being effective.

- Section 4. Permitted Uses.** Permitted Uses shall include:
- a. Detached Single family residential not to exceed five hundred and fifteen (515) units.
 - b. Passive and Active Recreation Facilities.
 - c. Temporary modular office uses shall be allowed during construction.
 - d. Agricultural uses currently conducted onsite.
 - e. Up to six (6) model homes prior to platting.

- Section 5. Residential Development Standards.** Development Standards shall be as follows:
- a. All lots must be at least 125' in depth. There shall be four (4) lot width categories as follows (actual lot widths shall be rounded down to the nearest foot):
 - 50' - 59' - a maximum of 73% of the lots shall meet this standard
 - 60' - 69' - a minimum of 10% of the lots shall meet this standard
 - 70' - 79' - a minimum of 11% of the lots shall meet this standard
 - 80' + - a minimum of 6% of the lots shall meet this standard
 - b. The minimum living area shall be 1,300 square feet for the detached single family homes.
 - c. Maximum Impervious Surface Ratio (ISR) - Fifty Percent (50%). The ISR is in lieu of a maximum building coverage.
 - d. Minimum Setback requirements for residential units shall be as follows. Setbacks for garages facing road right of way shall be measured from (a) the road right of way or (b) existing or future sidewalk pavement; all other setbacks are measured from the lot boundary.

LOT WIDTH CATEGORIES

| | <u>50'-59'</u> | <u>60'-69'</u> | <u>70'-79'</u> | <u>80'-89'</u> |
|-------------------------------------|----------------|---------------------------|---------------------------|----------------|
| Front (general) | 20' | 20' | 20' | 20' |
| Front (garage) | 25' | 25' | 25' | 25' |
| <u>Side (general)</u> | 7.5' | 15' <u>10'</u> | 15' <u>10'</u> | 15' |
| <u>Side (corner lot facing ROW)</u> | 15' | 10' <u>15'</u> | 10' <u>15'</u> | 15' |
| Side Entry Garage (facing ROW) | 25' | 25' | 25' | 25' |
| Rear (general) | 15' | 15' | 15' | 15' |
| Rear (facing Road ROW) | 15' | 20' | 25' | 25' |
| Accessory | 5' | 5' | 5' | 5' |

- e. Maximum building height shall be limited to thirty five feet (35').
- f. Parking: The Applicant will be required to meet the parking requirements of the Umatilla Land Development Code for the proposed uses. Parking requirements will be determined at site plan approval.
- g. An equipped playground and swimming pool with cabana shall be provided within the active park. Picnic tables and trails shall be provided within the passive park and installed with the infrastructure of each phase. Construction and installation of all proposed playground equipment for Phase 1 shall be installed prior to the City issuing the 51st building permit. The construction of the pool, cabana and required parking will be completed prior to the issuance of the 200th residential building permit. A site plan will be required for the proposed pool, cabana and onsite parking.

- Section 6. Residential Design Standards.** Residential Design Standards shall meet the requirements of the Umatilla Lane Development Code with the following exceptions:

- a. The width of each garage shall not exceed 40% of the total width of the front of the residence.
- b. Garages facing the street shall be offset at least two and one half feet (2.5') from the primary front

- façade of the home.
- c. No more than eighty-five percent (85%) of the lots in the proposed subdivision are permitted to contain front loaded garages.

Section 9. Site Access and Transportation Improvements. Vehicular access to the project site shall be provided by one primary access point on CR 450A and an emergency access only on Church Street. There shall be no access to Mills Street. The primary access on CR450A shall be constructed in Phase 1. The primary access shall be through a divided landscaped boulevard type road. Actual location and design of the boulevard shall be determined during Preliminary Subdivision Plan review process and shall include consideration of sidewalks on both sides of the boulevard. Other potential vehicular and pedestrian accesses will be reviewed during the development review process.

- a. The Permittee shall provide all necessary improvements within and adjacent to the development as required by FDOT, Lake County and City of Umatilla.
- b. All roads within the development shall be designed and constructed by the developer to meet the City of Umatilla minimum requirements.
- c. Sidewalks shall be provided on both sides of the local internal roads and shall provide cross connections to all recreation and residential areas. Internal road rights-of-ways shall be of sufficient width to contain the sidewalks. All sidewalks shall be constructed in accordance with City of Umatilla Codes.
- d. The City of Umatilla will not be responsible for the maintenance or repair of any of the roads or transportation improvements prior to acceptance thereof, which will be in accordance with the terms of an approved preliminary plan. The project entrance may be gated, in which event the Permittee shall establish an appropriate legal entity that will be responsible to pay the cost and perform the services to maintain the roads and transportation improvements.
- e. The City of Umatilla may accept ownership of the roads and transportation improvements dedicated for public use on the final plat only on the condition they meet City of Umatilla regulations and are constructed to City of Umatilla specifications. The approval of a preliminary plan in connection with the project or any phase thereof may be conditioned upon an acceptable plan for mitigating damage to roads during construction and repair and restoration of roads to acceptable condition prior to the City's acceptance thereof. Prior to the City's acceptance, upon completion of infrastructure of each phase, the Owner shall post a maintenance bond with a duration of two years from the date the City issues written certificate of occupancy acceptance of the roads and transportation improvements. The maintenance bond must be twenty percent (20%) of the construction costs for the improvements as certified by the project engineer. There shall be no construction vehicles driving over or parking on the roads, transportation improvements, sidewalks, curbs or drainage improvements once a certificate of occupancy is issued, unless otherwise required for access during home construction. Contractors will be responsible for damage and repairs. Prior to commencing construction Owner shall submit to the City, for City's approval, the proposed construction entrance. Multiple construction entrances may be required and will require Lake County Public Works driveway permits.
- f. A traffic/transportation study shall be submitted prior to preliminary subdivision plan approval for review and determination of any necessary access or off-site improvements if required by the Florida Department of Transportation and Lake County. Said improvements will be the responsibility of the Permittee. Two Additional traffic impact analysis may be required and, if so, shall be conducted during development as determined by the City of Umatilla, Lake County or the Florida Department of Transportation. on the following schedule: 250 building permits and 450 building permits.
- g. The Property shall be fully vested from Transportation Concurrency pursuant to compliance with this Section 9.

Section 10. Lighting. All exterior lighting shall be arranged to reflect light away from adjacent properties to the greatest extent possible while providing lighting adequate to ensure safety on road right of way.

Section 11. Water, Wastewater, and Reuse Water. Subject to the terms herein, Owner and their successors and assigns agree to obtain water, reuse water, irrigation water, and wastewater service (hereafter, "Utilities") exclusively through purchase from City when available. Owner covenants and warrants to City that it will not engage in the business of providing such Utilities to the Property or within City's F.S. Chapter 180 utility district. Notwithstanding the foregoing, private wells for irrigation purposes will be allowed within the Property's active and passive parks, entry feature areas and common areas, so long as such wells are approved and permitted by the St. Johns River Water Management District (the "District") and comply with the rules and regulations of the District. Owner shall construct, at Owner's expense, all on-site utility facilities (e.g. lift stations and lines) as well as pay for the extension of facilities from City's current point of connection. Based on the construction impacts determined at each phase, the City may require additional offsite utility improvements necessary to support each phase. Said improvements may be eligible for impact fee credits as determined by the City of Umatilla. Owner shall also construct, at Owner's expense, "dry" utility lines for reclaimed water purposes. All such improvements must be constructed to City requirements and transferred to City as a contribution in aid of construction.

Section 12. Impact Fees. Owner shall be required to pay impact fees as established by City from time to time, including water and wastewater impact fees. The amount to be paid shall be the adopted impact fee rate schedule at the time of building permit is issued.

Owner agrees to pay all other impact fees and any impact fees adopted after the execution of this Agreement as building permits are issued. If impact fees increase from the time they are paid until the building permit is issued, Owner shall pay the incremental increased amount at the time building permits are issued. Prepayment of utility impact fees and acceptance by City of such fees shall reserve capacity. No capacity is reserved until or unless such fees have been paid pursuant to an agreement with City. Owner agrees and understands that no capacity has been reserved and that Owner assumes the risk that capacity will be available. Accordingly, if capacity is available at the time of preliminary plat, Owner shall enter into a reservation agreement and any other utility agreements or easements related to the Property as requested by City from time to time.

Section 13. Easements. Owner shall provide the City such easements or right of way in form acceptable to the City Attorney, as the City deems necessary for the installation and maintenance of utility services, including but not limited to sewer, water, and reclaimed water services.

Section 14. Landscaping/Buffers. Developer has reviewed City's Land Development Regulations relating to landscaping and agrees to comply with such regulations. Owner shall, at its sole expense, install underground irrigation systems on all common areas of the Property, as well as exercise any other measures reasonably necessary to ensure the long-term maintenance of the landscaping. A decorative wall and landscaping will be required along the full property frontage abutting Church Street and Mills Street and shall be installed for each phase prior to the City's acceptance thereof. Said improvements shall be placed within an easement or tract dedicated to the Homeowner's Association for ownership and maintenance.

Owner acknowledges City's goal of achieving a greater level of tree preservation within the City. In aid of such goal, Owner agrees to comply with all applicable City of Umatilla Land Development Regulations pertaining to tree removal and replacement. Owner shall be allowed to perform mass grading activities within the PUD Boundary.

Section 15. Stormwater Management. Owner agrees to provide at Owner's expense a comprehensive stormwater management system consistent with all regulatory requirements of the City and the St. John's River Water Management District. Impacts to flood plains are allowed in accordance with the Water Management District procedures for compensating storage and will be based on the 100-year floodplain established by Lake County.

Section 16. Other Municipal Facilities/Services. The City hereby agrees to provide, either directly or through its franchisees or third party providers, police and fire protection, emergency medical services, and solid waste collection, disposal, and recycling services to the Property under the same terms and conditions and in the same manner as are afforded to all other commercial property owners within the City.

Section 17. Environmental Considerations. The Owner agrees to comply with all federal, state, county, and city laws, rules and regulations regarding any environmental issues affecting the Property.

Section 18. Signage. Owner shall submit a master sign plan as a component of the Phase I preliminary plat application for the Property. Such plan shall be in compliance with all applicable regulations contained within the City of Umatilla's Land Development Regulations, unless City grants a waiver or variance pursuant to the City's Land Development Regulations.

Section 19. Title Opinion. Owner shall provide to City, in advance of the City's execution of this Agreement, a title opinion of an attorney licensed in the State of Florida, or a certification by an abstractor or title company authorized to do business in the State of Florida, showing marketable title to the Property to be in the name of the Owner and showing all liens, mortgages, and other encumbrances not satisfied or released of record.

Section 20. Compliance with City Laws and Regulations. Except as expressly modified herein, all development of the Property shall be subject to compliance with the City Land Development Regulations and City Code provisions, as amended, as well as regulations of county, state, local, and federal agencies. All improvements and infrastructure shall be constructed to City standards.

Section 21. Due Diligence. The City and Owner further agree that they shall commence all reasonable actions necessary to fulfill their obligations hereunder and shall diligently pursue the same throughout the existence of this Agreement. The City shall further provide all other municipal services to the Property as are needed by Owner from time to time in accordance with the City's applicable policies for the provision of said services.

Section 22. Enforcement/Effectiveness. A default by either party under this Agreement shall entitle the other party to all remedies available at law. This is a non-statutory development agreement which is not subject to or enacted pursuant to the provisions of Sections 163.3220 - 163.3243, *Florida Statutes*.

Section 23. Governing Law. This Agreement shall be construed in accordance with the laws of the State of Florida and venue for any action hereunder shall be in the Circuit Court of Lake County, Florida.

Section 24. Binding Effect; Assignability. This Agreement, once effective, shall be binding upon and enforceable by and against the parties hereto and their assigns. This Agreement shall be assignable by the Owner to successive owners. Owner shall, however, provide written notice to the City of any and all such assignees. The rights and obligations set forth in this Agreement shall run with the land and be binding on all successors and/or assignees. Owner consents to the placement of a claim of lien on the Property upon default in payment of any obligation herein without precluding any other remedies of City. The parties hereby covenant that they will enforce this Agreement and that it is a legal, valid, and binding agreement.

Section 25. Waiver; Remedies. No failure or delay on the part of either party in exercising any right, power, or privilege hereunder will operate as a waiver thereof, nor will any waiver on the part of either party or any right, power, or privilege hereunder operate as a waiver of any other right, power, privilege hereunder, not will any single or partial exercise of any right, power, or privilege hereunder preclude any other further exercise thereof or the exercise of any other right, power, or privilege hereunder.

Section 26. Exhibits. All exhibits attached hereto are hereby incorporated in and made a part of this Agreement as if set forth in full herein.

Section 27. Notice. Any notice to be given shall be in writing and shall be sent by certified mail, return receipt requested, to the party being noticed at the following addresses or such other address as the parties shall provide from time to time:

| | |
|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| As to City: | City Manager City of Umatilla P.O. Box 2286 Umatilla, FL 32784-2286 352-669-3125 Telephone |
| Copy to: | Mayor City of Umatilla P.O. Box 2286 Umatilla, Florida 32784-2286 352-669-3125 Telephone Kevin Stone Stone & Gerken, P.A. 4850 N. Highway 19A Mount Dora, FL 32757 352-357-0330 Telephone |
| As to Owner: | Colin Johnson 36161 Clear Lake Drive Eustis, FL 32736 407-938-9600 Telephone |
| Copy to: | Thomas Sullivan Gray/Robinson 301 E. Pine Street, Suite 1400 Orlando, FL 32801 407-843-8880 |

Section 28. Entire Agreement. This Agreement sets forth all of the promises, covenants, agreements, conditions, and understandings between the parties hereto, and supersedes all prior and contemporaneous agreements, understandings, inducements or conditions, express or implied, oral or written, except as herein contained. However, the failure of this Agreement to address a particular permit, condition, term, or restriction shall not relieve Owner from complying with the law governing said permitting requirements, conditions, terms or restrictions.

Section 29. Term of Agreement. The term of this Agreement shall commence on the date this Agreement is executed by both the City and Owner and shall terminate twenty (20) years thereafter; provided, however, that the term of this Agreement may be extended by mutual consent of the City and the Owner, subject to a public hearing.

Section 30. Amendment. Amendments to the provisions of this Agreement shall be made by the parties only in writing by formal amendment.

Section 31. Severability. If any part of this Developer’s Agreement is found invalid or unenforceable in any court, such invalidity or unenforceability shall not effect the other parts of this Developer’s Agreement, if the rights and obligations of the parties contained herein are not materially prejudiced and if the intentions of the parties can be effected. To that end, this Developer’s Agreement is declared severable.

IN WITNESS WHEREOF, the parties have set their hands and seals this ____ day of _____, 2020.

WITNESSES:

Printed Name: _____

Printed Name: _____

ATTEST:

Karen Howard
City Clerk

Printed Name: _____

Printed Name: _____

CITY OF UMATILLA, FLORIDA

By: _____
Kent Adcock, Mayor

COLIN JOHNSON

By: _____
Printed Name: _____
As its: _____

ORDINANCE 2020-C

AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, MODIFYING THE PLANNED UNIT DEVELOPMENT (PUD) ZONING OF 317± ACRES OF LAND CURRENTLY ZONED PLANNED UNIT DEVELOPMENT (PUD) IN THE CITY OF UMATILLA FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY COLIN B. JOHNSON LOCATED EAST OF CHURCH STREET AND SOUTH OF MILLS STREET; APPROVING A MASTER DEVELOPER'S AGREEMENT FOR THE PROPERTY; PROVIDING FOR CONDITIONS AND CONTINGENCIES; DIRECTING THE CITY MANAGER TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL TO THE CLERK OF THE CIRCUIT COURT, AND THE LAKE COUNTY MANAGER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a petition has been submitted by Colin Johnson as Owner, to rezone approximately 317 acres of land by updating a Planned Unit Development (PUD);

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

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

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

WHEREAS, upon review, certain terms pertaining to the development of the above described property have been duly approved, and

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

Section 1: Purpose and Intent.

That the zoning classification of the following described property, being situated in the City of Umatilla, Florida, shall hereafter be designated as PUD, Planned Unit Development, as defined in the Umatilla Land Development Regulations. The property is more particularly described and depicted as set forth on Exhibit "A" and as depicted on the map attached hereto as Exhibit "B" and incorporated herein by reference.

LEGAL DESCRIPTION: See Exhibit "A"

Section 2: Zoning Classification.

That the property shall remain designated as within the PUD, Planned Unit Development District, in accordance with Chapter 6, Section 2(k) of the Land Development Regulations of the City of Umatilla, Florida. The property rezoned pursuant to this section shall be subject to the Umatilla Land Development Regulations pertaining properties within the Planned Unit Development District and shall be developed according to the Master Developer's Agreement attached hereto as Exhibit "C". The Agreement is in accordance with, subject to, and enforceable pursuant to the Florida Local Government Development Agreement Act, Sections 163.3220-163.3243, Florida Statutes.

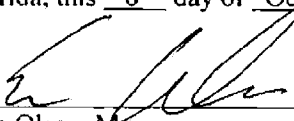
Section 3: Severability.

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 4: Contingency; Effective Date.

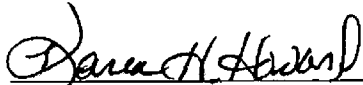
This ordinance shall become effective immediately upon passage by the City Council of the City of Umatilla.

PASSED AND ORDAINED in regular session of the City Council of the City of Umatilla, Lake County, Florida, this 6th day of October, 2020.



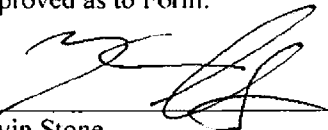
Eric Olson, Mayor
City of Umatilla, Florida

ATTEST:



Karen H. Howard, MMC
City Clerk

Approved as to Form:



Kevin Stone
City Attorney

Passed First Reading September 15, 2020
Passed Second Reading October 6, 2020
(SEAL)

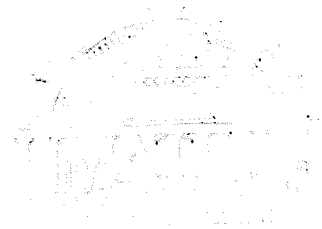


EXHIBIT A

Legal Description

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.

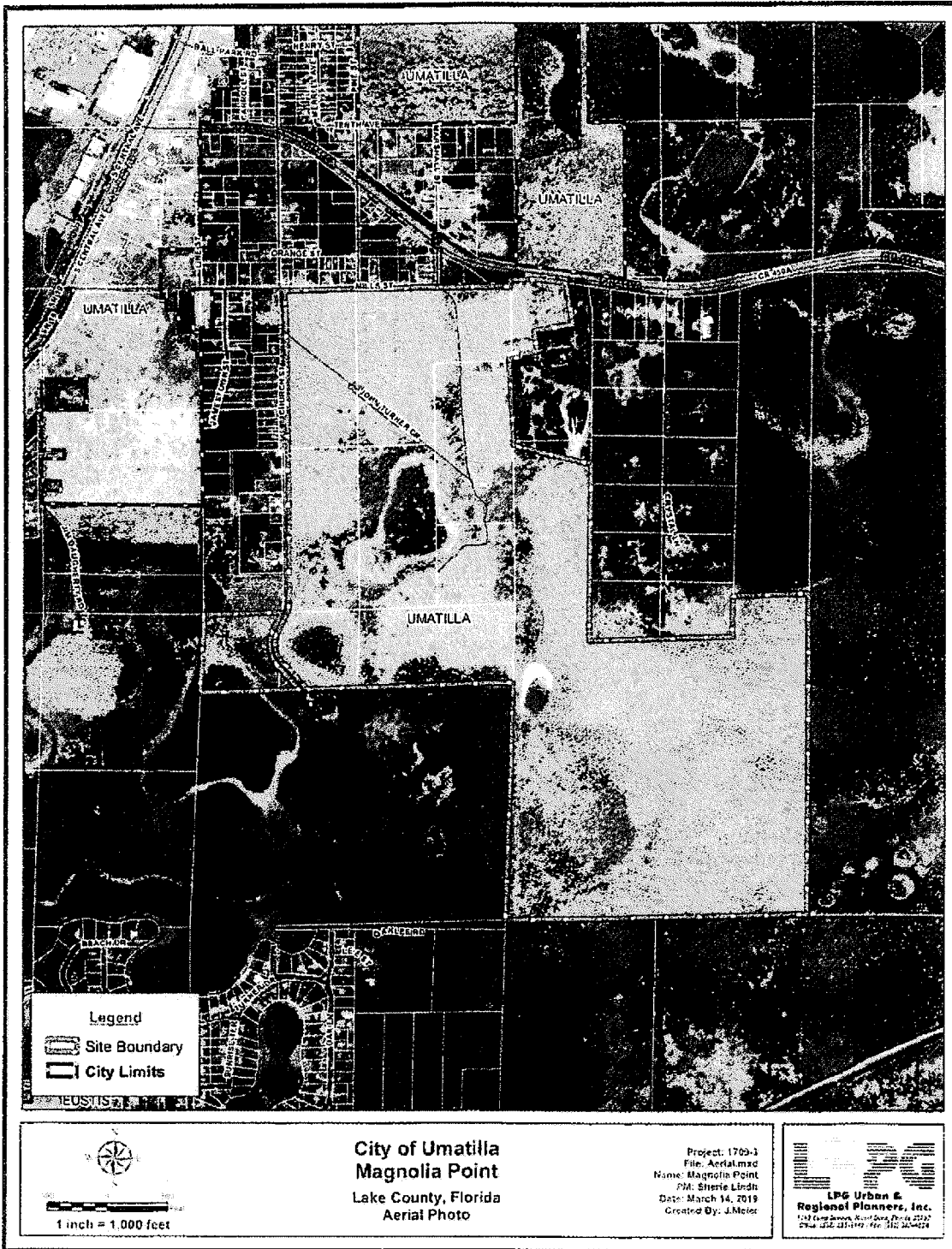
Parcel 6:

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.

ORDINANCE 2020-C
EXHIBIT B



Ordinance 2020-C Exhibit C

MASTER DEVELOPER'S AGREEMENT

This Developer's Agreement (the "Agreement") is made this 6th day of October 2020, by and between the CITY OF UMATILLA, a Florida municipal corporation ("City"), whose address is 1 South Central Avenue, Umatilla, Florida 32784, and Colin Johnson, ("Owner"), whose address 36161 Clear Lake Drive, Eustis, Florida, 32736, hereinafter referred to collectively as the "Parties."

RECITALS

1. The Owner desires to rezone approximately 317 ± acres of property within the City of Umatilla, described and depicted as set forth on Exhibit "A" attached to and incorporated in this Agreement (hereafter referred to as the "Property").
2. The Property is currently located within the City of Umatilla and is currently zoned "Planned Unit Development (PUD)" with a future land use designation on the City of Umatilla Future Land Use Map of "Single Family Low Density."
3. Owner has filed applications for rezoning for the Property as a residential planned unit development.
4. Owner represents that it is the sole legal owner of the Property and that it has the full power and authority to make, deliver, enter into, and perform pursuant to the terms and conditions of this Agreement and has taken all necessary action to authorize the execution, delivery, and performance of the terms and conditions of this Agreement.
5. The City of Umatilla has determined that the rezoning of the Property and the proposal for its development presents, among other things, an opportunity for the City to secure quality planning and growth, protection of the environment, and a strengthened and revitalized tax base.
6. Owner will fund certain public improvements and infrastructure to facilitate the development of the Property.
7. The Property is within the City's Chapter 180, Florida Statutes, utility district, and Owner has requested and City desires to provide water and sewer as well as other municipal services to the Property.

ACCORDINGLY, in consideration of the mutual benefits and the public interest and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

Section 1. Recitals. The above recitals are true and correct, are hereby incorporated herein by reference, and form a material part of this Agreement. All exhibits to this Agreement are hereby deemed a part thereof.

Section 2. Conditions Precedent. Owner has filed an application for rezoning for the Property. It is understood and agreed to by the City and the Owner that this Agreement shall not be binding or enforceable as to any party unless and until: a) the City duly adopts the Agreement and b) adopts an ordinance rezoning the Property. The parties hereto understand and acknowledge that the City is in no way bound to rezone the Property. The City shall have the full and complete right to approve or deny the application for rezoning.

Section 3. Land Use/Development. Development of the Property shall be substantially consistent with the "Conceptual Site Plan" prepared by LPG Urban and Regional Planners, Inc., dated September 18, 2020, and attached as Exhibit "B" (the "Plan"). All development shall be consistent with City's "PUD" (Planned Unit Development) zoning district and, subject to City approval. As set forth further below, all land use issues addressed herein must be adopted by City through its regular procedures before being effective.

Section 4. Permitted Uses. Permitted Uses shall include:

- a. Detached Single family residential not to exceed five hundred and fifteen (515) units.
- b. Passive and Active Recreation Facilities.
- c. Temporary modular office uses shall be allowed during construction.
- d. Agricultural uses currently conducted onsite.
- e. Up to six (6) model homes prior to platting.

Section 5. Residential Development Standards. Development Standards shall be as follows:

- a. All lots must be at least 125' in depth. There shall be four (4) lot width categories as follows (actual lot widths shall be rounded down to the nearest foot):
 - 50' - 59' - a maximum of 73% of the lots shall meet this standard
 - 60' - 69' - a minimum of 10% of the lots shall meet this standard
 - 70' - 79' - a minimum of 11% of the lots shall meet this standard
 - 80' + - a minimum of 6% of the lots shall meet this standard
- b. The minimum living area shall be 1,300 square feet for the detached single family homes.
- c. Maximum Impervious Surface Ratio (ISR) - Fifty Percent (50%). The ISR is in lieu of a maximum

building coverage.

- d. Minimum Setback requirements for residential units shall be as follows. Setbacks for garages facing road right of way shall be measured from (a) the road right of way or (b) existing or future sidewalk pavement; all other setbacks are measured from the lot boundary.

| | LOT WIDTH CATEGORIES | | | |
|--------------------------------|----------------------|----------------|----------------|----------------|
| | <u>50'-59'</u> | <u>60'-69'</u> | <u>70'-79'</u> | <u>80'-89'</u> |
| Front (general) | 20' | 20' | 20' | 20' |
| Front (garage) | 25' | 25' | 25' | 25' |
| Side (general) | 7.5' | 15' | 15' | 15' |
| Side (corner lot facing ROW) | 15' | 10' | 10' | 15' |
| Side Entry Garage (facing ROW) | 25' | 25' | 25' | 25' |
| Rear (general) | 15' | 15' | 15' | 15' |
| Rear (facing Road ROW) | 15' | 20' | 25' | 25' |
| Accessory | 5' | 5' | 5' | 5' |

- e. Maximum building height shall be limited to thirty five feet (35').
- f. Parking: The Applicant will be required to meet the parking requirements of the Umatilla Land Development Code for the proposed uses. Parking requirements will be determined at site plan approval.
- g. An equipped playground and swimming pool with cabana shall be provided within the active park. Picnic tables and trails shall be provided within the passive park and installed with the infrastructure of each phase. Construction and installation of all proposed playground equipment for Phase 1 shall be installed prior to the City issuing the 51st building permit. The construction of the pool, cabana and required parking will be completed prior to the issuance of the 200th residential building permit. A site plan will be required for the proposed pool, cabana and onsite parking.

Section 6. Residential Design Standards. Residential Design Standards shall meet the requirements of the Umatilla Lane Development Code with the following exceptions:

- a. The width of each garage shall not exceed 40% of the total width of the front of the residence.
- b. Garages facing the street shall be offset at least two and one half feet (2.5') from the primary front façade of the home.
- c. No more than eighty-five percent (85%) of the lots in the proposed subdivision are permitted to contain front loaded garages.

Section 9. Site Access and Transportation Improvements. Vehicular access to the project site shall be provided by one primary access point on CR 450A and an emergency access only on Church Street. There shall be no access to Mills Street. The primary access on CR450A shall be constructed in Phase 1. The primary access shall be through a divided landscaped boulevard type road. Actual location and design of the boulevard shall be determined during Preliminary Subdivision Plan review process and shall include consideration of sidewalks on both sides of the boulevard. Other potential vehicular and pedestrian accesses will be reviewed during the development review process.

- a. The Permittee shall provide all necessary improvements within and adjacent to the development as required by FDOT, Lake County and City of Umatilla.
- b. All roads within the development shall be designed and constructed by the developer to meet the City of Umatilla minimum requirements.
- c. Sidewalks shall be provided on both sides of the local internal roads and shall provide cross connections to all recreation and residential areas. Internal road rights-of-ways shall be of sufficient width to contain the sidewalks. All sidewalks shall be constructed in accordance with City of Umatilla Codes.
- d. The City of Umatilla will not be responsible for the maintenance or repair of any of the roads or transportation improvements prior to acceptance thereof, which will be in accordance with the terms of an approved preliminary plan. The project entrance may be gated, in which event the Permittee shall establish an appropriate legal entity that will be responsible to pay the cost and perform the services to maintain the roads and transportation improvements.
- e. The City of Umatilla may accept ownership of the roads and transportation improvements dedicated for public use on the final plat only on the condition they meet City of Umatilla regulations and are constructed to City of Umatilla specifications. The approval of a preliminary plan in connection with the project or any phase thereof may be conditioned upon an acceptable plan for mitigating damage to roads during construction and repair and restoration of roads to acceptable condition prior to the City's acceptance thereof. Prior to the City's acceptance, upon completion of infrastructure of each phase, the Owner shall post a maintenance bond with a duration of two years from the date the City issues written certificate of occupancy acceptance of the roads and transportation improvements. The maintenance bond must be twenty percent (20%) of the construction costs for the improvements

as certified by the project engineer. There shall be no construction vehicles driving over or parking on the roads, transportation improvements, sidewalks, curbs or drainage improvements once a certificate of occupancy is issued, unless otherwise required for access during home construction. Contractors will be responsible for damage and repairs. Prior to commencing construction Owner shall submit to the City, for City's approval, the proposed construction entrance. Multiple construction entrances may be required and will require Lake County Public Works driveway permits.

- f. A traffic/transportation study shall be submitted prior to preliminary subdivision plan approval for review and determination of any necessary access or off-site improvements if required by the Florida Department of Transportation and Lake County. Said improvements will be the responsibility of the Permittee. Two Additional traffic impact analysis may be required and, if so, shall be conducted during development as determined by the City of Umatilla, Lake County or the Florida Department of Transportation. on the following schedule: 250 building permits and 450 building permits.
- g. The Property shall be fully vested from Transportation Concurrency pursuant to compliance with this Section 9.

Section 10. Lighting. All exterior lighting shall be arranged to reflect light away from adjacent properties to the greatest extent possible while providing lighting adequate to ensure safety on road right of way.

Section 11. Water, Wastewater, and Reuse Water. Subject to the terms herein, Owner and their successors and assigns agree to obtain water, reuse water, irrigation water, and wastewater service (hereafter, "Utilities") exclusively through purchase from City when available. Owner covenants and warrants to City that it will not engage in the business of providing such Utilities to the Property or within City's F.S. Chapter 180 utility district. Notwithstanding the foregoing, private wells for irrigation purposes will be allowed within the Property's active and passive parks, entry feature areas and common areas, so long as such wells are approved and permitted by the St. Johns River Water Management District (the "District") and comply with the rules and regulations of the District. Owner shall construct, at Owner's expense, all on-site utility facilities (e.g. lift stations and lines) as well as pay for the extension of facilities from City's current point of connection. Based on the construction impacts determined at each phase, the City may require additional offsite utility improvements necessary to support each phase. Said improvements may be eligible for impact fee credits as determined by the City of Umatilla. Owner shall also construct, at Owner's expense, "dry" utility lines for reclaimed water purposes. All such improvements must be constructed to City requirements and transferred to City as a contribution in aid of construction.

Section 12. Impact Fees. Owner shall be required to pay impact fees as established by City from time to time, including water and wastewater impact fees. The amount to be paid shall be the adopted impact fee rate schedule at the time of building permit is issued.

Owner agrees to pay all other impact fees and any impact fees adopted after the execution of this Agreement as building permits are issued. If impact fees increase from the time they are paid until the building permit is issued, Owner shall pay the incremental increased amount at the time building permits are issued. Prepayment of utility impact fees and acceptance by City of such fees shall reserve capacity. No capacity is reserved until or unless such fees have been paid pursuant to an agreement with City. Owner agrees and understands that no capacity has been reserved and that Owner assumes the risk that capacity will be available. Accordingly, if capacity is available at the time of preliminary plat, Owner shall enter into a reservation agreement and any other utility agreements or easements related to the Property as requested by City from time to time.

Section 13. Easements. Owner shall provide the City such easements or right of way in form acceptable to the City Attorney, as the City deems necessary for the installation and maintenance of utility services, including but not limited to sewer, water, and reclaimed water services.

Section 14. Landscaping/Buffers. Developer has reviewed City's Land Development Regulations relating to landscaping and agrees to comply with such regulations. Owner shall, at its sole expense, install underground irrigation systems on all common areas of the Property, as well as exercise any other measures reasonably necessary to ensure the long-term maintenance of the landscaping. A decorative wall and landscaping will be required along the full property frontage abutting Church Street and Mills Street and shall be installed for each phase prior to the City's acceptance thereof. Said improvements shall be placed within an easement or tract dedicated to the Homeowner's Association for ownership and maintenance.

Owner acknowledges City's goal of achieving a greater level of tree preservation within the City. In aid of such goal, Owner agrees to comply with all applicable City of Umatilla Land Development Regulations pertaining to tree removal and replacement. Owner shall be allowed to perform mass grading activities within the PUD Boundary.

Section 15. Stormwater Management. Owner agrees to provide at Owner's expense a comprehensive stormwater management system consistent with all regulatory requirements of the City and the St. John's River Water Management District. Impacts to flood plains are allowed in accordance with the Water Management District procedures for compensating storage and will be based on the 100-year floodplain established by Lake County.

Section 16. Other Municipal Facilities/Services. The City hereby agrees to provide, either directly or through its franchisees or third party providers, police and fire protection, emergency medical services, and solid waste collection, disposal, and recycling services to the Property under the same terms and conditions and in the

same manner as are afforded to all other commercial property owners within the City.

Section 17. Environmental Considerations. The Owner agrees to comply with all federal, state, county, and city laws, rules and regulations regarding any environmental issues affecting the Property.

Section 18. Signage. Owner shall submit a master sign plan as a component of the Phase I preliminary plat application for the Property. Such plan shall be in compliance with all applicable regulations contained within the City of Umatilla's Land Development Regulations, unless City grants a waiver or variance pursuant to the City's Land Development Regulations.

Section 19. Title Opinion. Owner shall provide to City, in advance of the City's execution of this Agreement, a title opinion of an attorney licensed in the State of Florida, or a certification by an abstractor or title company authorized to do business in the State of Florida, showing marketable title to the Property to be in the name of the Owner and showing all liens, mortgages, and other encumbrances not satisfied or released of record.

Section 20. Compliance with City Laws and Regulations. Except as expressly modified herein, all development of the Property shall be subject to compliance with the City Land Development Regulations and City Code provisions, as amended, as well as regulations of county, state, local, and federal agencies. All improvements and infrastructure shall be constructed to City standards.

Section 21. Due Diligence. The City and Owner further agree that they shall commence all reasonable actions necessary to fulfill their obligations hereunder and shall diligently pursue the same throughout the existence of this Agreement. The City shall further provide all other municipal services to the Property as are needed by Owner from time to time in accordance with the City's applicable policies for the provision of said services.

Section 22. Enforcement/Effectiveness. A default by either party under this Agreement shall entitle the other party to all remedies available at law. This is a non-statutory development agreement which is not subject to or enacted pursuant to the provisions of Sections 163.3220 - 163.3243, *Florida Statutes*.

Section 23. Governing Law. This Agreement shall be construed in accordance with the laws of the State of Florida and venue for any action hereunder shall be in the Circuit Court of Lake County, Florida.

Section 24. Binding Effect; Assignability. This Agreement, once effective, shall be binding upon and enforceable by and against the parties hereto and their assigns. This Agreement shall be assignable by the Owner to successive owners. Owner shall, however, provide written notice to the City of any and all such assignees. The rights and obligations set forth in this Agreement shall run with the land and be binding on all successors and/or assignees. Owner consents to the placement of a claim of lien on the Property upon default in payment of any obligation herein without precluding any other remedies of City. The parties hereby covenant that they will enforce this Agreement and that it is a legal, valid, and binding agreement.

Section 25. Waiver; Remedies. No failure or delay on the part of either party in exercising any right, power, or privilege hereunder will operate as a waiver thereof, nor will any waiver on the part of either party or any right, power, or privilege hereunder operate as a waiver of any other right, power, privilege hereunder, nor will any single or partial exercise of any right, power, or privilege hereunder preclude any other further exercise thereof or the exercise of any other right, power, or privilege hereunder.

Section 26. Exhibits. All exhibits attached hereto are hereby incorporated in and made a part of this Agreement as if set forth in full herein.

Section 27. Notice. Any notice to be given shall be in writing and shall be sent by certified mail, return receipt requested, to the party being noticed at the following addresses or such other address as the parties shall provide from time to time:

| | |
|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| As to City: | City Manager City of Umatilla P.O. Box 2286 Umatilla, FL 32784-2286 352-669-3125 Telephone |
| Copy to: | Mayor City of Umatilla P.O. Box 2286 Umatilla, Florida 32784-2286 352-669-3125 Telephone Kevin Stone Stone & Gerken, P.A. 4850 N. Highway 19A Mount Dora, FL 32757 |

| | |
|--------------|---------------------------------------------------------------------------------------------------------|
| | 352-357-0330 Telephone |
| As to Owner: | Colin Johnson 36161 Clear Lake Drive Eustis, FL 32736 407-938-9600 Telephone |
| Copy to: | Thomas Sullivan Gray/Robinson 301 E. Pine Street, Suite 1400 Orlando, FL 32801 407-843-8880 |

Section 28. Entire Agreement. This Agreement sets forth all of the promises, covenants, agreements, conditions, and understandings between the parties hereto, and supersedes all prior and contemporaneous agreements, understandings, inducements or conditions, express or implied, oral or written, except as herein contained. However, the failure of this Agreement to address a particular permit, condition, term, or restriction shall not relieve Owner from complying with the law governing said permitting requirements, conditions, terms or restrictions.

Section 29. Term of Agreement. The term of this Agreement shall commence on the date this Agreement is executed by both the City and Owner and shall terminate twenty (20) years thereafter; provided, however, that the term of this Agreement may be extended by mutual consent of the City and the Owner, subject to a public hearing.

Section 30. Amendment. Amendments to the provisions of this Agreement shall be made by the parties only in writing by formal amendment.

Section 31. Severability. If any part of this Developer's Agreement is found invalid or unenforceable in any court, such invalidity or unenforceability shall not effect the other parts of this Developer's Agreement, if the rights and obligations of the parties contained herein are not materially prejudiced and if the intentions of the parties can be effected. To that end, this Developer's Agreement is declared severable.

IN WITNESS WHEREOF, the parties have set their hands and seals this 6th day of October, 2020.

WITNESSES:

[Signature]
Printed Name: Scott Blankenship

Aaron Mercer
Printed Name: _____

CITY OF UMATILLA, FLORIDA

By: [Signature]
Eric Olson, Mayor

ATTEST:

[Signature]
Karen Howard
City Clerk

[Signature]
Printed Name: Crystal Brooks

[Signature]
Printed Name: SUSAN McCulloch

COLIN JOHNSON

By: [Signature]
Printed Name: Colin Bradley Johnson
As its: Owner

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

DATE: January 13, 2021

MEETING DATE: January 19, 2021

SUBJECT: Project Award

ISSUE: Aquatic Center Rehabilitation

BACKGROUND SUMMARY: The City issued an RFQ for the Aquatic Center Rehabilitation.

RFQ Submittals were received from five firms. The Evaluation Committee ranked the submittals based on the following criteria:

Experience with Pool Construction and Rehab Projects
Knowledge of State & Federal Regulations
Recently Completed Aquatic Projects
Proposed Project Schedule
Management and Staffing

The two top ranked firms were:

1. Waterman Construction
 2. Evergreen Construction
-

STAFF RECOMMENDATIONS: Approve ranking and enter into a contract with Waterman Construction.

FISCAL IMPACTS:

COUNCIL ACTION:

Reviewed by City Attorney Yes No N/A

Reviewed by City Engineer Yes No N/A

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

DATE: January 13, 2021

MEETING DATE: January 19, 2021

SUBJECT: Bid Award

ISSUE: Trowell Avenue Baffle Box Project

BACKGROUND SUMMARY: The City issued an Invitation to Bid for the Trowell Avenue Baffle Box project.

Bids were received from the following firms:

| Firm | Bid as read aloud at bid opening | Bid reflecting Line Items 1-17 | 1% Local Bidder Allowance |
|-------------------------------|----------------------------------|--------------------------------|---------------------------|
| Black Sands Development Group | \$275,572.03 | \$275,572.03 | |
| Carr & Collier | \$192,700.00 | \$192,700.00 | |
| Cathcart Construction | \$176,622.00* | \$184,501.00 | |
| DB Civil Construction | \$342,092.00 | \$342,092.00 | |
| Estep Construction Inc | \$329,950.00 | \$329,950.00 | |
| RCM Utilities | \$219,300.00 | \$219,300.00 | |
| Utility Technicians | \$186,030.00 | \$186,030.00 | \$184,169.70 |

*This amount reflected the sum of line items 1-12, not 1-17 as reflected by the other bids.

The Umatilla Purchasing Policy contains an Incentive for Local Businesses, allowing 1% to be deducted from bids when considering the company to receive a bid award. This does not mean the bid amount would be changed by the 1%.

In this case, with the Local Business Incentive, the sealed bid price submitted by Utility Technicians, a Umatilla-based firm, would be \$341.30 less than the next lowest submittal by Cathcart Construction, a firm based in Oviedo.

The attached Bid recommendation from Brett Tobias with BESH HALFF details the form error and the Incentive for Local Businesses.

STAFF RECOMMENDATIONS: Award Contract for Project 2020-07 Trowell Avenue Baffle Box to Utility Technicians in the amount of \$186,030 using the Local Business Incentive in the City's Purchasing Policy and allowing for a budget amendment of \$34,501 in the Stormwater Fund.

FISCAL IMPACTS: LCWA Grant in the amount of \$150,000. Balance would be paid from Stormwater Fund. Available unencumbered balance:\$478,796.

COUNCIL ACTION:

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

BID OPENING - PROJECT #2020-07
TROWELL AVENUE BAFFLE BOX
 Deadline: 2:00 P.M., December 22, 2020
 Umatilla Council Chambers, 1 S. Central Avenue, Umatilla, FL

Sealed submittals

| | RESPONDING FIRM | BID | ADDENDUM ATTACHED |
|---|--------------------------------------|----------------|-------------------|
| 1 | Black Sands Development Group | \$275,572.23 | |
| 2 | Carr & Collier Inc. | \$192,700.00 | |
| 3 | Cathcart Construction | \$176,622.00 * | |
| 4 | DB Civil Construction | \$342,092.00 | |
| 5 | Estep Construction Inc. | \$329,950.00 | |
| 6 | Ferguson Waterworks | No Submittal | |
| 7 | J. Malever Construction Company Inc. | No Submittal | |
| 8 | RCM Utilities | \$219,300.00 | |
| 9 | Utility Technicians | \$186,030.00 | |

* Cathcart bid as announced was sum of items 1-12. Bid for all 17 items was \$184,501. *K. Howard*

City Clerk Karen Howard announced the bid opening on December 22, 2020 at 2:02 P.M.
 Public Works Director Aaron Mercer opened the bids and read them out loud.

Bid opening concluded at 2:07 P.M.



 Karen Howard, MMC City Clerk

January 15, 2021

Aaron Mercer
Director of Public Works
City of Umatilla
1 South Central Avenue
Umatilla, Florida 34736

**RE: CITY OF UMATILLA, TROWELL AVENUE STORMWATER BAFFLE BOX -
BID RECOMMENDATION (BESH HALFF #071026.0055)**

Dear Mr. Mercer:

In reviewing the bids for the Trowell Avenue Stormwater project (City Project #2020-07), Cathcart Construction did not correctly fill out the bid form. The original bid form contained an error, listing that items 1-12 should be added. This form error was fixed via RFI, and sent to all bidders with instructions that the total price should be items 1-17, plus the bond.

Cathcart's total price adding all items was \$184,501. This is different than the number read at the bid opening, which was \$176,662 (because they added 1-12).

The City's purchasing policy provides an Incentive for Local Businesses as shown below in subsection B:

POLICY

I. Incentive for Local Businesses

- A. It is the City Council's desire to include provisions that will provide incentives to purchase goods from vendors located in the corporate limits of Umatilla. Whenever competitive sealed bids are received and one or more are submitted by a vendor located within the corporate limits of Umatilla, if all things stated in such bids are equal with respect to price, quality, and service, the commodities shall be purchased from the vendor located within the corporate limits.
- B. There may be a one percent (1%) increase over the low bid if the low bidder is not located within the corporate limits of Umatilla allowed as an incentive to local businesses within the corporate limits of Umatilla. Local businesses shall be defined as a business that has its main office within the corporate limits of Umatilla, has a valid city business tax license and pays property taxes directly or indirectly to the City.

The bid submitted by Utility Technicians bid was \$186,030.00. The 1% deduction from the Utility Technician bid would decrease the amount considered for the bid award by \$1,860.30 for a bid price of \$184,169.70.

As such, the Utility Technician bid represents the low bid to the city.

ENGINEERS ♦ SURVEYORS ♦ LAND PLANNERS

902 North Sinclair Avenue ♦ Tavares, Florida 32778
Phone: 352.343.8481 ♦ Fax: 352.343.8495
E-Mail: Info@besandh.com ♦ www.besandh.com

Should you have any questions with regards to this matter, please feel free to contact our office.

Sincerely,
BESH HALFF

A handwritten signature in blue ink, appearing to read 'BT', is positioned below the company name.

Brett Tobias
Team Leader
bTobias@Half.com

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

DATE: December 30, 2020

MEETING DATE: January 19, 2021

SUBJECT: Appeal by David J. Mass

ISSUE: Denial of Zoning Clearance by the City for Lots 11 and 12 on Palm Court

BACKGROUND SUMMARY: David Mass is seeking an appeal on the denial of a zoning clearance. Mr. Mass purchased two lots on Palm Court, an unimproved road. Lots 11 and 12 are each 24' wide with a depth of 100'.

These lots, with a 24' width, were not considered buildable when the Land Development Regulations were adopted in 1993. The lots were divided from a larger group of lots by the seller. If a parcel is considered buildable and you make it smaller, it is not subject to grandfathering.

The property is zoned UR-5 which requires a minimum lot area of 12,000 SF since water and central sewer is available. The square footage of Lots 11 and 12 combined fall short at 4,800 SF. Plans submitted indicated a building square footage of 1,850, which exceeds the maximum building coverage of 1,440 SF.

Mr. Mass cited a letter from Sherie Lindh written to Mariela Garcia dated September 17, 2020, regarding non-conforming lots in UR-5 zoning located on Tennessee Avenue, an improved road. The particular lot cited by Mr. Mass' appeal has a dimension of 45 SF x 120 SF, or 5,400 SF.

The City's position is the lots are substandard, do not meet zoning, are on an unimproved road, and do not comply with City Land Development Regulations.

STAFF RECOMMENDATIONS: Determination by Council regarding the appeal request by Mr. Mass.

FISCAL IMPACTS: N/A

COUNCIL ACTION: January 5th meeting: pull from agenda at the request of Mr. Mass

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

November 24, 2020

Mr. R. Scott Blankenship
City of Umatilla
PO Box 2286
Umatilla, FL 32784

RE: Palm Court Lots 11 & 12 | Alternate Key 3921578

Dear Mr. Blankenship,

I am writing this letter to appeal the denial letter I received from Greg A. Beliveau with LPG Urban & Regional Planners, Inc. on behalf of the City of Umatilla. I understood that this parcel would be cleared & approved by zoning and would be buildable pursuant to Chapter 3, Section 7 of the City of Umatilla Land Development Regulations AND Section 60-362.4 of the City of Umatilla's Code of Ordinances.

My parcel consists of two nonconforming lots of record aggregated together, I do not own any contiguous adjacent parcels or lots to meet the dimensional requirements, I can meet the setback requirements, I can meet the maximum building coverage area by building a two story home, and I can meet and exceed the requirements of City's residential design standards.

The Chapter(s) and Section(s) referenced by Mr. Beliveau are not applicable to this parcel based on the City's Land Development Regulations and the City of Umatilla's Code of Ordinances *Exception Rules*. Therefore, I am requesting my Zoning Clearance be approved and be allowed to build on my lot.

In addition to my understanding of these guidelines, in a letter dated September 17, 2020 the City of Umatilla, through Sherie Lindh also of LPG Urban & Regional Planners, Inc, recognized four parcels which also did not meet the City's Schedule of Dimensional Requirements, were lots of record from historical subdivisions, and were still deemed buildable. One of the four parcels granted was just 45' wide per the original plat recorded in the Public Records of Lake County, Florida, making it even more narrow than my parcel.

Sincerely,

/s/ David J. Mass

David J. Mass

Cc: Kevin Stone
Greg A. Beliveau

December 15, 2020

City Clerk
City of Umatilla
PO Box 2286
Umatilla, FL 32784

RE: Palm Court Lots 11 & 12 | Alternate Key 3921578

Dear City Clerk,

This letter is being submitted as a formal notice and request to appeal the denial letter I received from Greg A. Beliveau with LPG Urban & Regional Planners, Inc. on behalf of the City of Umatilla. I understood that this parcel would be cleared & approved by zoning and would be buildable pursuant to Chapter 3, Section 7 of the City of Umatilla Land Development Regulations (Exhibit A) AND Section 60-362.4 of the City of Umatilla's Code of Ordinances (Exhibit B).

My parcel consists of two nonconforming lots of record aggregated together, I do not own any contiguous adjacent parcels or lots to meet the dimensional requirements, I can meet the setback requirements, I can meet the maximum building coverage area by building a two story home, and I can meet and exceed the requirements of City's residential design standards.

The Chapter(s) and Section(s) referenced by Mr. Beliveau are not applicable to this parcel based on the City's Land Development Regulations and the City of Umatilla's Code of Ordinances *Exception* Rules. Therefore, I am requesting my Zoning Clearance be approved and be allowed to build on my lot.

In addition to my understanding of these guidelines, in a letter dated September 17, 2020 the City of Umatilla through Sherie Lindh also of LPG Urban & Regional Planners, Inc, recognized four parcels which also did not meet the City's Schedule of Dimensional Requirements, were lots of record from historical subdivisions, and were still deemed buildable. One of the four parcels granted was just 45' wide per the original plat recorded in the Public Records of Lake County, Florida, making it even more narrow than my parcel. This letter is included as Exhibit "C".

Further researching documents available or provided by the City of Umatilla is a map showing the locations of the City's Water and Sewer lines that clearly outlines each of the platted 24' wide lots as though they were individual parcels. Leading me to believe the intent would have been to display every parcel throughout the City that might as some point need access to the City expanding utilities system. This map is attached as Exhibit "D".

Lastly in summary are the points I feel are most important on why my parcel meets the City's Land Development Requirements and Code of Ordinances:

- 48' by 100' lot eligible by administrative exception.
- Water and sewer lines exist in front of the property already.
- Setbacks for the City's UR-5 Zoning can be met.
- The maximum building coverage area can be met by building a two story home.
- Residential Design Standards will be met and exceeded.
- Lake County Office of Planning and Zoning recognizes this parcel as a lot that is eligible for exception to their School Impact Fee Waiver Program

I feel as though this denial was arbitrary and vindictive after having conversations a meeting and with Mr. Blankenship & staff with their concerns being only based on the maintenance cost for the unpaved City maintained road Palm Court and their concern about drainage. Neither of these points were made in the denial letter. I ask that the City of Umatilla Council Members vote to approve the Zoning Clearance request and therefore a building permit for this parcel based on the facts provided.

Sincerely,

/s/ David J. Mass

David J. Mass

Cc: Kevin Stone
Greg A. Beliveau

EXHIBIT A

later than forty five (45) days after the receipt of the appeal. Technical appeals shall be heard by the City Council.

SECTION 6: ENFORCEMENT.

The City shall reserve the right to enforce the provisions of this Code in any manner as provided by law. Specific enforcement options are outlined as follows:

a) In General.

Whenever the City has reason to believe that the provisions of this Code are being violated, it shall notify the alleged violator of the nature of the violation(s) and require correction of the violation(s) in a reasonable period of time, based on the policies of the City. If not corrected within the time specified, the violation(s) shall be referred to the Code Enforcement Board for enforcement as authorized in the Code of Ordinances.

SECTION 7: NONCONFORMANCE PROVISIONS.

a) Types of nonconforming Status.

Within the districts established by this Code or Amendments that later may be adopted, there may exist lots, uses of land, or structures which lawfully existed before this Code was passed or amended but would be prohibited, regulated, or restricted under the terms of this Code.

It is the intent of this Code to permit these nonconformities to continue in their present condition but not be enlarged upon, expanded, or extended, nor be used as grounds for adding other structures or uses prohibited elsewhere in the same district. There are three (3) types of nonconforming status, as follows:

1) Nonconforming Lots of Record.

In any district in which residential dwellings are permitted, notwithstanding district dimensional requirements, a single family dwelling and customary accessory buildings may be erected on any single lot of record as defined herein which existed on or before January 21, 1992. This provision shall apply even though such lot fails to meet the requirements applying to area or width, or both, of the lot and shall conform to all other regulations for the district in which said lot is located. However, development on residential lots platted under previous zoning ordinances may be permitted to develop based on setbacks in force at the time of platting.

The following provisions shall apply to lots of record zones commercial or industrial on or before January 21, 1992:

EXHIBIT A

- A) The construction of one commercial or industrial building shall be permitted on each lot providing that no adjoining lots are in the same ownership, or were in the same ownership as of January 21, 1992.
- B) Dimensional requirements shall be based on the established requirements of this Code.

No portion of any nonconforming lot shall be sold or used in a manner which diminishes compliance with lot width and area requirements established by this Code, nor shall any division of any parcel be made which creates a lot width or area below the requirements stated in this Code.

2) Nonconforming Uses of Land and Structure.

A nonconforming use of land or structure existing prior to January 21, 1992, shall continue to have such nonconforming status and shall be subject to the applicable provisions of this Code including the following which shall apply so long as the use of land or structure remains otherwise lawful:

- A) No such nonconforming use shall be enlarged or increased nor extended to occupy a greater area of land or structure than was occupied as of January 21, 1992.
- B) No such nonconforming use shall be moved in whole or part to any portion of the lot or parcel other than that occupied by such use as of January 21, 1992.
- C) No additional structure not conforming to the requirements of this Ordinance shall be erected in connection with such nonconforming use of land or structure.

3) Nonconforming Structures.

A nonconforming structure existing prior to January 21, 1992, shall continue to have such nonconforming status and shall be subject to the applicable provisions of this Code including the following which shall apply so long as the use of land or structure remains otherwise lawful:

- A) No such nonconforming structure may be enlarged or altered in any way which increased its nonconformity, but any structure or portion thereof may be altered to decrease its nonconformity.
- B) Should such nonconforming structure or nonconforming portion of structure be destroyed by any means to an extent of more than seventy-five percent (75%) of its current appraised value as

EXHIBIT B

Sec. 60-362. - Lot of record.

A lot of record is defined as a lot or parcel, created on or before September 17, 1974, which met all zoning and subdivision requirements at the time of creation but which does not meet the current requirements of this section, the City of Umatilla subdivision regulations, or any other provision of the City Code.

A lot of record will be granted a building permit for a single-family dwelling unit in accordance with the zoning requirements at the time of application if the requirements of (a) and (b) are met:

- (a) *Street Requirements.* The lot of record must have road frontage on:
 - (1) A public maintained road, or
 - (2) Be located on a unmaintained street, of which more than fifty (50) percent of the lots on that unmaintained street are owned by different individuals as of November 1, 1985. Two (2) or more lots shall not be deemed as owned by different individuals when:
 - a. When one lot is owned directly or indirectly, by the spouse of the other lot owner.
 - b. When one lot is owned directly or indirectly, by or for a partnership, trust or estate of which the other lot owner is a partner or beneficiary.
 - c. One lot owner owns fifty (50) percent or more in value of the stock of the corporation that owns, directly or indirectly, the other lot.
 - (3) For purposes of this section, the applicant shall have the burden to show that he or she meets or is exempt from the criteria set forth herein. Any adverse decision may be appealed to the board of adjustment.
- (b) *Lot size requirements.* All lots of record must contain a minimum of twelve thousand five hundred (12,500) square feet of usable land unless either of the following apply:
 - (1) The lot does not require an individual sewage disposal system as defined in Chapter 10D-6 of the Florida Administrative Code or an individual water system as defined in Chapter 10D-4 of the Florida Administrative Code, or
 - (2) The lot contains not less than eight thousand (8,000) square feet of usable land and is served by a public water system as defined in Chapter 403.852 of the Florida Statutes and Chapter 10D-4.18 of the Florida Administrative Code.
- (c) *Exceptions.* Lots of records are exempt from the requirements of (a) and (b) if:
 - (1) A single-family dwelling unit existed on the lot on November 1, 1985.
 - (2) The lot has been granted a variance by the planning and zoning coordinator or the board of zoning appeals.

60-362.1. A lot shall not be considered a lot of record when sold under contract until the contract or deed is duly recorded in the records of the clerk of the circuit court of Lake County, Florida, and meets the other requirements of this section.

EXHIBIT B

60-362.2. The city clerk may grant an administrative variance from the street and lot size requirements contained in section 60-362 if the following conditions exist:

(a) *As to street requirements.*

- (1) If an individual as defined above only owns one lot of record of any size fronting on an unmaintained street; or
- (2) If fifty (50) percent or more of the individual lots located on an unmaintained street are developed; or
- (3) If contiguous individual lots have been aggregated into one lot, and the individual does not own any other lots on the street.

(b) *As to lot size requirements.*

- (1) If seventy-five (75) percent or more of the lots on a street or subdivision are developed with each lot containing less than twelve thousand five hundred (12,500) square feet.
- (2) If physical and development patterns exist that prevent the aggregating of lots to meeting the twelve thousand five hundred (12,500) square foot requirements.

60-362.3. In those areas where a lot of record exists which met the zoning minimums at the time of creation but does not presently meet the requirements of section 60-362, the applicant may apply to the board of adjustments for a variance. The board of adjustments will consider the development patterns and ownership of adjacent lots in the area in determining the granting of a variance.

60-362.4. Subject to the requirements set forth above, a single-family structure may be constructed on any nonconforming lot in any residential district if the lot is less than the minimum area required for building lots in the residential district in which it is located providing the following conditions exist and are met:

- (a) *Availability of adjacent vacant land.* No structure shall be erected on any nonconforming lot if the owner of the lot owns any adjoining vacant land which would create a conforming lot if the vacant land was combined with the nonconforming lot.
- (b) *Side yards.* No structure shall be erected on a nonconforming residential zoned lot unless it shall have a minimum side yard of five (5) feet, or in the case of commercial structures, a minimum side yard as stipulated in the zoning regulations of divisions 9, 10, 11, and 12 of Article III.
- (c) *Front and rear yards.* No structure shall be constructed on a nonconforming lot unless it shall have a front and rear yard conforming to the minimum required for the residential or commercial districts in which it is located.

(Ord. No. 1974-C, § 90.11, 9-17-74; Ord. No. 1985-2, 11-19-85)

EXHIBIT C



September 17, 2020

Ms. Mariela Garcia
Homes in Partnership, Inc.

Re: Tennessee Lots – Alt Key #'s 3921868/3921867/3921866/3921865

Dear Ms. Garcia:

LPG Urban & Regional Planners, Inc. (LPGURP) are the Planners for the City of Umatilla. Susan McCulloch has forwarded your email dated September 11, 2020 regarding the lots located on Tennessee and requested that we respond to your questions.

Alt Key # 3921868/Alt Key # 3921867/Alt Key # 3921866

The City does recognize these lot as nonconforming lots pursuant to Chapter 3, Section 7 of the Land Development Regulations. These provisions also state that the lot shall conform to all other regulations for the district in which said lot is located. These lots are zoned UR-5 and requires a minimum living area of 1,200 square feet. Pursuant to Chapter 6, Schedule of Dimensional Requirements, the maximum building coverage is 30%. Pursuant to Chapter 2, building coverage is defined as “that portion of the lot which is occupied by principal and accessory buildings”.

According to the Lake County Property Record data these lots are approximately 50' x 120' (6,000 SF). Pursuant to Chapter 6, Section 2(c)(2)(a) a single family dwelling having a minimum living area of 1,200 square feet excluding carports and garages is required. Based on the size of the lots (6,000 SF) the maximum building coverage is 1,800 square feet (6,000 SF x 30% = 1,800 SF). Taking into consideration the minimum living area of 1,200 SF and the residential design standards (Chapter 6, Section 4) which require a minimum of a 1 car garage (240 SF) equates to 1,440 SF. Thus the subject lots are considered buildable lots. Should a 2 car garage be desired (assuming a 24' x 24' garage) of 576 SF and the minimum living area of 1,200 SF would equate to 1,776 SF which is within the maximum building coverage allowed and the lots are still considered buildable lots.

Pursuant to Chapter 6, Schedule of Setback Requirements the setbacks are as follows:

Front – 25'
Side – 7.5'
Rear – 15'

Alt Key # 3921865

EXHIBIT C

The City does recognize this lot as a nonconforming lot pursuant to Chapter 3, Section 7 of the Land Development Regulations. These provisions also state that the lot shall conform to all other regulations for the district in which said lot is located. The lot is zoned UR-5 and requires a minimum living area of 1,200 square feet. Pursuant to Chapter 6, Schedule of Dimensional Requirements, the maximum building coverage is 30%. Pursuant to Chapter 2, building coverage is defined as "that portion of the lot which is occupied by principal and accessory buildings".

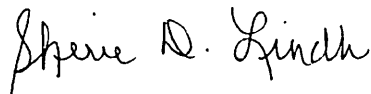
According to the Lake County Property Record data this lot is approximately 45' x 120' (5,400 SF). Pursuant to Chapter 6, Section 2(c)(2)(a) a single family dwelling having a minimum living area of 1,200 square feet excluding carports and garages is required. Based on the size of the lot (5,400 SF) the maximum building coverage is 1,620 square feet (5,400 SF x 30% = 1,620 SF). Taking into consideration the minimum living area of 1,200 SF and the residential design standards (Chapter 6, Section 4) which require a minimum of a 1 car garage (240 SF) equates to 1,440 SF. Thus the subject lot is considered buildable lot. Should a 2 car garage be desired (assuming a 24' x 24' garage) of 576 SF and the minimum living area of 1,200 SF would equate to 1,776 SF which exceeds the maximum building coverage; therefore, a 2 car garage could not be built; however, you may apply for a variance.

Pursuant to Chapter 6, Schedule of Setback Requirements the setbacks are as follows:

Front – 25'
Side – 7.5'
Rear – 15'

We trust the above addresses your concerns and should you have any questions, please contact Susan McCulloch.

Sincerely,



Sherie Lindh

Cc: Scott Blankenship
Greg Beliveau
Susan McCullough
File

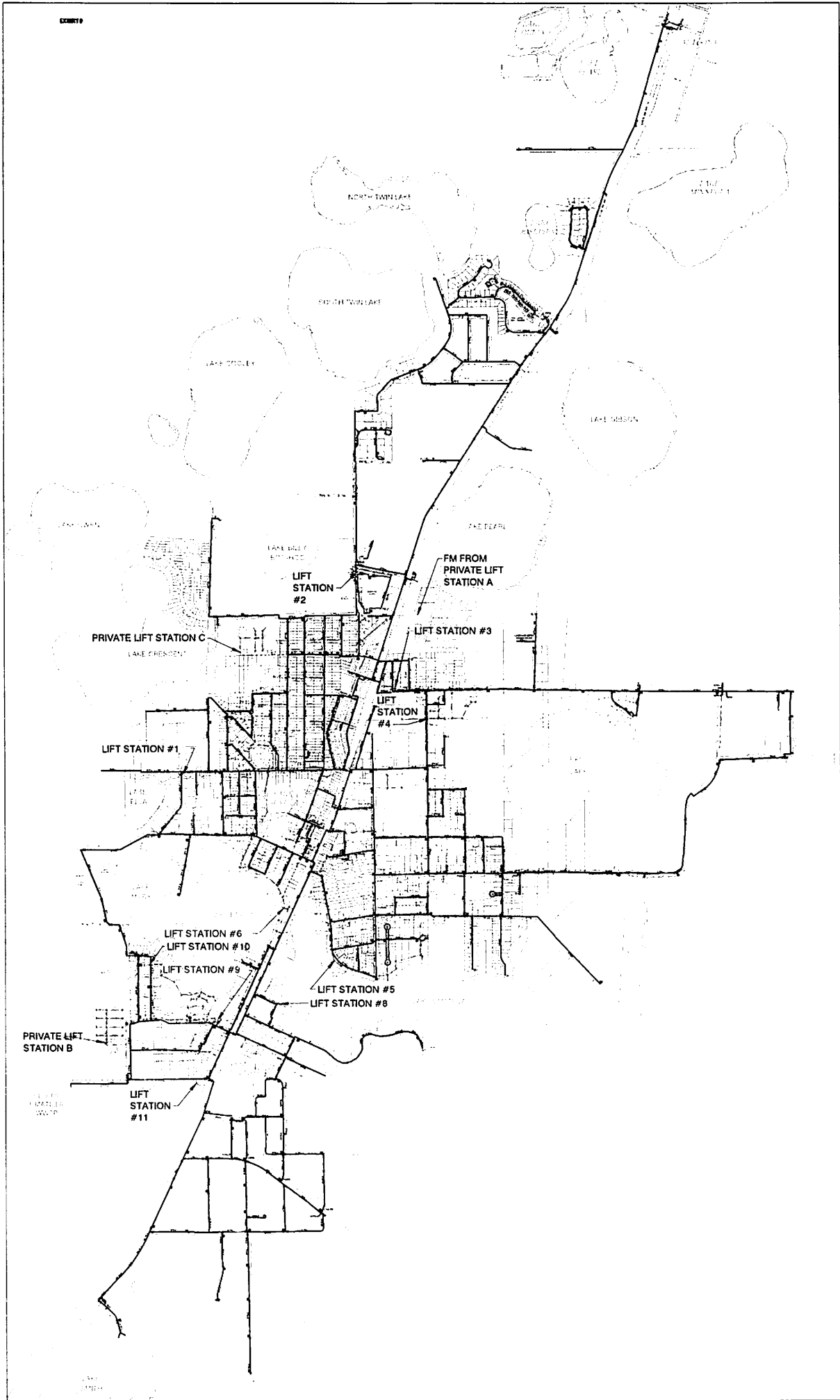
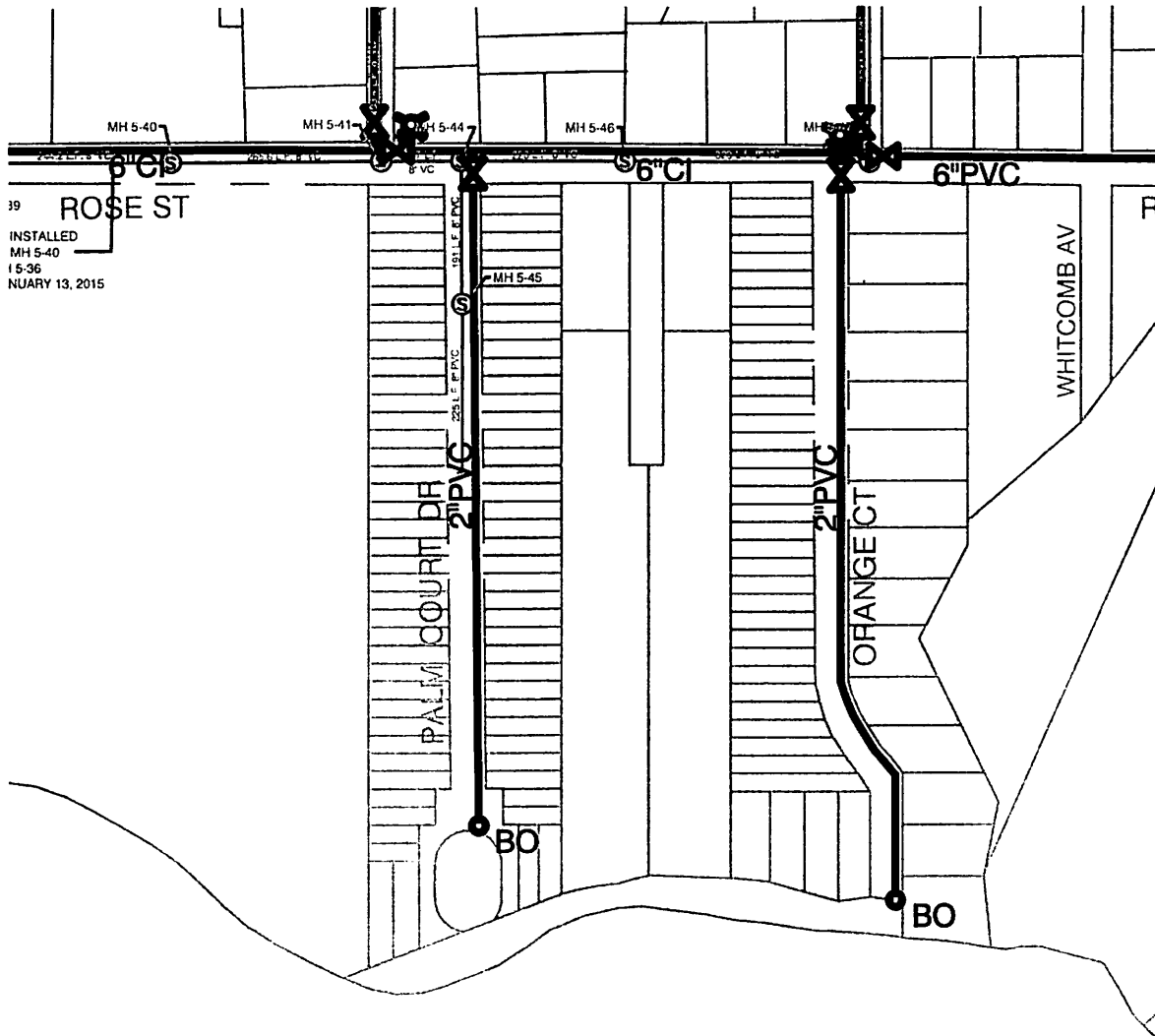


EXHIBIT D





November 23, 2020

Mr. David Mass
David J Properties, LLC
9518 Mid Summer Lane
Leesburg, FL 34788

Re: Palm Court - Lots 11 and 12 (#399/1)

Dear Mr. Mass:

LPG Urban and Regional Planners, Inc. are the city planners and we have been requested to respond to your question regarding the above referenced lots. The City of Umatilla received an application for a zoning clearance on October 16, 2020 for Lots 11 and 12 within the Palm Court Subdivision. These adjacent lots are each 24' wide and were until recently part of a larger group of lots under common ownership. City staff reviewed the application and determined the lots were unbuildable. The decision was made based on the City Land Development Regulations (LDR).

The subject lots are within the UR-5 zoning district. Chapter 6 of the LDR and the LDR Schedule of Dimensional Requirements contain the following rules, among others, for building in this district.

- the minimum lot area is 12,500 S.F. with septic tank and 12,000 S.F. with sewer. The minimum lot width is 85 FT with septic tank and 75 FT with central sewer.
- a single-family dwelling must have a minimum living area of 1,200 square feet of excluding carports and garages.
- a minimum of a 1 car garage (240 square feet) is required.
- the maximum building coverage is 30%. Chapter 2 defines building coverage as "that portion of the lot which is occupied by principal and accessory buildings."

Taking into consideration the above, each 24' wide platted lot is unbuildable individually or when aggregated with its neighbor; aggregating two 24' lots is insufficient to meet the square footage or lot width standards. Based on the provisions of the LDRs and zoning district, additional lots would need to be aggregated to a minimum lot size of 12,000 SF with a minimum lot width of 75' (Chapter 6, Schedule of Dimensional Requirements) as water and sewer are available. A variance application may be sought for a smaller lot size; however, any proposed lots would need to be compatible with the existing development pattern.

In addition, the plans submitted indicated a lot size of 48' x 100' (4,800 SF) and based on the size of the lots the maximum building coverage (applying the 30% rule) is 1,440 square feet. The plans submitted indicated a total building square footage of 1,850 which far exceeds the maximum.

Should you have any questions, please contact Scott Blankenship or our office.

Sincerely,



Greg A. Beliveau, AICP

cc: Scott Blankenship
Kevin Stone
File

Recd 10/16/20



City of Umatilla Florida

Planning Department

1 South Central Ave, Umatilla, FL 32784
Tel: 352-669-3125 // Fax: (352)-669-8313

Zoning Clearance Application

FOR BUILDING PERMIT TO:

[ERECT, ADD TO, ALTER, REPAIR, MOVE, DEMOLISH]

COMMERCIAL RESIDENTIAL

Alt. Key: 3921578 Parcel ID: 13-18-26-2400-00A-01100

Description of proposed work, including measurements: New SFR 31x60 approx

Property Location: Palm Court off Rose St Umatilla, FL

Property Owner: David S Properties, LLC / David Mass

Owner Address: 9518 Mid Summer Ln Leesburg, FL 34788 Phone #: 352-267-1289

E-mail Address: davidmass2020@yahoo.com

Subdivision: Umatilla, Palm Court Lot #: 11-12

Contractor: Pools of Jacke Inc / James Findley

Address: 401 E Alfred St Tavares, FL 32778 Phone #: 407-654-6522

Property Zoned: UR-5 Material Used: CBS Flood Zone: X

Lot Area (sq. ft.): 4,800 Total Living Sq. Ft.: 1,500 Total 1st Floor: 1,500

Accessory Sq. Ft.: 0 Total Sq. Ft.: 1,860

Total Impervious Surface Area: 2,115 ISA Ratio: 0.44 Max. Permitted: _____

Setbacks: Front: _____ Side: _____ Rear: _____

Finished Floor Elevation: 99.50 Lot Grade Type: _____

Will any trees be removed for this work? Yes _____ No

All Zoning Clearances must be fully completed in order to be processed. Approval by the Planning & Zoning Dept. may take up to 7 to 10 business days. The full submittal package will then be sent to the Building Department, including the completed Building Permit Application and appropriate plans and paperwork, as well as the approved Zoning Clearance.

Applicant Signature: [Signature] Date: 10/15/2020

City of Umatilla Approval Issued By: _____ Date: _____

| | | | |
|--------------------------------|------------------|-------|-------------|
| Payment Record for Office Use: | | | |
| Amount: _____ | Check #: _____ | _____ | _____ |
| Amount: _____ | Check #: _____ | _____ | _____ |
| Rcvd By: _____ | Invoice #: _____ | _____ | Date: _____ |

1 SOUTH CENTRAL AVE, PO BOX 2286, UMATILLA, FLORIDA 32784
(352) 669-3125 // FAX (352) 669-8313



Impervious Surface Ratio Worksheet

Impervious Surface: any hard-surfaced, man-made area that does not readily allow water to pass through, including but not limited to building, parking areas, sidewalks and paved recreational areas.

Impervious Surface Ratio Area (ISR): the total area of impervious surface divided by the net area of the lot.

Maximum ISR Allowed

[PENDING PUBLIC WORKS DIRECTOR'S INSTRUCTION]

Impervious Surface Calculation

Project Address Palm Ct lots 11-12

1. New Item to be added* _____ SF.
2. House SF. (1st floor only) 1500 SF
3. Garage Area* 292 SF
4. Entry* 68 SF
5. Patio area* 0 SF
6. Driveway & Walk way* 255 SF

*Total Accessory SF 0

House SF 1st floor only: _____

Total Accessory & House 2115 divide by Lot size 4,800

Equals ISA 0.44

NOTES:

PROPERTY RECORD CARD

General Information

| | | | |
|------------------------------|------------------------------------------------------------------------------------|-------------------------------------------|-------------------------------------------------------------------------------------------|
| Name: | DAVID J PROPERTIES LLC | Alternate Key: | 3921578 |
| Mailing Address: | 9518 MID SUMMER LN LEESBURG, FL 34788 Update Mailing Address | Parcel Number: | 13-18-26-2400-00A-01100 |
| | | Millage Group and City: | 00U1 (UMATILLA) |
| | | 2019 Total Certified Millage Rate: | 20.874 |
| | | Trash/Recycling/Water/Info: | My Public Services Map |
| Property Location: | PALM COURT DR UMATILLA FL 32784 Update Property Location | Property Name: | Submit Property Name |
| | | School Information: | School Locator & Bus Stop Map School Boundary Maps |
| Property Description: | UMATILLA, PALM COURT PB 5 PG 37 LOTS 11, 12 BLK A ORB 5552 PG 42 | | |

NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Agents assume no responsibility for the consequences of inappropriate uses or interpretations of the property description.

Land Data

| Line | Land Use | Frontage | Depth | Notes | No. Units | Type | Class Value | Land Value |
|------|---------------------------|----------|-------|-------|-----------|------|-------------|------------|
| 1 | VACANT RESIDENTIAL (0000) | 0 | 0 | | 1 | LT | \$0.00 | \$5,400.00 |

[Click here for Zoning Info](#)

[FEMA Flood Map](#)

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional estate book/page numbers may be listed in the property description above and/or records filed and indexed with the Clerk of Court. [Click here to search all documents by owner's name.](#)

| Book/Page | Sale Date | Instrument | Qualified/Unqualified | Vacant/Improved | Sale Price |
|-----------|-----------|------------|-----------------------|-----------------|-------------|
| 5552 / 42 | 9/18/2020 | Warranty | Qualified | Vacant | \$16,700.00 |

BOUNDARY SURVEY

DESCRIPTION:

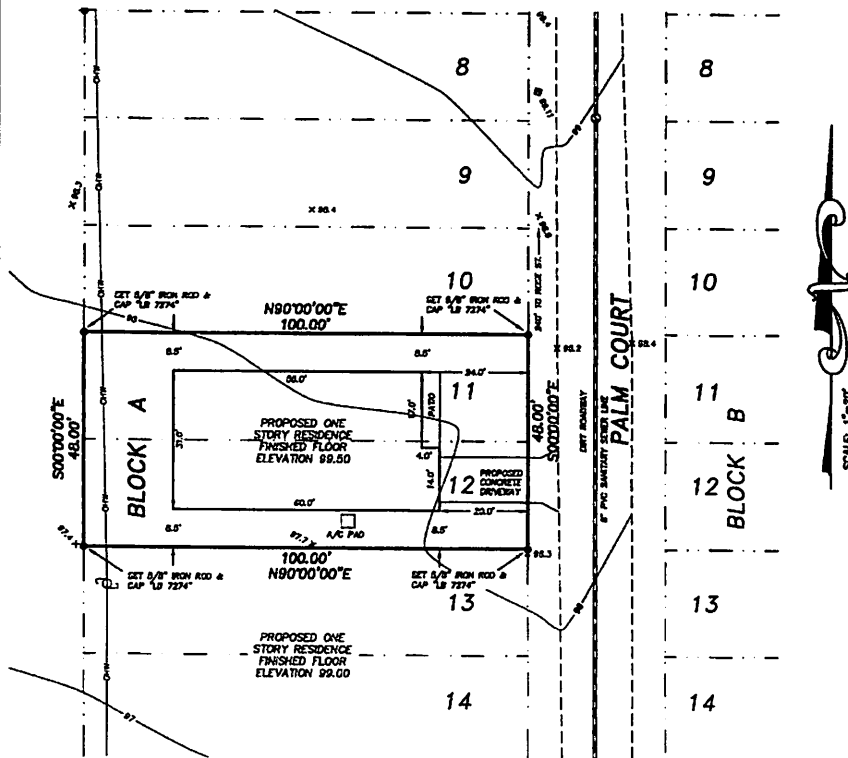
LOTS 11 AND 12, BLOCK A, PALM COURT SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 37, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL, OR DIGITAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. PRINTED COPIES OF A DIGITAL SIGNED AND SEALED SURVEY ARE NOT VALID.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD, BY THIS FIRM.
- REVISIONS DO NOT CONSTITUTE A RE-CERTIFICATION OF THE EXISTING FIELD CONDITIONS OF THIS SURVEY.
- BEARINGS SHOWN HEREON ARE BASED ON THE FOLLOWING: THE EAST LINES OF LOTS 11 AND 12 AS S00°00'00"E (ASSUMED).
- UNDERGROUND IMPROVEMENTS AND INSTALLATIONS HAVE NOT BEEN LOCATED.
- THE LANDS SHOWN HEREON LIE ENTIRELY WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR ANNUAL CHANCE FLOOD PLAIN) ACCORDING TO "FIRM" MAP NO. 1205002202, DATED DECEMBER 10, 2012.
- THE ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY (NGS) NORTH AMERICAN VERTICAL DATUM (NAVD) 1988 PER BENCH MARK NUMBER R 425, ELEVATION = 83.54.
- SITE BENCH MARK IS SHOWN HEREON.

LEGEND/ABBREVIATIONS:

- ⊙ IRON ROD & CAP
- IRON PIPE
- BOLD LINE BOUNDARY
- LB LICENSED BURNER
- PM PROFESSIONAL SURVEYOR & MAPPER
- PVC POLYVINYL CHLORIDE PIPE
- CHAIN-CHAINED UTILITY BRICK
- ⊕ IRON UTILITY POLE
- 89-83.73 BENCH ELEVATION
- B.M. EXISTING BENCH ELEVATION
- EXISTING BENCH CONTOUR
- ⊕ SITE BENCH MARK OR INDICATED SURVEY VEHICLE



| | |
|---------------|------------|
| JOB NUMBER: | 20122.000 |
| SURVEY DATE: | 10/02/2020 |
| FIELD BTD: | 1/20/2020 |
| FIELD BOOKS: | 2036 |
| PAGES: | 44 |
| FIELD FILE: | 20122.000 |
| DRAWING FILE: | 20122.000 |

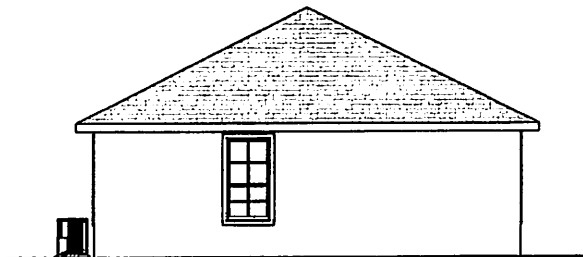
Digitally signed
by Aron Bishman
Date: 2020.10.15
15:37:32 -04'00'

ARON D. BISHMAN, P.S.M. FLORIDA REGISTRATION NO. 3668

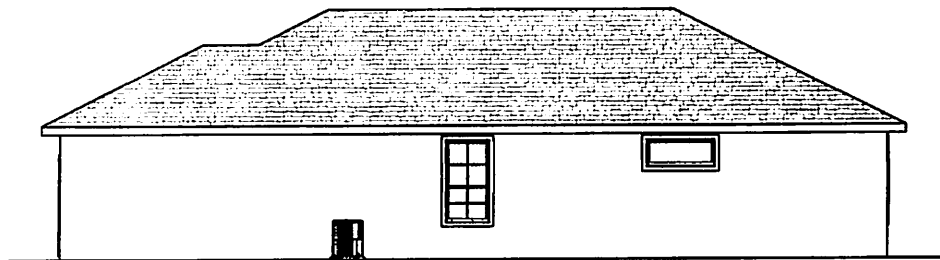
BISHMAN
Surveying & Mapping, Inc.

CERTIFICATE OF AUTHORIZATION LB 7274

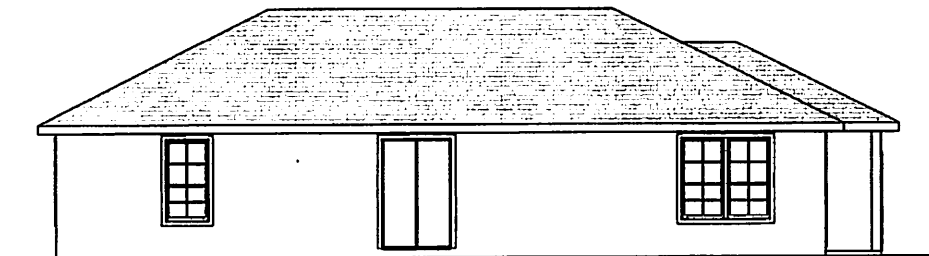
13610 GRANVILLE AVE. Phone No. 407.905.8877
CLERMONT, FLORIDA 34711 Fax No. 407.905.8875



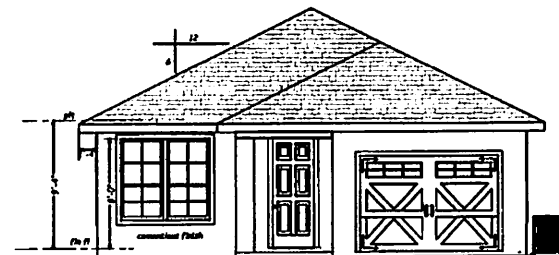
Rear Elevation.....1/4"=1'0"



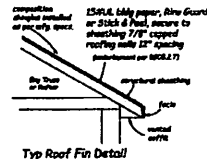
Right Side Elevation.....1/4"=1'0"



Left Side Elevation.....1/4"=1'0"



Front Elevation.....1/4"=1'0"



GENERAL NOTES

1. EXTERIOR FINISHES ARE BETWEEN DOWN POURS TO EXCEEDS EXIST GREATER THAN ONE (1) FT. EXTERIOR FINISHES ARE DESTROYED TO ADJOINING SHEATHINGS BY WIND DIRECTION
 2. WOOD FOR STRUCTURAL CONDITIONS TO BE KNOWN BY SPECIES AND GRADE (S-P-F) ALL STRUCTURAL SHEATHINGS SHALL BE 1/2\"/>

3. ALL FINISHES REQUIRED FOR ROOF FINISHES SHALL BE AS INDICATED BY TRADE MANUFACTURERS. (All components from install shall be one (1) inch (1) inch for every inch (1) inch of finish, or heavier than that (1) inch (1) inch for every 1/2 inch (1/2 inch) of finish, provided always CONFORM TO GRADE, LOCATION, AND ALL TRADE UNLESS WITH FINISH SPECIFICATIONS PROVIDED TRADE DETAILS, SHALL TO AVOID PROPER DESIGN, NUMBER AND HOLD DOWN, STRAPPING FOOTING etc., AT CONSTRUCTION SITE.

4. UNLESS OTHERWISE INDICATED, ALL INTERIOR WALLS AND CEILING SHALL BE 1/2\"/>

5. TYPICAL FIELDS SHALL AS INDICATED SHALL BE FILLED WITH CONCRETE AND REINFORCED WITH ONE (1) BARS (BARS) TIED TO FOOTING AND THE REAR SCHOOL, 1/2\"/>

6. FINISHES TO BE 1/2\"/>

7. ALL FINISHES TO BE AS SHOWN ANY FINISH, ACTUAL LOCATION AND SIZE OF EXIST FINISH SHALL BE DETERMINED BY A LICENSED PLUMBING AND ELECTRICAL MECHANIC SHALL DETERMINE THE STRUCTURAL INTEGRITY OF THE BUILDING. (Electrical systems shall comply with the provisions of NFPA 70.)

8. ALL DIMENSIONS ARE NOMINAL AND MAY VARY DUE TO CONSTRUCTION CONFORM ALL AND MEETS WITH FINISHES OF PRODUCT IN FINISH, DASH, UNLESS OTHERWISE SPECIFIED AT CONSTRUCTION SITE.

9. FINISHES ARE CONCEPTUAL, ACTUAL CONSTRUCTION MAY VARY.

10. FINISHES ARE CONCEPTUAL, ACTUAL CONSTRUCTION MAY VARY.

11. FINISHES ARE CONCEPTUAL, ACTUAL CONSTRUCTION MAY VARY.

12. FINISHES ARE CONCEPTUAL, ACTUAL CONSTRUCTION MAY VARY.

13. FINISHES ARE CONCEPTUAL, ACTUAL CONSTRUCTION MAY VARY.

14. FINISHES ARE CONCEPTUAL, ACTUAL CONSTRUCTION MAY VARY.

15. FINISHES ARE CONCEPTUAL, ACTUAL CONSTRUCTION MAY VARY.

16. FINISHES ARE CONCEPTUAL, ACTUAL CONSTRUCTION MAY VARY.

17. FINISHES ARE CONCEPTUAL, ACTUAL CONSTRUCTION MAY VARY.

18. FINISHES ARE CONCEPTUAL, ACTUAL CONSTRUCTION MAY VARY.

19. FINISHES ARE CONCEPTUAL, ACTUAL CONSTRUCTION MAY VARY.

20. FINISHES ARE CONCEPTUAL, ACTUAL CONSTRUCTION MAY VARY.

Lot 11-12 ALT Key
3921578

Bryan A Molyet P.E.
License # 12009
July 1997
1040 East Industrial Dr
Orange City FL 32763

1. I, the undersigned, hereby certify that I am a duly licensed Professional Engineer in the State of Florida, and that I am the author of the design shown on this drawing.

2. I am not providing my services in violation of any law, rule, or regulation of the State of Florida.

3. I am not providing my services in violation of any law, rule, or regulation of the State of Florida.

4. I am not providing my services in violation of any law, rule, or regulation of the State of Florida.

5. I am not providing my services in violation of any law, rule, or regulation of the State of Florida.

6. I am not providing my services in violation of any law, rule, or regulation of the State of Florida.

7. I am not providing my services in violation of any law, rule, or regulation of the State of Florida.

8. I am not providing my services in violation of any law, rule, or regulation of the State of Florida.

9. I am not providing my services in violation of any law, rule, or regulation of the State of Florida.

10. I am not providing my services in violation of any law, rule, or regulation of the State of Florida.

11. I am not providing my services in violation of any law, rule, or regulation of the State of Florida.

12. I am not providing my services in violation of any law, rule, or regulation of the State of Florida.

13. I am not providing my services in violation of any law, rule, or regulation of the State of Florida.

14. I am not providing my services in violation of any law, rule, or regulation of the State of Florida.

15. I am not providing my services in violation of any law, rule, or regulation of the State of Florida.

16. I am not providing my services in violation of any law, rule, or regulation of the State of Florida.

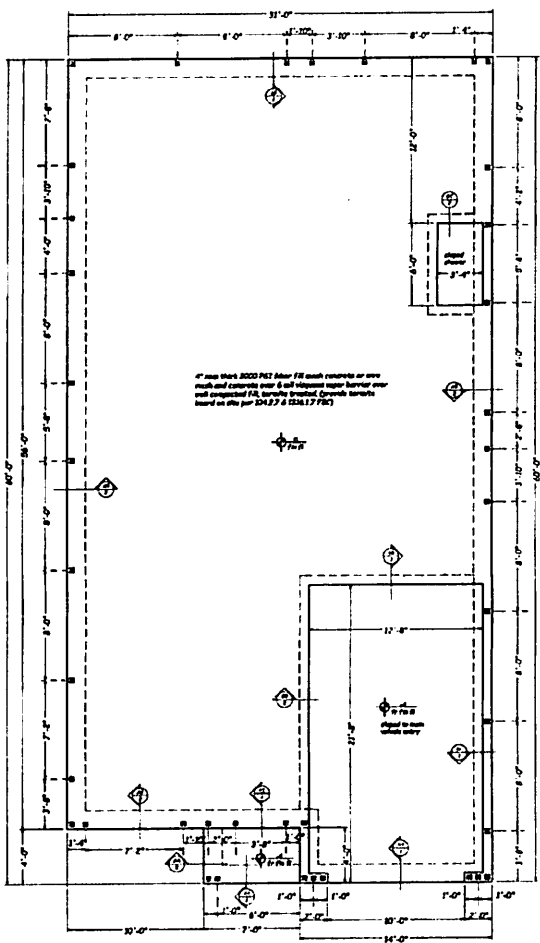
17. I am not providing my services in violation of any law, rule, or regulation of the State of Florida.

18. I am not providing my services in violation of any law, rule, or regulation of the State of Florida.

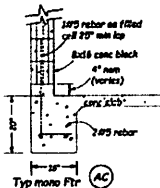
19. I am not providing my services in violation of any law, rule, or regulation of the State of Florida.

20. I am not providing my services in violation of any law, rule, or regulation of the State of Florida.

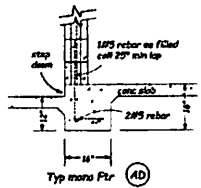
DATE 8/15/20
Dwg By Tracy S. O'Leary
SHEET 1 OF 4
DWS NO DM2820A
P.E. Seal



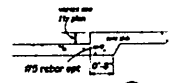
Footer Plan.....1/4"=1'0"



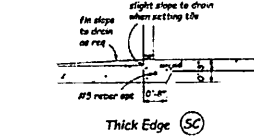
Typ mono Ftr (AC)



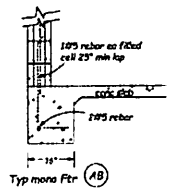
Typ mono Ftr (AD)



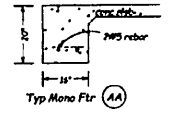
Thick Edge (SB)



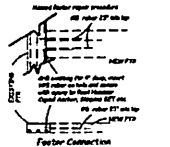
Thick Edge (SC) (shower)



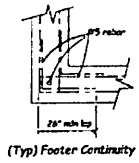
Typ mono Ftr (AB)



Typ mono Ftr (AA)

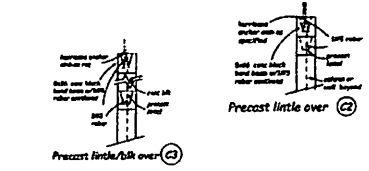


Footer Connection (RA)

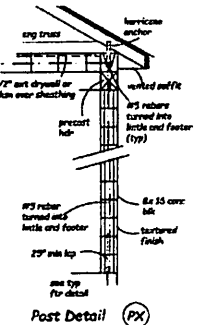


(Typ) Footer Continuity

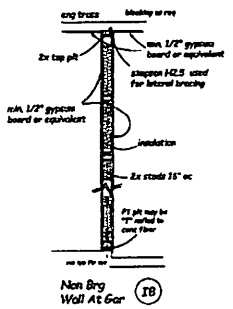
sized down procedure
 We'll not erect:
 D-3 1" dia hole 3" deep into slab at correct location, epoxy min 307 long rebar into hole, lap all rebars 25" min.
 We'll erect:
 Core wall 14" wide and 4" dia, drill 1" dia hole into slab at correct location, epoxy min 307 long rebar into hole, lap all rebars 25" min. Form curved wall and pour ball with 3000 PSI concrete using 8" slump, and it to include rebar to the 1st beam as necessary.



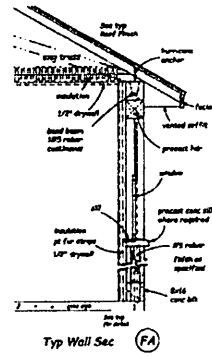
Precast lintel over (C)



Post Detail (PX)



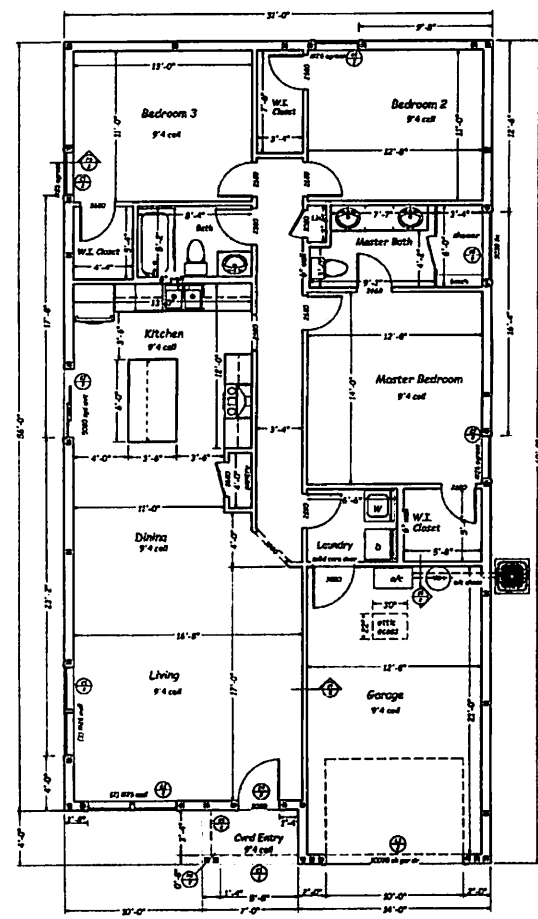
Non Brg Wall At Gar (TB)



Typ Wall Sec (FA)

| Symbol | Description |
|--------|------------------------------------------------------|
| (C) | 1/2" pre-cast concrete lintel over (see above) |
| (PX) | 1/2" pre-cast concrete post (see above) |
| (TB) | 1/2" pre-cast concrete wall at garage (see above) |
| (FA) | 1/2" pre-cast concrete wall section (see above) |
| (RA) | 1/2" pre-cast concrete footer connection (see above) |
| (AC) | 1/2" pre-cast concrete mono footer (see above) |
| (AD) | 1/2" pre-cast concrete mono footer (see above) |
| (SB) | 1/2" pre-cast concrete thick edge (see above) |
| (SC) | 1/2" pre-cast concrete thick edge (see above) |

Approx sq feet
 Living area.....1500
 Garage.....292
 Cvd entry.....28
 Total.....1820



Floor Plan.....1/4"=1'0"

Bryan A. Mallett P.E.
 License #PE01309
 Suite 101
 1500 East Industrial Rd
 Orange City, FL 32763

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A custom drafted residence
 by
 Bryan A. Mallett P.E.
 Suite 101
 1500 East Industrial Rd
 Orange City, FL 32763

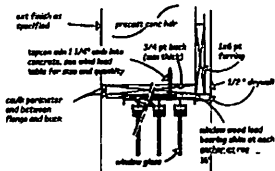
DATE 8/19/20
 Drawn By
 Tracy A. Doherty
 SHEET
 2 OF 4
 DWG NO
 DM2820A

P.E. Seal

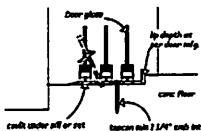
DATE 8/19/20
 Drawn By
 Tracy A. Doherty
 SHEET
 2 OF 4
 DWG NO
 DM2820A

P.E. Seal

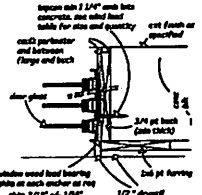
valid only when signed to



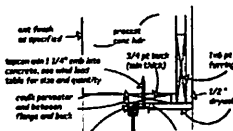
SGD Buck Header Detail
(see door mfg installation if different than shown)
(max 4 sliding doors)



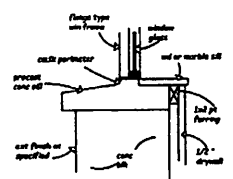
SGD Sill Detail
(see door mfg installation if different than shown)
(max 4 sliding doors)



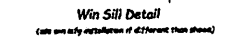
SGD Buck Jam Detail
(see door mfg installation if different than shown)
(max 4 sliding doors)



Win Buck Header Detail
(see mfg installation if different than shown)

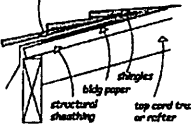


Win Buck Jamb Detail
(see mfg installation if different than shown)

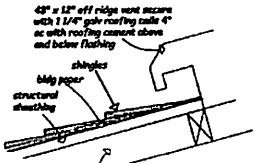


Win Sill Detail
(see mfg installation if different than shown)

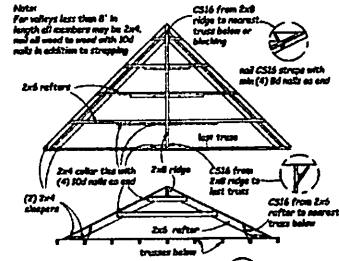
26 ga down drip edge, secure with 1 1/4 roofing nails 4" oc, with roofing cement between bldg paper and shingles 18" from edge. (double first row of shingles)



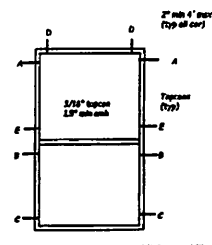
Metal Drip Edge (typ)



Flashing Off Ridge Vent (typ)



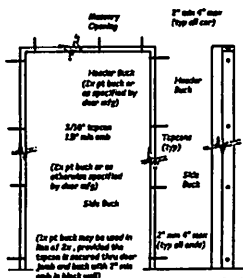
Typ Val Frame Detail



Min Win Tapcon Placement (typ)
(see mfg installation if different than shown)

Window Tapcon Placement Chart

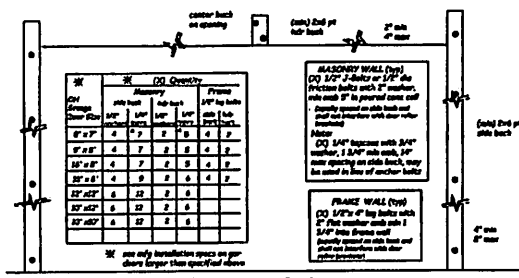
| Code | Fastener Location | Code | Fastener Location |
|------|-------------------|------|-------------------|
| W1 | A.C. | W2 | A.C. |
| W2 | A.C. | W3 | A.C. |
| W3 | A.C. | W4 | A.C. |
| W4 | A.C. | W5 | A.C. |
| W5 | A.C. | W6 | A.C. |
| W6 | A.C. | W7 | A.C. |
| W7 | A.C. | W8 | A.C. |
| W8 | A.C. | W9 | A.C. |
| W9 | A.C. | W10 | A.C. |
| W10 | A.C. | W11 | A.C. |
| W11 | A.C. | W12 | A.C. |
| W12 | A.C. | W13 | A.C. |
| W13 | A.C. | W14 | A.C. |
| W14 | A.C. | W15 | A.C. |
| W15 | A.C. | W16 | A.C. |
| W16 | A.C. | W17 | A.C. |
| W17 | A.C. | W18 | A.C. |
| W18 | A.C. | W19 | A.C. |
| W19 | A.C. | W20 | A.C. |
| W20 | A.C. | W21 | A.C. |
| W21 | A.C. | W22 | A.C. |
| W22 | A.C. | W23 | A.C. |
| W23 | A.C. | W24 | A.C. |
| W24 | A.C. | W25 | A.C. |
| W25 | A.C. | W26 | A.C. |
| W26 | A.C. | W27 | A.C. |
| W27 | A.C. | W28 | A.C. |
| W28 | A.C. | W29 | A.C. |
| W29 | A.C. | W30 | A.C. |
| W30 | A.C. | W31 | A.C. |
| W31 | A.C. | W32 | A.C. |
| W32 | A.C. | W33 | A.C. |
| W33 | A.C. | W34 | A.C. |
| W34 | A.C. | W35 | A.C. |
| W35 | A.C. | W36 | A.C. |
| W36 | A.C. | W37 | A.C. |
| W37 | A.C. | W38 | A.C. |
| W38 | A.C. | W39 | A.C. |
| W39 | A.C. | W40 | A.C. |
| W40 | A.C. | W41 | A.C. |
| W41 | A.C. | W42 | A.C. |
| W42 | A.C. | W43 | A.C. |
| W43 | A.C. | W44 | A.C. |
| W44 | A.C. | W45 | A.C. |
| W45 | A.C. | W46 | A.C. |
| W46 | A.C. | W47 | A.C. |
| W47 | A.C. | W48 | A.C. |
| W48 | A.C. | W49 | A.C. |
| W49 | A.C. | W50 | A.C. |
| W50 | A.C. | W51 | A.C. |
| W51 | A.C. | W52 | A.C. |
| W52 | A.C. | W53 | A.C. |
| W53 | A.C. | W54 | A.C. |
| W54 | A.C. | W55 | A.C. |
| W55 | A.C. | W56 | A.C. |
| W56 | A.C. | W57 | A.C. |
| W57 | A.C. | W58 | A.C. |
| W58 | A.C. | W59 | A.C. |
| W59 | A.C. | W60 | A.C. |
| W60 | A.C. | W61 | A.C. |
| W61 | A.C. | W62 | A.C. |
| W62 | A.C. | W63 | A.C. |
| W63 | A.C. | W64 | A.C. |
| W64 | A.C. | W65 | A.C. |
| W65 | A.C. | W66 | A.C. |
| W66 | A.C. | W67 | A.C. |
| W67 | A.C. | W68 | A.C. |
| W68 | A.C. | W69 | A.C. |
| W69 | A.C. | W70 | A.C. |
| W70 | A.C. | W71 | A.C. |
| W71 | A.C. | W72 | A.C. |
| W72 | A.C. | W73 | A.C. |
| W73 | A.C. | W74 | A.C. |
| W74 | A.C. | W75 | A.C. |
| W75 | A.C. | W76 | A.C. |
| W76 | A.C. | W77 | A.C. |
| W77 | A.C. | W78 | A.C. |
| W78 | A.C. | W79 | A.C. |
| W79 | A.C. | W80 | A.C. |
| W80 | A.C. | W81 | A.C. |
| W81 | A.C. | W82 | A.C. |
| W82 | A.C. | W83 | A.C. |
| W83 | A.C. | W84 | A.C. |
| W84 | A.C. | W85 | A.C. |
| W85 | A.C. | W86 | A.C. |
| W86 | A.C. | W87 | A.C. |
| W87 | A.C. | W88 | A.C. |
| W88 | A.C. | W89 | A.C. |
| W89 | A.C. | W90 | A.C. |
| W90 | A.C. | W91 | A.C. |
| W91 | A.C. | W92 | A.C. |
| W92 | A.C. | W93 | A.C. |
| W93 | A.C. | W94 | A.C. |
| W94 | A.C. | W95 | A.C. |
| W95 | A.C. | W96 | A.C. |
| W96 | A.C. | W97 | A.C. |
| W97 | A.C. | W98 | A.C. |
| W98 | A.C. | W99 | A.C. |
| W99 | A.C. | W100 | A.C. |



Typ Door Buck
(see door mfg installation if different than shown)

DOOR 3/16" Tapcon Quantity

| DOOR | 3/16" Tapcon Quantity | 3/16" Tapcon Quantity | 3/16" Tapcon Quantity |
|---------------|-----------------------|-----------------------|-----------------------|
| 3048 Door | 3 | 2 | all |
| DM 3048 Door | 4 | 4 | |
| 3050 Door | 3 | 2 | |
| DM 3050 Door | 3 | 3 | |
| 3048 SGD Lids | 4 | 4 | 4 |
| 3050 SGD Lids | 3 | 4 | 4 |
| 3050 SGD Lids | 3 | 3 | 3 |



Typ Garage Door Buck
(see door mfg installation if different than shown)

| DR | DR | DR | DR | DR | DR | DR | DR | DR | DR |
|-------------|----|----|----|----|----|----|----|----|----|
| 8" x 8" | 4 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| 12" x 12" | 4 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| 16" x 16" | 4 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| 20" x 20" | 4 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| 24" x 24" | 4 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| 28" x 28" | 4 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| 32" x 32" | 4 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| 36" x 36" | 4 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| 40" x 40" | 4 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| 44" x 44" | 4 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| 48" x 48" | 4 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| 52" x 52" | 4 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| 56" x 56" | 4 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| 60" x 60" | 4 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| 64" x 64" | 4 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| 68" x 68" | 4 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| 72" x 72" | 4 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| 76" x 76" | 4 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| 80" x 80" | 4 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| 84" x 84" | 4 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| 88" x 88" | 4 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| 92" x 92" | 4 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| 96" x 96" | 4 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| 100" x 100" | 4 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |

Bryan A. Malyut P.E.
Licenses: FE041309
Series "W"
3000 East Embury Road
Orange City, FL 32763

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A custom certified residence
Dated May 1, 2013
Orange City, FL

Custom Drawings
Bryan A. Malyut, P.E.
3000 East Embury Road
Orange City, FL 32763
407-329-1111

DATE: 01/20/20
DWG BY: [Signature]
TRACY S. SHAW
SHEET 4 OF 4
DWG NO DM2820A
P.E. Seal

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UMATILLA POLICE DEPARTMENT PRESS RELEASE

WEEK OF December 29, 2020 – January 4, 2021

ARRESTS

| | | | |
|--|--|--|--|
| | | | |
| | | | |

CRIMINAL CITATIONS REQUIRING COURT APPEARANCE

| | | | |
|--|--|--|--|
| | | | |
|--|--|--|--|

REPORTS FILED

| | | |
|------------|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 12/30/2020 | 9:36 am | Officers accompanied DCF investigators on a call. |
| 1/1/2121 | 9:00 pm | Officers assisted LCSO with a person who was located lying close to the highway heavily intoxicated. The person was turned over to Emergency Medical Services. |
| 1/4/2021 | 1:58 pm | Officers took a report of a stolen tag from a vehicle located on Devault Street. |
| 1/4/2021 | 5:53 pm | Officers took a report of a stolen cell phone from a residence on North Central Avenue. |

ACTIVITY BREAKDOWN

| | |
|--------------------------|----|
| ARRESTS | 0 |
| DISPATCHED CALLS | 74 |
| TRAFFIC STOPS | 16 |
| TRAFFIC CITATIONS ISSUED | 0 |



UMATILLA POLICE DEPARTMENT PRESS RELEASE

WEEK OF January 5, 2021 – January 11, 2021

ARRESTS

| | | | |
|-----------|----------|-------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
| 1/8/2021 | 12:44 pm | Wayne Nesmith | 18 counts of violation of pretrial release for domestic violence. |
| 1/9/2021 | 8:16 pm | Johnnie Reeves | Driving on a suspended driver's license, habitual traffic offender. |
| 1/11/2021 | 11:08 pm | Ryan Burttram Umatilla Trey Ethridge Tavares | Burttram and Ethridge both arrested and booked on warrant charges from Lake County for failure to appear in court. |

CRIMINAL CITATIONS REQUIRING COURT APPEARANCE

| | | | |
|--|--|--|--|
| | | | |
|--|--|--|--|

REPORTS FILED

| | | |
|-----------|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1/6/2021 | 2:29 am | Officers located tools left on the side of the road at the intersection of Rose St and Skyline. Items were collected and placed in safe keeping at the police department. |
| 1/6/2021 | 4:00 pm | Officers took a report from a residence on Kristen Court of a lost/stolen gun. |
| 1/11/2021 | 10:40 am | Officers issued a trespass warning to a person at the request of the home owner on Althea Avenue. |
| | | |

ACTIVITY BREAKDOWN

| | |
|--------------------------|----|
| ARRESTS | 4 |
| DISPATCHED CALLS | 81 |
| TRAFFIC STOPS | 13 |
| TRAFFIC CITATIONS ISSUED | 2 |

Umatilla Fire Department Activity Report



Figure 1 Fire Department Logo

CITY OF UMATILLA FIRE DEPARTMENT

“Nature’s Hometown”

Report for: 2020 in review. 1/01/2020 to 12/31/2020

Medical Calls: **659**

Total Calls: **943**

| Fire/Accident/Other | | County | |
|----------------------------|-----------|------------------------|---------|
| Fire | 33 | Automatic Aid Given | 185 |
| MVA | 38 | Automatic Aid Received | 18 |
| Public Assistance | 55 | Overlapping Calls | 21 2.2% |
| Automatic Fire Alarm | 32 | | |
| Mutual Aid | 0 | | |
| Fly Outs | 0 | | |
| Technical Rescue | 0 | | |
| Average Response Time | 6 minutes | | |

Meetings and Activities

Even with Covid UFD was able to complete all required training for live fire, hazmat and other company training.

A Note from the Fire Chief:

The department is in good shape responding to the current crisis. We continue to monitor our firefighters every day for temperature and signs and symptoms, firefighters are also required to wear mask while in public at all times.

Shane Lanoue
Fire Chief



Umatilla Public Library December 2020



| 2020/2021 | October 2020 | Nov | Dec |
|----------------------|--------------|--------|--------|
| Visits | 4060 | 3319 | 3688 |
| Checkouts | 3180 | 2718 | 3194 |
| E-Books (digital) | 445 | 409 | 364 |
| Total Circulation | 3560 | 3558 | 3558 |
| New Patrons | 32 | 25 | 17 |
| Computer use | 91 | 78 | 108 |
| Wireless (inc above) | 649 | 594 | 591 |
| YA programs (attend) | | | |
| Adult programs | | | |
| Children's Programs | | | |
| Study Hall | 170 | 162 | 102 |
| Meeting room attend. | | | |
| Cash to city | 187.51 | 187.41 | 165.71 |

The library is doing our best to serve our patrons during the Covid pandemic. We continue to have our study hall for students, curbside checkout for patrons who choose not to come in, and regular services for everyone else.

We are taking this time to assess the needs of our community. As we prepare for restrictions to lift we are making plans to reinstate our children and adult programs.

We have hired a new children's librarian, Kaitlyn Fleck. Kaitlyn worked here 3 summers with our Summer Reading Program. We are excited to have her with us.

Our adult programmer will be coming back to work with our seniors and veterans. We will join forces with the county veteran services as well as local senior centers to help serve this population.