

UMATILLA CITY COUNCIL MEETING
January 5, 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

MINUTES REVIEW

1 Minutes, City Council meeting December 1, 2020

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

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

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

 c Ordinance 2021 – B – 2 Rezoning, first reading

4 Roman – 2.99 +/- acres

 a Ordinance 2021 – C Annexation, first reading

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

 c Ordinance 2021 – C – 2 Rezoning, first reading

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

NEW BUSINESS

6 Palm Court Appeal

7 City Hall Drain Pipe

GENERAL DISCUSSION

REPORTS

City Attorney

Mayor

Council Members

Staff

Police Activity Report – Police Chief Adam Bolton

Code Enforcement Report – Code Officer Misti Lambert

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.

1 MINUTES, UMATILLA CITY COUNCIL MEETING
2 DECEMBER 1, 2020 6:00 P.M.
3 COUNCIL CHAMBERS, 1 S CENTRAL AVENUE, UMATILLA, FL
4

5 **Meeting called to order at 6:00 p.m.**
6

7 **ROLL CALL**

8 IN ATTENDANCE: Mayor Kent Adcock; Vice Mayor Laura Wright; Council members Katherine
9 Adams, Brian Butler, John Nichols; Police Officer Jeffrey McNeil; Finance Director Regina Frazier;
10 City Attorney Kevin Stone; City Manager Scott Blankenship; City Clerk Karen Howard
11

12 **MAYOR MESSAGE**

13 **Mayor Adcock's** message highlighted showing compassion to our fellow man since one never
14 knows the struggles some people face. It is important to recognize that.
15

16 **Mayor Adcock** reminded everyone the best is yet to come as 2020 is coming to an end. He hopes
17 2021 will be good for all. He invited the other elected officials to participate recognizing people
18 in the community who are doing good works and suggested the first meeting of each month as
19 an appropriate time to do so.
20

21 **SWEARING IN OF ELECTED OFFICIAL**

22 **Attorney Kevin Stone** swore in Council member **Brian Butler**, Seat 1, who was not in attendance
23 at the November 17th meeting.
24

25 **AGENDA REVIEW**

26
27 **MOTION by Adams; SECOND by Nichols; to approve Agenda as presented. Motion carried.**
28

29 **MINUTES REVIEW**

30 1 Minutes, Sine Die Council meeting, November 17, 2020
31 2 Minutes, City Council meeting, November 17, 2020
32

33 **MOTION by Nichols; SECOND by Butler; to approve Minutes of Sine Die meeting of November**
34 **17, 2020 and Minutes of City Council meeting of November 17, 2020. Motion carried.**
35

36 **PUBLIC COMMENT**

37 No public comment.
38

39 **OLD BUSINESS**

40 Crescent Street – Presentation by Zach Broome
41

42 **Attorney Stone** said **Mr. Purvis**, **Mr. Straughan**, and **Mr. Broome** have been working on the
43 strategy and paperwork to move things forward with Crescent Street. There was an opportunity
44 to clean up title issues as far as where the road is located.
45

46 **Mr. Broome** said Crescent Street was comprised of three different legal descriptions. The road
47 at the northernmost boundary is on adjoining property. There was a second parcel deeded to
48 the city by **Mr. and Mrs. Purvis**.

49
50 **Mr. Broome** discussed the multi-step process that would be taking place with the nine (9)
51 different property owners involved and the cross easement that would be part of the
52 document. All the parties involved agree the road is where it is.

53
54 We anticipate by the beginning of the new year everyone is in agreement and the neighbors will
55 sign this. I keep the fully executed agreement and the quit claim deed of the parcel will go to
56 **Mr. Straughan**.

57
58 **Mr. Broome** said when this is brought back to Council there will be no gap. It is a straightforward
59 solution to a tangled mess. We believe we have covered all the bases. We tried to get to this
60 stage before taking it forward to the neighbors.

61
62 Discussion took place on the repayment of \$10,000 to the city.

63
64 **Attorney Stone** discussed what he was looking for out of this: he wanted to make sure the
65 neighbors would have access and that the city would have no more maintenance issues for this
66 private road. A lot of what is in the document is for the neighbors. If they are satisfied, I am
67 satisfied.

68
69 **Council member Adams** asked if it would become a private street. **Attorney Stone** explained the
70 city will not own it and if they want to gate the road they can if the neighbors agree.

71 **Attorney Broome** noted it will be like a subdivision road.

72
73 **Attorney Broome** said we are looking at having this completed at the first of the year and will try
74 to have all the neighbors sign off in one fell swoop. Once we have signatures we will notify **Mr.**
75 **Stone** to have the Council hear the vacation of Crescent Street.

76
77 **NEW BUSINESS**

78 3 Selection of Committee to Review RFQs for Swimming Pool

79
80 **City Manager Blankenship** noted the city issued an RFQ for the Swimming Pool Rehabilitation
81 and requested the Council appoint **Public Works Director Mercer, Assistant Public Works**
82 **Director Vaughan Nilson, Finance Director Regina Frazier, City Clerk Karen Howard** and me to
83 rank the firms who responded based on the criteria noted in the staff report. The
84 recommendation will come back to Council.

85
86 **Motion by Wright; Second by Butler; to appoint Public Works Director Mercer, Assistant Public**
87 **Works Director Vaughan Nilson, Finance Director Regina Frazier, City Clerk Karen Howard, and**
88 **City Manager Scott Blankenship to the Selection Review Committee. Motion carried.**

89
90 **GENERAL DISCUSSION**

91 **City Manager Blankenship** provided updates on the clean-up process at the cemetery. We have
92 about 20 of the gravesites have been cleaned up with 15 pending at this time. We are resodding
93 gravesites; it is a quicker and cleaner resolution.

94
95 **City Manager Blankenship** discussed the city ordinance that does not allow alcohol sales until
96 noon on Sunday and said we had a request from a vendor to change the hours to 7 a.m.

97
98 **Council consensus was to leave the ordinance as is.**

99
100 **City Manager Blankenship** asked if the December 15th meeting could be cancelled. **Council**
101 **consensus was to cancel the meeting.**

102
103 **REPORTS**

104 **Staff**

105 CARES project: **Finance Director Regina Frazier** said all projects are in some form of progress and
106 they will all be complete in the next few weeks

107
108 **City Manager Blankenship** found another location for a Welcome to Umatilla time/temperature
109 signs at Whistling Pines Church. The other sign will be placed on county right-of-way near
110 Lakeview Terrace. We will not be as restricted as the signs would be if located in FDOT right-of-
111 way.

112
113 **Council member Adams** thanked the city for replacing the military flags at the cemetery.

114
115 **Council member Wright** noted blankets and coats are being donated for children in need in local
116 schools. There are people that are out there and working hard.

117
118 **Meeting adjourned 6:37**

119 **ATTEST:**

120

121

122 _____

123 Kent Adcock

Mayor

Karen H. Howard, MMC

City Clerk

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

DATE: December 30, 2020

MEETING DATE: January 5, 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:

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

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

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

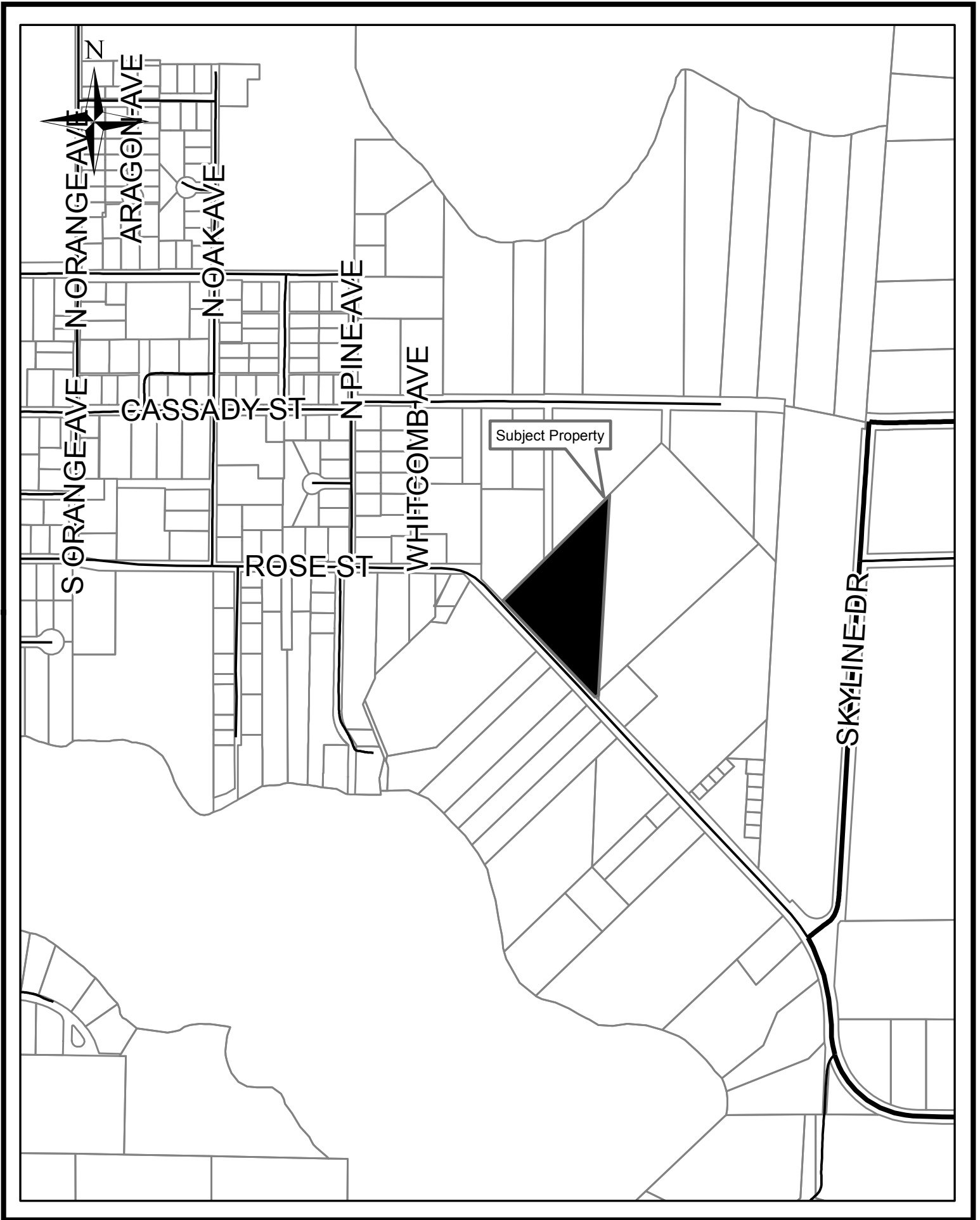
78 ATTEST:

Approved as to Form:

79
80
81 _____
82 Karen H. Howard, MMC
83 City Clerk
84

Kevin Stone
City Attorney

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



S ORANGE AVE

N ORANGE AVE

ARAGON AVE

N OAK AVE

CASSADY ST

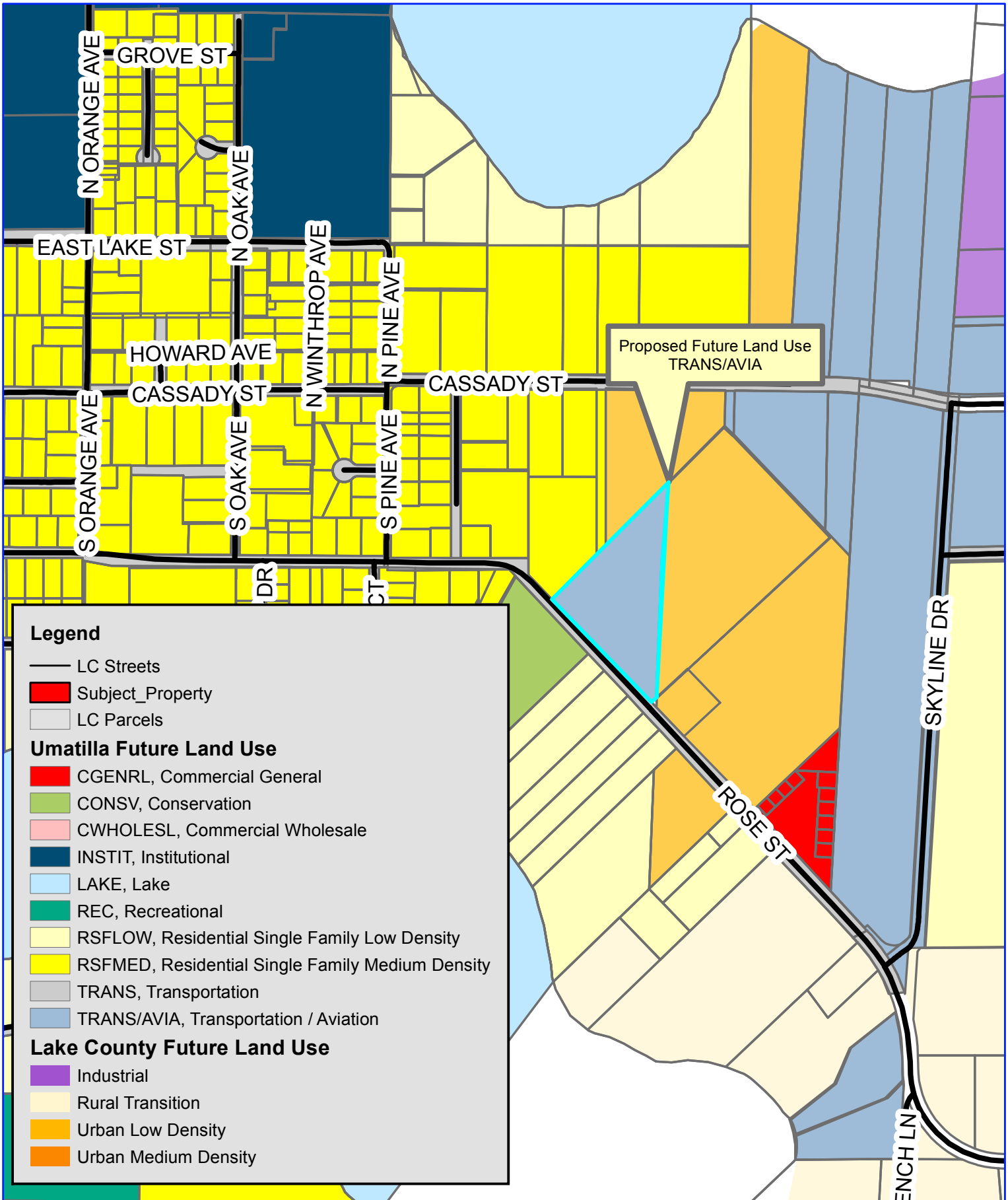
N PINE AVE

ROSE ST

WHITCOMB AVE

Subject Property

SKYLINE DR



Legend

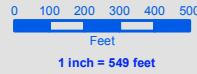
- LC Streets
- Subject_Property
- LC Parcels

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 2020 –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.

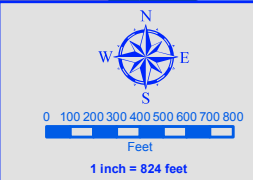
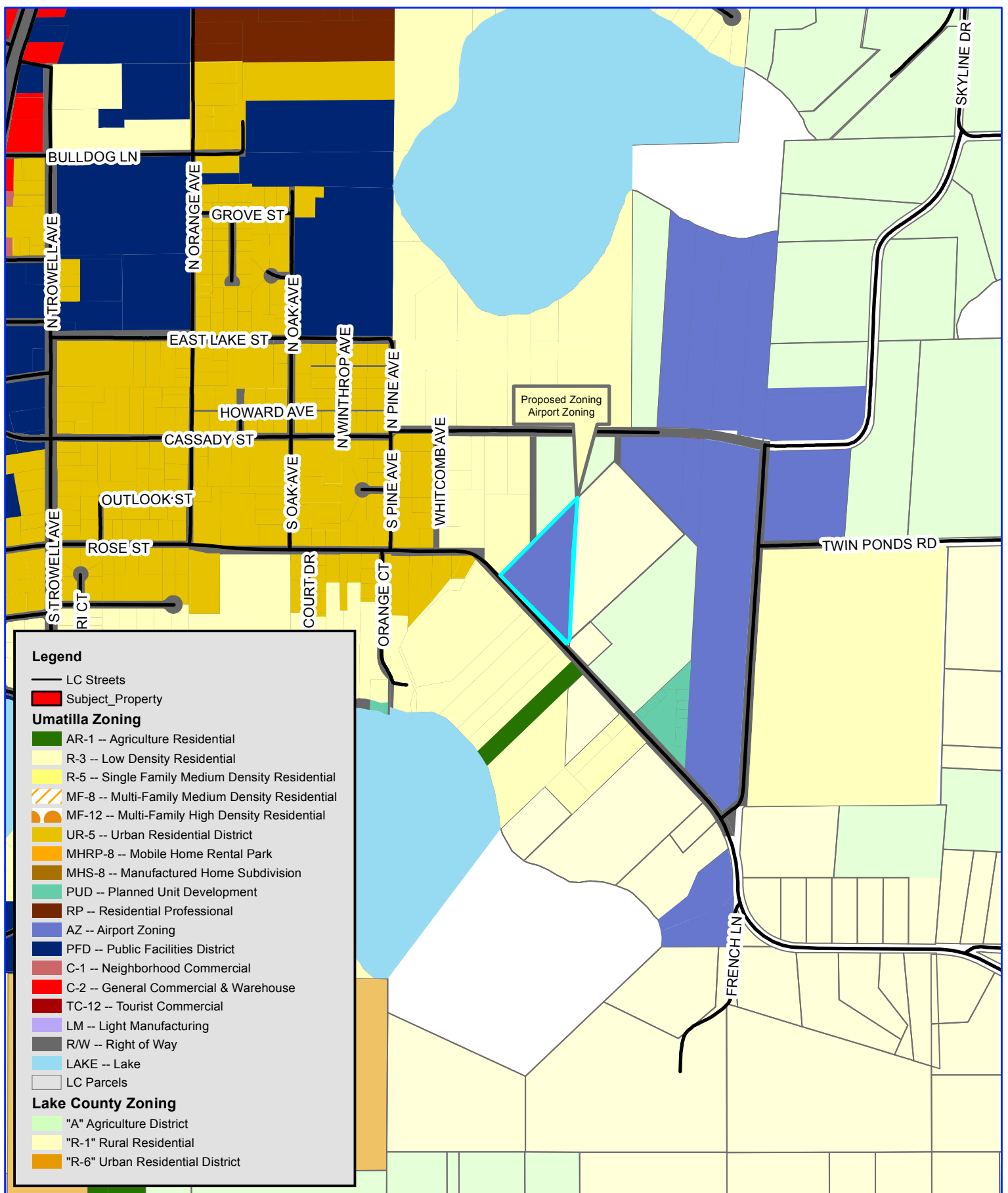
56
57
58 **PASSED AND ORDAINED** in regular session of the City Council of the City of Umatilla, Lake County, Florida,
59 this _____ day of _____, 2021.

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

65
66
67 ATTEST: Approved as to Form:
68
69
70 _____
71 Karen H. Howard, MMC Kevin Stone
72 City Clerk City Attorney

73
74
75 Passed First Reading _____
76 Passed Second Reading _____
77 (SEAL)

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**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



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

DATE: December 30, 2020

MEETING DATE: January 5, 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 January 19, 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, 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:

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.

1
2
3 **ORDINANCE 2020 - B**

4 **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UMATILLA, FLORIDA, AMENDING THE**
5 **BOUNDARIES OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, IN**
6 **ACCORDANCE WITH THE PROCEDURE SET FORTH IN SECTION 171.044, FLORIDA STATUTES, TO**
7 **INCLUDE WITHIN THE CITY LIMITS APPROXIMATELY 21.58 ± ACRES OF LAND GENERALLY**
8 **LOCATED NORTH OF ROSE STREET AND WEST OF SKYLINE DRIVE; DIRECTING THE CITY**
9 **MANAGER TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL TO THE CLERK**
10 **OF THE CIRCUIT COURT, THE LAKE COUNTY MANAGER AND THE SECRETARY OF STATE OF THE**
11 **STATE OF FLORIDA; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

12 **WHEREAS**, a petition has been submitted for annexation of approximately 21.58 acres of
13 land generally located north of Rose Street and west of Skyline Drive (the "Property") by City of
14 Umatilla as Owner;

15
16 **WHEREAS**, the petition bears the signature of all applicable parties; and

17
18 **WHEREAS**, the required notice of the proposed annexation has been properly published;
19 and

20
21 **WHEREAS**, the Property is contiguous to the City limits and may be annexed by the City of
22 Umatilla.

23
24 **NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Umatilla, Florida, as
25 follows:

26
27 **Section 1.**

28 The following described property consisting of approximately 21.58 acres of land generally
29 located north of Rose Street and west of Skyline Drive, is hereby incorporated into and made part
30 of the City of Umatilla Florida. The property is more particularly described as follows:

31
32 **LEGAL DESCRIPTION:** See Exhibit "A"

33
34 **Alternate Key # 1040299 and 1823145**

35
36 **Section 2.** The City Clerk shall forward a certified copy of this Ordinance to the Clerk of
37 the Circuit Court, the County Manager of Lake County, Florida, and the Secretary of State of
38 Florida within seven (7) days after its passage on second and final reading.

39
40 **Section 3.**

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

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.
70

71
72 _____
73 Kent Adcock, Mayor
74 City of Umatilla, Florida
75

76
77 ATTEST:

78
79
80 _____
81 Karen H. Howard, MMC
82 City Clerk
83

Approved as to Form:

84
85 _____
86 Kevin Stone
87 City Attorney
88

Passed First Reading _____
Passed Second Reading _____
(SEAL)

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“EXHIBIT A”

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.

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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.

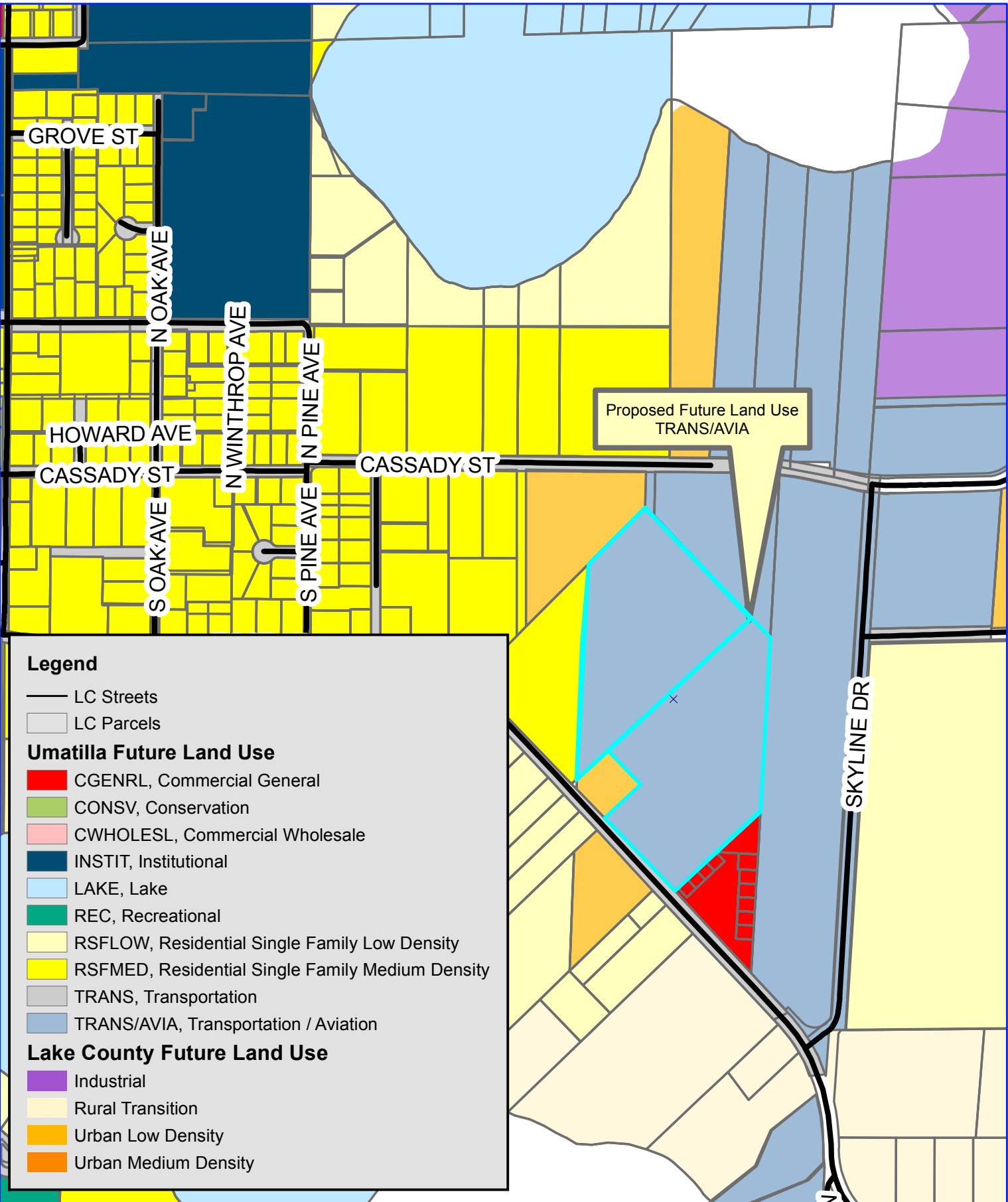
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70 _____
71 Kent Adcock, Mayor
72 City of Umatilla, Florida

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

Approved as to Form:

Kevin Stone
City Attorney

Passed First Reading _____
Passed Second Reading _____
(SEAL)



Proposed Future Land Use
TRANS/AVIA

Legend

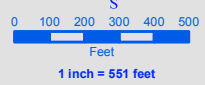
- LC Streets
- LC Parcels

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



**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.



**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 employs 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

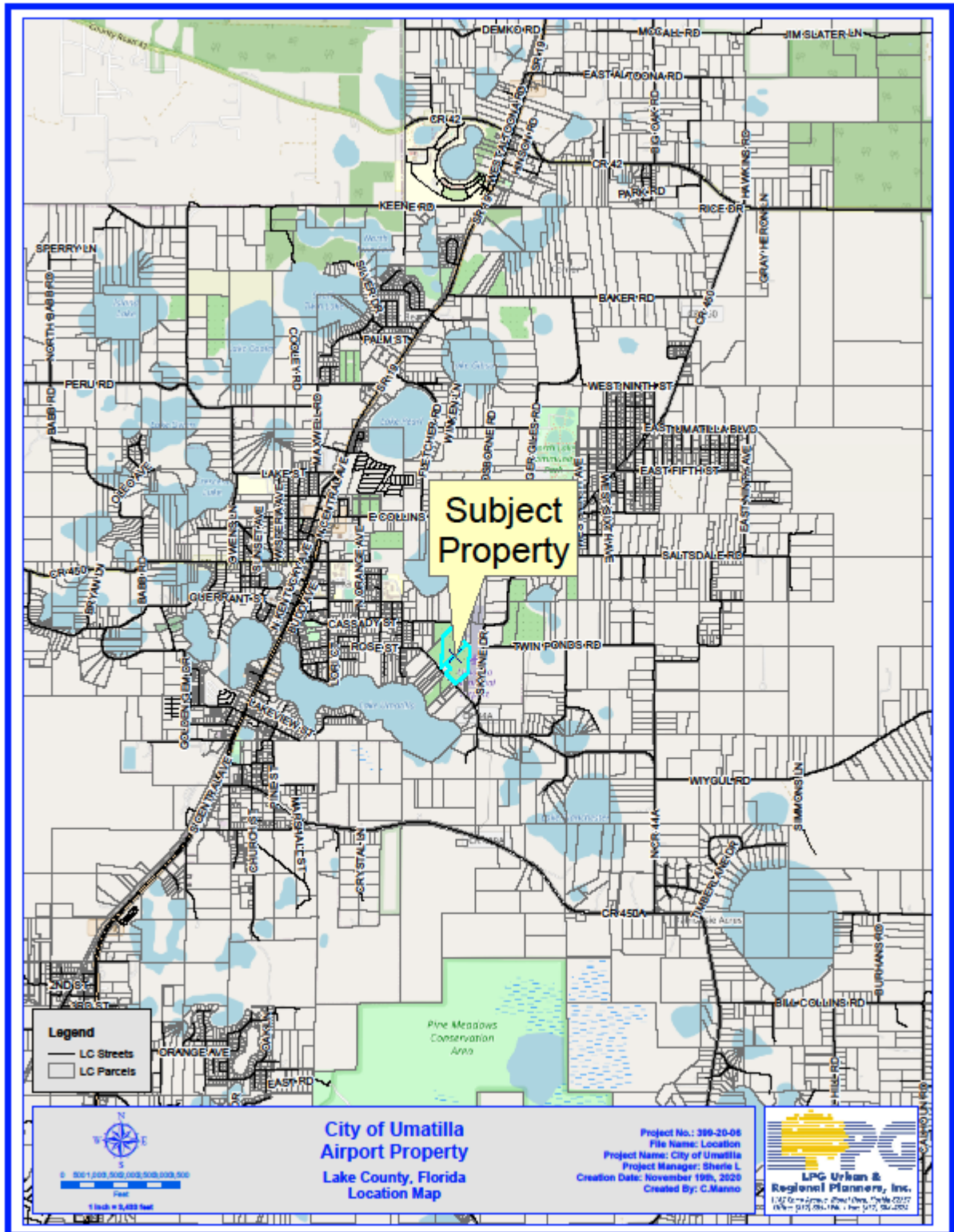


Figure 2



Figure 4

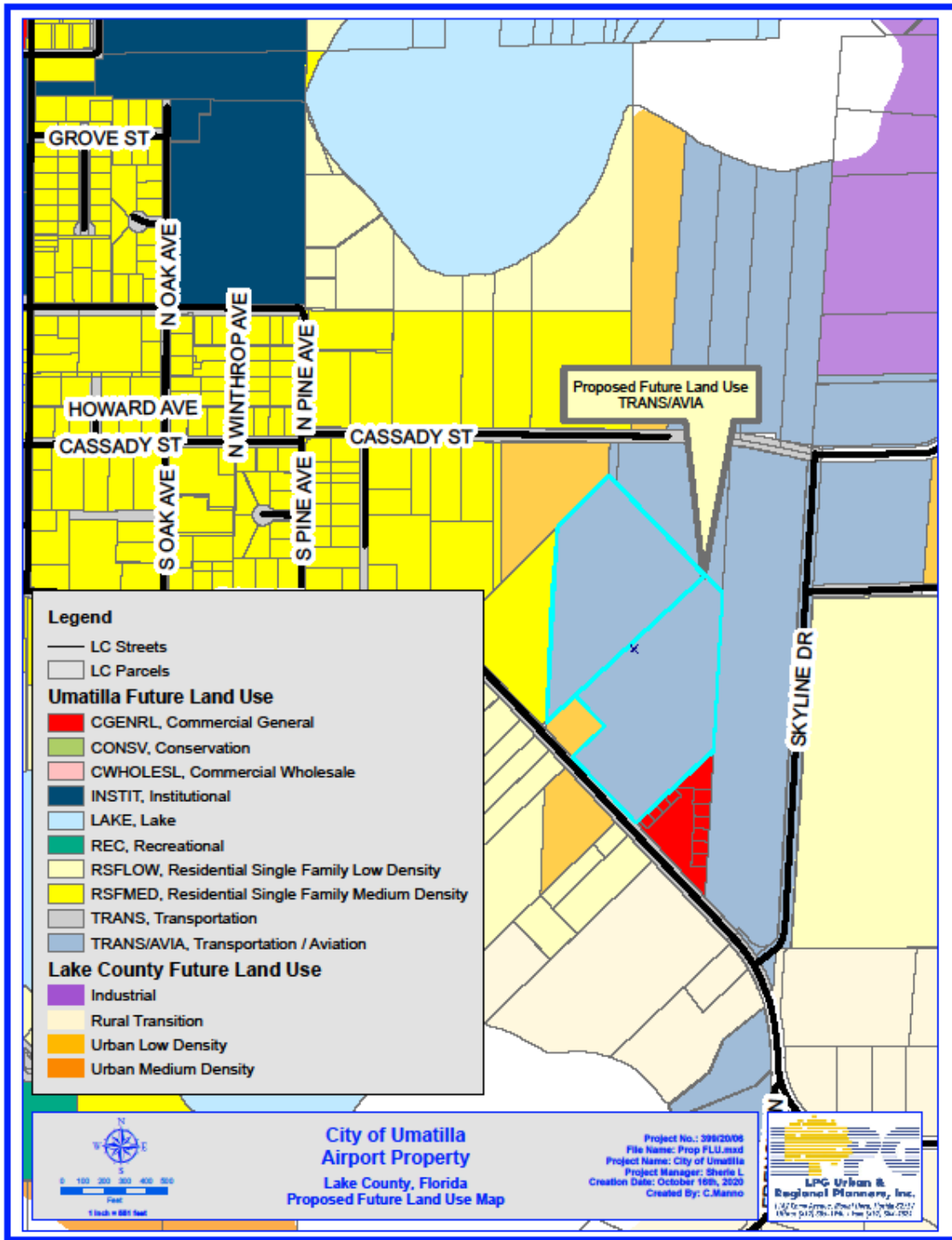


Figure 5

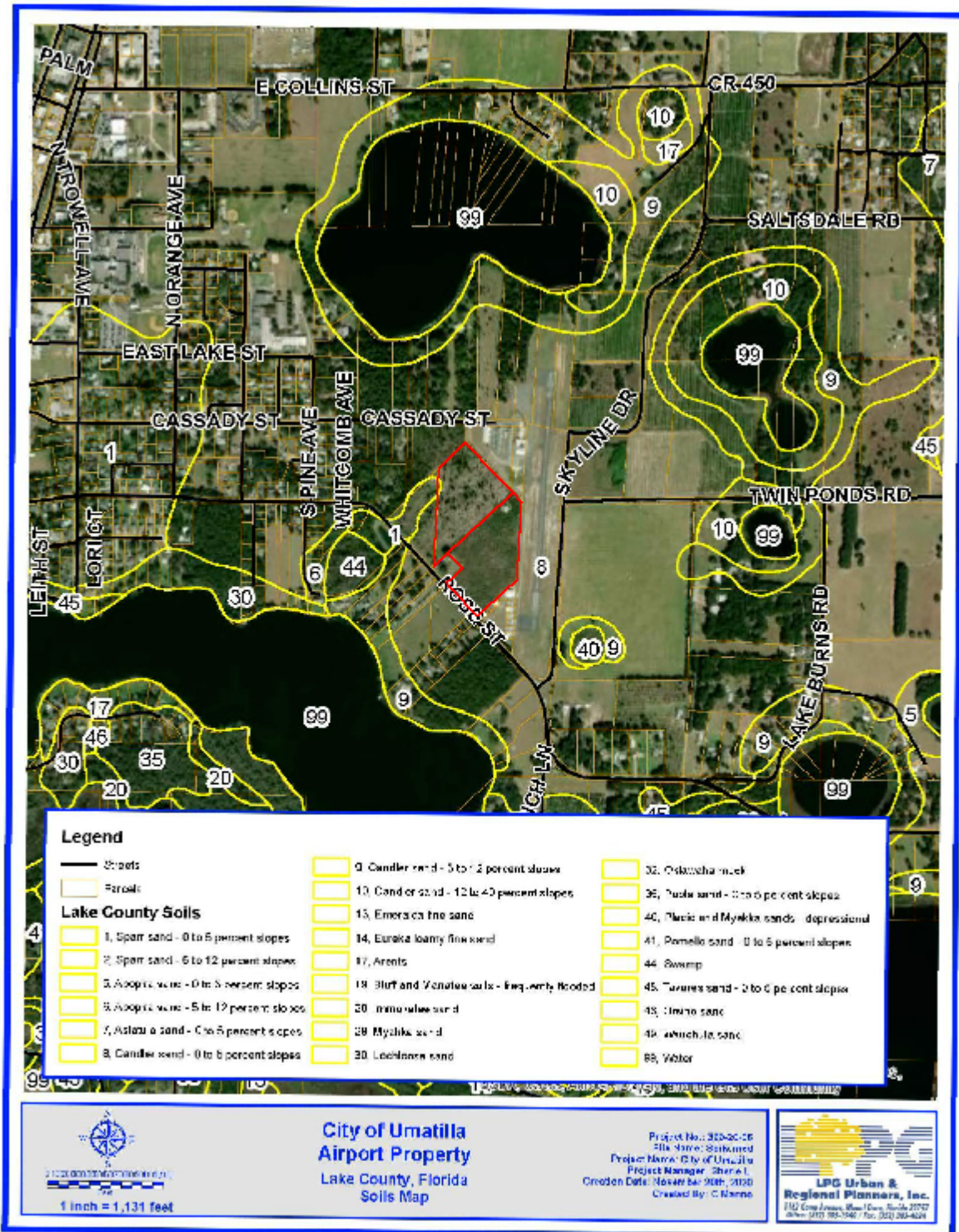
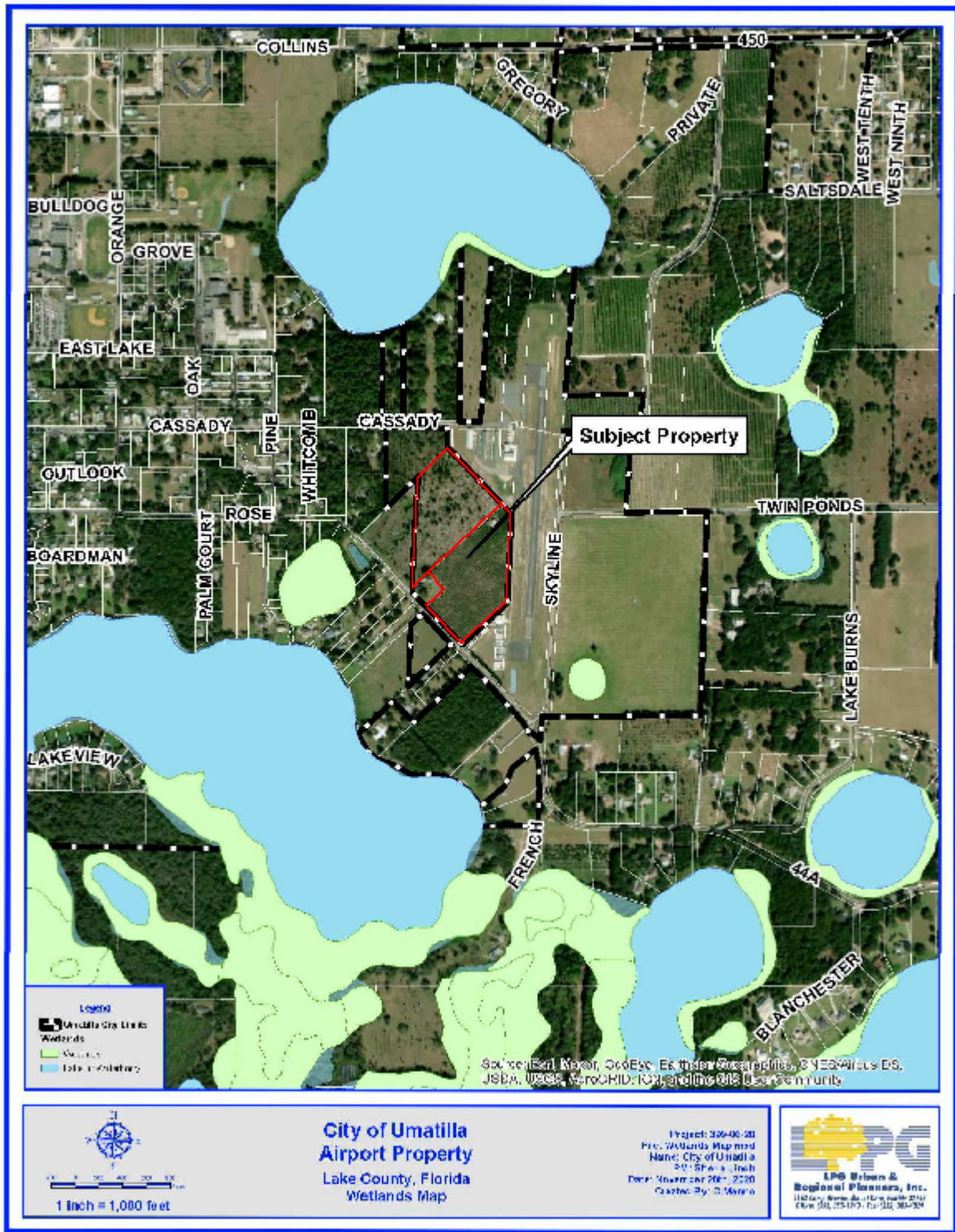


Figure 6



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

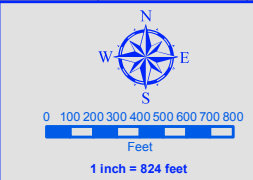
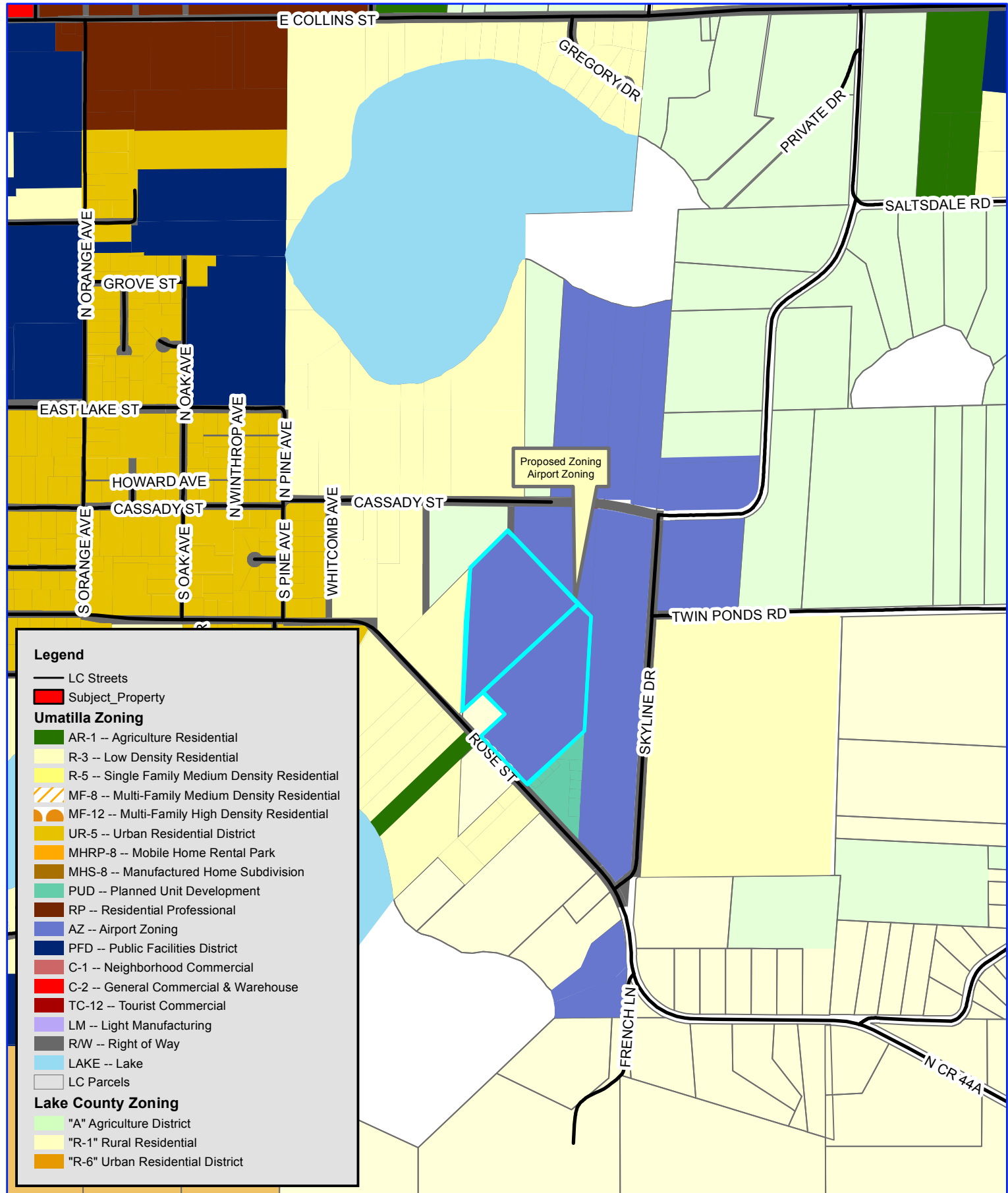
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67 ATTEST:
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70 _____
71 Karen H. Howard, MMC
72 City Clerk

Approved as to Form:

Kevin Stone
City Attorney

Passed First Reading _____
Passed Second Reading _____
(SEAL)

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**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.

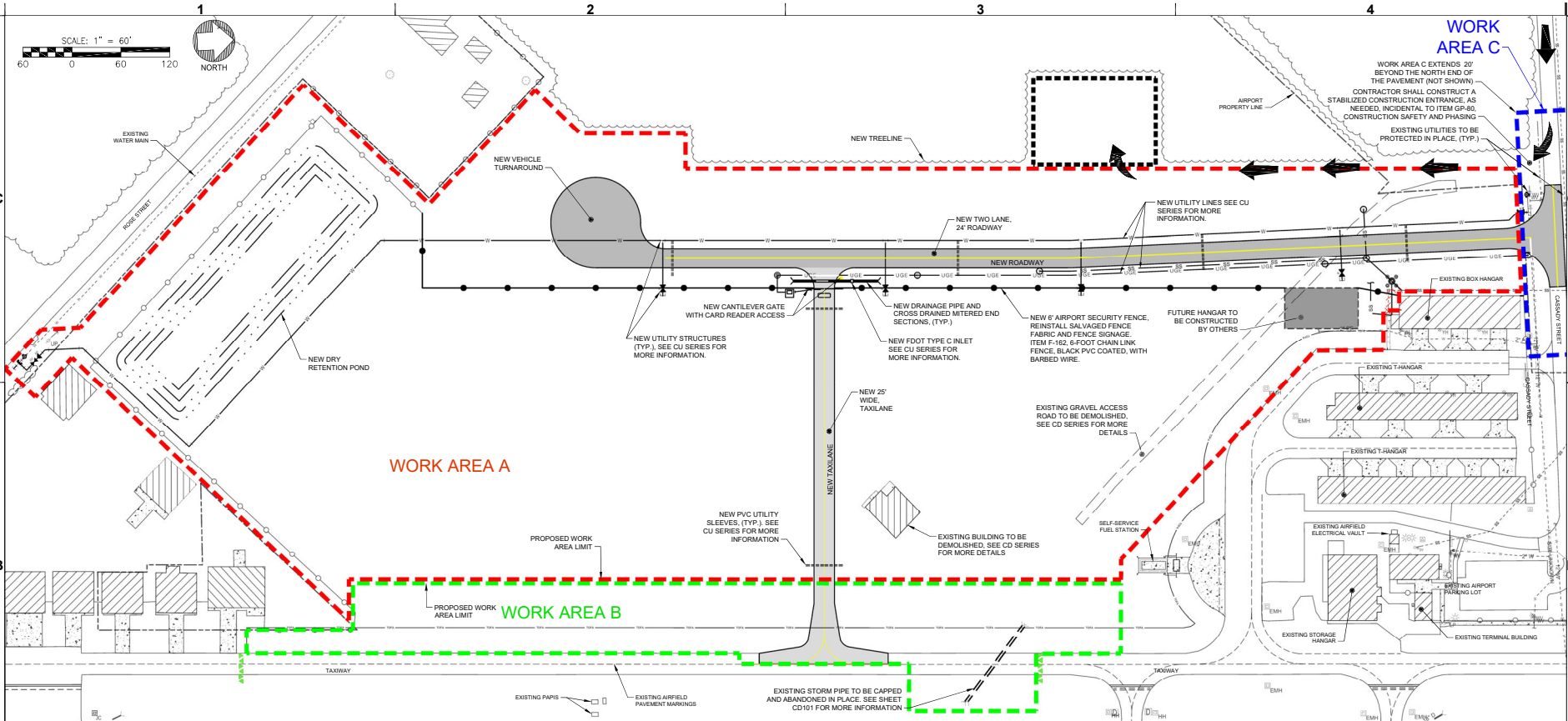
AND

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).

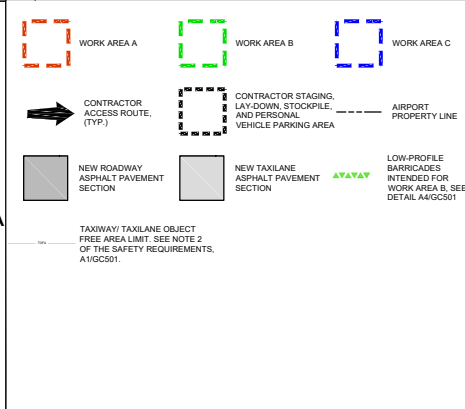
AND

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.

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B1 GENERAL PLAN AND CONSTRUCTION SAFETY AND PHASING PLAN
SCALE: 1" = 60'



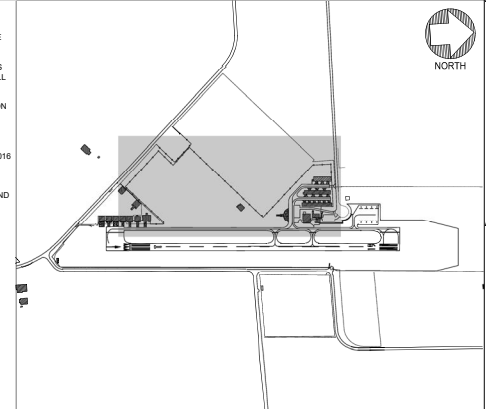
A1 SHEET LEGEND
SCALE: NOT TO SCALE

WORK AREA A
WORK AREA A SHALL CONSIST OF ALL PROJECT RELATED SCOPE WITHIN THE WORK AREA LIMITS INCLUDING, BUT NOT LIMITED TO DRAINAGE IMPROVEMENTS, EXCAVATION/GRADING, PAVING OPERATIONS, AND UTILITY WORK.
IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE BEST WAY TO ACCESS THE CONTRACTOR'S STAGING, LAY-DOWN, STOCKPILE, AND PERSONAL VEHICLE PARKING AREA. WORK IN THIS AREA SHALL BE LIMITED TO **120 CALENDAR DAYS**.

WORK AREA B
WORK AREA B SHALL CONSIST OF ALL PROJECT RELATED SCOPE WITHIN THE WORK AREA LIMITS INCLUDING, BUT NOT LIMITED TO DRAINAGE IMPROVEMENTS, EXCAVATION/GRADING, PAVING OPERATIONS AND UTILITY WORK. WORK IN WORK AREA B SHALL BE CONCURRENT TO WORK WITHIN WORK AREAS A AND C.
IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE BEST WAY TO ACCESS THE CONTRACTOR'S STAGING, STORING, LAY-DOWN, STOCKPILE, AND PERSONAL VEHICLE PARKING AREA. WORK AREA B SHALL REQUIRE A PARTIAL TAXIWAY CLOSURE AND WILL BE LIMITED TO **10 CALENDAR DAYS**. A PARTIAL TAXIWAY CLOSURE SHALL BE REQUIRED FOR THE DURATION OF WORK AREA B. LIMITS OF THE TAXIWAY CLOSURE SHALL STOP PRIOR TO THE SOUTHERN MOST HANGARS AND EXTEND TO THE TURNING POINT OF THE FIRST TAXIWAY INTERSECTION.
THE START DATE FOR WORK AREA B SHALL BE COORDINATED WITH THE OWNER AND ENGINEER AT LEAST 72 HOURS IN ADVANCE. NOTAMS SHALL BE IN PLACE A MINIMUM OF 72 HOURS PRIOR TO THE PLANNED PARTIAL TAXIWAY CLOSURE.
EXISTING PAVEMENT DISTURBED BY WORK IN WORK AREA B SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER.

WORK AREA C
WORK AREA C SHALL CONSIST OF ALL PROJECT RELATED SCOPE WITHIN THE WORK AREA LIMITS INCLUDING, BUT NOT LIMITED TO DRAINAGE IMPROVEMENTS, EXCAVATION/GRADING, PAVING OPERATIONS AND UTILITY WORK. WORK IN WORK AREA C SHALL BE CONCURRENT TO WORK WITHIN WORK AREAS A AND B.
DUE TO PAVING OPERATIONS WITHIN WORK AREA C, CASSADY STREET SHALL BE REQUIRED TO UNDERGO A **3 DAY PARTIAL ROADWAY CLOSURE**. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CLOSELY COORDINATE WITH THE CITY AND THE AIRPORT TO EXECUTE THE ROADWAY CLOSURE, PRIOR TO ANY NEW DETOUR OR TEMPORARY TRAFFIC ROUTE ALL NECESSARY TEMPORARY TRAFFIC CONTROL DEVICES, IN ACCORDANCE WITH FDOT SPECIFICATIONS AND MANUALS, SHALL BE IN PLACE.
IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE BEST WAY TO ACCESS THE CONTRACTOR'S STAGING, STORING, LAY-DOWN, STOCKPILE, AND PERSONAL VEHICLE PARKING AREA. WORK AREA C SHALL BE LIMITED TO **30 CALENDAR DAYS**.
EXISTING PAVEMENT DISTURBED BY WORK IN WORK AREA C SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER.
FULL CLOSURES ON CASSADY STREET SHALL BE PROHIBITED UNLESS OTHERWISE APPROVED BY THE ENGINEER AND OWNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ADHERE TO THE STANDARDS SET FORTH BY THE FDOT TEMPORARY TRAFFIC CONTROL (MAINTENANCE OF TRAFFIC) HANDBOOK, AUGUST 2018 EDITION AND TO FOLLOW THE GUIDELINES SET FORTH BY DESIGN STANDARD 903 "TWO-LINE, TWO-WAY WORK WITHIN THE TRAVEL WAY" SHEET. LOCATED IN THE 2018 FDOT DESIGN STANDARDS FOR TRAFFIC CONTROL THROUGH WORK ZONES TO MAINTAIN CONSTANT WORK IN WORK AREA C. MEASUREMENT AND PAYMENT SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR ITEM GP-60, CONSTRUCTION SAFETY AND PHASING.

A2 CONSTRUCTION SAFETY AND PHASING NOTES
SCALE: NOT TO SCALE



A4 KEY PLAN
SCALE: NOT TO SCALE



REVISIONS	
NO.	DESCRIPTION

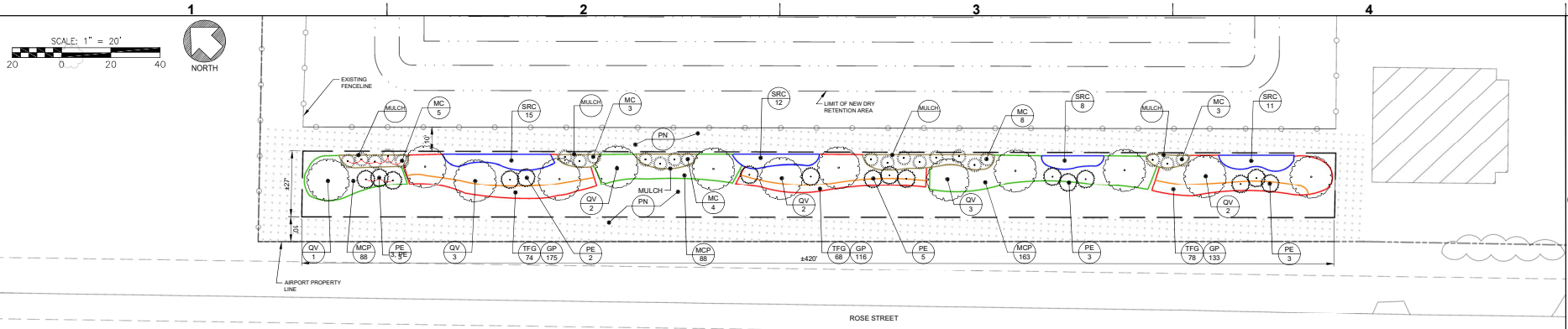
SCALE: AS SHOWN
DATE: JULY 2020
DRAWN: KNM, ALB
CHECKED: MBH
APPROVED: DJN

GENERAL PLAN AND CONSTRUCTION SAFETY AND PHASING PLAN
HANGAR INFRASTRUCTURE DEVELOPMENT
UMATILLA MUNICIPAL AIRPORT (A23), LAKE COUNTY, FLORIDA

SCALE: AS SHOWN
DATE: JULY 2020
DRAWN: KNM, ALB
CHECKED: MBH
APPROVED: DJN

gai consultants
EB 9951
618 SOUTH ST. SUITE 700
ORLANDO, FLORIDA 32801
PHONE: (407) 423-8398

PROJECT NO./DASH NO.
A170433.08
SHEET
GC101



C1 LANDSCAPING PLAN
SCALE: 1" = 20'

PLANT SCHEDULE

PLANT SYMBOL	PLANT TAG	QTY	BOTANICAL NAME	COMMON NAME	SIZE SPECIFICATION	SPACING	IRRIGATION USE	NOTES
TREES:								
	QV	13	QUERCUS VIRGINIANA	LIVE OAK	4" CAL., 22" HT. X 8" W.	AS SHOWN	LOW	
	PE	16	PINUS ELLIOTTI 'IMPROVED'	SLASH PINE	15 GAL., 6' HT.	AS SHOWN	LOW	
	MC	23	MYRTA CERIFERA	WAX MYRTLE	15 GAL., 5' HT. X 4" W. FTG	AS SHOWN	LOW	
SHRUBS AND GROUNDCOVER:								
	GP	424	GALLARDA PULCHELLA	BLANKET FLOWER	1 GAL., 10" HT., FULL	18" O.C.	LOW	LOCATE RANDOMLY IN THE FORWARD 5' OF THE TFC PLANTING BEDS
	MCP	339	MULHENBERGIA CAPILLARIS	GULF MULHY GRASS	3 GAL., 24" HT. X 24" W.	30" O.C.	LOW	
	SRC	46	SERENOA REPENS 'CINEREA'	SILVER SAW PALMETTO	3 GAL., 15" HT. X 15" W	48" O.C.	LOW	
	TFG	220	TRIPSACUM FLORIDANUM	FLORIDA GAMA GRASS	3 GAL., 21" HT. X 18" W. FULL	36" O.C.	LOW	
SOD AND MULCH:								
	PN	**	PASPALUM NOTATUM	ARGENTINE BAHIA	12" X 18" SOLID SOD PIECES, MINIMUM			
	MULCH	**		PINE STRAW MULCH	3" DEPTH AFTER WETTING AND LIGHT TAMPING			

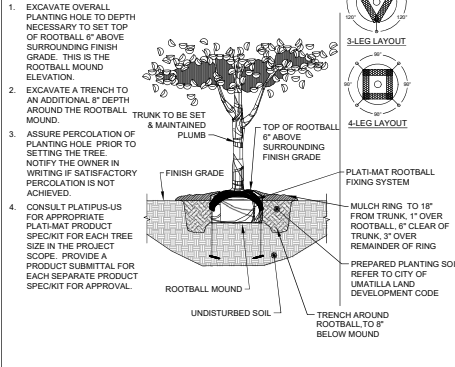
** ARGENTINE BAHIA SOD AND PINE STRAW MULCH QUANTITIES SHALL BE DETERMINED BY THE CONTRACTOR BASED ON FIELD CONDITIONS AND THE REQUIREMENTS SPECIFIED HEREIN.

LANDSCAPE NOTES:

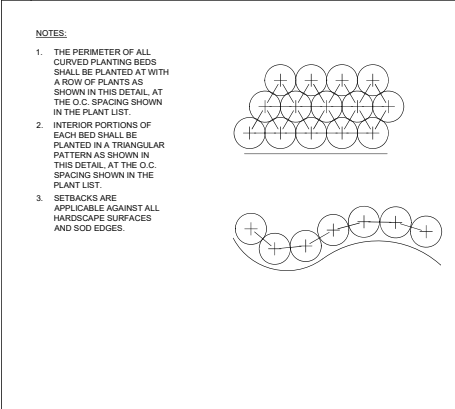
- ALL INSTALLATION OF PLANT MATERIAL SHALL COMPLY WITH APPLICABLE JURISDICTIONAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS ASSOCIATED WITH THIS WORK. THE CONTRACTOR SHALL REVIEW ARCHITECTURE/ENGINEERING PLANS TO BECOME THOROUGHLY FAMILIAR WITH SURFACE AND SUBSURFACE UTILITIES.
- THE PLANT QUANTITIES SHOWN ON THE LANDSCAPE CONTRACT DOCUMENTS ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES AND REPORTING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO CONTRACT AWARD AND COMMENCEMENT OF WORK.
- ALL PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE WITH FLORIDA NO. 1 GRADE, ACCORDING TO THE "GRADES AND STANDARDS FOR NURSERY PLANTS" PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
- ALL PLANT MATERIAL SPECIES SPECIFIED ARE MINIMUM SIZES. CONTAINER SIZE SHALL BE INCREASED IF NECESSARY TO PROVIDE OVERALL PLANT SIZE SPECIFIED.
- IF PLANT MATERIAL DOES NOT COMPLY WITH THE REQUIREMENTS AS SPECIFIED HEREIN, THE OWNER REPRESENTATIVE RESERVES THE RIGHT TO REJECT SUCH PLANTS AND REQUIRE THE CONTRACTOR TO REPLACE REJECTED WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL RE-INSPECTED AND FOUND TO BE ACCEPTABLE.
- PRIOR TO INSTALLATION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF ALL THE SPECIFIED PLANT MATERIALS. SUBMIT DATED PHOTOGRAPHS OF TREE MATERIAL AND SPECIMEN PLANT MATERIAL TO THE OWNER'S REPRESENTATIVE FOR REVIEW.
- ALL PLANTING BEDS SHALL BE TOP-DRESSED WITH A 3" LAYER OF PINE BARK MULCH (FRESH).
- CONTRACTOR TO SUBMIT SAMPLE FOR APPROVAL. ALL TREES SHALL HAVE A 3" THICK, 3/4" RADIUS (FROM THE TRUNK) MULCH RING PLANTED AROUND THE BASE OF THE TRUNK.
- SHRUBS AND GROUNDCOVER BED QUANTITIES ARE INDICATED ON THE PLANT LIST. PLANT ACCENT SHRUBS AND TREES AS SHOWN ON THE LANDSCAPE PLANTING PLANS WHEN INDIVIDUAL PLANTS ARE DELINEATED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR STABILITY AND PLUMB CONDITION OF ALL TREES AND SHRUBS, AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY INSTABILITY OF ANY PLANT MATERIALS. STAKING OF TREES OR SHRUBS SHALL BE DONE IN ACCORDANCE WITH PLANS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL INSURE ADEQUATE VERTICAL DRAINAGE IN ALL PLANT BEDS AND PLANTERS. IF INADEQUATE VERTICAL DRAINAGE IS ENCOUNTERED, THE CONTRACTOR SHALL SUBMIT RECOMMENDATIONS FOR PROVIDING ADEQUATE DRAINAGE TO THE OWNER'S REPRESENTATIVE.
- PEG SOD ON SLOPES GREATER THAN 3:1.
- CONTRACTOR SHALL COORDINATE ALL PLANTING WORK WITH IRRIGATION WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HAND WATERING AS REQUIRED TO SUPPLEMENT IRRIGATION WATERING AND RAINFALL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING IN ALL PLANTING AREAS IF NECESSARY TO MAINTAIN PLANT VITALITY, REGARDLESS OF THE STATUS OF EXISTING OR PROPOSED IRRIGATION.
- CONTRACTOR SHALL RE-GRADE ALL AREAS DISTURBED BY PLANT REMOVAL, RELOCATION, AND/OR INSTALLATION WORK.
- MAINTENANCE SHALL BEGIN AFTER EACH PLANT HAS BEEN INSTALLED AND SHALL CONTINUE UNTIL THE DATE OF SUBSTANTIAL COMPLETION. MAINTENANCE INCLUDES WATERING, PRUNING, WEEDING, MULCHING, REPLACEMENTS OF SICK OR DEAD PLANTS, AND ANY OTHER CARE NECESSARY FOR THE PROPER GROWTH OF THE PLANT MATERIAL.
- UPON COMPLETION OF ALL LANDSCAPING, AN INSPECTION FOR SUBSTANTIAL COMPLETION OF THE WORK SHALL BE HELD. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR SCHEDULING THE INSPECTION AT LEAST SEVEN (7) DAYS PRIOR TO THE ANTICIPATED INSPECTION DATE.
- THE CONTRACTOR SHALL SUBMIT WRITTEN GUARANTEE OR SURVIVABILITY OF ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR FROM DATE OF SUBSTANTIAL COMPLETION.
- PLANT PHOTOGRAPHS: CONTRACTOR SHALL PROVIDE REPRESENTATIVE PHOTOGRAPHS OF ALL PLANT MATERIALS SPECIFIED OVER 1 GALLONS IN SIZE WITH A MEASURING ROD INCLUDED IN THE PHOTOGRAPH. AT OWNER'S OPTION, CONTRACTOR MAY BE REQUIRED TO COORDINATE WITH OWNER TAGGING TRIPS TO VIEW ALL LARGER PLANT MATERIALS.
- ALL CERTIFICATES, REPORTS, AND SAMPLES SHALL BE SUBMITTED BY THE CONTRACTOR TO THE OWNER A MINIMUM OF TWO WEEKS PRIOR TO THE INSTALLATION OF ANY OF THE MATERIALS. CONTRACTOR SHALL NOT BEGIN WORK UNTIL ALL SUBMITTALS HAVE BEEN APPROVED BY THE OWNER. SUBMITTALS REQUIRED BUT NOT LIMITED TO THE FOLLOWING:
 - EXISTING SOIL ANALYSIS AND SAMPLE
 - PREPARED SOIL ANALYSIS AND SAMPLE
 - MULCH SAMPLE
 - EROSION CONTROL FABRIC SAMPLE AND PRODUCT SHEET
 - PRE- AND POST-EMERGENCE HERBICIDE
 - WEED ERADICATION TREATMENT FOR LAWN GRASS
 - FLUOR SPRAY FERTILIZERS
 - PLANT SAMPLES AND/OR PHOTOGRAPHS
 - DRAINAGE GRAVEL SAMPLE
 - LIST OF PERSONNEL, QUALIFICATIONS, AND SCHEDULE
 - GUYING METHODOLOGIES
 - LEAF ANTI-DESICCANT SPRAY
 - MAINTENANCE MANUAL
- IRRIGATION SHALL BE NECESSARY AND REQUIRED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN AND PROVIDE AN IRRIGATION DESIGN FOR THE LANDSCAPING SHOWN. DRIP IRRIGATION SHALL BE REQUIRED AND WATER SOURCE SHALL BE THE 8" WATER MAIN LOCATED ADJACENT TO THE LANDSCAPING AREA. IRRIGATION PLANS SHALL BE SUBMITTED TO THE ENGINEER AND THE OWNER FOR REVIEW. THE COST ASSOCIATED WITH IRRIGATION DESIGN, IMPLEMENTATION AND INSTALLATION SHALL BE INCIDENTAL TO ITEM SP-03, LANDSCAPING AND IRRIGATION. MEASUREMENT AND PAYMENT FOR ALL WORK ITEMS ASSOCIATED WITH THE LANDSCAPING AND IRRIGATION SHALL BE MADE IN ACCORDANCE WITH ITEM SP-03, LANDSCAPING AND IRRIGATION.

A1 PLANT SCHEDULE AND LANDSCAPING NOTES
SCALE: NOT TO SCALE

B4 TREE PLANTING DETAIL 65-300 GAL
SCALE: NOT TO SCALE



B4 TREE PLANTING DETAIL: 15-45 GAL
SCALE: NOT TO SCALE

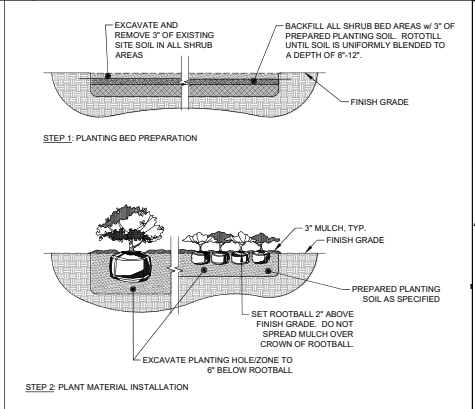


A3 TRIANGULAR PLANT LAYOUT DETAIL
SCALE: NOT TO SCALE

NOTES:

- EXCAVATE OVERALL PLANTING HOLE TO DEPTH NECESSARY TO SET TOP OF ROOTBALL 6" ABOVE SURROUNDING FINISH GRADE. THIS IS THE ROOTBALL MOUND ELEVATION.
- EXCAVATE A TRENCH TO AN ADDITIONAL 6" DEPTH AROUND THE ROOTBALL MOUND.
- ASSURE PERCOLATION OF PLANTING HOLE PRIOR TO SETTING THE TREE. NOTIFY THE OWNER IN WRITING IF SATISFACTORY PERCOLATION IS NOT ACHIEVED.
- INSTALL 2x2 STAKES AGAINST THE OUTER EDGE OF THE ROOTBALL, 3" MIN. INTO UNDISTURBED SOIL. SET 2x2 HORIZONTAL BRACES ACROSS TOP OF ROOTBALL AND SECURE TO STAKES W/ 3" LONG H.D. GALV. WOOD SCREWS.

A4 SHRUBS AND GROUNDCOVER PLANTING
SCALE: NOT TO SCALE



A4 SHRUBS AND GROUNDCOVER PLANTING
SCALE: NOT TO SCALE

UMATILLA
MULTI-USE DEVELOPMENT

REVISIONS

NO.	DATE	DESCRIPTION

SCALE: AS SHOWN
DATE: JULY 2020
DRAWN: KNM, ALB
CHECKED: MBH
APPROVED: DJN

LANDSCAPING PLAN

HANGAR INFRASTRUCTURE DEVELOPMENT
UMATILLA MUNICIPAL AIRPORT (A23), LAKE COUNTY, FLORIDA

SCALE

DANIEL J. NICKLES, P.E.
Lic. No. 76744

gai consultants
EB 9951
618 SOUTH ST. SUITE 700
ORLANDO, FLORIDA 32801
PHONE: (407) 423-8398

PROJECT NO./DASH NO.
A170433.08

SHEET

CG503

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Rose Street Landscape Buffer



Quercus Virginiana - Southern Live Oak



Pinus Elliottii "improved" - Slash Pine



Myrica Cerifera - Wax Myrtle



Gaillardia Pulchella - Blanket Flower



Muhlenbergia Capillaris - Muhly Grass



Serenoa Repens "Cinerea" - Silver Saw Palmetto



Tripsacum Floridanum – Florida Gama Grass

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

DATE: December 30, 2020

MEETING DATE: January 5, 2021

SUBJECT: Ordinance 2021-C, Ordinance 2021-C-1, Ordinance 2021-C-2, first 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, first reading.
- 2) Motion to approve Ordinance 2021-C-1 Small Scale Comprehensive Plan Amendment Lake County Urban Low to Single Family Medium Density, first 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, first reading.

FISCAL IMPACTS: N/A

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

**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 # 1101477 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.

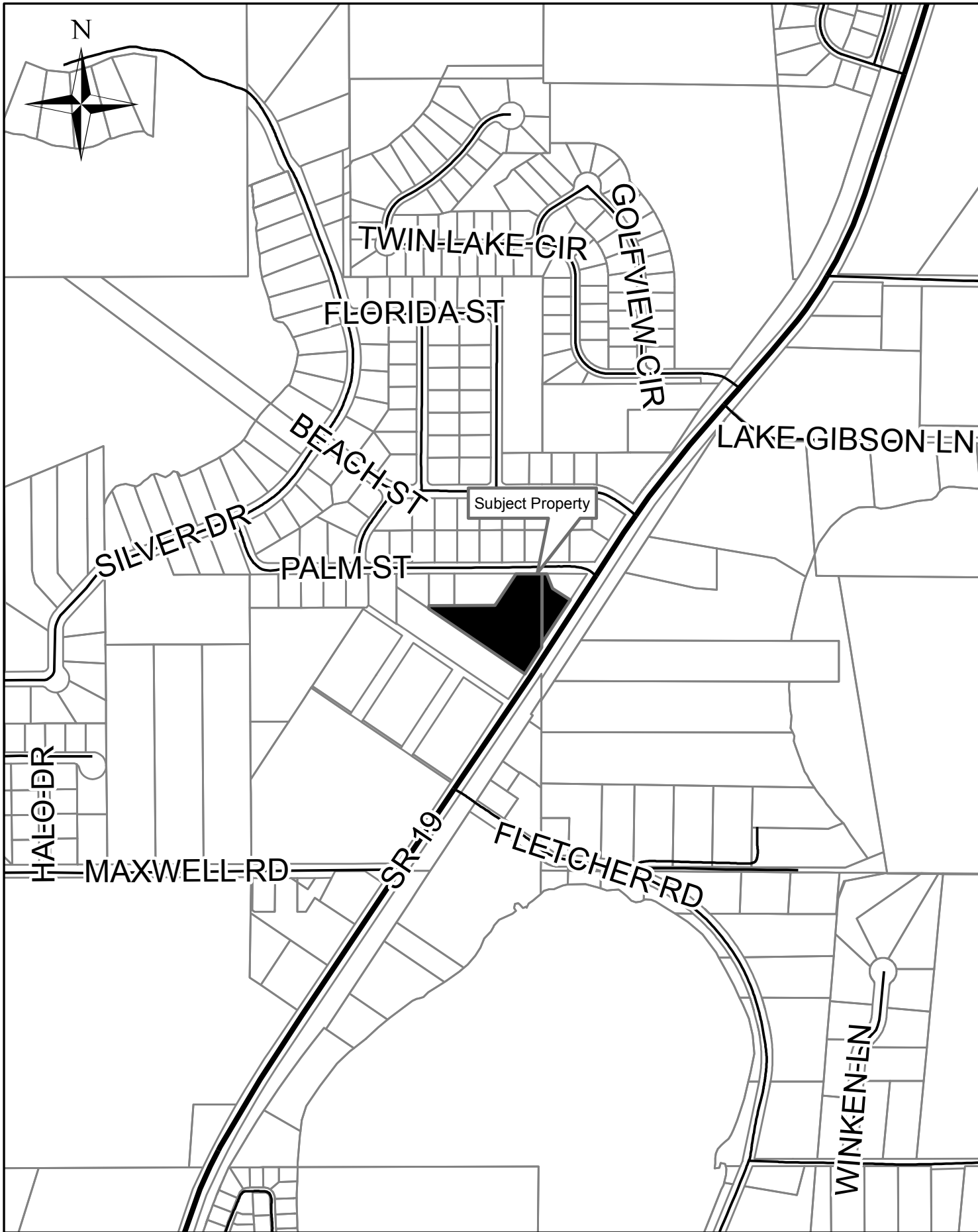
72
73
74 **PASSED AND ORDAINED** in regular session of the City Council of the City of Umatilla, Lake County, Florida,
75 this _____ day of _____, 2021.

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 Kevin Stone
88 City Clerk City Attorney

89
90
91 Passed First Reading _____
92 Passed Second Reading _____
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 _____ day of _____, 2021.
82

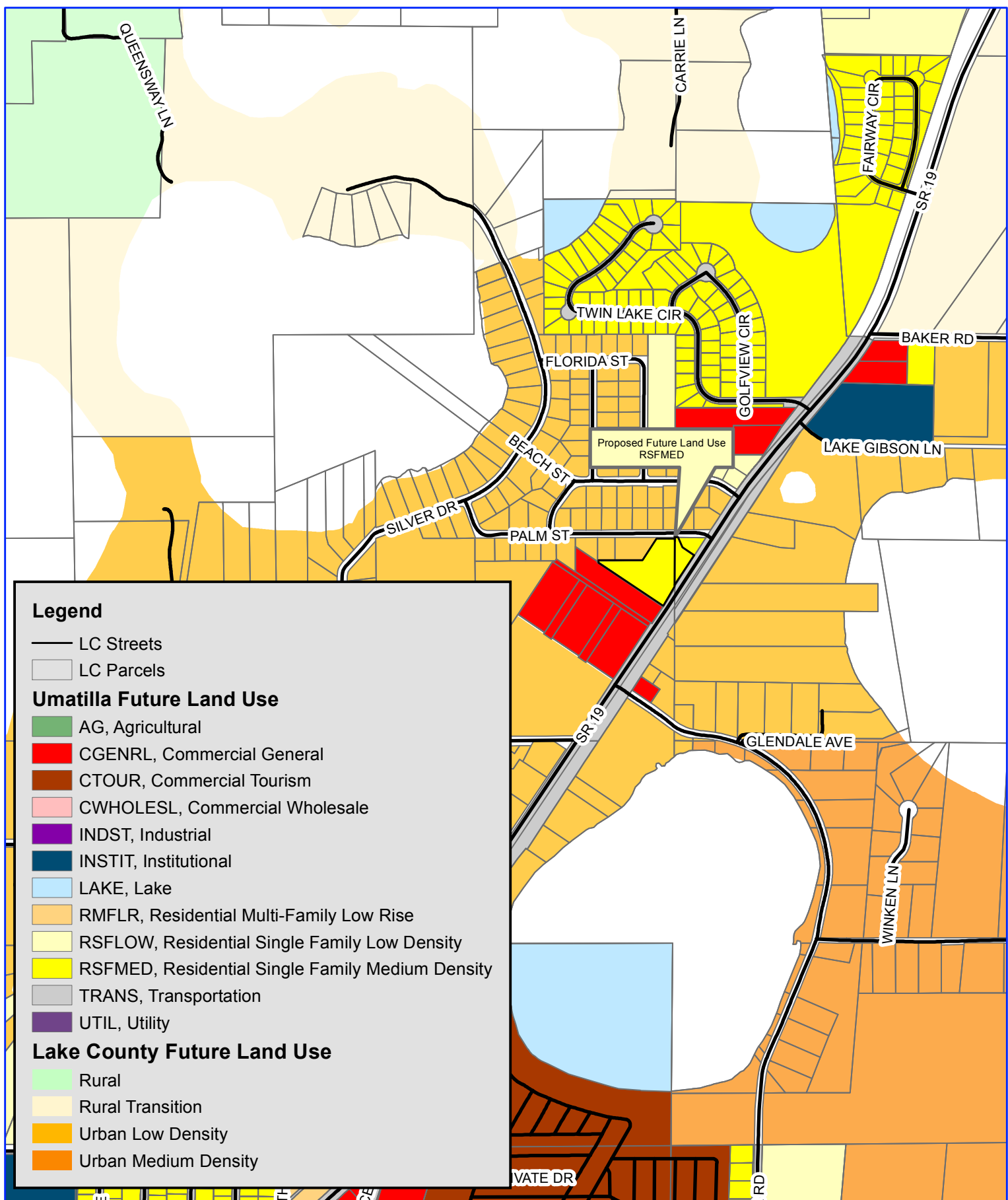
83 _____
84 Kent Adcock, Mayor
85 City of Umatilla, Florida
86

87 ATTEST:

Approved as to Form:

88
89
90 _____
91 Karen H. Howard, MMC
92 City Clerk
93

94 _____
95 Kevin Stone
City Attorney
Passed First Reading _____
Passed Second Reading _____
(SEAL)



Legend

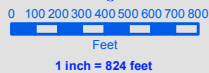
- LC Streets
- LC Parcels

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.

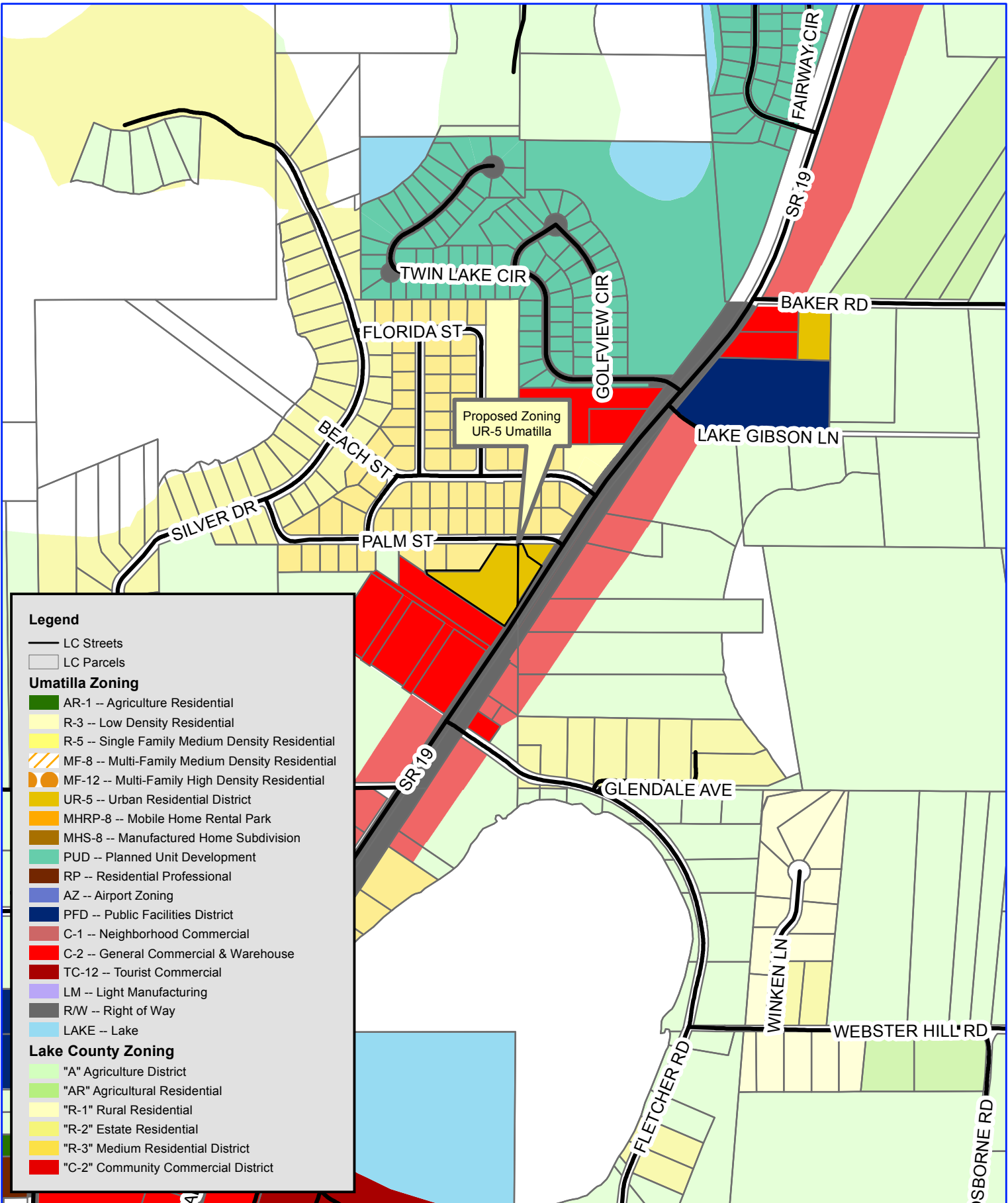
60
61 **Section 5: Effective Date.**
62 This Ordinance shall become effective immediately upon passage by the City Council of the City of
63 Umatilla.

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

67
68
69 _____
70 Kent Adcock, Mayor
71 City of Umatilla, Florida

72
73
74 ATTEST: Approved as to Form:
75
76
77 _____
78 Karen H. Howard, MMC Kevin Stone
79 City Clerk City Attorney

80
81
82 Passed First Reading _____
83 Passed Second Reading _____
84 (SEAL)
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Legend

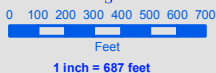
- LC Streets
- LC Parcels

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: December 30, 2020

MEETING DATE: January 5, 2021

SUBJECT: Ordinance 2021-D

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

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, first reading.

FISCAL IMPACTS: N/A

COUNCIL ACTION:

Reviewed by City Attorney Yes No N/A

Reviewed by City Engineer Yes No N/A

25 **Section 3:** Repealing Clause. All ordinances or parts of ordinances in conflict with the provisions
26 of this ordinance are hereby repealed.

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

30 **Section 5:** Effective Date. This ordinance shall become effective immediately upon passage by
31 the City Council of the City of Umatilla in accordance with law.

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

34

35 _____
36 Kent Adcock, Mayor
37 City of Umatilla, Florida

38

39

40 ATTEST:

Approved as to Form:

41

42

43 _____
44 Karen H. Howard, MMC
45 City Clerk

Kevin Stone
City Attorney

46

47

48 Passed First Reading _____

49 Passed Second Reading _____

50

(SEAL)

51

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.



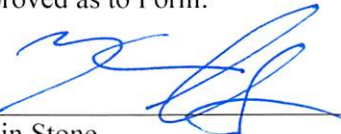
Eric Olson, Mayor
City of Umatilla, Florida

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.

MASTER DEVELOPER'S AGREEMENT

This Developer's Agreement (the "Agreement") is made this ____ day of _____, 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 _____, 2019, 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, 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.

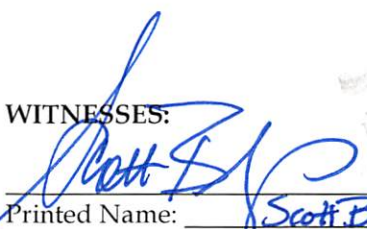
Section 29. Term of Agreement. The term of this Agreement shall commence on the date this Agreement is executed by both the City and Owner and shall terminate twenty (20) years thereafter; provided, however, that the term of this Agreement may be extended by mutual consent of the City and the Owner,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

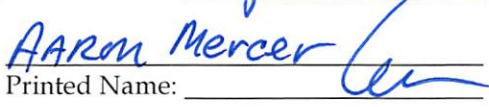
Section 30. Amendment. Amendments to the provisions of this Agreement shall be made by the parties only in writing by formal amendment.

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 6th day of October, 2020.

WITNESSES:



 Printed Name: Scott Blankenship


 Printed Name: _____




CITY OF UMATILLA, FLORIDA

By:


 Eric Olson, Mayor

ATTEST:


 Karen Howard
 City Clerk

COLIN JOHNSON

 Printed Name: _____

 Printed Name: _____

By: _____

Printed Name: _____

As its: _____

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

DATE: December 30, 2020

MEETING DATE: January 5, 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 a technical appeal on the denial of a zoning clearance and building permit.

It came to staff's attention that lots were being cleared and site work was underway on Palm Court. The City did not have any land clearing permits and after investigation, it was determined that permits were not pulled and activity was ceased. The lots were being cleared by Mr. Mass

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 with water and sewer. This particular lot was similar to adjacent lots and considered compatible. 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 on Palm Court 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:

Reviewed by City Attorney Yes No N/A

Reviewed by City Engineer Yes No 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

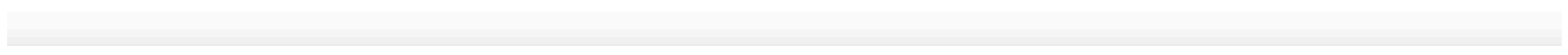
Cc: Scott Blankenship
Greg Beliveau
Susan McCullough
File



EXHIBIT D



39
ROSE ST
INSTALLED
MH 5-40
15-36
NUARY 13, 2015





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,

A handwritten signature in blue ink, appearing to read "G.A. Beliveau".

Greg A. Beliveau, AICP

cc: Scott Blankenship
Kevin Stone
File



City of Umatilla Florida

Recd 10/16/20

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 Jade Inc / James Findley

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

Property Zoned: UR-S 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 assessments or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes 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 official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link 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:

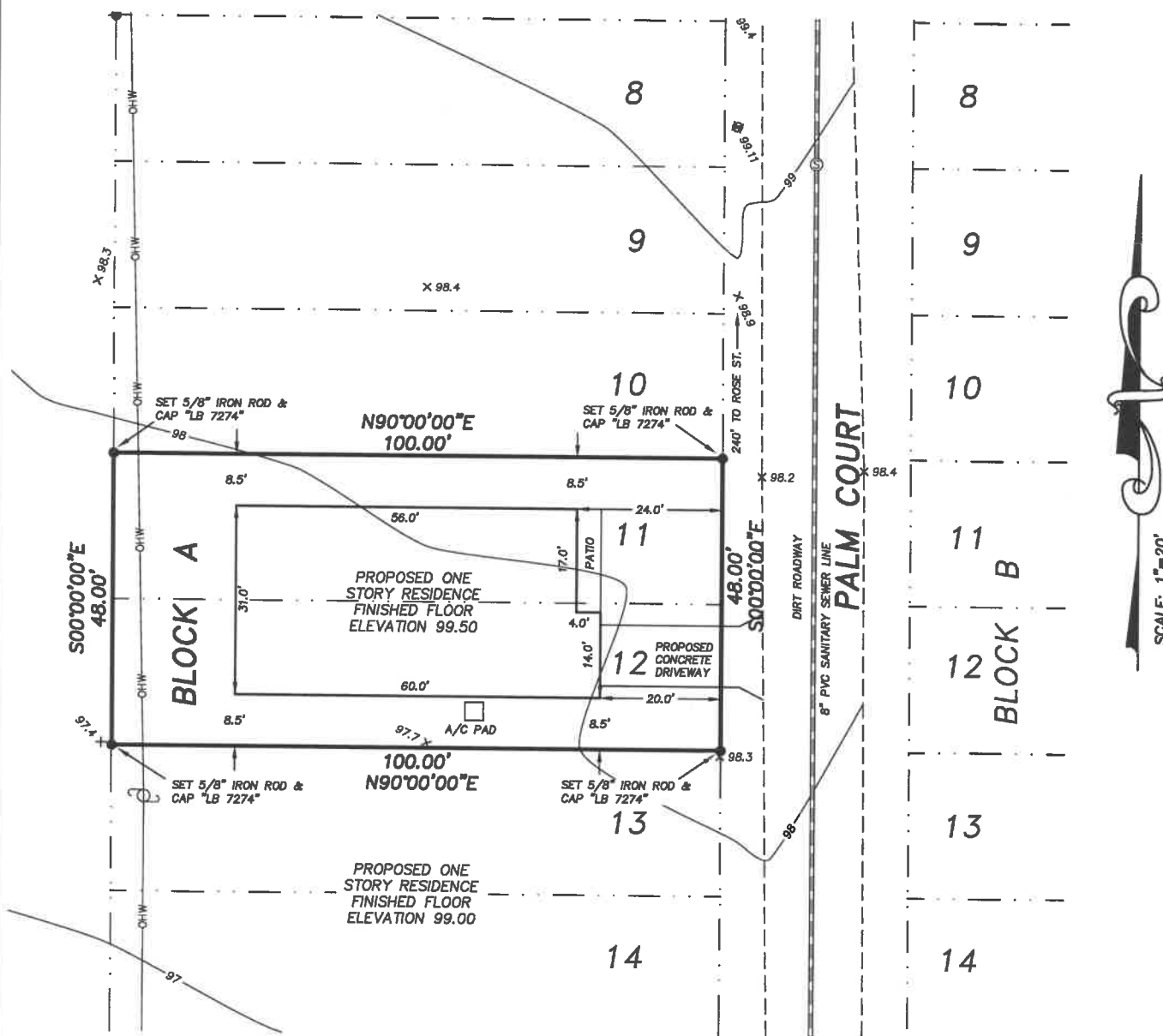
LOTS 11 AND 12, BLOCK A, PALM COURT SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 37, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

SURVEYORS 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 0.2% ANNUAL CHANCE FLOOD PLAIN) ACCORDING TO "FIRM" MAP NO. 12069C0220E, DATED DECEMBER 18, 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 = 85.54.
- SITE BENCH MARK IS SHOWN HEREON.

LEGEND/ABBREVIATIONS:

- IRON ROD & CAP
- IRON PIPE
- WOOD FENCE
- LB LICENSED BUSINESS
- PSM PROFESSIONAL SURVEYOR & MAPPER
- PVC POLYVINYL CHLORIDE PIPE
- OHW— OVERHEAD UTILITY WIRES
- WOODEN UTILITY POLE
- INVERT=68.73 INVERT ELEVATION
- + 88.51 EXISTING GROUND ELEVATION
- 50— EXISTING GROUND CONTOUR
- ⊕ SITE BENCH MARK (AS INDICATED)
- ⊙ SANITARY MANHOLE



JOB NUMBER: 20122.000	
SURVEY DATE:	10/02/2020
FIELD BY:	T.CONARD
FIELD BOOK:	2006
PAGES:	44
FIELD FILE:	20121TC.MJF
DRAWING FILE:	20122.DWG

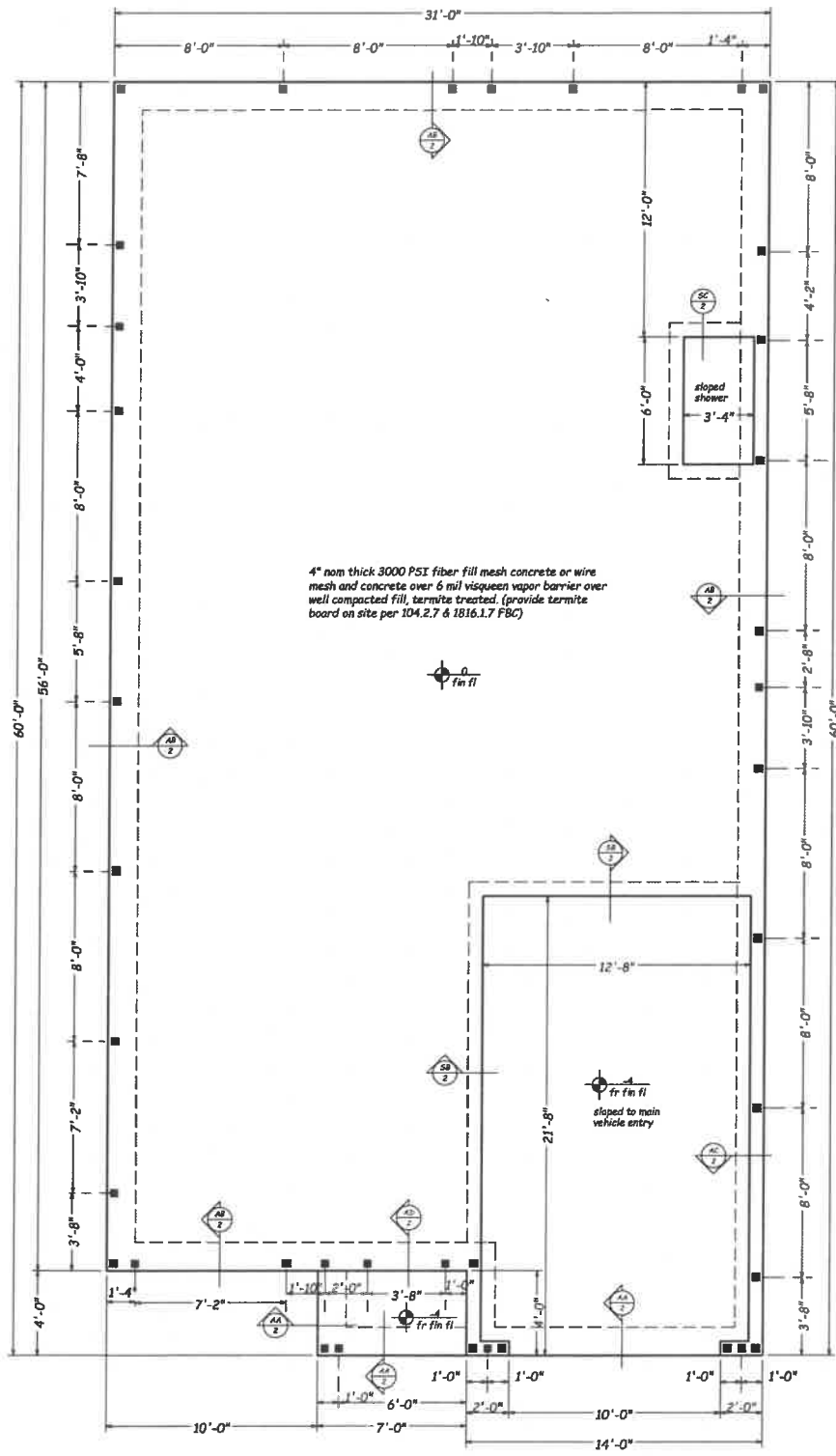
Digitally signed
by Aron Bishman
Date: 2020.10.15
15:37:32 -04'00'

ARON D. BISHMAN, P.S.M. FLORIDA REGISTRATION NO. 5668

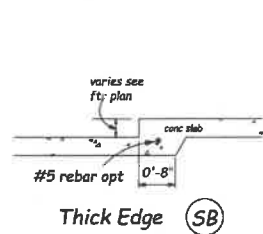
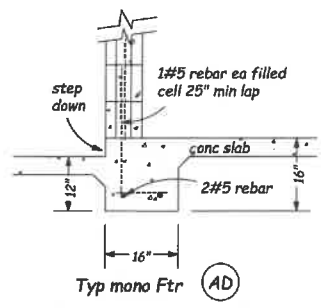
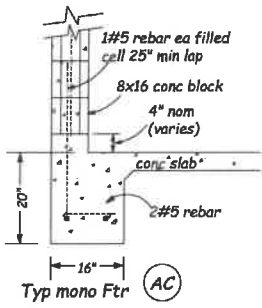
BISHMAN
Surveying & Mapping, Inc.

CERTIFICATE OF AUTHORIZATION LB 7274

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

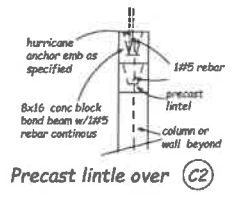
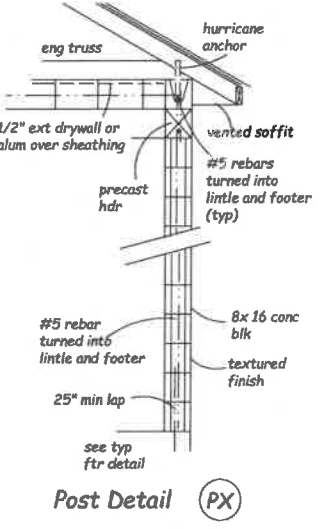
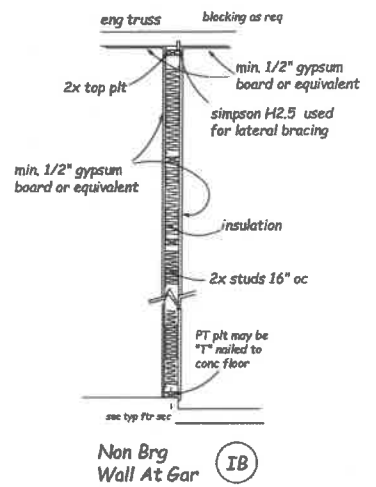
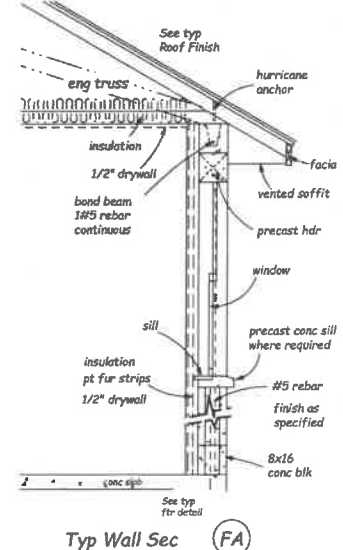
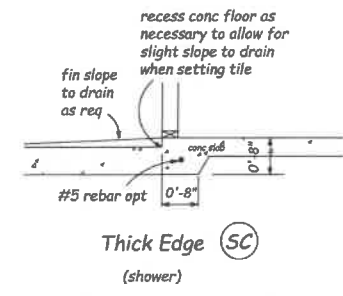
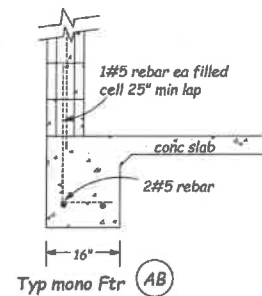
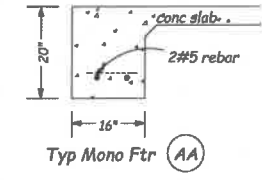
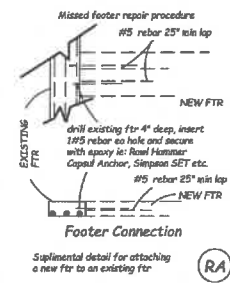
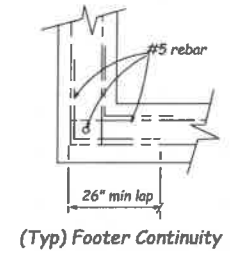


Footer Plan.....1/4"=1'0"



Missed dowel procedure:
 Wall not erected:
 Drill 1" dia hole 5" deep into slab at correct location, epoxy min 30" long rebar into hole, lap all rebars 25" min.

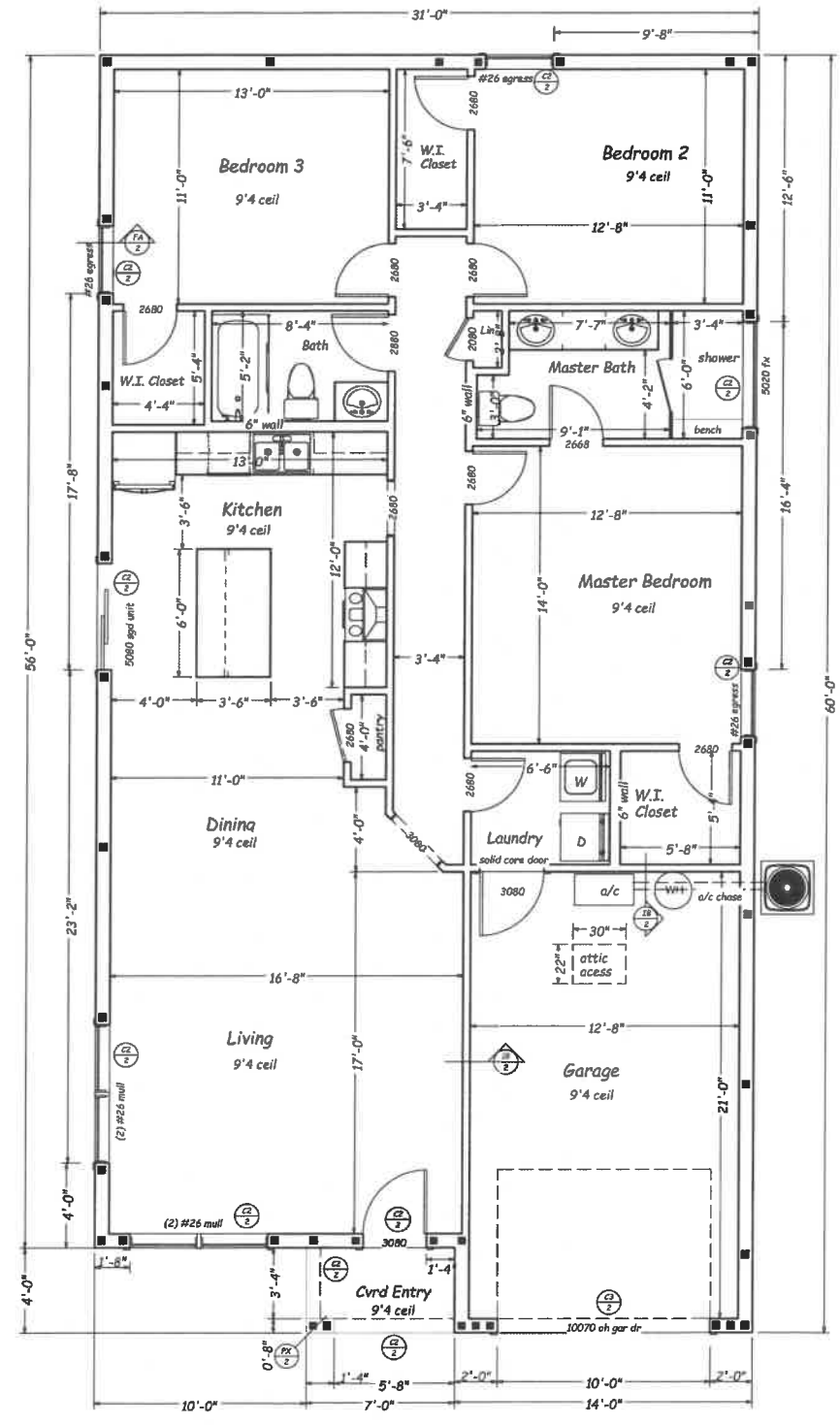
Wall erected:
 Core wall 16" wide and 4" deep, drill 1" dia hole into slab at correct location, epoxy min 30" long rebar into hole, lap all rebars 25" min. Form cored wall and pour solid with 3000 PSI concrete using 8" slump, and is to include repairs to the tie beam as necessary.



Precast hdr designation	
Symbol	Description
C1 n	#5 pre-cast eng conc hdr used as lintle (see detail)
C2 n	#5 pre-cast eng conc hdr with lintle over (see detail)
C3 n	#5 pre-cast eng conc hdr with blk & lintle over (see detail)
C4 n	#5 pre-cast eng conc hdr, special (see detail)

(1) #5 rebar in lintel bond beam etc as shown.
 (power box steel lintels may be used in lieu of precast lintels with rebar as specified)
 (2) precast lintel length to be opening size plus 8" brg ea side
 (3) solid pour 3000 psi conc from bond beam to lintel
 (4) use recess lintels over doors as required

Approx sq feet
 Living area.....1500
 Garage.....292
 Cvr'd entry.....28
 Total.....1820



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

Copyright 2020
 Tracy S. Dooley hereby reserves these common law rights of design. These plans, drawings and specifications are the property of Tracy S. Dooley and shall remain the property of Tracy S. Dooley. No part of these plans, drawings and specifications may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission from Tracy S. Dooley.

The structure has been designed in accordance with the Florida Building Code (FBC) (2017) and the International Residential Code (IRC) (2018). The designer is not responsible for any local, state, or federal codes or ordinances that may apply to this project. The designer is not responsible for any errors or omissions in these plans, drawings and specifications. The designer is not responsible for any construction delays or cost overruns. The designer is not responsible for any damage to the property or any other loss. The designer is not responsible for any other matter not specifically mentioned in these plans, drawings and specifications.

Please, specifications, details and notes on these drawings and any attached sheets, are intended to be prepared in accordance with the Florida Building Code (FBC) (2017) and the International Residential Code (IRC) (2018). The designer is not responsible for any local, state, or federal codes or ordinances that may apply to this project. The designer is not responsible for any errors or omissions in these plans, drawings and specifications. The designer is not responsible for any construction delays or cost overruns. The designer is not responsible for any damage to the property or any other loss. The designer is not responsible for any other matter not specifically mentioned in these plans, drawings and specifications.

A custom drafted residence
 for
 David Mass
 Palm Ct. A
 Umatilla, FL

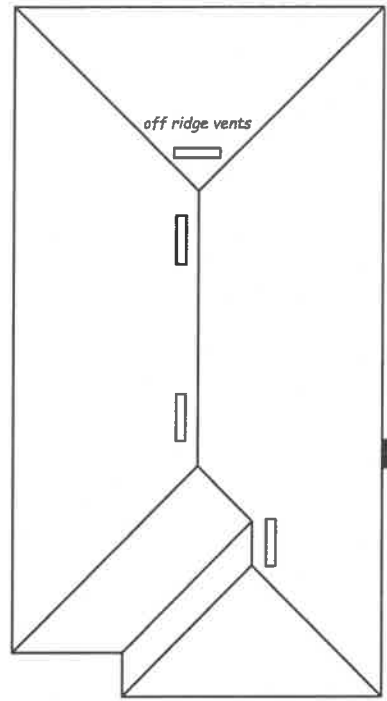
Custom Drafting Services
 Tracy S. Dooley
 346 788 3178
 tdooley@tst.net

10/27/20 Final
 9/17/20 Final
 8/31/20 Final
 Tibbits Lumber
 8/22/20
 8/22/20
 8/22/20
 REVISIONS

DATE 8/19/20
 Dwg By tracy s dooley
 SHEET 2 OF 4
 DWG NO DM2820A
 (DM2820A)
 P.E. Seal

Bryan A Molyet P.E.
 License#PE041509
 Suite "W"
 1060 East Industrial dr
 Orange City FL 32763
 732 222 2222

valid only when signed in



Roof Plan 1/8"=1'0"

Missed anchor procedure:
Use (1) Simpson HTSM16 for ea 1175# of uplift load. Secure to concrete block with (4) 1/4" tapcons, 3" min length. Nail with 8 10d nails(max 2 per truss joint)

Unless otherwise specified, truss to girder connectors are HUS26 for (1) ply, H-U28 for (2) ply, and shall be supplied by the truss supplier. Truss co to eng and supply all girders required.

For DWG# 2820A

Wood to concrete connectors:
All hurricane hold downs are Simpson HETA20, except as otherwise specified.

Wood to wood connectors:
All hurricane hold downs are Simpson HTS16, except as otherwise specified

Note:
Roof sheathing shall be min 7/16" OSB. Long dimension shall be perpendicular to framing members and end joints shall be staggered. Sheathing shall be fastened to roof framing with 8d ring shank nails 6" O.C. All external edges of roof to be nailed 4" O.C.

Area marked "A" shall have nails spaced 4" O.C., min 48" from edge.(exclusive of eh)

Note:
Wall sheathing shall be fastened as follows:
4" O.C. short side
6" O.C. long side
12" O.C. field
Sheathing shall be nailed with 8d nails. (blocking as req at sheathing joints)

Fasteners and anchors of like kind may be field substituted providing uplift capabilities are equal to or greater than those required for the specific item to be secured. If the manufactures rating at time of construction differs from tables below, the manufactures rating shall be used.

Typ Wood to Wood Connectors		
Connector	Fasteners	Uplift in lbs
Simpson H2.5	(10) 8d nails	415
Simpson H2.A	(12) 0.131 x 1 1/2	525
Simpson H2.5A	(10) 0.131 x 1 1/2	565
Simpson H3	(8) 0.131 x 1 1/2	400
Simpson H6	(16) 0.131 x 1 1/2	1230
Simpson H8	(10) 0.148 x 1 1/2	780
Simpson ST9	(8) 0.162 x 2 1/2	885
Simpson ST12	(10) 0.162 x 2 1/2	1105
Simpson ST18	(14) 0.162 x 2 1/2	1420
Simpson MTS12	(14) 0.148 x 1 1/2	990
Simpson HTS16	(16) 0.148 x 1 1/2	1310
Simpson HTS20	(24) 0.148 x 1 1/2	1310
Simpson SP1	(10) 0.148 x 3	555
Simpson SP2	(12) 0.148 x 3	1010
Simpson SP4	(6) 0.148 x 1 1/2	415
Simpson SPH4	(12) 0.148 x 1 1/2	1280
Simpson L90	(10) 0.148 x 1 1/2	740
Simpson L590	(12) 0.148 x 1 1/2	870
Simpson U26	(6)10d hdr/(4)10d joist	480
Simpson L5U26	(6)10d hdr/(5)10d joist	485
Simpson HCP2	(6)10d hdr/(6)10d joist	605
Simpson HUS26	(14) 16d hdr/(6) 16d joist	1320
Simpson HUS28-2	(22)16d hdr/(8)16d truss	2000
Simpson HUSC412	(20) 16d nails	2195
Simpson HGT	5/8 bolt/22 10d nails	3965
Simpson LSTA36	(24) 0.148 x 2 1/2	1640

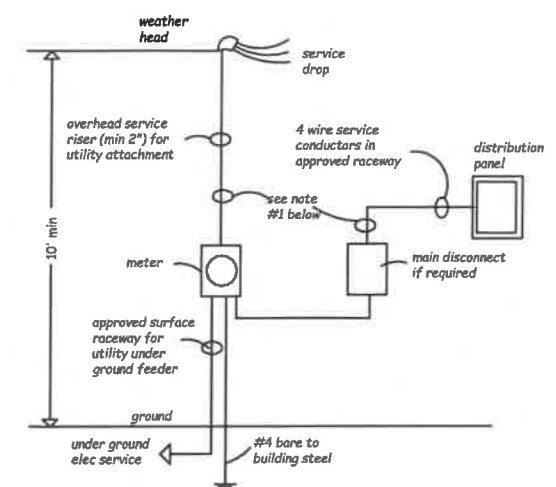
** Typ Concrete to Wood Connectors			
Connector	Fasteners	Uplift in lbs (DFL/SP)	
		1 ply	2or3 ply
Simpson META20	(8)0.148x1 1/2 (6)0.162 x3 1/2	1450	1450
Simpson HETA20	(9)0.148 x1 1/2 (8) 0.162 x3 1/2	1810	1810
(2)Simpson META20	(10) 10d nails/(14) 16d nails	1985	1900
(2)Simpson HETA20	(10) 10d nails/(12) 16d nails	2035	2500
Simpson HETA16	embedded / (9) 10d nails	1810	
Simpson HTT4	5/8 "J" bolt/(18) 16d nails	4235	
Simpson HTT22	5/8 "J" bolt/(26)16d sinkers	5090	
Simpson ABU44Z	5/8 bolt/(12) 16d nails	2200	
Simpson ABU46Z	5/8 bolt/(12) 16d nails	2300	
Simpson ABU66Z	5/8 bolt/(12) 16d nails	2300	
Simpson ABU88Z	(2) 5/8 bolt/(18) 16d nails	2320	
Simpson HTSM16	(4)1/4 tapcon/(8)10d nails	1175	
Simpson HTSM20	(4)1/4 tapcon/(10)10d nails	1175	
Simpson MTSM20	(4)1/4 tapcon/(7)10d nails	860	
Simpson HUS26	(6)1/4 tapcon/(6)16d truss	1550	
Simpson H-U28-2	(8)1/4 tapcon/(6)16d truss	2000	
Simpson HUSC410	(8) 1/4 tapcon/(8) 16d nails	2310	
Simpson HGT	5/8 "J" bolt 22 10d nails	3965	
Simpson MSTAM36	(8) 1/4 tapcon/(13) 10d nails	1870	
Simpson HUC46	(3)3/16 tapcon(6) 10d nails	940	
Simpson HUC410	(6)3/16 tapcon(10) 10d nails	1565	
Simpson HGT	(2) 3/4" ATR /16 10d nails		
Simpson H-ETA20	(17) 10d nails	2130	

••Note: When double connectors are imbedded in concrete and they are spaced closer than 6" the uplift value of one strap shall be decreased by 50%, or as shown above

■ (Alternate) Threaded rod (SAE1018), 4.25" emb, secure with high strength epoxy. (ie: Simpson SET)

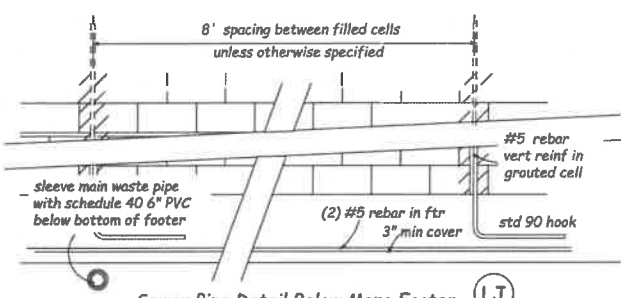
HGT-2 (10980#) HGT-3 (10530#) HGT-4 (9250#)
(min embed depth 12" to obtain full loads)

• with brg plt washer BPS/B-2

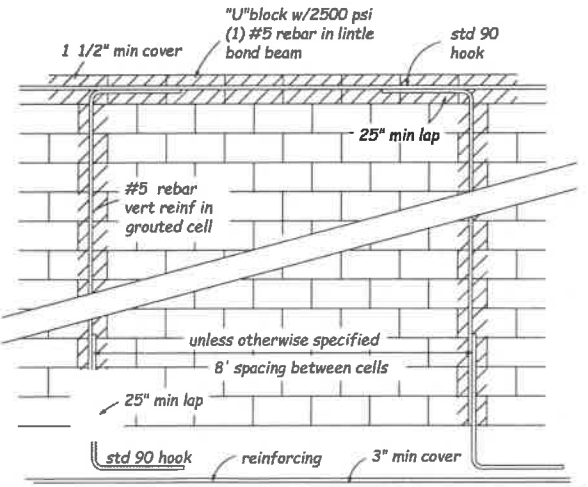


NOTE:
1) 120/240 volt, 3 wire, single phase distribution
200 AMP: #2/0 copper 4/0 aluminum
2) All wire shall be THHN
3) A/C loads are assumed, verify equipment loads prior to installation, revise branch as necessary

Typical Electrical Riser (200 AMP Service)



Sewer Pipe Detail Below Mono Footer Block Wall Above
stub out location may differ on larger or smaller walls.
pipe location must not interrupt the structural integrity of wall or footer



TYP DN POUR (LA)

Note:
Electrical layout is schematic only. Final electrical layout, including meter and electrical panel location, shall be determined by a Florida licensed electrician, (in conjunction with owner/builder) and shall comply with NFPA 70.

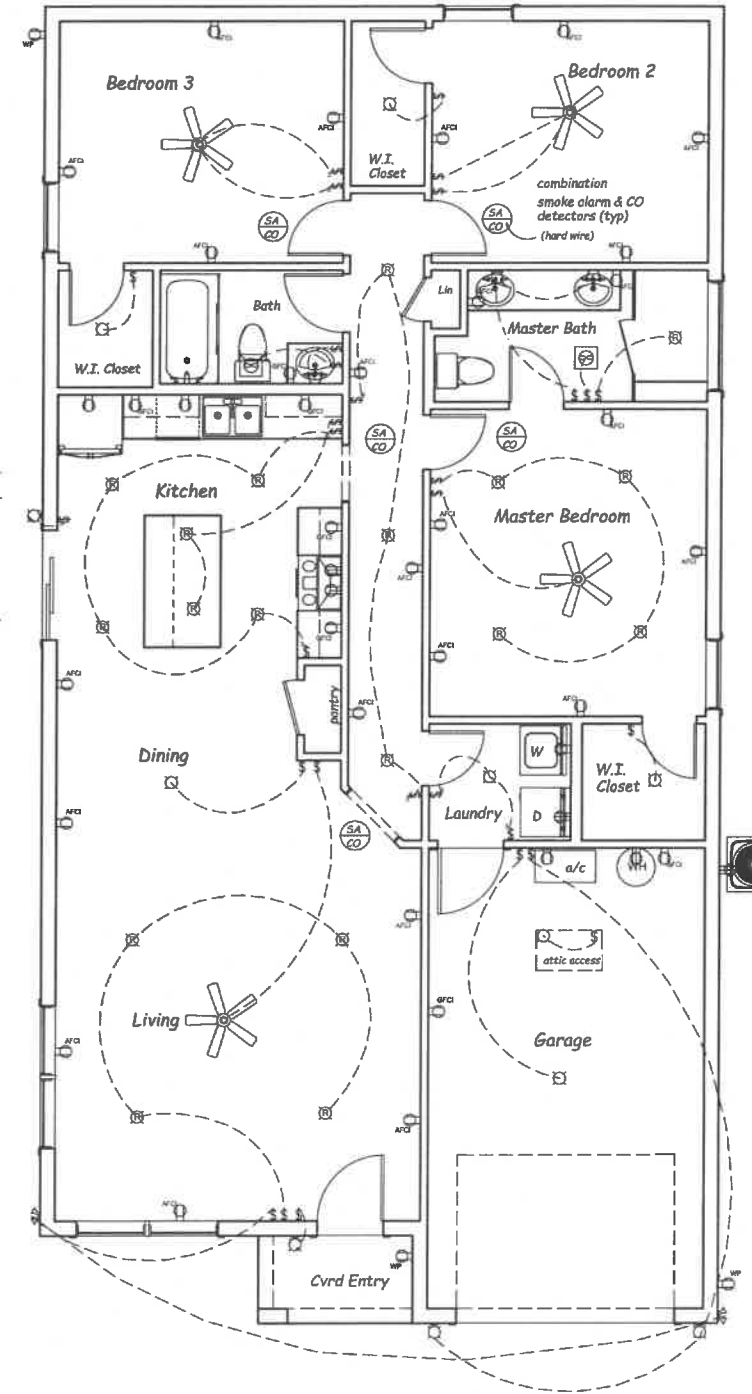
All smoke detectors to be interconnected (NFPA 72 29.8.2)

Circuit for outlets & smoke detectors to have AFCI/GFCI protection where approved for use. (2014 NEC 210.12) (NFP 72 29.6.3)

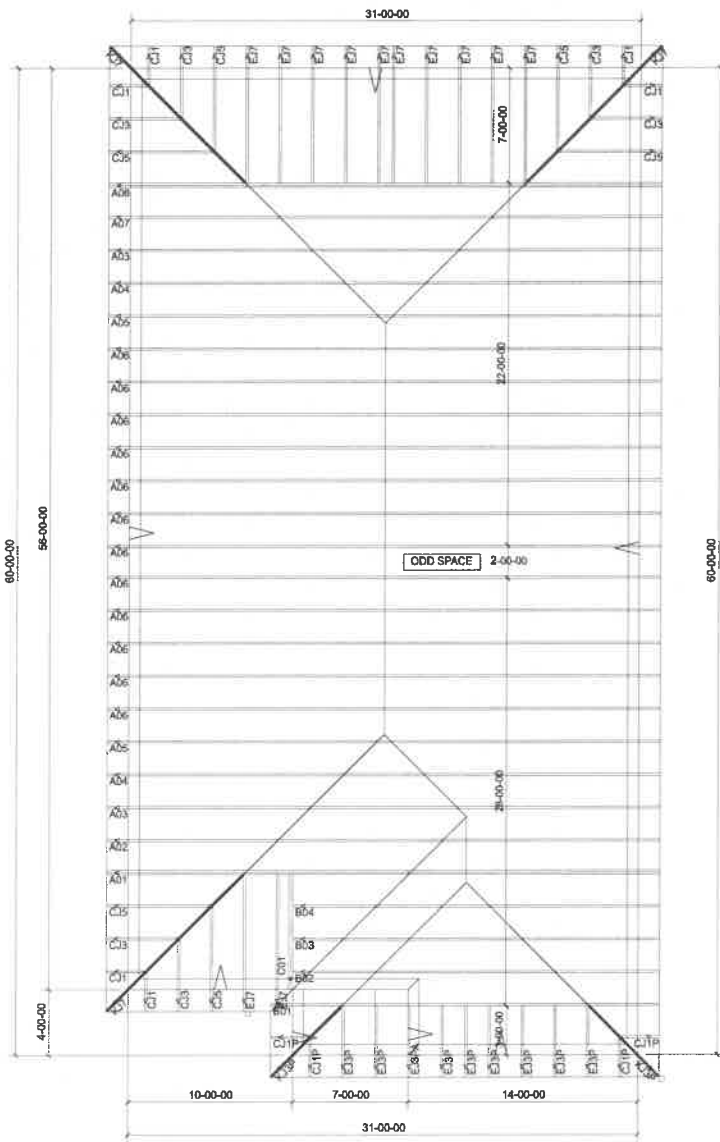
Circuits require tamper resistant receptacles unless located abv.66" aff. or if behind major appliances (2014 NEC 406.12)

Install carbon monoxide alarm(s) within 10'-0" of each room used for sleeping purposes (6th ED. FBC R315.1)

Carbon monoxide alarm(s) to be hard-wired or battery powered & can be a combo unit with a smoke detector (6th ED. FBC. R315.1.1)



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



Truss layout 3/16=1'0"

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A custom drafted residence for David Mass Palm Ct. Umatilla, FL.

Custom Drafting Services by Tracy Dooley
office: 366 3833
tracydooley@out.net

10/20/20 final
9/17/20 final
8/31/20
Tibbitts Lumber
8/26/20
8/25/20
REVISONS

DATE 8/19/20

Dwg By tracy s dooley

SHEET 3 OF 4

DWG NO DM2820A (DM2820A)

P.E.Seal

Bryan A Molyet P.E.
License#PE041509
Suite "W"
1060 East Industrial dr
Orange City FL 32763

valid only when signed in

Recd 10/16/19



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: 3921580 Parcel ID: 13-18-26-2400-00A-01500

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

Property Location: Palm Court off Rose St Umatilla, FL

Property Owner: David J Home Creations, LLC

Owner Address: 9518 Mid Summer Ln Leesburg, FL 34708 Phone #: 352-267-1289

E-mail Address: davidmass2020@yahoo.com

Subdivision: Umatilla, Palm Court Lot #: 15-16

Contractor: Pools of Jade Inc / James Finley

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: 98.5 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

BOUNDARY SURVEY

DESCRIPTION:

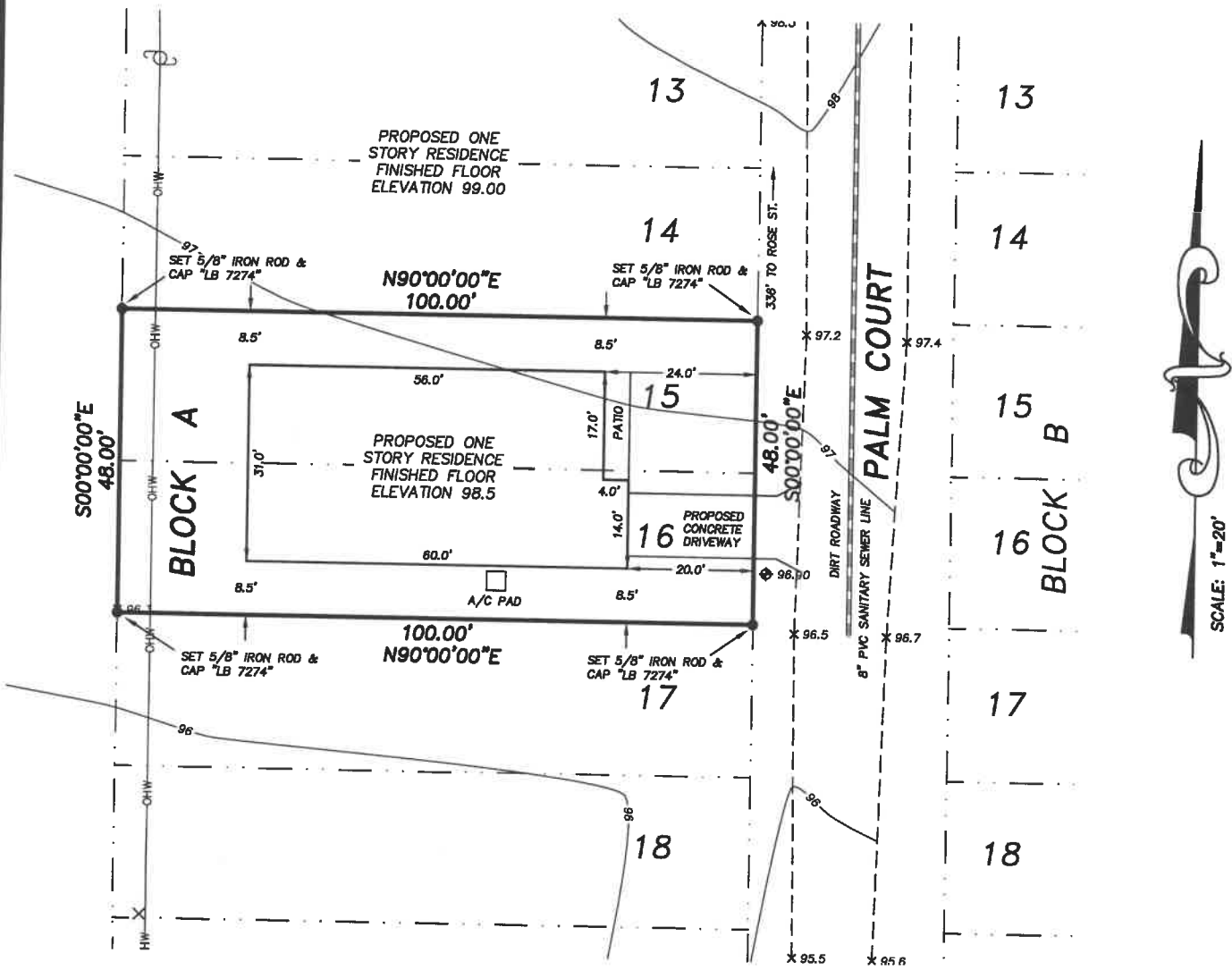
LOTS 15 AND 16, BLOCK A, PALM COURT SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 37, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

SURVEYORS NOTES:

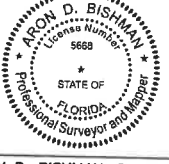
1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL, OR DIGITAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. PRINTED COPIES OF A DIGITAL SIGNED AND SEALED SURVEY ARE NOT VALID.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD, BY THIS FIRM.
3. REVISIONS DO NOT CONSTITUTE A RECERTIFICATION OF THE EXISTING FIELD CONDITIONS OF THIS SURVEY.
4. BEARINGS SHOWN HEREON ARE BASED ON THE FOLLOWING: THE EAST LINES OF LOTS 15 AND 16 AS S00°00'00"E (ASSUMED).
5. UNDERGROUND IMPROVEMENTS AND INSTALLATIONS HAVE NOT BEEN LOCATED.
6. THE LANDS SHOWN HEREON LIE ENTIRELY WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) ACCORDING TO "FIRM" MAP NO. 12069C0220E, DATED DECEMBER 18, 2012.
7. THE ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY (NGS) NORTH AMERICAN VERTICAL DATUM (NAVD) 1988 PER BENCH MARK NUMBER R 425, ELEVATION = 85.54.
8. SITE BENCH MARK IS SHOWN HEREON

LEGEND/ABBREVIATIONS:

- IRON ROD & CAP
- IRON PIPE
- WOOD FENCE
- LB LICENSED BUSINESS
- PSM PROFESSIONAL SURVEYOR & MAPPER
- PVC POLYVINYL CHLORIDE PIPE
- OHV— OVERHEAD UTILITY WIRES
- WOODEN UTILITY POLE
- INV=89.73 INVERT ELEVATION
- + 88.51 EXISTING GROUND ELEVATION
- 80 EXISTING GROUND CONTOUR
- ⊕ SITE BENCH MARK (AS INDICATED)
- ⊙ SANITARY MANHOLE



JOB NUMBER: 20124.000	
SURVEY DATE:	10/02/2020
FIELD BY:	T.CONARD
FIELD BOOK:	2006
PAGES:	44
FIELD FILE:	20121TC.MJF
DRAWING FILE:	20124.DWG



 Digitally signed
 by Aron Bishman
 Date: 2020.10.15
 15:37:59 -04'00'

ARON D. BISHMAN, P.S.M. FLORIDA REGISTRATION NO. 5668



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

PROPERTY RECORD CARD

General Information

Name:	DAVID J HOME CREATIONS LLC	Alternate Key:	3921580
Mailing Address:	9518 MID SUMMER LN LEESBURG, FL 34788 Update Mailing Address	Parcel Number:	13-18-26-2400-00A-01500
		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 15, 16 BLK A ORB 5552 PG 62		

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 Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

Land Data

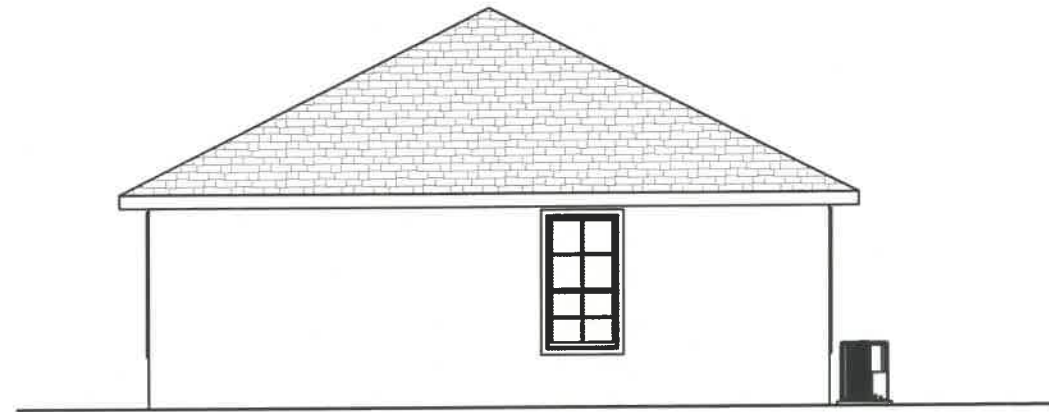
Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT RESIDENTIAL (0000)	0	0		1	LT	\$0.00	\$5,400.00

[Click here for Zoning Info](#) [FEMA Flood Map](#)

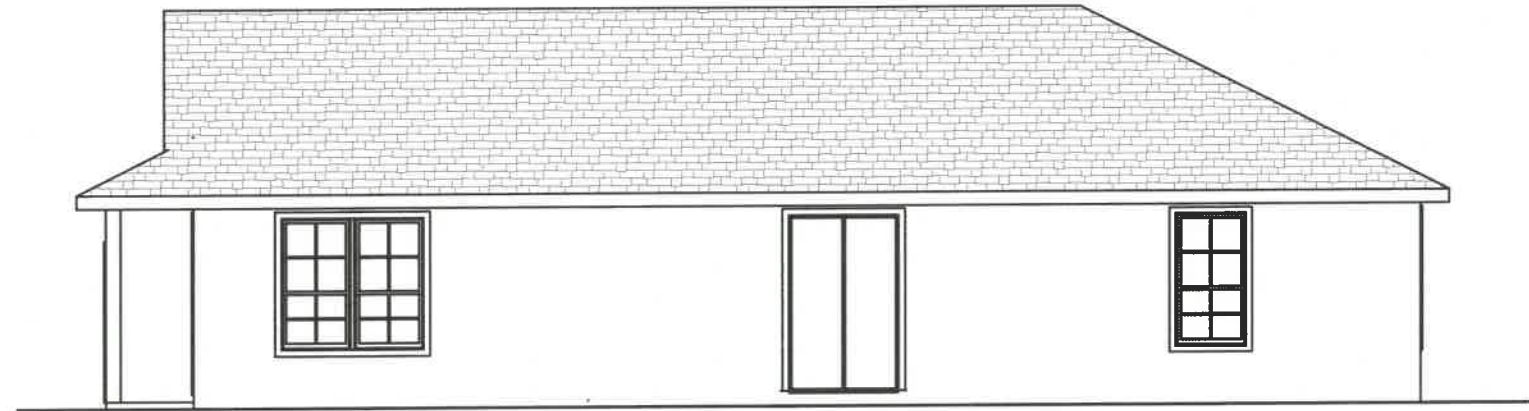
Sales History

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

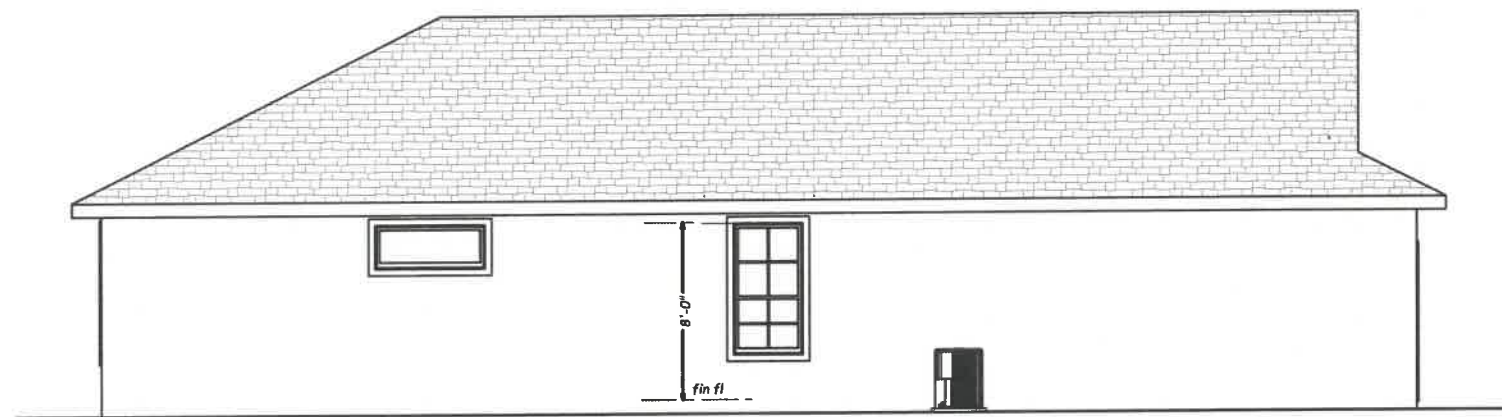
Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price



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



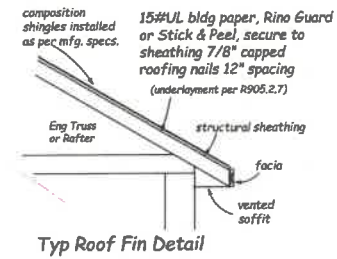
Right Side Elevation.....1/4"=1'0"



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



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



GENERAL NOTES:
 SHEARWALL SEGMENTS ARE BETWEEN DOWN POURS. IF OPENINGS EXIST GREATER THAN ONE SQ. FT., SHEARWALL LOADS ARE DISTRIBUTED TO ADJOINING SHEARWALLS BY WIND DIRECTION.
 WOOD FOR STRUCTURAL CONDITIONS TO BE GROUP II SPECIES MINIMUM F_b ⇒ 1300 P.S.I. STRUCTURAL SHEATHING SHALL BE MIN 7/16 OSB OR 15/32" C-D PLYWOOD, 5/8" PLYWOOD OR ZIP SYSTEM.
 ALL BRACINGS REQUIRED FOR ROOF TRUSSES SHALL BE AS INDICATED BY TRUSS MANUFACTURER. (Min permanent truss bracing shall be one (1) 2x4 "X" brace for every ten (10) sets of trusses, or fraction thereof, and one (1) 2x4 "Top Runner" for every 16 ft of span, rounded down). CONFIRM DESIGN, LAYOUT, LOADS AND ALL TRUSS UPLIFTS WITH EACH INDIVIDUALLY ENGINEERED TRUSS DETAIL DWG TO ASSURE PROPER DESIGN, HURRICANE HOLD DOWNS, STRAPING FOOTER ETC., AT CONSTRUCTION SITE.
 UNLESS OTHERWISE INDICATED, ALL INTERIOR WALLS ARE 2x4 nom 16" oc.
 TYPICAL FILLED CELLS AS INDICATED SHALL BE FILLED WITH CONCRETE AND REINFORCED WITH ONE #5 REBAR (SAE40) TIED TO FOOTING AND TIE BEAM DOWEL. (all rebar 25' MIN LAP and tied) (unless otherwise specified)
 FIN GRADE TO BE MIN 6" BELOW FIN FLOOR. BOT OF FTR TO BE 12" MIN BELOW FIN GRADE
 PLUMBING PLAN IS SCHEMATIC. ACTUAL LOCATION AND SIZE OF RISER VENTS SHALL BE DETERMINED BY A LICENSED FLORIDA PLUMBER. NO PLUMBING REQUIREMENTS SHALL INTERRUPT THE STRUCTURAL INTEGRITY OF THE BUILDING (plumber to provide affidavit prior to final purge per FPC 610)
 ELECTRICAL PLAN AS SHOWN MAY VARY. ACTUAL LAYOUT AND ELECTRICAL SERVICE TO BE DETERMINED BY A LICENSED FLORIDA ELECTRICIAN. PANEL SIZE AND LOCATION TO BE DETERMINED BY BUILDER AND ELECTRICIAN. (Electrical systems shall comply with the provisions of NFPA 70.)
 ALL DIMENSIONS ARE NOMINAL AND MAY VARY DUE TO CONSTRUCTION. CONFIRM ALL R/O SIZES WITH SUPPLIER OF PRODUCT (ie Windows, Doors, cabinets fixtures etc) ADJUST AT CONST AS REQ.
 DESIGNS ARE CONCEPTUAL. ACTUAL CONSTRUCTION MAY VARY.
 CABINET DESIGNS AND DIMENSIONS MAY VARY SLIGHTLY FROM THOSE SHOWN. REFER TO CABINET MFG DETAIL DWGS FOR EXACT DIM AND INSTALLATION.
 A/C PLAN IS SCHEMATIC. ACTUAL LAYOUT OF UNITS, DUCTS, R/A & VENTS ETC, SHALL BE DETERMINED BY A FLORIDA A/C CONTRACTOR.
 SAFETY GLAZING SHALL BE USED ON WINDOWS AS REQ BY CODE IE: (bath, < 18" from fin floor etc.)
 Pressure treated wood shall be used as specified by manufacturer. (ie: interior, exterior etc) (Must also be compatible with all hangers, coated fasteners, nails etc used.)
 Bath ventilation shall conform to 501.3 of the mechanical specs.
 Precast lintle shall have 8" nom brg ea side unless otherwise specified.

Lot 15-16 ALT Key 3921580

Bryan A Mohy P.E.
 License#PE041509
 Suite "W"
 1060 East Industrial dr
 Orange City FL 32763
 7-1-201 833 0000

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Please specifications, details and notes on these drawings and any attached sheets, are intended to be prepared in accordance with the Florida Building Code, 6th Edition (2017) and all applicable local county, city and or state code enforcement agencies for compliance with building codes and ordinances for the area of construction. Written consent shall have precedence over any dimensions shown on conceptual drawings. The contractor shall be responsible for all construction and conditions of the job. These plans are not to be used for construction without engineering review and seal.

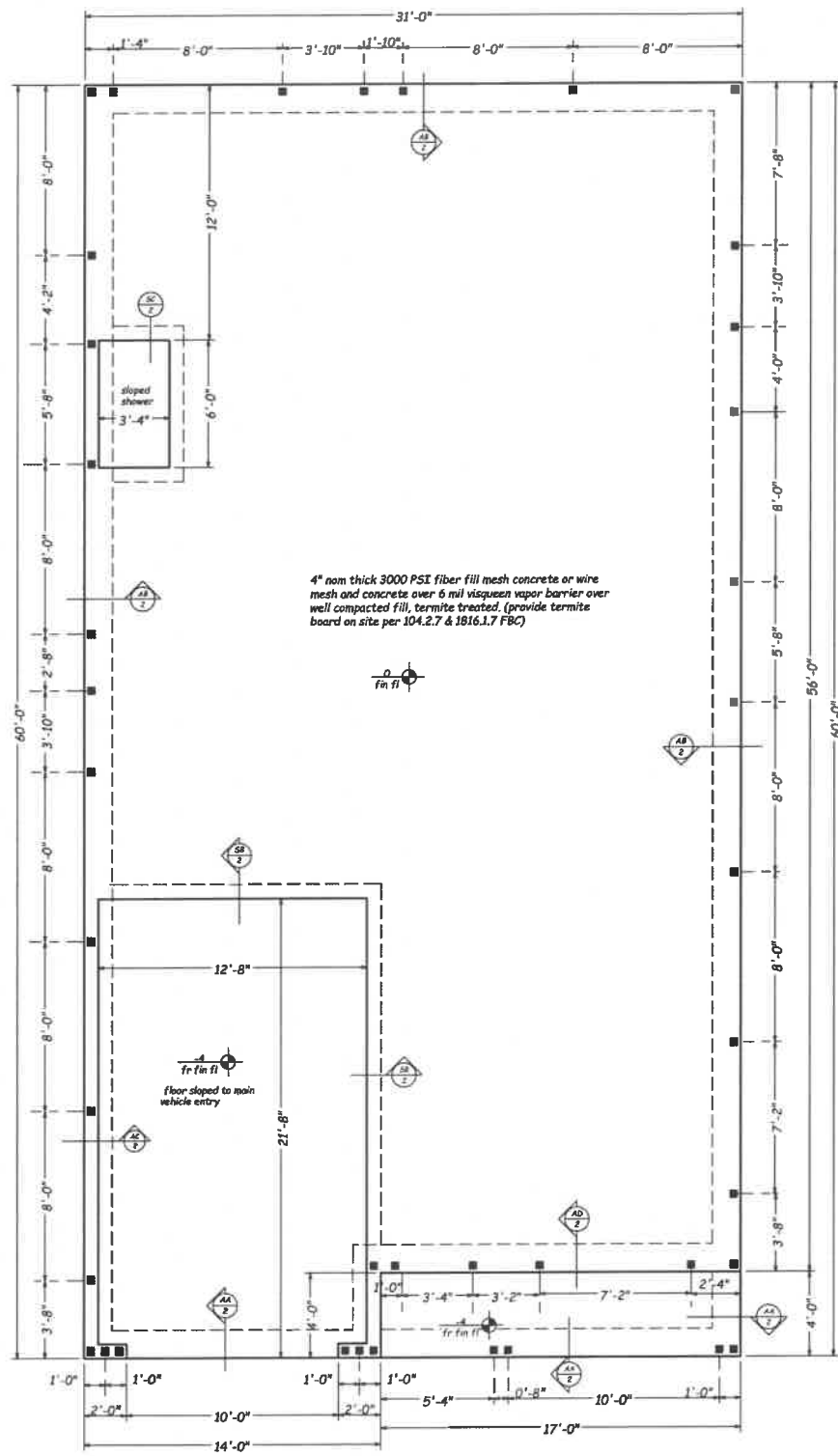
A custom drafted residence
 for
 David Mass
 Palm Ct. B
 Umatilla, FL.

Custom Drafting Services
 Tracy Dooley
 office: 386 738 3180
 tracydooley@att.net

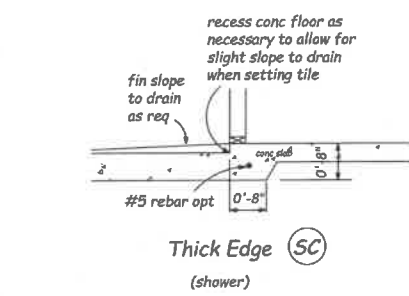
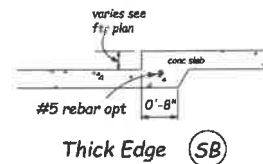
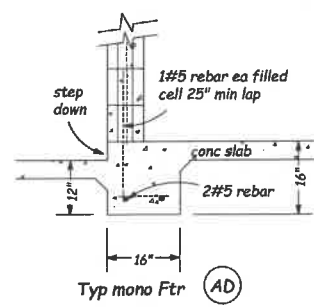
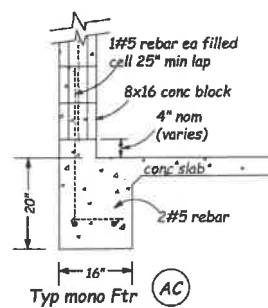
10/5/20 final
 9/17/20
 8/31/20
 Tibbits Lumber
 REVISIONS

DATE 8/28/20
 Dwg By
 tracy s dooley
 SHEET
 1 OF 4
 DWG NO
 DM3820B
 P.E. Seal

valid only when signed in

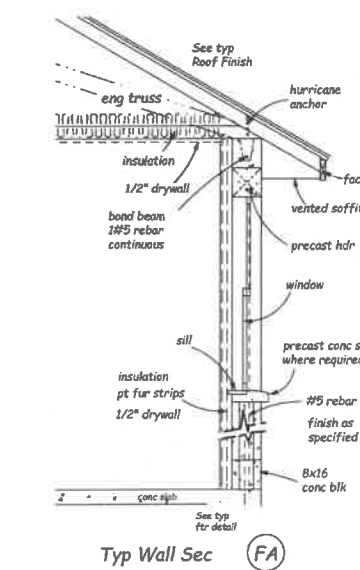
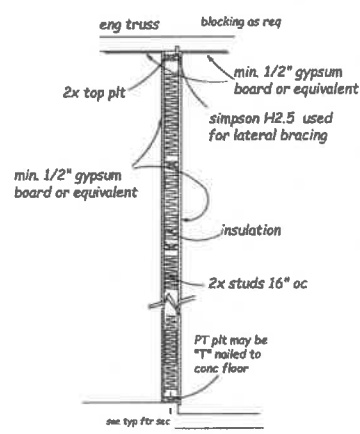
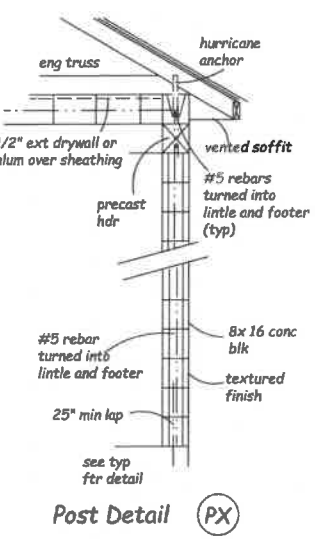
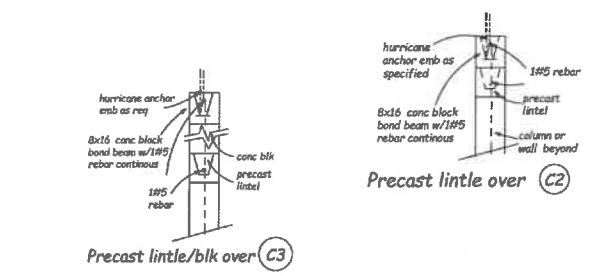
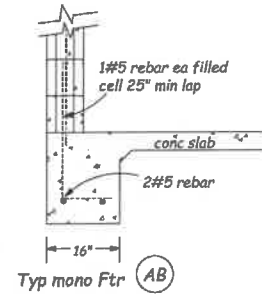
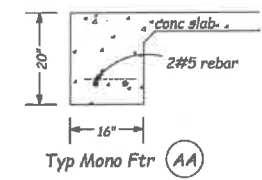
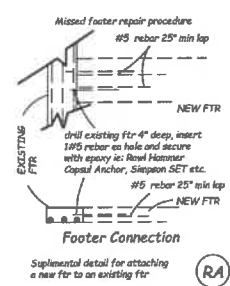
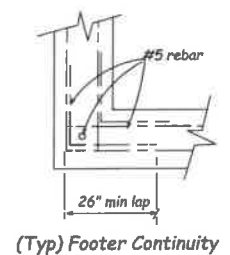


Footer Plan.....1/4"=1'0"



Missed dowel procedure:
 Wall not erected:
 Drill 1" dia hole 5" deep into slab at correct location, epoxy min 30" long rebar into hole, lap all rebars 25" min.

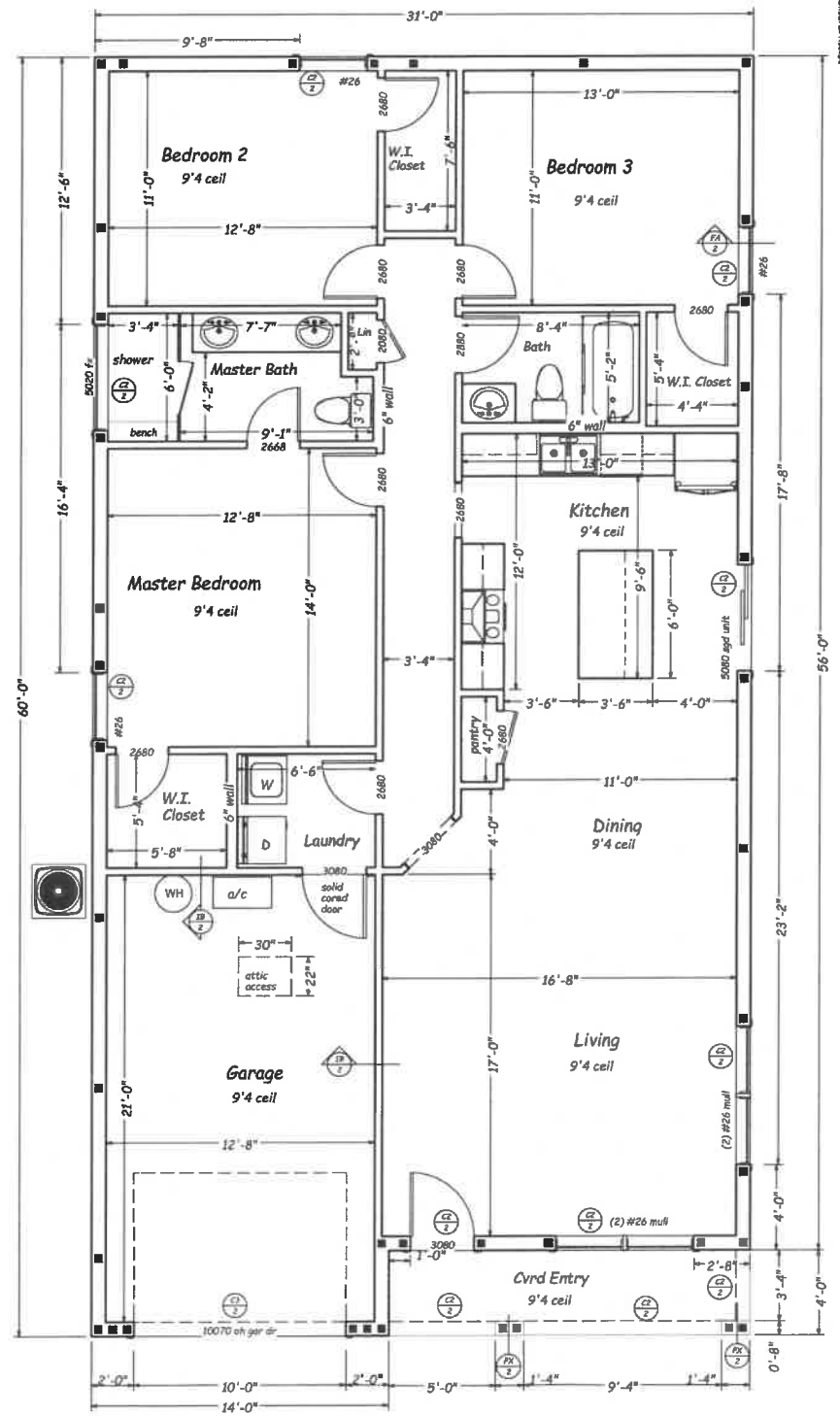
Wall erected:
 Core wall 16" wide and 4" deep, drill 1" dia hole into slab at correct location, epoxy min 30" long rebar into hole, lap all rebars 25" min. Form cored wall and pour solid with 3000 PSI concrete using 8" slump, and is to include repairs to the tie beam as necessary.



Precast hdr designation	
Symbol	Description
(C1) n	* pre-cast eng conc hdr used as lintle (see detail)
(C2) n	* pre-cast eng conc hdr with lintle over (see detail)
(C3) n	* pre-cast eng conc hdr with blk & lintle over (see detail)
(C4) n	* pre-cast eng conc hdr, special (see detail)

(1) #5 rebar in lintle, bond beam etc as shown. (power box steel lintels may be used in lieu of precast lintels with rebar as specified)
 (2) precast lintle length to be opening size plus 8" brg ea side
 (3) solid pour 3000 psi conc from bond beam to lintle
 (4) use recess lintels over doors as required

Approx sq feet
 Living area.....1500
 Garage.....292
 Cvr'd entry.....68
 Total.....1860



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

Bryan A. Mohet P.E.
 License #PE041509
 Suite "W"
 1060 East Industrial Dr
 Orange City FL 32763
 Tel: 386.533.0000

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A custom drafted residence
 for
 David Mass
 Palm Ck. B
 Umatilla, FL.

Custom Drafting Services
 Tracy Dooley
 office: 386.778.3178
 tracydooley@att.net

10/3/20 Final
 9/17/20
 8/31/20
 Tibbitts/Jumbo
 REVISIONS
 DATE 8/28/20
 Dwg By
 tracy s dooley
 SHEET
 2 OF 4
 DWG NO
 DM3820B
 P.E. Seal

valid only when signed in

**CITY OF UMATILLA
AGENDA ITEM STAFF REPORT**

DATE: December 21, 2020

MEETING DATE: January 5, 2021

SUBJECT: Emergency Repair of Sewer lines at City Hall

ISSUE: Contract award - \$46,750

BACKGROUND SUMMARY: The City Hall sewer system has not been functioning as designed. The City engaged Advanced Plumbing Technology, “APT”, to investigate recent overflow urinals and overwhelming sewer gasses emanating from the restroom drains.

Attached is a report that indicates the existing system has low areas that hold sewage, pitted areas that will eventually begin to leach into the soil, jagged sides that grab and hold waste causing overflows. The existing sewer system is estimated to be 60 years old or more and is clearly at the end of its useful life.

APT recommends lining the pipe with a cured-in-place resin-epoxy lining to correct the issue.

The city’s Purchasing Policy allows exceptions to the competitive pricing requirement that requires three bids on a project with a price less than \$50,000. This project is classified as an emergency repair to alleviate an environmental hazard. Additionally, the city has worked with APT to rectify a similar issue on Kentucky Avenue and asked that APT be determined to be designated an “Evaluated Source”.

1. Emergency Repairs - repairs needed immediately to restore public services or to alleviate a safety or environmental hazard. A description of the emergency shall be attached to the purchase order or requisition with approval from the City Manager.

4. Evaluated Source - products or services may be purchased from a vendor without obtaining competitive prices when it has been determined that it is in the best interest of the city to use that vendor. Documentation must be attached clearly defining why it is in the best interest of the city not to obtain quotes with each purchase and/or why this vendor is to be used when other vendors may supply their products at a lesser price. Proven quality differences and proximity of supplier are some examples of the reasons why a vendor may be declared an “Evaluated Source.” The City Manager must give approval for the “Evaluated Source” designation. The “Evaluated Source” designation will expire one year after approval and may be renewed upon submission of a new request with documentation.

Currently, this project is not budgeted and will require a budget amendment for \$46,750. The project will commence within thirty (30) days of the Notice to Proceed and reach completion within ninety days.

STAFF RECOMMENDATIONS: Approval of contract with APT and budget amendment for

\$46,750. APT is designated as an Evaluated Source for this emergency repair.

FISCAL IMPACTS: \$46,750

COUNCIL ACTION:

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



HOME OF SEWERFIX.COM
866-SEWER-FIX

West Coast Operations:
8445 Morningside Drive
Brooksville, FL 34601

Corporate Office:
638 FL-50 Suite 4
Clermont, FL 34711

Phone: 352-593-5140  Fax: 352-988-6229

 CGC1524334  CBC1258589  CCC1330984  CFC1430312  HI5001  HI7952



638 E Highway 50 Suite 4, Clermont, FL 34711
Main Office (352) 593-5140 ♦ Toll Free (888) 440-7465
Fax (352) 988-6229

Inspection Date: 09/25/2020

Job Address: 1 S Central Avenue, Umatilla Florida 32784

Introduction:

APT performed a video inspection of the above referenced property on 09/25/2020. This report and analysis of the findings, is by APT. All observations in this report, are the opinion of APT. The report objectives are to evaluate the sanitary system which the video inspection was performed.

System:

- PVC Piping
- Cast Iron Piping
- ABS Piping
- Orangeburg Piping
- Terracotta Piping
- System is all PVC Piping

System Termination:

- System drains into a septic system.
- System drains into a city/municipal system.
- Kitchen or laundry drain into a French style drain.
- Sanitary building drainage system drains into more than one system.

Video analysis of cast iron pipe.

Photo 1 – Scaling pipe



Photo 2 – Scaling pipe



Photo 3 – Scaling pipe



Photo 4 – Scaling and thinning pipe



Photo 5 – Scaling pipe with standing wastewater



Photo 6 – Scaling and thinning pipe



Photo 7 – Scaling and thinning pipe

04:47:37 AM / 09-25-2020

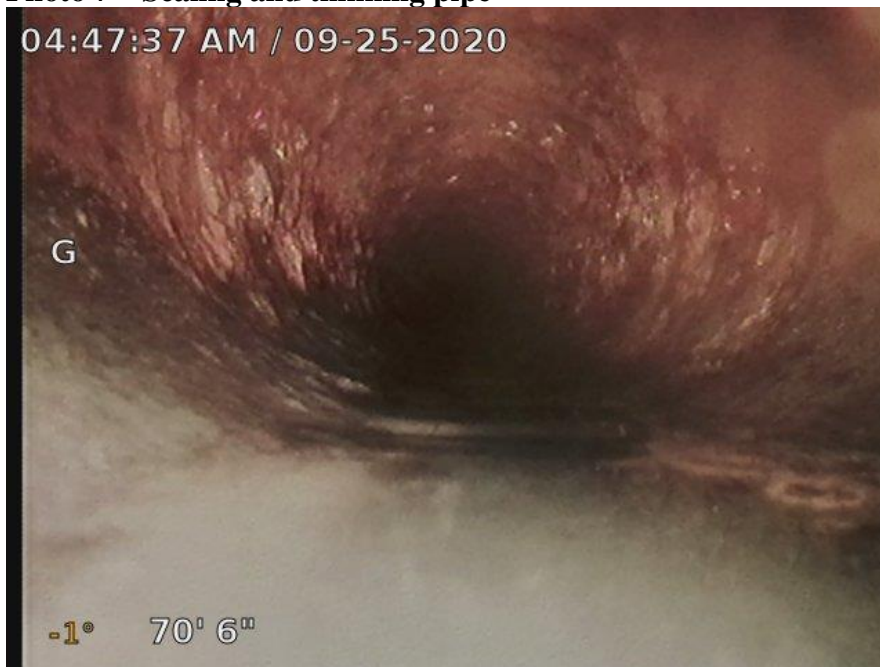


Photo 8 – Scaling and thinning pipe

05:31:41 AM / 09-25-2020



Photo 9 – Debris in the line



Photo 10 – Scaling and thinning pipe



Evaluation:

The severely deteriorated and thinned pipes have created very rough and jagged waterways throughout the sanitary system. The system also has standing wastewater, which will slow the flow of debris in the line. This will cause stoppages and backups from debris such as toilet paper and waste getting caught on the jagged edges and preventing drainage. Stoppages will continue and only get worse over time if the problem is not remediated.

Course of action:

Due to the condition of the sanitary plumbing lines throughout the residence, it is our professional opinion that the entire cast iron plumbing system needs to be replaced. The state of the existing cast iron pipes is currently causing drainage problems, which will persist. Pipes in these conditions are beyond repair and must be replaced. It is also our professional opinion that sectional maintenance is not a feasible option due to the numerous issues mentioned and the poor condition of the cast iron pipes throughout. Pipes in this condition will crumble/break while attempting to make proper connections. APT recommends a comprehensive video inspection and analysis of the entire plumbing system.



Mason Chickonski
CFC1430732
CGC1524334
HI7592



NOTICES

FLORIDA'S CONSTRUCTION LIEN LAW [FLORIDA STATUTES § 713.015]

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

PIPELINER CONTRACT

THIS PIPELINER CONTRACT ("Contract"), effective as of the date of the last party to sign below, is between Advanced Plumbing Technology LLC "formally known as" (FKA) Advanced Pace Technologies, LLC, having an address at 638 East Highway 50, Clermont, Florida 34711 ("Contractor") and City of Umatilla.

For valuable consideration the parties hereby agree as follows:

1. SCOPE OF WORK:

Step 1:	Mechanical clean out of vent stacks, branch, and main trunk lines within the footprint of the structure to be lined and video documentation of pipe conditions
Step 2:	Installation of the CIPP Liner (If Applicable)
Step 3:	Application of Epoxy Coating (If Applicable)
Step 4:	Final Inspection
Total	\$46,750.00

2. **WORK SITE:** The Project shall be constructed on the property of City of Umatilla City Hall. Owner hereby authorizes Contractor to commence and complete the usual and customary work on the Work Site as may be required in the judgment of the Contractor to complete the Project. Unless called for in the plans or specifications, no landscaping, finish grading, filling or excavation is to be performed at the Work Site by the Contractor.
3. **TIME OF COMPLETION:** Contractor shall commence the work to be performed under this Contract on or before 30 days after execution of the Contract and shall substantially complete the work on or before 90 days after the start of Construction. Contractor shall not be liable for any delay due to circumstances beyond its control including strikes, casualty, acts of God, illness, injury, or general unavailability of materials.
4. **PERMITS:** Contractor shall apply for and obtain such permits and regulatory approvals as may be required by the local municipal/county government; the cost thereof shall be included as part of the Project price.
5. **SOIL CONDITIONS:** Contractor shall have no responsibility for the condition of the soils at the Work Site. Any excavation, filling or other work required by the Owner other than the usual and customary excavation and grading shall be agreed to in a Change Order for an amount in addition to the Contract Price. Contractor shall not be responsible for any damages suffered by Owner as a result of the soil conditions at the Work Site.
6. **INSURANCE:** Contractor shall maintain general liability and workers compensation insurance.
7. **SURVEY AND TITLE:** If the Project is near the Owner's property boundary, Owner will point out property lines to the Contractor. If the Owner or Contractor has any doubt about the location of the property lines, Owner shall provide Contractor with boundary stakes through a licensed surveyor. In addition, Owner shall provide Contractor documentation that Owner has title to the Work Site and shall provide Contractor copies of any covenants, conditions, or restrictions that affect the Work Site.
8. **CHANGES TO SCOPE OF WORK:** Owner may make changes to the scope of the work, including changes to the plans and specifications, from time to time during the Project. However, any such change or modification shall only be made by written "Change Order" signed by both parties. Such Change Orders shall become part of this Contract. Owner agrees to pay any increase in the cost of the Project as a result of a Change Order. In the event the cost of a Change Order is not known at the time a Change Order is executed, the Contractor shall estimate the cost thereof and Owner shall pay the actual cost whether or not it is in excess of the estimated cost.
9. **CONTRACT PRICE:** Owner agrees to pay Contractor the sum of \$46,750.00 for performing the services set forth in the scope of the work. Contractor shall be paid as follows:
Payment is due in full immediately upon completion of the job and delivery of final CCTV Video.

10. **LATE PAYMENT/DEFAULT:** A failure to make payment for a period in excess of ten (10) days from the due date shall be deemed a material breach of this Contract. If payment is not made when due, Contractor may suspend work on the job until such time as all payments due have been made without breach of the Contract pending payment or resolution of any dispute. Owner agrees to pay a late charge of 1.5% of all payments that are more than ten (10) days late plus interest at the rate of 1.5% per month.
11. **DESTRUCTION AND DAMAGE:** If the Project is destroyed or damaged for any reason, except where such destruction or damage was caused by the sole negligence of the Contractor or its subcontractors, Owner shall pay Contractor for any additional work done by Contractor in rebuilding or restoring the Project to its condition prior to such destruction or damage. If the estimated cost of replacing work already accomplished by Contractor exceeds 20 percent of the Contract price, either the Contractor or Owner may terminate this Contract. Upon termination by either party, Contractor shall be excused from further performance under this Contract and Owner shall pay Contractor a percentage of the Contract price in proportion to the amount of work accomplished prior to the destruction or damage.
12. **WARRANTY:** Contractor's warranty shall be limited to defects in workmanship within the scope of work performed by Contractor and which arise and become known within ten (10) years from the date hereof. All said defects arising after ten (10) years and defects in material are not warranted by Contractor. Contractor hereby assigns to Owner all warranties on materials as provided by the manufacturer of such materials.
13. **ASSIGNMENT:** Neither party may assign this Contract, or payments due under the Contract, without the other party's written consent. Any such assignment shall be void and of no effect.
14. **INTERPRETATION:**
 - (a) **Interpretation of Documents.** The Contract, plans, and specifications are intended to supplement one another. In the event of a conflict, the specifications shall control the plans, and the Contract shall control both. If work is displayed on the plans but not called for in the specifications, or if the work is called for in the specifications but not displayed on the plans, Contractor shall be required to perform the work as though it were called for and displayed in both documents.
 - (b) **Entire Agreement.** This Contract constitutes the entire agreement of the parties. No other agreements, oral or written, pertaining to the work to be performed under this Contract exists between the parties. This Contract may only be modified by a written agreement signed by both parties.
 - (c) **Governing Law.** This Agreement shall be construed, interpreted, and enforced according to the statutes, rules of law, and court decisions of the State of Florida without regard to conflict of law provisions. Parties hereby submit to the exclusive jurisdiction of, and waive any venue objections against, the Circuit Court for Lake County, Florida in respect of all actions arising out of or in connection with the interpretation or enforcement of this Agreement, and Parties consent to the personal jurisdiction of such courts for such purposes.

15. ATTORNEYS' FEES AND COSTS: If any party to this Contract brings a cause of action against the other party arising from or relating to this Contract, the prevailing party in such proceeding shall be entitled to recover reasonable attorney fees and court costs.

16. PERFORMANCE:

(a) Contractor may, at its discretion, engage licensed subcontractors to perform work pursuant to this Contract provided Contractor shall remain fully responsible for the proper completion of the Project.

(b) All work shall be completed in a workman-like manner and in compliance with all building codes and applicable laws. To the extent required by law, all work shall be performed by individuals duly licensed and authorized by law to perform said work.

AGREED:	
CONTRACTOR:	OWNER:
Signature _____	Signature _____
Its: _____	Its: _____
Date	Date



UMATILLA POLICE DEPARTMENT PRESS RELEASE

WEEK OF November 24 2020 – November 30, 2020

ARRESTS

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CRIMINAL CITATIONS REQUIRING COURT APPEARANCE

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REPORTS FILED

11/24/2020	4:54 pm	Officers responded to Cayman Circle to an open door at a residence. The officers secured the residence prior to leaving.
11/26/2020	3:41 pm	Officers transported a person to Lifestreams Behavioral Center under the Baker Act.
11/29/2020	10:48 am	Officers took a report of an auto burglary at a residence on Ardlussa Street.

ACTIVITY BREAKDOWN

ARRESTS	0
DISPATCHED CALLS	72
TRAFFIC STOPS	15
TRAFFIC CITATIONS ISSUED	0



UMATILLA POLICE DEPARTMENT PRESS RELEASE

WEEK OF DECEMBER 1, 2020 – DECEMBER 7, 2020

ARRESTS

12/2/2020	8:56 PM	John Thompson Umatilla	Warrant for failure to appear in court. Thompson was booked into the Lake County Jail.
12/7/2020	5:49 pm	Sky Barcal Umatilla	Warrant for failure to appear in court. Barcal was booked into the Lake County Jail.

CRIMINAL CITATIONS REQUIRING COURT APPEARANCE

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REPORTS FILED

12/3/2020	7:14 am	A gun was located in the area of Budd Avenue and turned in to police. The gun has been placed in safe keeping.	
12/5/2020	10:53 pm	Officers made a traffic stop resulting in citations being issued to a juvenile for driving with a learners permit only and a citation written to the other juvenile who possessed a driver's license for allowing an unauthorized driver to drive her vehicle.	

ACTIVITY BREAKDOWN

ARRESTS	2
DISPATCHED CALLS	83
TRAFFIC STOPS	17
TRAFFIC CITATIONS ISSUED	1



UMATILLA POLICE DEPARTMENT PRESS RELEASE

WEEK OF December 8, 2020 – December 15, 2020

ARRESTS

12/08/2020	2:54 pm	Wayne Colin Nesmith Jr.	Officers responded to 478 N. Kentucky Ave in reference to a fight in progress. Officers arrested Wayne Nesmith Jr. for domestic battery and false imprisonment.
12/15/2020	2:00 AM	Wayne Colin Nesmith Jr.	Officers conducted a traffic stop at Palmetto St and Umatilla Blvd. Officers arrested Wayne Colin Nesmith Jr. for violation of probation.

CRIMINAL CITATIONS REQUIRING COURT APPEARANCE

REPORTS FILED

12/09/2020	7:55 am	Officers responded to 450 Guerrant St. in reference to a disturbance. Officers filled a charge of battery against Carolyn Newton with the State Attorney's Office.
12/09/2020	4:46 pm	Officers responded to a burglary of a residence at 340 East Lake St.
12/10/2020	5:08 pm	Officers assisted DCF in an investigation of child abuse.
12/10/2020	10:39 pm	Officers assisted Lake County Animal Control with a nuisance animal on Rose St.
12/11/2020	5:59 pm	Officers responded to a traffic crash with injuries at SR 19 and Turtle Run.
12/13/2020	6:48 am	Officers responded to a traffic crash at E Collins St. and Gregory Dr.
12/13/2020	11:17am	Officers responded to Lakeview Terrace for an incident of cyber fraud.
12/13/2020	3:54 pm	Officers assisted EMS in making entry into a home on Umatilla Blvd.
12/14/2020	9:48 am	Officers responded to a crash at Cassidy St and SR 19.

ACTIVITY BREAKDOWN

ARRESTS	2
DISPATCHED CALLS	76
TRAFFIC STOPS	16
TRAFFIC CITATIONS ISSUED	2



UMATILLA POLICE DEPARTMENT PRESS RELEASE

WEEK OF December 15, 2020 – December 22, 2020

12/17/2020	6:55 pm	Wayne Nesmith	Officers arrested Wayne Nesmith Jr. for violation of a no victim contact order resulting from a domestic violence arrest from 12/08/2020
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CRIMINAL CITATIONS REQUIRING COURT APPEARANCE

REPORTS FILED

12/15/2020	4:46 pm	Officers assisted the Marion County Sheriff's office by responding to a vehicle crash with injuries on C.R. 42 near Lakeview Terrace.
12/17/2020	11:32 am	Officers responded to a report of gun shots being fired in the area of Lakeview St. No one was found on the scene.
12/17/2020	4:47 am	Officers responded to a suspicious person at 95 Classic Drive.
12/18/2020	2:22 am	Officers assisted the Lake County Sheriffs' Office in responding to a vehicle burglary on E. 6 th Ave. As the officers arrived on scene a vehicle driven by the suspect fled the scene.
12/18/2020	8:39 pm	Officers responded to a verbal altercation at 391 N Central Ave. All parties were separated.
12/19/2020	11:00 pm	Officers assisted the Lake County Sheriff's Office in responding to a suspicious person at 42332 SR 19 in Altoona.
12/20/2020	11:49 am	Officers responded to a traffic crash at Bulldog Ln. and North Central Ave.
12/20/2020	1:28pm	Officers assisted the Lake County Sheriffs Office in responding to a possibly intoxicated person walking in the roadway at SR 19 and CR 42.
12/20/2020	5:43 PM	Officers responded to a theft at 25 Cayman Cir.
12/21/2020	12:03 AM	Officers trespassed Cody Masten Morgan from the Circle K at 391 N Central Ave.

ACTIVITY BREAKDOWN

ARRESTS	1
DISPATCHED CALLS	76
TRAFFIC STOPS	15
TRAFFIC CITATIONS ISSUED	3



UMATILLA POLICE DEPARTMENT PRESS RELEASE

WEEK OF December 22, 2020 – December 28, 2020

12/24/2020	6:00 pm	Dylan Williams Orlando	Possession of marijuana over 20 grams.
12/26/2020	1:40 am	Fernando Castaneda Umatilla	Aggravated battery domestic , child abuse,

CRIMINAL CITATIONS REQUIRING COURT APPEARANCE

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REPORTS FILED

12/22/2020	5:56 pm	Officers did a follow up investigation of a juvenile injuring a juvenile sibling by throwing a steak knife.
12/23/2020	9:49 am	Officers located a bicycle and white bags discarded on Althea Avenue. The items were collected and placed in safe keeping at the police department.
12/24/2020	12:34 pm	Officers responded to a residence on Mebane Street in reference to someone staying at the residence without the owner's permission.

ACTIVITY BREAKDOWN

ARRESTS	2
DISPATCHED CALLS	62
TRAFFIC STOPS	11
TRAFFIC CITATIONS ISSUED	0

CODE ENFORCEMENT through 12/2020

CASE	ALT KEY	ADDRESS	DATE	VIOLATION	STATUS
16-00015	1501482	410 N ORANGE AVE		IN COMPLIANCE WITH ORDER AS OF 5/27/2018 FINE DUE \$10,992.90	Fine Certified on 6/21/2017; COF \$ 25/day starting 3/1
17-00007	1500168	546 GUERRANT ST		property was abated, fine stopped on August 1, 2018 TOTAL FINE DUE \$20,508.33 (375 DAYS @ \$50/DAY + ABATEMENT AND ADMIN FEES	Fine certified on 8/16/2017 COF \$50/day starting 7/2
17-00166	1500842	398 ROSE ST	10/18/2017	ROOF DEFECT, TREE BRANCHES/GUTTER DOWN, GRASS OVERGROWN, UNKEMPT	CN MAILED
18-00015	1499429	128 CASSADY ST	1/23/2018	Trash, fence, grass, junk	
17-00139	1130662	195 BULLDOG LN	8/9/2017	Went to Cert. of Fine. Still accruing daily fine of \$50.00 per day. Fine as of July 24, 2019 fine is \$24,557.34	
18-00048	1499429	128 CASSADY ST	3/7/2018	SPECIAL MASTER GRANTED 90 DAYS FOR COMPLIANCE (REINSPECTION 1 MAY, 2019) \$50/DAY IF NOT IN COMPLIANCE	
18-00219	2925779	208 LORI COURT	11/13/2018	SPECIAL MASTER GRANTED 30 DAYS FOR COMPLIANCE (REINSPECTION MARCH 4, 2019) \$50/DAY IF NOT IN COMPLIANCE (10,500 as of 9/30/2019	
19-00021	1500842	398 ROSE ST	2/20/2019	ABATEMENT NOTICE POSTED 2/26/2019 - USDA Foreclosure	
19-00044	1806470	41 N OAK AVE	4/2/2019	ABANDONED VEHICLES - RV AND SUV	
19-00130	1201713	390 EAST LAKE ST	9/9/2019	LIFE SAFETY HAZARD WAS REMOVED, MONITORING FOR REMOVAL THE DEBRIS LEFT FROM THE TREE THEY CUT DOWN	
20-00008	1129991	433 N CENTRAL AVE	1/22/2019	Improper outdoor display of merchandise - partial compliance - some items have been moved from the right-of-way to the fenced yard. VN sent 7/14/2020	
20-00050	1130662	195 BULLDOG LN	5/19/2020	additional violations regarding continued deterioration of the property.	
20-00054	1501172	204 W OCALA ST	5/28/2020	ABOVE GROUND POOL INSTALLED WITHOUT PERMIT. NO FENCE AROUND POOL AND LADDER INSTALLED pool currently empty - monito	
20-00076	1130867	235 N CENTRAL AVE	6/19/2020	WASHOUT OF SAND FROM PROPERTY INTO STORM DRAIN SYSTEM. Partial compliance, grave filled the washed out areas. Drains	
20-00079	1692407	136 CASSADY ST	6/19/2020	UNHEALTHY TREE GROWING OVER POWER LINE ; Duke responded, the work will require a planned outage. They will let us know when	
20-00080	1755280	167 CASSADY	6/19/2020	DEAD TREE ON PROPERTY DETERIORATING, TREE HAS BEEN CUT DOWN, SOME DEBRIS REMAINS IN YARD - NO REMAINING LIFE SAFETY HAZARD	
20-00082	1129320	51 WAFFORD STREET	6/24/2020	VACANT NEW CONSTRUCTION HOUSE LOT NOT BEING MAINTAINED MAIL WAS RETURNED "MOVED LEFT NO ADDRESS, UNABLE TO FORWARD"	
20-00083	1499852	501 TUTUOLA	6/24/2020	VACANT LOT OVERGROWN MAIL WAS RETURNED "MOVED LEFT NO ADDRESS, UNABLE TO FORWARD"	
20-00085	3551192	5 CAYMAN CIR	7/6/2020	TRASH AT CURB NOT IN CONFORMANCE WITH CURBSIDE COLLECTION STANDARD, INOPERABLE VEHICLE, JUNK ON PROPERTY, FENCE INSTALLED WITHOUT PERMIT PARTIAL	
20-00086	3551150	25 CAYMAN	7/6/2020	ACCUMULATION OF JUNK AND OTHER UNSIGHTLY OR UNSANITARY MATTER IN YARD, DRIVEWAY	
20-00093	1499381	42 S TROWELL AVE	7/14/2020	REFERRAL FROM VAUGHAN AT PUBLIC WORKS REFERENCE HEDGES, BUSHES GROWING OVER THE SIDEWALK	
20-00108	1129320	51 WAFFORD ST	9/10/2020	REPEAT OFFENSE - PUBLIC NUISANCE GRASS OVERGROWN OVER 3 FEET (abatement notice mailed and posted	
20-00109	1499852	501 TUTUOLA	9/11/2020	OVERGROWN GRASS, WEEDS, UNKEMPT VEGETATION, RECURRING ABATED 10/13/2020	
20-00110	1129249	311 S CENTRAL AVE	9/11/2020	WORK WORK WITHOUT PERMIT - STOP WORK ORDER POSTED, TURNED OVER TO BUILDING OFFICIAL	
20-00114	1500168	546 GUERRANT ST	9/14/2020	COMPLAINT - OVERGROWN GRASS, FENCE IN ILL REPAIR, JUNK CARS	
20-00115	3014219	108 WINGFIELD DR	9/16/2020	REFERRAL FROM VAUGHAN AT PUBLIC WORKS REFERENCE DEBRIS PILED AT DUBBS STREET RIGHT OF WAY.	
20-00118	2592605	350 ROSE ST	9/21/2020	EXCESSIVE GROWTH OF GRASS AND WEEDS	
20-00119	3809725	WAFFORD LOT E OF 172 LAKEVIEW ST	9/22/2020	IMPROPER PLACEMENT OF YARD TRASH ON DUBBS STREET RIGHT OF WAY	
20-00120	1130964	55 N CENTRAL AVE	9/23/2020	BOLLARDS INSTALLED VIOLATE ELECTRICAL CODE FOR CLEAR WORKSPACE	
20-00122	1185394	685 GUERRANT ST	10/07/2020	COMPLAINT REFERENCE ABANDONED APPEARANCE	
20-00125	2586931	140 ARAGON ST	10/9/2020	RV IN YARD OCCUPIED. OUTDOOR STORAGE VIOLATION REOCCURRENCE	
20-00126	1500184	787 ALTHEA AVE	10/12/2020	WORK WITHOUT PERMIT - ABOVE GROUND POOL, FENCE APPEARS INADEQUATE PER CODE	
20-00127	1499615	755 S CENTRAL AVE	10/26/2020	REFERRAL -WORK WITHOUT PERMIT - POURING CONCRETE AT REAR OF BUSINESS WITHOUT PERMIT	
20-00128	multi lot	MULTIPLE VACANT LOTS - PALM COURT	10/26/2020	REFERRAL - WORK WITHOUT PERMIT - SITE WORK WITH NO ZONING CLEARANCE OR PERMITS TO DO SO	
20-00129	1308810	450 EAST COLLINS ST	10/29/2020	CHICKENS ON PROPERTY- NO PERMIT, ROOSTER PRESENT, NOT PROPERLY CONTAINED, EXCEEDS MAX LIMIT OF CHICKENS!	
20-00130	3818509	16603 LAKE SMITH ROAD	10/30/2020	RIGHT OF WAY OVERGROWN.	
20-00131	1705380	52 IVY ST	11/4/2020	ACCUMULATION OF JUNK AND OTHER UNSIGHTLY OR UNSANITARY MATTER ON PROPERTY	
20-00132	1705380	44 IVY ST	11/4/2020	ACCUMULATION OF JUNK AND OTHER UNSIGHTLY OR UNSANITARY MATTER ON PROPERTY - UNTAGGED CAR ON PROPERTY	
20-00133	1705380	17 HIBISCUS ST	11/4/2020	ACCUMULATION OF JUNK AND OTHER UNSIGHTLY OR UNSANITARY MATTER ON PROPERTY- ILLEGAL WATER HEATER CONNECTION TO PORTABLE PROPANE TANK	
20-00134	3816195	E COLLINS ST VACANT LOT BY WATER FACILITY	11/5/2020	COMPLAINT OF TALL GRASS. INVESTIGATION SHOWED PROPERTY IS ZONED AGRICULTURE, AND IS EXEMPT FROM GRASS HEIGHT RESTRICTION	
20-00135	1406838	310 N CENTRAL AVE	12/4/2020	WORK WITHOUT PERMIT - CLEARING LOT AND LAYING BASE . MOVE ELECTRICAL	
20-00136	1211573	15 LONESTAR ST	12/4/2020	WORK WITHOUT PERMIT- LAYING BASE IN RIGHT OF WAY FOR PARKING AREA	
20-00137	1743214	VACANT 8 ACRES ON GUERRANT (400 BLOCK)	12/11/2020	GRASS OVER 2 FEET HIGH	
20-00138	1129320	51 WAFFORD ST	12/28/2020	ABATEMENT NOTICE POSTED 12/28/2020	
20-00139	1499798	51 HIGHLAND ST	12/23/2020	OUTDOOR STORAGE OF JUNK, RV IN NOT BEHIND BUILDING FRONTAGE, RV OCCUPIED IN RESIDENTIAL ZONING	
20-00140	1501716	46 S CENTRAL AVE	12/28/2020	WORK WITHOUT PERMIT - NEW WINDOWS	
20-00141	1129303	497 S CENTRAL AVE	12/28/2020	UNSAFE STRUCTURE - CARPORT ROOF COLLAPSING, FIBERGLASS SHED WALLS FAILING	
20-00142					

COMPLETE - FINE DUE
CURRENTLY ACCRUING DAILY FINES
COMPLETED - CASE CLOSED
CERTIFICATION OF FINE PENDING
PERMIT EXPIRED
NEXT SPECIAL MASTER IF NOT COMPLIANT
REFERRED TO DUKE ENERGY
ABATEMENT - LIEN RECORDED
TURNED OVER TO BUILDING OFFICIAL/DEPT
UNFOUNDED