

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

**JANUARY 19, 2021, 5:50 PM**

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

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

***Please silence your cell phones***

**Call to Order**

**Roll Call**

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

1 Ordinance 2021 – A Umatilla Municipal Airport, Small Scale Comprehensive Plan Amendment

2 Ordinance 2021 – B - 1 Umatilla Municipal Airport, Large Scale Comprehensive Plan Amendment

## **PUBLIC COMMENT**

At this point in the meeting, the Umatilla CRA Board will hear questions, comments and concerns from the public. Please write your name and address on the paper provided on the podium. Zoning or code enforcement matters which may be coming before the Board at a later date should not be discussed until such time as they come before the Board in a public hearing. Comments, questions, and concerns from the public regarding items listed on this agenda shall be received at the time the Board addresses such items during this meeting. Public comments are generally limited to three minutes.

Individuals with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at least two (2) working days in advance of the meeting date and time at (352)669-3125.

F.S. 286.0105 If a person decides to appeal any decision or recommendation made by the Board with respect to any matter considered at this meeting, he will need record of the proceedings, and that for such purposes, he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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

**CITY OF UMATILLA  
LAND PLANNING AGENCY AGENDA ITEM STAFF REPORT**

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**DATE:** January 13, 2021

**MEETING DATE:** January 19, 2021

**SUBJECT:** Ordinance 2021-A

**ISSUE:** Small Scale Comprehensive Plan Amendment

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**BACKGROUND SUMMARY:** The City of Umatilla has made application for a Small Scale, Comprehensive Plan Amendment 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 previously annexed into the city.

**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.

The amendment would facilitate Airport Development and is in compliance with the City's Comprehensive Plan. There are currently no plans to develop this parcel, but it within the Airport Master Plan.

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**STAFF RECOMMENDATIONS:** Recommendation of approval to City Council of Ordinance 2021-A, Small Scale Comprehensive Plan Amendment

**FISCAL IMPACTS:** N/A

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**COUNCIL ACTION:**

**January 5, 2021 Meeting: Vote to table consideration until January 19, 2021**

Reviewed by City Attorney    Yes            No            N/A

Reviewed by City Engineer    Yes            No            N/A

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

**SSCPA AND REZONING**

**Owner:** City of Umatilla

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

**Number of Acres:** 5.23 ± acres

**Existing Zoning:** R-3

**Proposed Zoning:** Airport Zoning (AZ)

**Existing Land Use:** Single Family Medium Density

**Proposed Land Use:** Transportation/Aviation

**Date:** November 16, 2020

**Description of Project**

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

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

**Assessment**

**Comprehensive Plan Amendment**

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

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

### **Rezoning**

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

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

### **Recommendation**

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### **Comp Plan Amendment**

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

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

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

#### **Policy 1-1.10.2: Promote Orderly, Compact Growth.**

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

### **Airport**

#### **Policy 10-1.1.2: Land Use in Umatilla.**

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

#### **Policy 10-1.3.1: Coordination with Comprehensive Planning**

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

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

**Rezoning**

Staff recommends approval of the rezoning.

ORDINANCE 2021 –A

AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, PURSUANT TO THE PROVISIONS OF FLORIDA STATUTE 163.3187(1)(c); AMENDING THE LAND USE DESIGNATION OF 5.23 ± ACRES OF LAND DESIGNATED SINGLE FAMILY MEDIUM DENSITY TO TRANSPORTATION/AVIATION IN THE CITY OF UMATILLA FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY THE CITY OF UMATILLA LOCATED NORTH OF ROSE STREET AND WEST OF SKYLINE DRIVE ; DIRECTING THE CITY MANAGER TO TRANSMIT THE AMENDMENT TO THE APPROPRIATE GOVERNMENTAL AGENCIES PURSUANT TO CHAPTER 163, FLORIDA STATUTES; AUTHORIZING THE CITY MANAGER TO AMEND SAID COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a petition has been received from the City of Umatilla as owner, requesting that real property within the city limits of the City of Umatilla be assigned a land use designation from Single Family Medium Density to City Transportation/Aviation under the Comprehensive Plan for the City of Umatilla;

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

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

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

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

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

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

Section 1: Purpose and Intent.

That the land use classification of the following described property, being situated in the City of Umatilla, Florida, shall hereafter be designated from Single Family Medium Density to Transportation/Aviation as depicted on the map attached hereto as Exhibit “A”, and as defined in the Umatilla Comprehensive Plan.

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

Alternate Key # 1105170

- A. That a copy of said Land Use Plan Amendment is filed in the office of the City Manager of the City of Umatilla as a matter of permanent record of the City, and that matters and

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

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

57 **Section 2: Severability.**

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

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

64 **Section 4: Effective Date.**

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

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

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

78 ATTEST:

Approved as to Form:

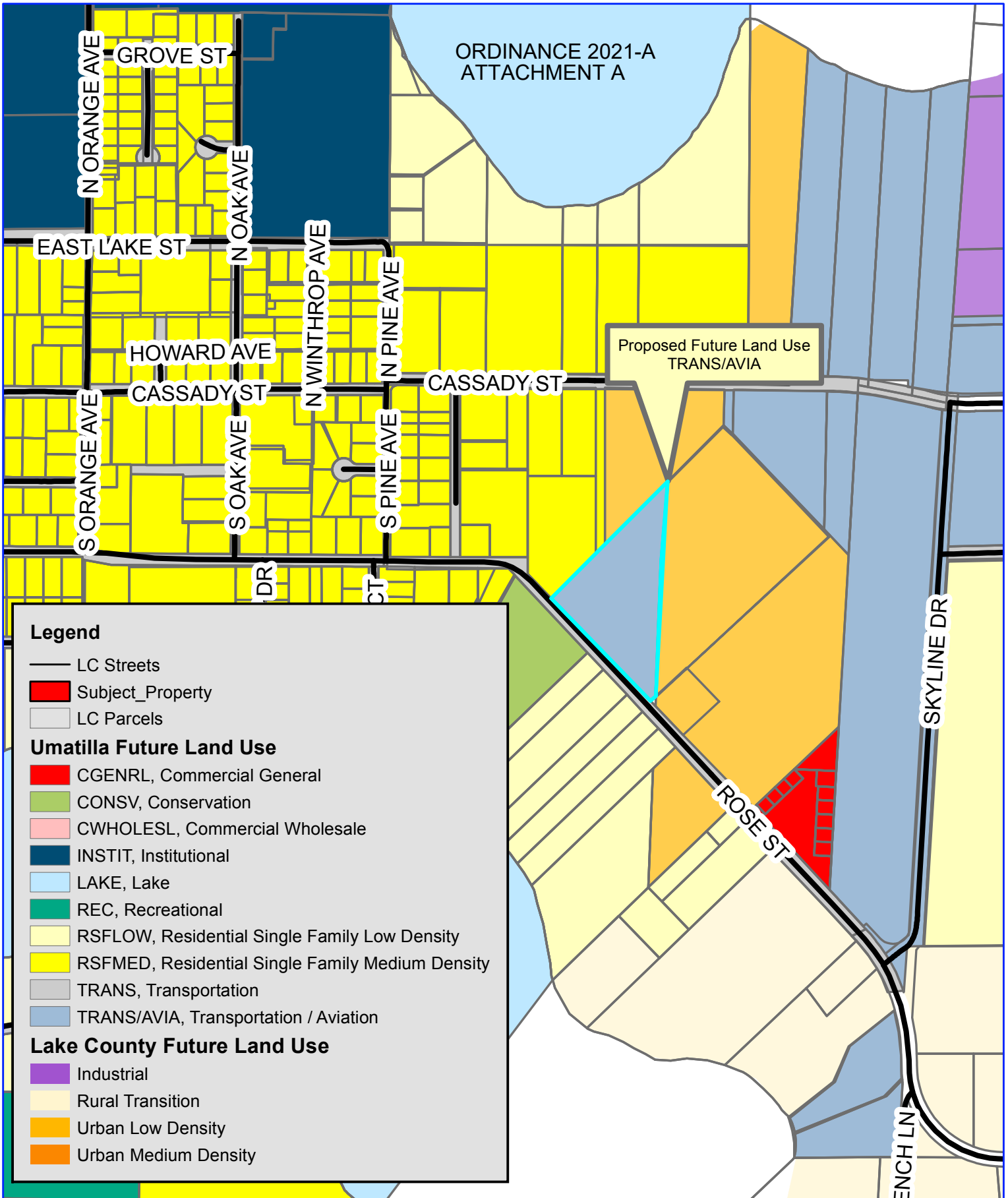
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81 \_\_\_\_\_  
82 Karen H. Howard, MMC  
83 City Clerk  
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\_\_\_\_\_

Kevin Stone  
City Attorney

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

ORDINANCE 2021-A  
ATTACHMENT A



**Legend**

- LC Streets
- Subject\_Property
- LC Parcels

**Umatilla Future Land Use**

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

**Lake County Future Land Use**

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



1 inch = 549 feet

**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



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2  
3 **ORDINANCE 2021 – B - 1**

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

12 **WHEREAS**, a petition has been received from the City of Umatilla as Owner, requesting that real  
13 property within the city limits of the City of Umatilla be assigned a land use designation from Lake County  
14 Urban Low Density to City Transportation/Aviation under the Comprehensive Plan for the City of Umatilla;  
15

16 **WHEREAS**, the amendment would facilitate airport development and is in compliance with the  
17 policies of the City’s comprehensive plan; and  
18

19 **WHEREAS**, the required notice of the proposed large scale comprehensive plan amendment has  
20 been properly published as required by Chapter 163, Florida Statutes; and  
21

22 **WHEREAS**, the Local Planning Agency for the City of Umatilla has reviewed the proposed  
23 amendment to the Comprehensive Plan and have made recommendations to the City Council of the City  
24 of Umatilla.  
25

26 **WHEREAS**, the City Council reviewed said petition, the recommendations of the Land Planning  
27 Agency, staff report and any comments, favorable or unfavorable, from the public and surrounding  
28 property owners at a public hearing duly advertised;  
29

30 **WHEREAS**, the City has held such public hearings and the records of the City provide that the  
31 owners of the land affected have been notified as required by law; and,  
32

33 **NOW, THEREFORE, BE IT ORDAINED** BY THE CITY COUNCIL OF UMATILLA, FLORIDA, AS FOLLOWS:  
34

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

36 That the land use classification of the following described property, being situated in the City of Umatilla,  
37 Florida, shall hereafter be designated from Lake County Urban Low Density to City  
38 Transportation/Aviation, as defined in the Umatilla Comprehensive Plan and as depicted on the map  
39 attached hereto as “Exhibit A” and incorporated by reference.  
40

41 **LEGAL DESCRIPTION:** See Exhibit “B”  
42

43 **Parcel Alternate Key No. 1040299 and 1823145**  
44

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

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

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

54  
55 **Section 2: Severability.**

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

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

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

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

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

73  
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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)

Ordinance 2021-B-1  
Exhibit A

GROVE ST

N OAK AVE

N WINTHROP AVE

N PINE AVE

HOWARD AVE

CASSADY ST

CASSADY ST

S OAK AVE

Proposed Future Land Use  
TRANS/AVIA

SKYLINE DR

**Legend**

- LC Streets
- LC Parcels

**Umatilla Future Land Use**

- CGENRL, Commercial General
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**Lake County Future Land Use**

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



1 inch = 551 feet

**City of Umatilla  
Airport Property**

Lake County, Florida  
Proposed Future Land Use Map

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



‘EXHIBIT B’  
LEGAL DESCRIPTION

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

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

AND

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