

UMATILLA CITY COUNCIL MEETING AS LAND PLANNING AGENCY

JANUARY 5, 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
- 3 Ordinance 2021 – C – 1 Roman, Small 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**

DATE: December 28, 2020

MEETING DATE: January 5, 2021

SUBJECT: Ordinance 2021-A

ISSUE: Small Scale Comprehensive Plan Amendment

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.

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

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

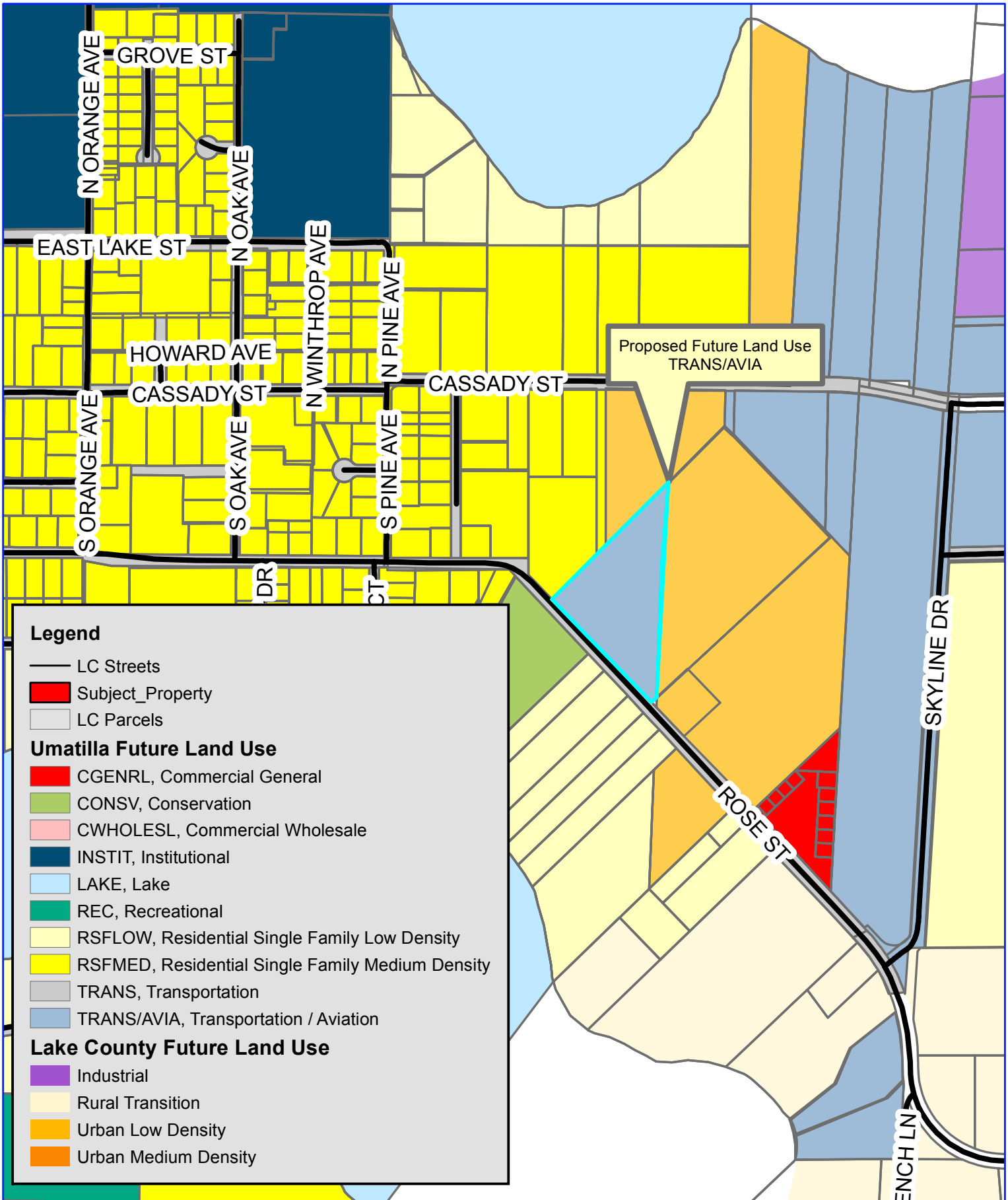
78 ATTEST:

Approved as to Form:

79
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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



Legend

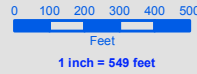
- LC Streets
- Subject_Property
- LC Parcels

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

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

DATE: December 29, 2020

MEETING DATE: January 5, 2021

SUBJECT: Ordinance 2021-B-1

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

BACKGROUND SUMMARY: The City of Umatilla has made application for a Large Scale Comprehensive Plan Amendment on two adjacent parcels totaling 21.58+/- acres 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-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. 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.

STAFF RECOMMENDATIONS: Recommendation of approval to City Council of Ordinance 2021-B-1, Large Scale Comprehensive Plan Amendment

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.

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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.

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

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74
75 ATTEST:
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78 _____
79 Karen H. Howard, MMC
80 City Clerk

Approved as to Form:

Kevin Stone
City Attorney

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

86
87

‘EXHIBIT B’
LEGAL DESCRIPTION

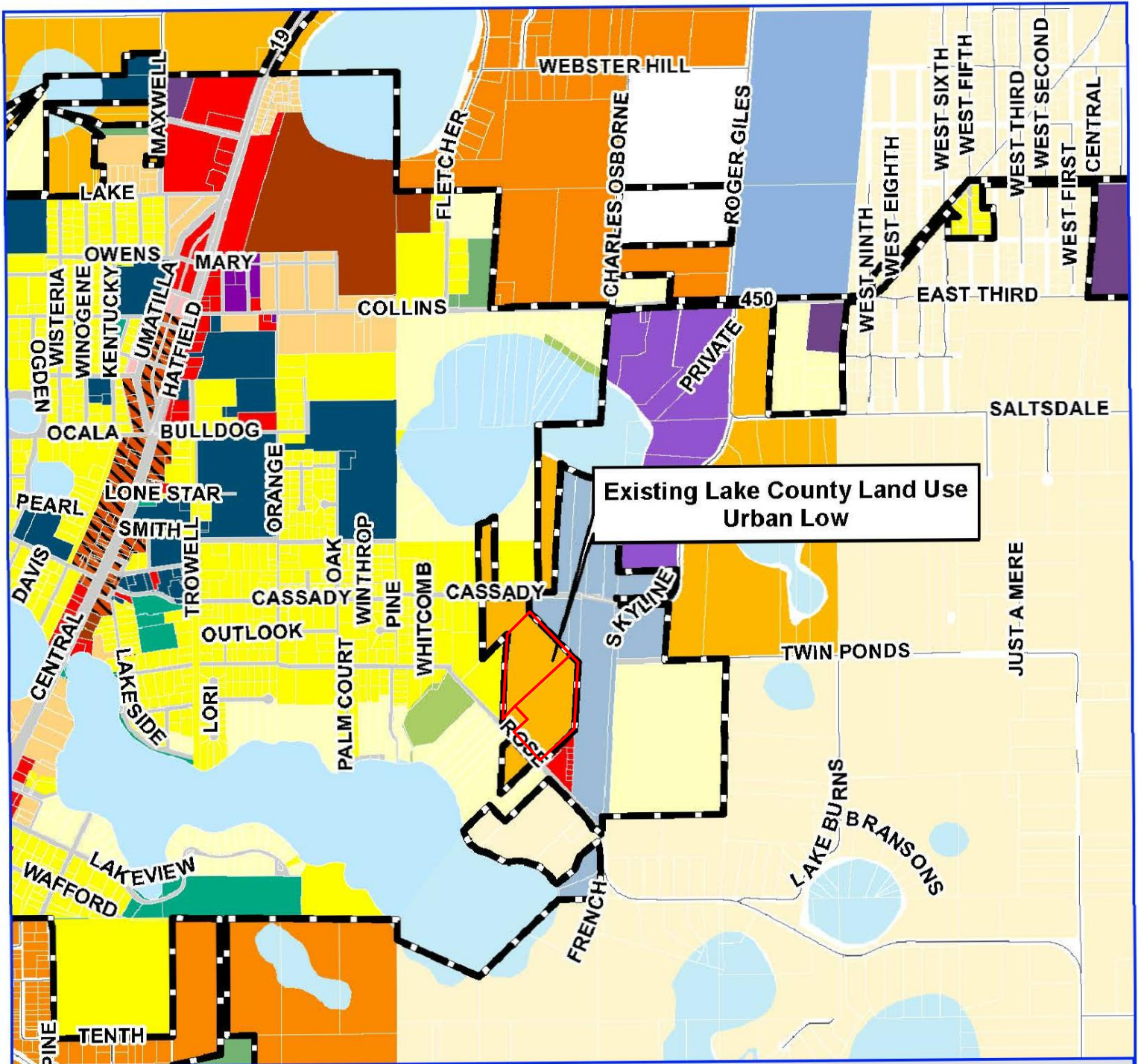
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That part of Lot 5, lying outside the City limits of Umatilla, Florida, and the West ½ of Lot 6, Whitcomb’s Subdivision, according to the plat thereof recorded in Plat Book 1, Page 74, public records of Lake County, Florida.

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).

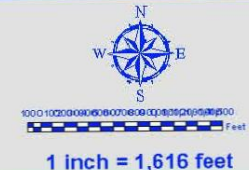
AND

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.



Existing Lake County Land Use
Urban Low

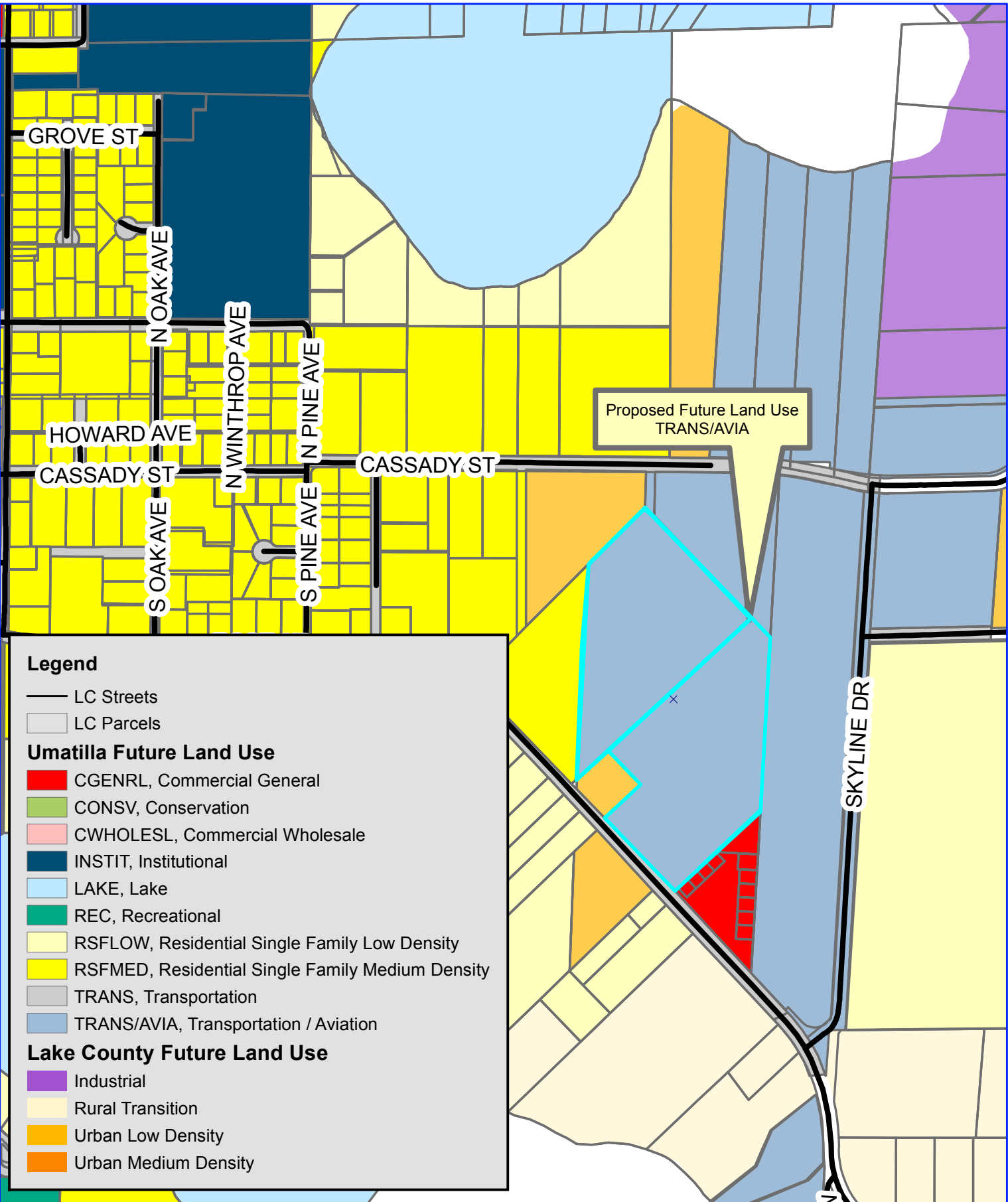
City of Umatilla Future Land Use		Lake County Future Land Use	
RSFLOW -- Single Family Low Density	INDST -- Industrial	Urban Low	Rural
RSFMED -- Single Family Medium Density	INSTIT -- Institutional	Urban Medium	Rural Transition
MF -- Multi-Family	REC -- Recreational	Urban High	Conservation
MHHD -- Mobile Home High Density	CONSV -- Conservation/Open Space	Regional Office	Green Swamp Rural
CGENRL -- Commercial General	UTIL -- Utilities	Regional Commercial	Green Swamp Rural Conservation
DMU -- Downtown Mixed Use	TRANS/AVIA -- Transportation / Aviation	Industrial	Green Swamp Core Conservation
CVWHOLESL -- Commercial Wholesale	AG -- Agricultural	Public Service Facility & Infrastructure	Wellness Way 1
CTOUR -- Tourist Commercial	LAKE -- Lake	Recreation	Wellness Way 2
	Right-of-Way	Mt Plymouth-Sorrento Neighborhood	Wellness Way 3
		Mt Plymouth-Sorrento Main Street	Wellness Way 4
			Towncenter
			Receiving Area A-1-20
			Receiving Area A-1-40
			Receiving Area A-1-20
			Receiving Area A-1-20



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

Project: 399-20-06
File: Existing FLU.mxd
Name: Airport Property
PM: Sherie Lindh
Date: November 20th, 2020
Created By: C.Manno





Proposed Future Land Use
TRANS/AVIA

Legend

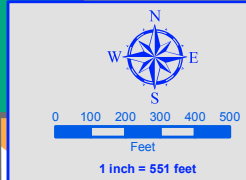
- LC Streets
- LC Parcels

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

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



**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, hangars, 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

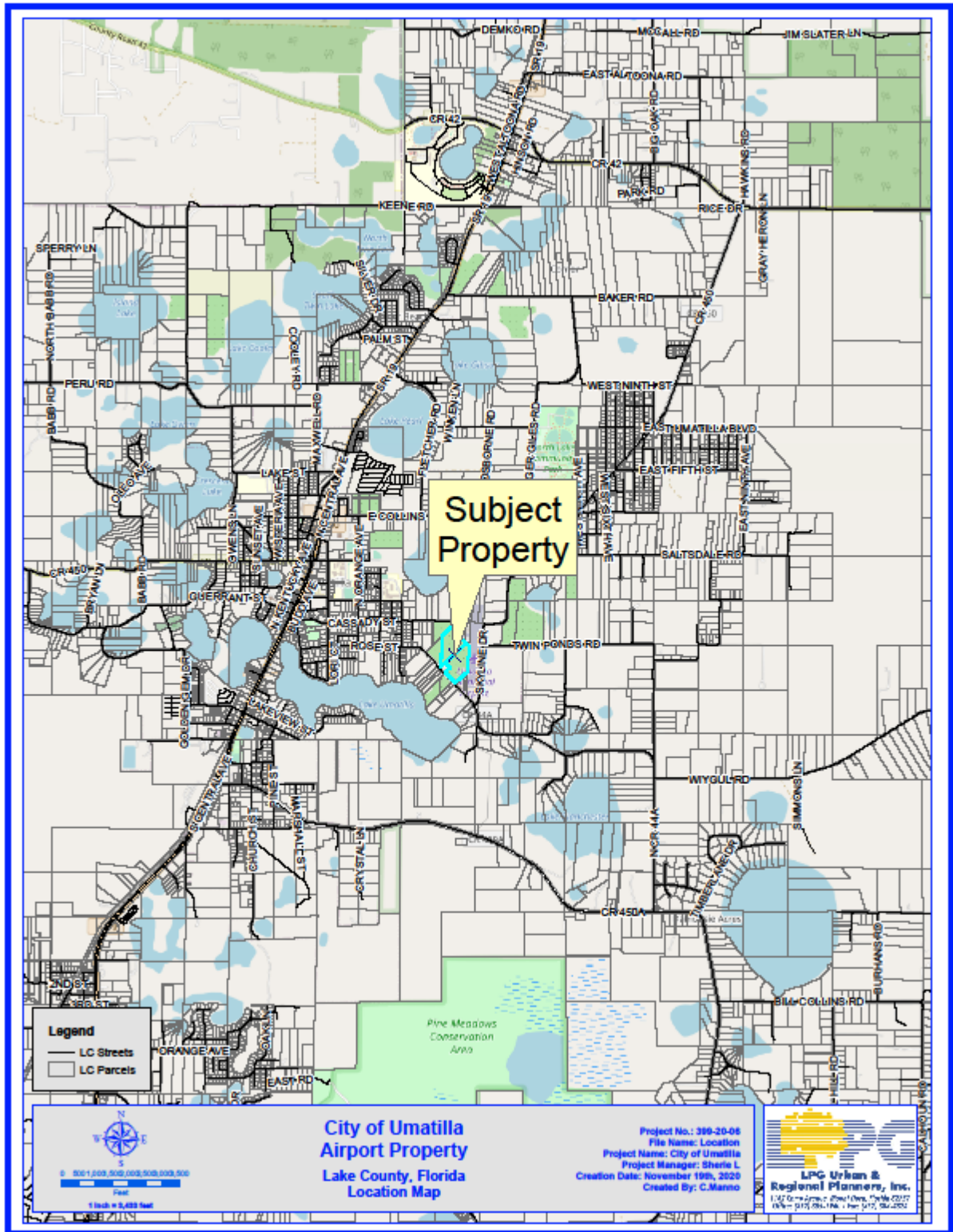


Figure 2



Figure 4

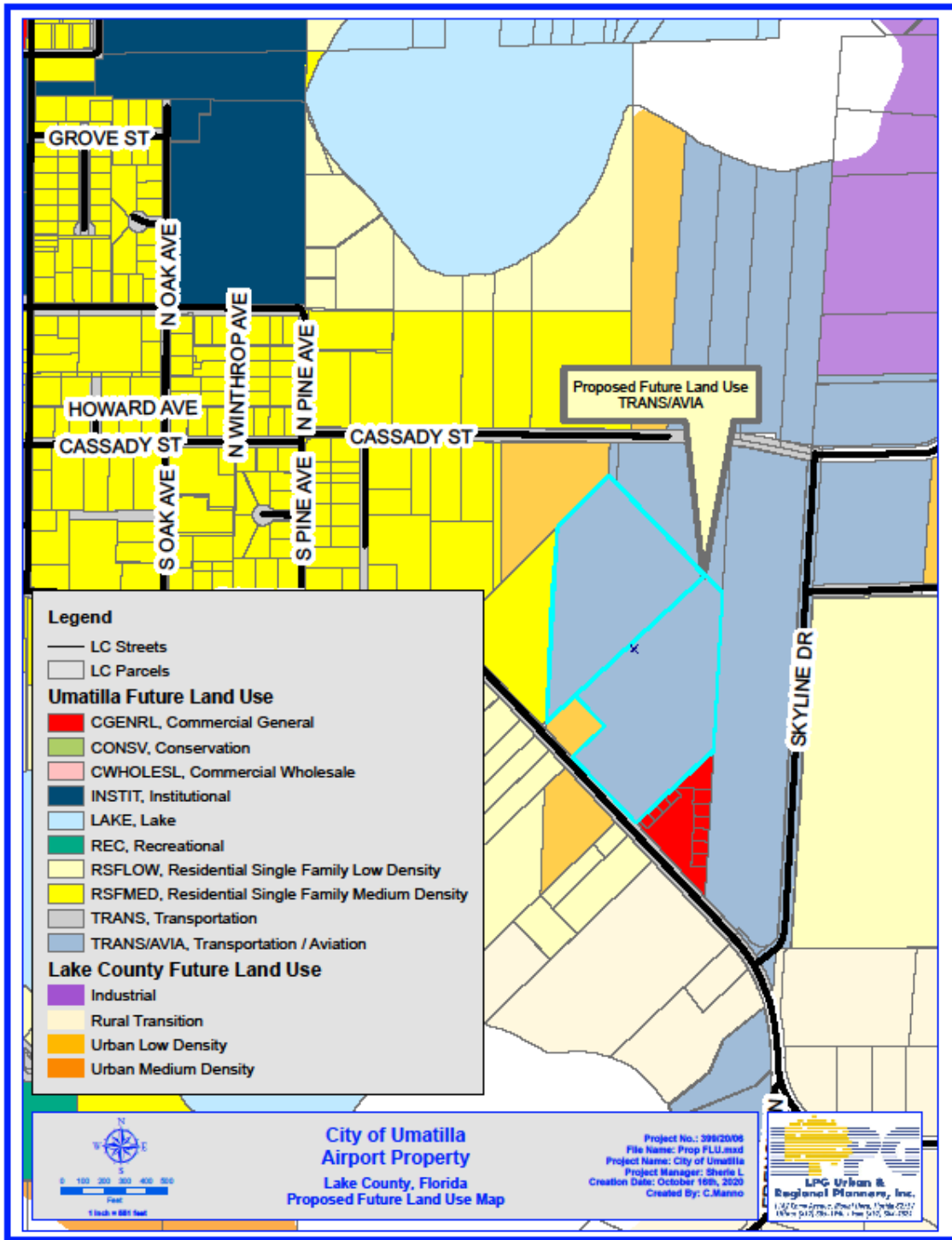


Figure 5

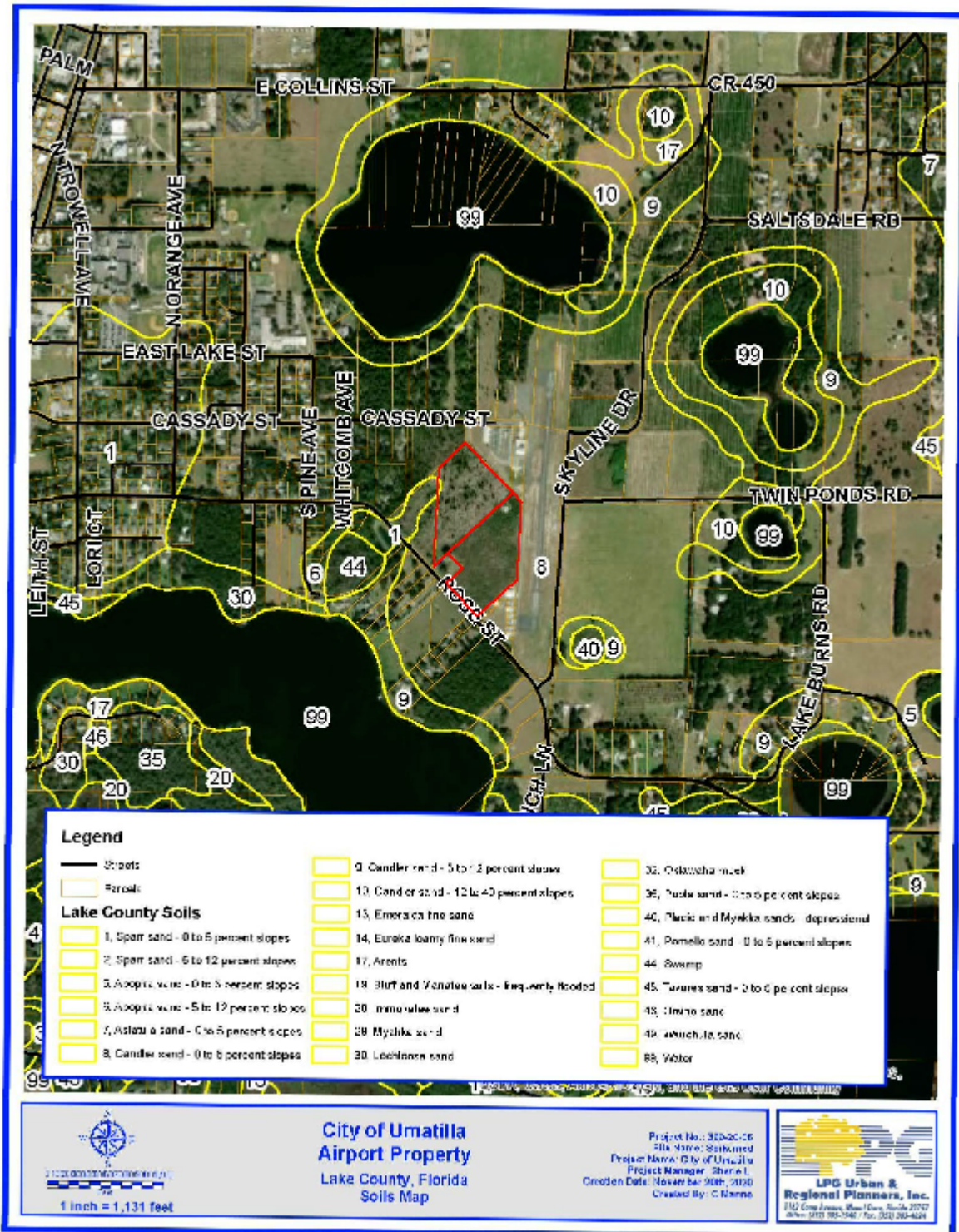
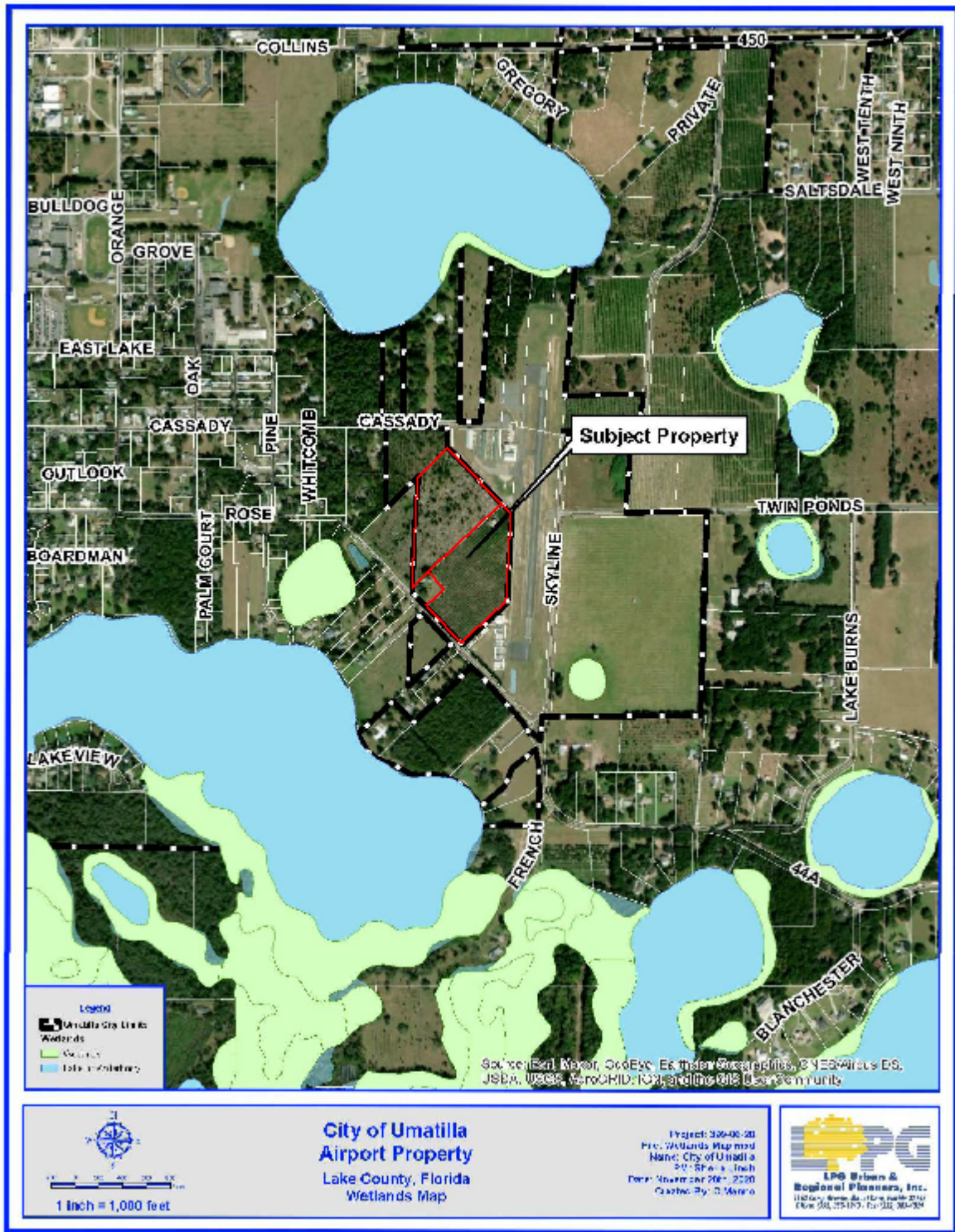


Figure 6



Affidavit of Publication

DAILY COMMERCIAL

Serving Lake and Sumter Counties

located in Leesburg, Lake County Florida
STATE OF FLORIDA, COUNTY OF LAKE

Before the undersigned authority personally appeared

Lisa Clay

who on oath says that she is an authorized employee of the Daily Commercial, a daily newspaper published at Leesburg, in Lake and Sumter Counties, Florida; that the attached copy of advertisement, being a notice in the matter of

PUBLIC HEARING

was published in said newspaper in the issues of:

DEC 16, 2020

Affiant further says that the said Daily Commercial is published at Leesburg, in said Lake and Sumter Counties, Florida, and that the said newspaper has heretofore been continuously published in said Lake and Sumter Counties, Florida, daily, and has been entered as second class mail matter at the post office in Leesburg, in said Lake and Sumter Counties, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 16 day of Dec, A.D., 2020.



Cheryl A. Miller
Notary Public

(Print, Type or Stamp Name of Notary Public)

AD# D057516

NOTICE OF PUBLIC HEARING

ORDINANCE 2020 - B

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

ORDINANCE 2020 - B - 1

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

ORDINANCE 2021 - B - 2

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

The proposed ordinances will be considered at the following meetings:
Umatilla City Council meeting as Land Planning Agency January 5, 2021 at 5:50 p.m.
Umatilla City Council meeting on January 5, 2021 at 6:00 p.m.

The meetings will be held in the City Council Chambers at 1 S. Central Avenue, Umatilla, Florida.

The proposed ordinances may be inspected by the public between the hours of 8:00 a.m. to 5:00 p.m. Monday to Friday excluding holidays at City Hall. For further information call (352) 669-3125.

Interested parties may appear at the meeting and be heard with respect to the proposed ordinance.

A person who decides to appeal any decision made by any board, agency, or council with respect to any matter considered at such meeting or hearing, will need a record of the proceedings. For such purposes, any such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based (Florida Statutes, 286.0105).

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

Karen H. Howard, MMC
City Clerk



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

DATE: December 28, 2020

MEETING DATE: January 5, 2021

SUBJECT: Ordinance 2021-C-1

ISSUE: Roman, Small Scale Comprehensive Plan Amendment

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

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.

STAFF RECOMMENDATIONS: Recommendation of approval to City Council of Ordinance 2021-C-1, Small Scale Comprehensive Plan Amendment

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, 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 - 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

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

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

Section 2: Severability.

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

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

Section 4: Effective Date.

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

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

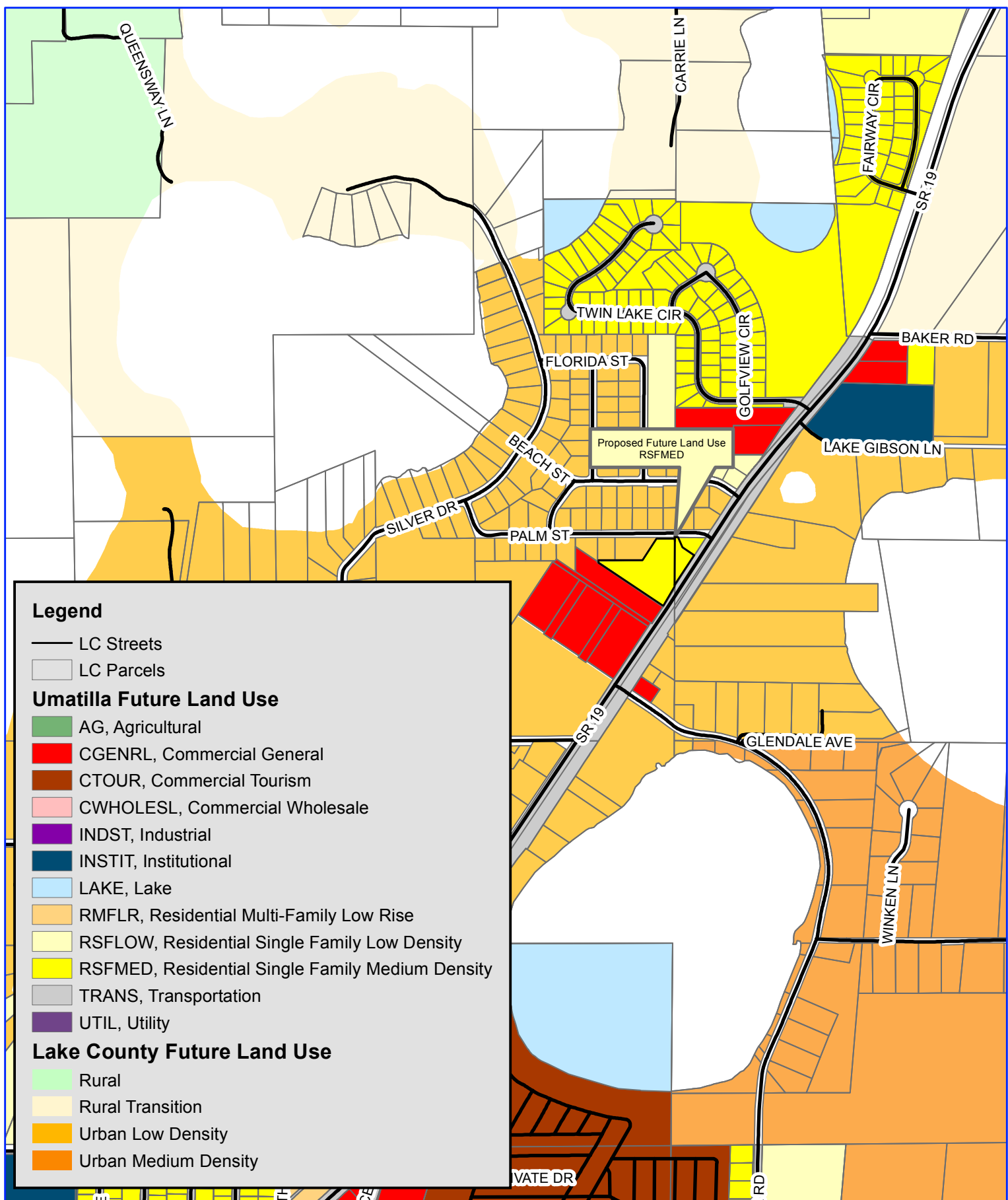
Kent Adcock, Mayor
City of Umatilla, Florida

ATTEST:

Approved as to Form:

Karen H. Howard, MMC
City Clerk

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



Legend

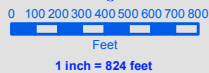
- LC Streets
- LC Parcels

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

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