

UMATILLA CITY COUNCIL MEETING AS LAND PLANNING AGENCY

NOVEMBER 3, 2020, 5:45 PM

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

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

Please silence your cell phones

Call to Order

Roll Call

PUBLIC HEARINGS/ORDINANCES/RESOLUTIONS

1 Ordinance 2020 – N-1 Simeon, 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: October 27, 2020

MEETING DATE: November 3, 2020

SUBJECT: Ordinance 2020-N-1

ISSUE: Small Scale Comprehensive Plan Amendment

BACKGROUND SUMMARY: Application has been made for Annexation, Small Scale, Comprehensive Plan Amendment, and Rezoning on a .35+/- parcel owned by Maggie Simone. The parcel is located West of SR 19 and Est of West Altoona Road. The applicant desires to receive city water service.

The subject property consists of two parcels. The property formerly housed a health food shop and the proposed use is a café. The existing building is non-conforming and subject to the City's non-conforming regulations.

Ordinance 2020-N-1 Small Scale Comprehensive Plan Amendment. The proposed comprehensive plan amendment is from Lake County Rural Transition/Rural Support Corridor to the City's General Commercial. The maximum density allowed within Lake County is an ISR of .50 and the maximum development proposed in the City of an ISR of .75.

STAFF RECOMMENDATIONS: Recommendation of approval to City Council of Ordinance 2020-N-1, Small Scale Comprehensive Plan Amendment

FISCAL IMPACTS: N/A

COUNCIL ACTION:

Reviewed by City Attorney Yes No vN/A

Reviewed by City Engineer Yes No vN/A

CITY OF UMATILLA
STAFF REPORT BY LPG URBAN & REGIONAL PLANNERS, INC.
ANNEXATION, SSCPA, REZONING AND MINOR SITE PLAN

Owner: Maggie Simone

General Location: West of SR 19 and East of West Altoona Road

Number of Acres: 0.35 ± acres

Existing Zoning: Lake County Commercial (C-2)

Proposed Zoning: General Commercial & Warehouse (C-2)

Existing Land Use: Rural Transition/Rural Support Corridor

Proposed Land Use: General Commercial

Date: September 30, 2020

Description of Project

The owner is seeking annexation, small scale comprehensive plan amendment, General Commercial (C-2) zoning and minor site plan approval. The subject property consists of two parcels. The annexation is requested to receive city water. The existing property was utilized as a health food shop and the proposed use is a cafe. The existing building would be non-conforming and subject to the City’s non-conforming regulations.

	Surrounding Zoning	Surrounding Land Use
North	City C-2	General Commercial
South	County C-2	County Rural Transition/Rural Support Corridor
East	County C-2	County Rural Transition/Rural Support Corridor
West	City PFD and County R-6	Institutional and Rural Transition

Assessment

Annexation

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

Comprehensive Plan Amendment

The proposed comprehensive plan amendment is from Lake County Rural Transition/Rural Support Corridor to City of Umatilla General Commercial. The maximum development allowed within Lake County is an ISR of 0.50 and the maximum development proposed within the City is an ISR of 0.75.

Rezoning

The proposed rezoning to City C-2 is consistent with the existing Lake County zoning and the existing use. The existing building is non-conforming and subject to the City's non-conforming regulations.

Minor Site Plan

The minor site plan identifies the proposed use as a café. Utilities will be provided by the City for water and fire protection. Sewer will be provided by an onsite septic. The site plan meets the requirements of Chapter 13, Section 4(c)(3).

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 1-1.3.2: General Pattern of Commercial Land Use.

Three commercial land use categories shall be designated on the Future Land Use Map: Commercial General, Commercial Wholesale, and Commercial Tourist. Higher intensive commercial activities shall be directed toward the existing business district located near S.R. 19 (Central Avenue). These commercial categories serve to prevent high intensive commercial uses from dispersing throughout the rest of the City.

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 1-2.1.1: Land Use Designations and Maximum Intensity and Density.

Density is calculated on net acreage, which for this purpose is the total acreage minus open water bodies and minus wetlands. The density for the wetlands is calculated as 1 dwelling unit/acre, but those units may not be located within the wetlands. The Future Land Use Map Series shall designate areas for the following uses:

12. General Commercial - 75% maximum of impervious surface ratio per parcel, which includes building coverage. Development shall be limited to retail sales and services as defined in Policy 1-2.3.1. Residential uses may be permitted 2nd floor or above up to 12 dwelling units/acre.

In addition, the subject amendment will not degrade level of service standards for public facilities

Rezoning

Staff recommends approval of the rezoning.

Minor Site Plan

Staff recommends approval.

ORDINANCE 2020 – N - 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 0.35 ± ACRES OF LAND DESIGNATED LAKE COUNTY RURAL TRANSITION TO GENERAL COMMERCIAL IN THE CITY OF UMATILLA FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY MAGGIE SIMEON LOCATED WEST OF US 19 AND EAST OF WEST ALTOONA ROAD ; 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 Maggie Simeon as owner, requesting that real property within the city limits of the City of Umatilla be assigned a land use designation from Lake County Rural Transition to City General Commercial 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 Rural Transition to General Commercial as depicted on the map attached hereto as Exhibit “A”, and as defined in the Umatilla Comprehensive Plan.

LEGAL DESCRIPTION: Lot “O” and that part of Lot “N” in Francis J. Hinson’s Plan of the Town of Altoona, a subdivision in Lake County, Florida, according to the Plat thereof as recorded in Plat Book 1, Pages 28 and 29, of the Public Records of Lake County, Florida, bounded and described as follows: Begin at the most Southerly corner of the said Lot “N”, thence run Northeasterly along the Easterly line of said Lot “N” 25 feet; thence run Northwesterly and parallel with the line dividing the said Lots “O” and “N” to a point on the Westerly line of the said Lot “N”; thence run Southwesterly along the Westerly line of the said Lot “N” 25 feet to the most Westerly corner of the said Lot “N”; thence run Southeasterly along the line dividing the said Lots “O” and “N” to the point of beginning.

49 AND

50

51 The North 75 feet of Lot N, in Francis J. Hinson’s plan of the Town of Altoona, according to the Plat thereof
52 as recorded in Plat Book 1, Pages 28 and 29, of the Public Records of Lake County, Florida

53

54 **Alternate Key # 1785987 and 2514761**

55

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

61

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

65

66 **Section 2: Severability.**

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

70

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

72

73 **Section 4: Effective Date.**

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

78

79 **PASSED AND ORDAINED** in regular session of the City Council of the City of Umatilla, Lake County, Florida,
80 this _____ day of _____, 2020.

81

82

83 _____
84 Eric Olson, Mayor
85 City of Umatilla, Florida

86

87 ATTEST:

88

89

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

93

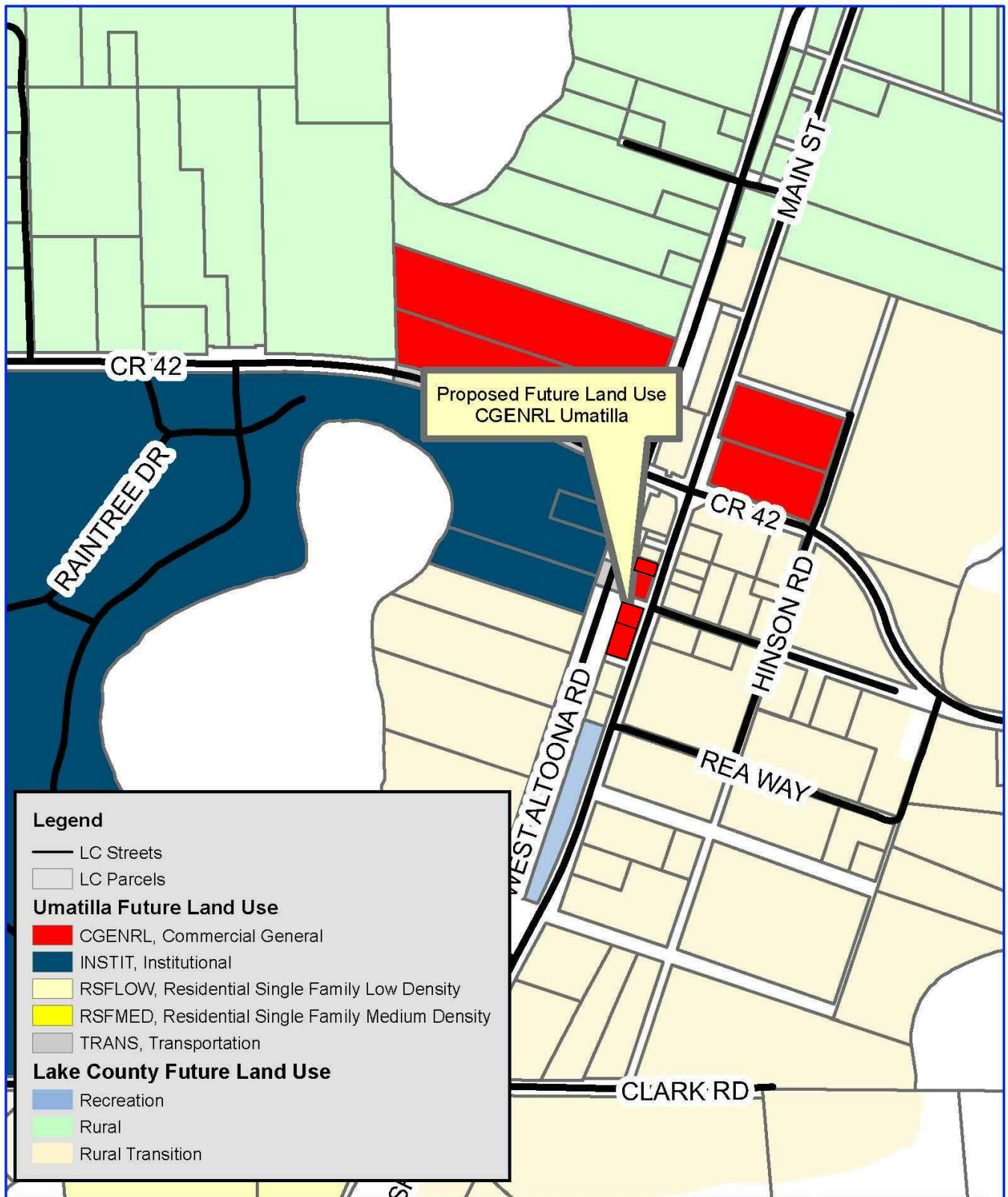
94

95

Approved as to Form:

Kevin Stone
City Attorney

Passed First Reading _____
Passed Second Reading _____
(SEAL)



Legend

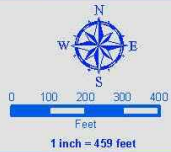
- LC Streets
- LC Parcels

Umatilla Future Land Use

- CGENRL, Commercial General
- INSTIT, Institutional
- RSFLOW, Residential Single Family Low Density
- RSFMED, Residential Single Family Medium Density
- TRANS, Transportation

Lake County Future Land Use

- Recreation
- Rural
- Rural Transition



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

Project No: Simeon
 File Name: Prop FLU.mxd
 Project Name: Simeon
 Project Manager: Sherie L
 Creation Date: September 30th, 2020
 Created By: C.Manno

