

**UMATILLA CITY COUNCIL MEETING**  
**October 20, 2020, 6:00 PM**  
**Council Chambers, 1 S. Central Avenue, Umatilla, Florida**

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

***Pledge of Allegiance and Prayer***

***Please silence your electronic devices***

**Call to Order**

**Roll Call**

**AGENDA REVIEW**

**CONSENT AGENDA**

1 Minutes, City Council meeting October 6, 2020

2 Minutes, LPA meeting, October 6, 2020

**PUBLIC COMMENT**

At this point in the meeting, the Umatilla City Council will hear questions, comments and concerns from the public.

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

**PUBLIC HEARINGS/ORDINANCES/RESOLUTIONS**

3 Ordinance 2020 - L Rezoning, Shields, second reading

4 Lake Pearl

    a Ordinance 2020 – M Annexation, second reading

    b Ordinance 2020 – M – 1 Small Scale Comprehensive Plan Amendment, second reading

    c Ordinance 2020 – M – 2 Rezoning, second reading

    d Resolution 2020 – 26 Variance

    e Minor Subdivision

**NEW BUSINESS**

5 Final Plat Approval – Gateway Commerce Park

**GENERAL DISCUSSION**

**REPORTS**

City Attorney

Mayor

Council Members

**Staff**

Police Activity Report – Police Chief Adam Bolton

Code Enforcement – Code Officer Misti Lambert  
Fire Activity Report – Fire Chief Shane Lanoue  
Library Report – Director Janet Lewis

Individuals with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at least two (2) working days in advance of the meeting date and time at (352)669-3125. F.S. 286.0105 If a person decides to appeal any decision or recommendation made by Council with respect to any matter considered at this meeting, he will need record of the proceedings, and that for such purposes, he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Any invocation that may be offered before the official start of the Council meeting is and shall be the voluntary offering of a private citizen to and for the benefit of the Council pursuant to Resolution 2014-43. The views and beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Council and do not necessarily represent their individual religious beliefs, nor are the views or beliefs expressed intended to suggest allegiance to or preference for any particular religion, denomination, faith, creed, or belief by the Council or the City. No person in attendance at this meeting is or shall be required to participate in any invocation and such decision whether or not to participate will have no impact on his or her right to actively participate in the public meeting.

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

1 CITY COUNCIL MEETING AS LAND PLANNING AGENCY  
2 OCTOBER 6, 2020 5:50 P.M.  
3 UMATILLA CITY COUNCIL CHAMBERS, 1 S. CENTRAL AVENUE, UMATILLA  
4

5 Meeting called to order at 5:50 p.m.

6 **ROLL CALL**

7  
8 IN ATTENDANCE: Mayor Eric Olson; Vice Mayor Kent Adcock; Members: Katherine Adams,  
9 Brian Butler, Laura Wright; Public Works Director Aaron Mercer; Police Chief Adam Bolton;  
10 Finance Director Regina Frazier; City Attorney Kevin Stone; City Manager Scott Blankenship; City  
11 Clerk Karen Howard.

12  
13 I Ordinance 2020-M-1, C&C Realty Investments, Small Scale Comprehensive Plan  
14

15 **Attorney Kevin Stone** read ordinance by title:

16  
17 **ORDINANCE 2020 – M - 1**  
18

19 **AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, PURSUANT TO THE**  
20 **PROVISIONS OF FLORIDA STATUTE 163.3187(1); AMENDING THE LAND USE DESIGNATION OF 1.76 ±**  
21 **ACRES OF LAND DESIGNATED LAKE COUNTY URBAN LOW TO RESIDENTIAL LOW DENSITY IN THE CITY**  
22 **OF UMATILLA FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY C & C REALTY INVESTMENT**  
23 **GROUP, LLC, LOCATED EAST OF US 19 AND SOUTH OF MAXWELL ROAD; DIRECTING THE CITY MANAGER**  
24 **TO TRANSMIT THE AMENDMENT TO THE APPROPRIATE GOVERNMENTAL AGENCIES PURSUANT TO**  
25 **CHAPTER 163, FLORIDA STATUTES; AUTHORIZING THE CITY MANAGER TO AMEND SAID**  
26 **COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT**  
27 **HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.**  
28

29 **Attorney Stone** swore in those who would be speaking on the issue.  
30

31 **Aaron Mercer** gave a staff report, noting the application of a property adjacent to Lake Pearl is  
32 requesting annexation, small-scale comprehensive plan amendment, and zoning of Single  
33 Family Low Density (R-3). There is also a request for variances off of wetland buffer and  
34 setback as well as a and minor subdivision of three lots.  
35

36 The applicant is desirous of city utilities for the parcel.  
37

38 The proposed Comprehensive Plan Amendment meets the following policies: Transition of  
39 Residential Densities, Promotes Orderly and Compact Growth, and Single-Family Low Density  
40 Residential Development.  
41

42 Staff recommends approval.  
43

44 **MOTION by Adams; SECOND by Wright; to recommend to City Council approval of Ordinance**  
45 **2020-M-1.**

46 There was no public comment either in favor of or in opposition to the application.

47

48 **Motion carried.**

49

50 **Adjourn LPA meeting at 5:55 p.m.**

51

52

53

54 \_\_\_\_\_  
Eric Olson

55 Mayor

56

57 ATTEST:

58

59

60 \_\_\_\_\_  
Karen H. Howard, MMC

61 City Clerk

62

1 MINUTES UMATILLA CITY COUNCIL MEETING  
2 October 6, 2020, 6:00 PM  
3 Umatilla Council Chambers 1 S. Central Avenue, Umatilla, FL 32784  
4

5 **Mayor Olson** led Pledge of Allegiance and **Clerk Howard** gave invocation.  
6

7 **Call to order 6:00 p.m.**  
8

9 IN ATTENDANCE: Mayor Eric Olson; Vice Mayor Kent Adcock; Council Members: Katherine Adams, Brian  
10 Butler, Laura Wright; Public Works Director Aaron Mercer; Police Chief Adam Bolton; Finance Director  
11 Regina Frazier; City Attorney Kevin Stone; City Manager Scott Blankenship; City Clerk Karen Howard.  
12

13 **AGENDA REVIEW**

14 **MOTION by Wright; SECOND by Adams; to approve agenda as presented. Motion carried.**  
15

16 **CONSENT AGENDA**

- 17 1 Minutes, City Council meeting September 15, 2020  
18 2 Minutes, Final Fire Assessment Fee, September 8, 2020  
19 3 Minutes, Tentative Budget Hearing September 8, 2020  
20 4 Minutes, Final Budget Hearing, September 22, 2020  
21 5 Resolution 2020 – 20 Amendment 3 SRF Loan Agreement  
22

23 **MOTION by Adams; SECOND by Butler; to approve Consent Agenda as presented. Motion carried.**  
24

25 **PUBLIC COMMENT**

26 6 Water Issue – 41515 Silver Drive  
27

28 **Tansyla Nicholson**, property owner, spoke of the water consumption of 111,000 gallons on the July 2020  
29 cycle. We were at the property every day because of the lock down. She said the irrigation is from the lake  
30 not from city water.  
31

32 The previous property owners replumbed the property five years before. They had a leak of 12,000 gallon  
33 but heard it in the walls.  
34

35 We had a leak detection property come out at the suggestion of the city. They did a thorough assessment  
36 with a computerized scan beneath the house and found nothing. The cost of that was approximately \$400.  
37

38 **Ms. Nicholson** said the meter had been sent off by the city for testing. She said her research showed the  
39 meters are electrical devices and are subject to intermittent failure. **Ms. Nicholson** opined additional testing  
40 might have shown a failure had the meter been tested numerous other time. The leak detector company  
41 representative said that can happen with meters.  
42

43 The leak disappeared once the meter was switched out and there is no longer a leak. We ask if the city will  
44 work with us on this. Our typical monthly bill is \$40 to \$50 a month.  
45

46 **Finance Director Regina Frazier** said the leak was brought to her attention after the bill had been mailed.  
47

48 Utility Department personnel went to the property and did a data logger. A data logger shows a history of  
the water that has gone through the meter. The data logger was done around July 29<sup>th</sup> and it showed a

49 continuous water leak from July 1<sup>st</sup> through July 18<sup>th</sup>. The usage dropped and then it showed an intermittent  
50 leak.

51  
52 I spoke to homeowners and told them the major leak had stopped and it appears there is a minor leak. The  
53 homeowners had a leak detection company come out and that company found nothing.

54  
55 At that point, the homeowners insisted we change out the meter. We changed the meter and sent it for  
56 testing. The testing showed high accuracy with the meter readings.

57  
58 We sent Utilities personnel back out there to do a data logger on the replacement meter and it still shows  
59 some intermittent leaking. Residents were not concerned about the intermittent leak, only the leak that  
60 had stopped prior to the meter being changed out.

61  
62 We do not know the cause of it. I know they had a plumber out that did some minor repairs; I do not know  
63 the extent of it. When the leak detection company came out it was after the major leak had stopped.

64  
65 The data logger showed the major leak had stopped on July 18<sup>th</sup> at 11:00 p.m., prior to the meter change  
66 out.

67  
68 **Council member Wright** noted the house is on Air B&B and do rentals and talked about high water usage  
69 she experienced with renters.

70  
71 **Ms. Nicholson** stated they have been occupying house full time because of COVID and have been working  
72 from home.

73  
74 **Ms. Frazier** said the data logger confirmed 18 days. According to the meter readings, it looked as though it  
75 started at the end of the previous cycle.

76  
77 **Mayor Olson** asked what are you seeking?

78  
79 The residents said we are not trying to get out of paying. That amount of water in that period of time is just  
80 an impossibility. We had a plumber out there and, at the suggestion of the city, a lead detection company.  
81 In accordance to what he said he guaranteed it was a faulty meter. The city said it was not a faulty meter  
82 and we are still in the middle of that. We paid him \$400 for him to tell us absolutely there was not a leak.  
83 The city said there was nothing they could do about it.  
84 It is entirely up to the city as to the resolution.

85  
86 **Mayor Olson** asked the amount of the bill to which **Ms. Frazier** responded it was around \$800.

87  
88 **Mr. Mercer** said he had seen a similar instance on Palm Court several years ago. The homeowners had  
89 usage of around 100,000 gallons. Our staff and a plumber was there and turned everything off in the house  
90 and the meter was still running. The plumber found a leak under the slab and the water was going under  
91 the soil laterally under the house and into the lake. I do not know if that is the case here but 100,000 is not  
92 unheard of if you have a broken water line.

93  
94 The meter did not malfunction. Meters slow down when they get old; they do not speed up. It is not a  
95 faulty meter. The water went through the meter. I do not know where it went. We sent to meter off and  
96 the company guaranteed the accuracy. We have done our part to protect the city.

97  
98 The meter was pulled and tested after the leak.  
99  
100 **Ms. Nicholson** said the leak detection company said the newer plumbing was above ground so the water  
101 leak would have been easier to find. Now the bill is normal. Electrical devices are subject to being struck  
102 by lightning or an intermittent glitch. It's almost impossible for that much water not to be seen.

103  
104 **Mayor Olson** asked **Attorney Stone** if we wanted to reduce this water bill can we?  
105

106 **Attorney Stone** said I have advised you before, sometimes-in connection with under billings-that our  
107 general practice is to collect and set rates in a non-discriminatory way. The distinction here is that there is  
108 an allegation it is the city's fault that there is an overbilling. if this is the result of water consumption or a  
109 water leak, that the Council in accordance with my past counsel would not discount a bill. If this is the fault  
110 of something with problematic city equipment and there is a bona-fide dispute then the city could discount  
111 the bill. It is up to you to make a determination of what you think may have caused this. You might direct  
112 staff to continue to look in to this. If it is realistic this is the fault of failure of city equipment, yes the city  
113 could modify the bill.

114  
115 **Mayor Olson** asked **Mr. Mercer** if there was more research that could be done to determine if this was the  
116 city's fault.

117  
118 **Mr. Mercer** responded not really. The data logger itemizes usage in 15 or 20-minute increments, 24 hours  
119 a day, for the entire billing cycle. It shows the consumptive use. Oddly, it stopped on its own at 11:00 p.m.  
120 and subsequently shows intermittent or minor leaking. Meters run off a five-year lithium battery. When  
121 the battery gets low, we change it out. If it was affected by lightning, it would not have recorded any water  
122 usage. I am concerned the meter was running and it just stopped on its own. We took the meter, had it  
123 tested, and it is accurate. The current meter that is in there is accurate as well.

124  
125 **Mayor Olson** said I do not know whose fault it is. It is obvious the city has done everything to make sure  
126 the meter is working.

127  
128 We spent \$400 to have a leak detector and plumber check.

129  
130 **Mayor Olson** said let us look at this some more and come back at the next meeting. Thank you for coming  
131 and we will help if we can.

132  
133 No further public comment.

134  
135 **PUBLIC HEARINGS/ORDINANCES/RESOLUTIONS**

136 4 Ordinance 2020 – C Rezoning, Magnolia Pointe, second reading  
137

138 **Attorney Stone** read ordinance by title:  
139

140 **ORDINANCE 2020-C**

141  
142 **AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, MODIFYING THE**  
143 **PLANNED UNIT DEVELOPMENT (PUD) ZONING OF 317± ACRES OF LAND CURRENTLY ZONED PLANNED**  
144 **UNIT DEVELOPMENT (PUD) IN THE CITY OF UMATILLA FOR THE HEREAFTER DESCRIBED PROPERTY**

145 OWNED BY COLIN B. JOHNSON LOCATED EAST OF CHURCH STREET AND SOUTH OF MILLS STREET;  
146 APPROVING A MASTER DEVELOPER'S AGREEMENT FOR THE PROPERTY; PROVIDING FOR CONDITIONS  
147 AND CONTINGENCIES; DIRECTING THE CITY MANAGER TO PROVIDE CERTIFIED COPIES OF THIS  
148 ORDINANCE AFTER APPROVAL TO THE CLERK OF THE CIRCUIT COURT, AND THE LAKE COUNTY MANAGER;  
149 PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

150

151 **Attorney Stone** swore in all who would be giving testimony during the meeting.

152

153 **Aaron Mercer** said after the first public hearing staff and the applicant reevaluated the Developer's  
154 Agreement and recommended changes as outlined on the staff report:

155 **Section Four:** Requesting six Model Homes prior to platting. I support that. Model homes are typically  
156 built when the first phase is built and are ready to be seen when the roads are opened.

157 **Development Standard** the rear lot set back is 15'.

158 **Section Nine** is the Transportation Access and Improvement: Primary Access on CR450A and emergency  
159 access on Church only. There is no access on Mills.

160 **Section 14 Landscaping and Buffer** allows mass grading on the property. I support it.

161

162 Those were the only specific changes. This is a 515 single-family subdivision on 317 acres.

163 Applicant will be extending city utilities specifically for this property.

164 Staff does not have any other recommendations.

165

166 **Greg Beliveau**, representing the applicant, said there were changes to the Master Plan regarding Phase 4.

167 **Mr. Johnson** paid for additional environmental review. The area is within the 100-year flood and we can  
168 put our road through there as we anticipated. Jessica did a site visit and walked the area to verify that.

169

170 **Mr. Beliveau** said **Mr. Johnson** also had a Phase 1 study done on the site and the site is clean for  
171 development.

172

173 There is Environmental Assessment that has been done with conclusions there are no endangered species  
174 to address.

175

176 **Mr. Beliveau** asked the line regarding the mass grading be stricken; this is handled through the permitting.

177 This was discussed with **Attorney Stone** prior to the meeting.

178

179 **Jessica Coggin** said the pond is standard size and on the left hand side. The roadway would go over to the  
180 side. Even with all the rain lately, you could drive from one side to the other.

181

182 **Council member Adams** asked if city has to assume the road maintenance and believed this would put  
183 added stress on the city.

184

185 **Mr. Beliveau** responded we provided information on the revenues the city would realize over the life of the  
186 project. We think it is an appropriate thing.

187

188 No one spoke in favor of the application.

189

190 **Dwight Pray**, 41301 Silver Drive, my problem is there was no mention of impact on education; 500 new  
191 homes with probably 2,000 new students that need schools to go to. That has to be considered.

192



193 **Mr. Beliveau** responded there is a letter from the School Board in the file that we do not negatively affect  
194 the Umatilla Schools.

195  
196 **Dwight Pray** reiterated at least 1,000 students and to say it will not affect the schools at all is naïve.

197  
198 **Glen McCardle**, 38039 Crystal Lane asked for the projected duration of building program.

199  
200 **Mr. Beliveau** responded there are four phases. Depending on the market, it could be four years, or five  
201 years, or seven years, depending upon the developer. We can open it up to the market and see who is  
202 interested.

203  
204 **MOTION by Adcock; SECOND by Butler; to approve Ordinance 2020-C Magnolia Pointe Rezoning, second**  
205 **reading.**

206 **Ayes: Butler, Adcock, Olson**

207 **Nays: Adams, Wright**

208 **Motion carried with Adams and Wright dissenting.**

209 8 Ordinance 2020 - L Rezoning, Shields, first reading

210

211 **Attorney Stone** read the ordinance by title:

212

213 **ORDINANCE 2020 - L**

214

215 **AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, RECLASSIFYING 3.21 ±**  
216 **ACRES OF LAND ZONED LOW DENSITY RESIDENTIAL DISTRICT (R-3) TO THE DESIGNATION OF URBAN**  
217 **RESIDENTIAL DISTRICT (UR-5) IN THE CITY OF UMATILLA FOR THE HEREAFTER DESCRIBED PROPERTY**  
218 **OWNED BY COMMON WEALTH TRUST SERVICES, LLC LOCATED EAST OF TARPON AVE. AND NORTH OF**  
219 **BEACH STREET; DIRECTING THE CITY MANAGER TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE**  
220 **AFTER APPROVAL TO THE CLERK OF THE CIRCUIT COURT, THE LAKE COUNTY MANAGER AND THE**  
221 **SECRETARY OF STATE OF THE STATE OF FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.**

222

223 **Mr. Mercer** said the application by **Mr. Shields** is to rezone and subdivide the property into eight lots. The  
224 request is to rezone from R-3 to UR-5. The difference is UR-5 allows 1,200 minimum living area with a  
225 minimum lot size of 12,500 square feet with septic and a minimum lot width of 85'. The difference between  
226 the two zonings is the square foot allowed under roof. We feel it is compatible. We did an inventory of  
227 the Silver Beach Heights area and the homes range from 1,200 to 1,800 square feet.

228

229 We believe the zoning request is comparable with the adjacent County zoning. We discussed with applicant  
230 that it needs to be compatible. In laying out the lots, they were actually larger lots than those in the County.  
231 The property is about a mile north of the city sewer system.

232

233 **Peter Ruby**, 17912 Florida Street, spoke in opposition of the application. **Mr. Ruby** asked if they want to  
234 build on the property. For years, I have been under the impression the only access to the property is from  
235 SR 19. According to the County and the subdivision rules, they cannot use Tarpon Street for access to that  
236 property. That means the housing that goes there will have to get access of SR 19 to the best of my  
237 knowledge.

238

239 Also, what about your gopher turtles? Do they remove the gopher turtles and put them somewhere to live?  
240 As of right now, there are a minimum of seven gopher turtle sites on that piece of property.

241  
242 My question is how are you going to access the property and how many buildings are going to be put on the  
243 property? The people who live on Beach Street have a twelve-foot variance behind their house going  
244 through that property. What are they planning on doing to it and with it? Why would the city want to  
245 annex that property?

246 **Mr. Mercer** responded the property is already annexed into the city. It was part of the Twin Lakes  
247 Development but I remained vacant with a different owner.

248  
249 Tarpon Avenue is a county maintained road. There will be eight single-family lots. It will have to go through  
250 the subdivision process. During that process, we will require the environmental assessment for endangered  
251 species. If they are found, the developer is required to relocate them through state permitting.

252  
253 At this point, they are requesting a rezoning and we do not require that kind of detail at this hearing. There  
254 will be more hearings with the subdivision plans and they will address it then. There will be driveway  
255 permits required from Lake County.

256  
257 We stubbed out waterlines on Tarpon three years ago during the waterline replacement project. The  
258 services will be available across the street at the developer's expense. It meets all the city standards and  
259 we recommend approval.

260  
261 **Mr. Mercer** said Tarpon is a public road and there are rights of access.

262  
263 **Mr. Ruby** responded he would have to check on that because it was not what was said years ago. The  
264 subdivision was built in 1953 and that was not part of the Silver Beach subdivision.

265  
266 **Mr. Mercer** said it is just vacant property that abuts Tarpon. **Mr. Ruby** said he would look it up in his papers.  
267 **Mr. Mercer** asked him to share that information with staff before the second reading in two weeks.

268  
269 **Janet Scott**, 81 Twin Lakes Circle, verified all houses would have access off Tarpon and there would not be  
270 a street built within the parcel.

271  
272 **MOTION by Adams; SECOND by Butler; for approval of Ordinance 2020-L, first reading.**

273 **Ayes: Adams, Butler, Wright, Adcock, Olson**

274 **Nays:**

275 **Motion carried unanimously.**

276  
277 9 Lake Pearl  
278 a Ordinance 2020 – M Annexation, first reading  
279 b Ordinance 2020 – M – 1 Small Scale Comprehensive Plan Amendment, first reading  
280 c Ordinance 2020 – M – 2 Rezoning, first Reading

281  
282 **Attorney Stone** read ordinances by title:

283  
284 **ORDINANCE 2020 – M**  
285 **ANNEXATION**

286  
287 **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UMATILLA, FLORIDA, AMENDING THE BOUNDARIES**  
288 **OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, IN ACCORDANCE WITH THE**

289 PROCEDURE SET FORTH IN SECTION 171.044 AND SECTION 171.203, FLORIDA STATUTES, TO INCLUDE  
290 WITHIN THE CITY LIMITS APPROXIMATELY 1.76 ± ACRES OF LAND GENERALLY LOCATED EAST OF SR 19  
291 AND SOUTH OF MAXWELL ROAD; DIRECTING THE CITY MANAGER TO PROVIDE CERTIFIED COPIES OF THIS  
292 ORDINANCE AFTER APPROVAL TO THE CLERK OF THE CIRCUIT COURT, THE LAKE COUNTY MANAGER AND  
293 THE SECRETARY OF STATE OF THE STATE OF FLORIDA; PROVIDING FOR SEVERABILITY; PROVIDING FOR  
294 AN EFFECTIVE DATE.

295  
296 **ORDINANCE 2020 – M -1**  
297 **SMALL SCALE COMPREHENSIVE PLAN AMENDMENT**  
298

299 AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, PURSUANT TO THE  
300 PROVISIONS OF FLORIDA STATUTE 163.3187(1); AMENDING THE LAND USE DESIGNATION OF 1.76 ±  
301 ACRES OF LAND DESIGNATED LAKE COUNTY URBAN LOW TO RESIDENTIAL LOW DENSITY IN THE CITY OF  
302 UMATILLA FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY C & C REALTY INVESTMENT GROUP,  
303 LLC, LOCATED EAST OF US 19 AND SOUTH OF MAXWELL ROAD ; DIRECTING THE CITY MANAGER TO  
304 TRANSMIT THE AMENDMENT TO THE APPROPRIATE GOVERNMENTAL AGENCIES PURSUANT TO CHAPTER  
305 163, FLORIDA STATUTES; AUTHORIZING THE CITY MANAGER TO AMEND SAID COMPREHENSIVE PLAN;  
306 PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR  
307 AN EFFECTIVE DATE.

308  
309 **ORDINANCE 2020 – M-2**  
310 **REZONING**  
311

312 AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, RECLASSIFYING 1.76 ±  
313 ACRES OF LAND ZONED LAKE COUNTY RESIDENTIAL MEDIUM DENSITY (R-3) TO THE DESIGNATION OF  
314 LOW DENSITY RESIDENTIAL (R-3) IN THE CITY OF UMATILLA FOR THE HEREAFTER DESCRIBED PROPERTY  
315 OWNED BY C & C REALTY INVESTMENT GROUP, LLC, LOCATED EAST OF SR 19 AND SOUTH OF MAXWELL  
316 ROAD; DIRECTING THE CITY MANAGER TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE AFTER  
317 APPROVAL TO THE CLERK OF THE CIRCUIT COURT, THE LAKE COUNTY MANAGER AND THE SECRETARY OF  
318 STATE OF THE STATE OF FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

319  
320 **Mr. Mercer** presented the staff report for this property for which the applicant has requested Annexation,  
321 Comprehensive Plan Amendment which is a Future Land Use designation, and Rezoning. This request is for  
322 a three-lot subdivision.

323  
324 The property is within the ISBA and there is no reason why the city would deny annexation in this regard.  
325 Thee lots will be subject to water and sewer extension and hook-up.

326  
327 The current land use in the county allows seven units per acre and the land use requested reduces that to  
328 five units per acre. They are only building on three lots and this is a down zoning.

329  
330 The rezoning request is for R-3 with a minimum of 1,500 square living footage.

331  
332 The property has direct access to SR 19 through the old railroad right of way that is owned by Lake County.  
333 Additional permitting for development of this will be through DOT, Lake County, and the city. They are  
334 required to build one frontage road type driveway to serve all three homes. They are required to build that  
335 with the first building permit.

336

337 Minor subdivision has a restriction with depth and the applicant asked for variance to the wetlands setback.  
338 We evaluated this and staff felt request the request from 50' to 25' was valid; the property drops off quite  
339 a bit. We have specific recommendations to the Council for the variance. We have asked the developer to  
340 provide a lot grading plan and are requiring a swale be put in along the back of the property to capture run  
341 off before it goes into the lake.

342  
343 Applicant **Bob Huffstetler** was in attendance.  
344

345 No audience in favor of or opposed to application.  
346

347 **1) Annexation – Ordinance 2020-M, first reading**

348 **MOTION by Wright; SECOND by Adams; to approve Ordinance 2020-M Annexation, first reading.**

349 **Roll call:**

350 **Ayes: Adams, Butler, Wright, Vice Mayor Kent; Mayor Olson.**

351 **Motion carried.**  
352

353 **2) Small Scale Comprehensive Plan Amendment- Ordinance 2020-M-1, first reading;**

354 **MOTION by Adams; SECOND by Butler; to approve Ordinance 2020-M-1 Comprehensive Plan**

355 **Amendment, first reading.**

356 **Roll call:**

357 **Ayes: Adams, Butler, Wright, Vice Mayor Kent; Mayor Olson.**

358 **Motion carried.**  
359

360 **3) Rezoning – Ordinance 2020-M-2, first reading**

361 **MOTION by Wright; SECOND by Adams; to approve Ordinance 2020-M-2 Rezoning, first reading.**

362 **Roll call:**

363 **Ayes: Adams, Butler, Wright, Vice Mayor Kent; Mayor Olson.**

364 **Motion carried.**  
365

366 10 Cemetery

367 a Ordinance 2020 – J Cemetery Ordinance, second reading

368 b Resolution 2020 – 13 Cemetery Rules  
369

370 **Attorney Stone** read the ordinance by title:  
371

372 **ORDINANCE 2020 -J**  
373

374 **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UMATILLA, LAKE COUNTY, FLORIDA AMENDING**  
375 **THE CODE OF ORDINANCE BY RESCINDING CHAPTER 14 CEMETERIES IN ITS ENTIRETY AND ADOPTING A**  
376 **NEW CHAPTER 14 CEMETERIES IN THE MANNER AND FORM ATTACHED HERETO; PROVIDING FOR**  
377 **SEVERABILITY; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES IN**  
378 **CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.**  
379

380 **City Manager Blankenship** said this is the second reading of the ordinance that rescinds and streamlines  
381 the Cemetery Chapter in the Code of Ordinances. Staff recommends approval.  
382

383 **Taylor Savannah McCall**, Umatilla, Florida, presented a petition signed by veterans who want veterans  
384 stones cleaned. We want something done with the veteran's headstones. We want them cleaned. They

385 are covered with dirt and grass and are not being taken care of. She noted the stones are paid for by the  
386 government, not the families. They are not being put in the ground properly. The stones are sinking. They  
387 are supposed to have concrete under them and should be two inches above ground level. I had to have a  
388 headstone brought up because it was sinking seven inches below the ground. We do not disrespect our  
389 veterans the way this city is disrespecting the headstones of the veterans.

390  
391 **Mayor Olson** said it is not up to the city to care for the headstones, but the company that sets the stones  
392 and then the families. **Ms. McCall** replied some of the vets have no family members. **Mayor Olson**  
393 suggested someone get a fund for the veterans and take care of it. That is not the city's responsibility. **Ms.**  
394 **McCall** stated she has ordered the tool to bring the headstones up and the American Legion vets and rest  
395 of these vets right here will bring the headstones back up. The crew does not blow the sand off after mowing  
396 and weed trim it is uncalled for. They are put there because they served our country and fought for your  
397 freedom and my freedom just as I did in Desert Storm.

398  
399 **Mayor Olson** said we are working on getting the cemeteries straight; we are moving as fast as we can.

400  
401 **Ms. McCall** said we were told last year by **Mr. Blankenship** and **Mrs. Howard** that letters would be sent out  
402 for the people to clean up the gravesites. I have talked to **Mr. Warren** and **Mr. Costello** and no letters were  
403 sent out period.

404  
405 **Ms. McCall** stated she had every American Legion in the state behind her on this. **Ms. McCall** presented  
406 the petition to **Mr. Blankenship**.

407  
408 **Council member Adams** said it was her understanding that the Umatilla Masonic Lodge were looking at  
409 fixing up headstones for the veterans. She also asked if **Ms. McCall** could mess with people's stones. **Mr.**  
410 **Blankenship** responded she would have to obtain Council's permission to do so.

411 **Council member Adams** said we cannot push because people mourn differently. We are gradually doing it  
412 but it is going to take time.

413  
414 **City Manager Blankenship** said it would be a great initiative for the Masonic Lodge, the American Legion to  
415 have a program to raise, adjust, and clean headstones. It is something the city could support and perhaps  
416 provide funds.

417  
418 **Ms. McCall** cited the request by an Eagle Scout candidate to clean headstones that was not approved. **Mr.**  
419 **Blankenship** said it was up to the Scout Master to determine the appropriateness. A couple years ago we  
420 had a Scout come in and give a formal program. At that time, we did not have some of the issues with the  
421 cemeteries that we have today. I gave full blessing for this Scout as long as he contacted the family  
422 members. He responded he did not have time to contact family members.

423  
424 **Ms. McCall** said it's funny that other cities and states allow the Scouts to do this to get their Eagle Scout  
425 award because they have to have it before they are 18 years of age.

426  
427 **Ms. McCall** said people shouldn't say that letters would be sent out and things would be done and they do  
428 not do it.

429  
430 **Mr. Blankenship** said that initially this was pre-COVID. We had talked about new ordinances and rules and  
431 then we were going to notify all the family members we could notify. The process was delayed because of  
432 COVID. We wanted to open it up so people could come in to the Chambers and talk about this.

433  
434 Today about 90% of the plots out there are okay. I did not want to waste taxpayer money to send out letters  
435 to all. Right now our goal is cleaning up six gravesites a month. That works with **Mr. Mercer's** staff and **Mrs.**  
436 **Howard** who is dealing with very old records. We post signs at the cemetery for 45 days. She goes through  
437 the data that she has to contact the family members.  
438 It is working; we have family members calling us and asking what needs to be done. Our target is six a  
439 month and we figure it will take six months to get the sites in the cemetery to meet the rules.  
440  
441 **Ms. McCall** stated the rules were written many, many years ago and the cemeteries should never have  
442 been done the way they are now and allow people to put all this stuff on the graves. Rules and ordinances  
443 are made to be followed. Not to be broken, and not to be told people can put anything they want on a  
444 grave when there are rules and ordinances.  
445  
446 **Vice Mayor Adcock** said he appreciated **Ms. McCall's** service, that he is an Army veteran himself. I do not  
447 think you are hearing anything from this Council that is opposed to what you are trying to accomplish.  
448  
449 A few meetings ago we had a meeting where people were upset and felt we were stepping over the line.  
450  
451 **Ms. McCall** responded you are not stepping over the line; that is the problem. I have a copy of the rules.  
452 **Vice Mayor Adcock** said if people feel we are stepping over the line it is not for you to say. That is why the  
453 City Manager is working with the families to try to get this done. As much as you or I would like to  
454 interject ourselves to go in and just raze every grave, you are messing with their family. You nor I have  
455 that authority.  
456  
457 **Ms. McCall** responded this City Council and this city allowed it to happen when it should not have  
458 happened in the first place.  
459  
460 **Vice Mayor Adcock** responded we cannot go back twenty years. This is where we are now. We are  
461 making a commitment to move in the direction of where we need to be. We are headed in the right  
462 direction.  
463  
464 **Council member Butler** said the rules and ordinances are being changed now. They were written a long  
465 time ago. We are trying to update.  
466  
467 **Ms. McCall** said you take no responsibility for the junk being on these graves when you knew there were  
468 rules and ordinances.  
469  
470 **Mayor Olson** said we, and you I, cannot take stuff off the graves; that is illegal. We are doing it as fast as  
471 we can.  
472  
473 **Council member Wright** said she is saddened. We care and it hurts us as much as it hurts you. We have a  
474 plan in action and please bear with us.  
475  
476 **MOTION by Wright; SECOND by Adams to approve Ordinance 2020-J Cemeteries, second reading.**  
477 **Roll call:**  
478 **Ayes: Adams, Butler, Wright, Vice Mayor Kent; Mayor Olson.**  
479 **Motion carried**  
480

481 **Attorney Stone** read the resolution by title:

482

483 **RESOLUTION 2020 - 13**

484

485 **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UMATILLA, LAKE COUNTY, FLORIDA, RELATED TO**  
486 **UMATILLA MUNICIPAL CEMETERIES; ESTABLISHING RULES, REGULATIONS, AND RESTRICTIONS;**  
487 **PROVIDING FOR AN EFFECTIVE DATE.**

488

489

490 **City Manager Blankenship** said **Resolution 2020-13** outlines Rules, Regulations and Restrictions for the city  
491 cemeteries. Staff recommends approval.

492 **MOTION by Adams; SECOND by Wright; to approve Resolution 2020-13 Cemetery Rules and**  
493 **Regulations. Motion carried.**

494

495 11 Resolution 2020 – 24 Interlocal Agreement for Disbursement of CARES ACT Funding

496

497 **Attorney Stone** read the resolution by title:

498

499

**RESOLUTION 2020 – 24**

500

501 **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UMATILLA, FLORIDA, APPROVING AN INTERLOCAL**  
502 **AGREEMENT WITH LAKE COUNTY, FLORIDA, AUTHORIZING THE MAYOR TO EXECUTE AN INTERLOCAL**  
503 **AGREEMENT BETWEEN THE CITY OF UMATILLA AND LAKE COUNTY FOR THE DISTRIBUTION OF FUNDING**  
504 **TO BE PROVIDED THROUGH THE COUNTY ACCORDING TO THE CORONAVIRUS AID, RELIEF AND**  
505 **ECONOMIC SECURITY ACT (CARES) AND TO AUTHORIZE THE CITY MANAGER TO BYPASS NORMAL**  
506 **PROCUREMENT PROCEDURES DUE TO THE LIMITED AMOUNT OF TIME ALLOWED; PROVIDING FOR A**  
507 **SAVINGS CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.**

508

509 **City Manager Blankenship** said the State of Florida was awarded funds under the CARES Act, of which a  
510 share was disbursed to Lake County. The cities are to receive a Subgrant based on the County's allocation.  
511 The city's portion was originally \$274,000. In speaking with other City Managers in larger cities with a larger  
512 Subgrant I learned that their requests were less than the allotted funding. I spoke with **County Manager**  
513 **Jeff Cole** and the county did not have an issue with the city increasing the spending plan over the original  
514 allocation.

515

516 The challenge is to meet the time line of December 1<sup>st</sup> to spend the funds.

517

518 Some of the items in the plan are audio visual and AV upgrade to accommodate more public participation.  
519 We are looking at Pay-Go system for people to pay utility bills at various stores and locations. This is for  
520 preparation for next pandemic.

521

522 All things that would keep us safe and allow us to better serve our customers.

523

524 **MOTION by Adams; SECOND by Wright; to approve Resolution 2020-24 Interlocal Agreement for**  
525 **distribution of CARES Act funds for \$401,967. Motion carried.**

526

527 **GENERAL DISCUSSION**

528 October 14<sup>th</sup> is the Ethics class.



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**Mayor Olson** asked if the median contract covers trimming cabbage palms? **Mr. Mercer** responded it does up to twelve feet; usually once a year. City staff uses the bucket truck to get up higher.

Discussion took place on Donation Boxes with **Attorney Kevin Stone** stating the ordinance allowed for delay and that has not kicked in yet. There is a permitting process. You will not see any changes just yet.

**City Manager Blankenship** said the Donation Box owners have been notified.

**Adjourn meeting 7:38 p.m.**

\_\_\_\_\_  
Eric Olson  
Mayor

ATTEST:

\_\_\_\_\_  
Karen H. Howard, MMC  
City Clerk



**CITY OF UMATILLA  
AGENDA ITEM STAFF REPORT**

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**DATE:** October 16, 2020

**MEETING DATE:** October 20, 2020

**SUBJECT:** Ordinance 2020-L, second reading

**ISSUE:** Rezoning from R-3 Residential Low Density to UR-5 Urban Residential District

---

**BACKGROUND SUMMARY:** Application has been made for rezoning of a 3.21 acres tract located North of Beach Street and East of Tarpon Avenue. The owner wishes to subdivide the parcel into eight lots. The proposed lots are less than the city's density limitations which would allow for ten lots.

UR-5 zoning allows for 1,200 SF minimum living area, a minimum lot size of 12,500 square feet with septic, and a minimum lot width of 85'.

The difference between the two zoning districts is minimum living area. R-3 requires 1,500 square feet and UR-5 allows for 1,200 square feet. The living areas of surrounding homes range from 1,200 to 1,800 square feet.

During the first reading a neighbor purported it was his understanding the only access to this property was from SR 19. The resident was asked by Mr. Mercer to present any information to staff for review but no evidence has been provided at the time this staff report was prepared. Staff maintains Tarpon Avenue is a public road maintained by Lake County and access to the property would be gained by obtaining a driveway permit from Lake County for the lots as they are developed.

An issue regarding existing gopher tortoises was also brought up. Mr. Mercer explained at the time the property goes through the subdivision process an environmental assessment is required. There is a permitting program through the state for the relocation of gopher tortoises if they are found to exist on the property.

---

**STAFF RECOMMENDATIONS:** Approval of Ordinance 2020-L, second reading

**FISCAL IMPACTS:** N/A

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**COUNCIL ACTION** at the October 6, 2020 meeting:

**MOTION** by Adams; **SECOND** by Butler; for approval of Ordinance 2020-L, first reading.

---

**Ayes: Adams, Butler, Wright, Adcock, Olson**

**Nays:**

**Motion carried unanimously.**

Reviewed by City Attorney    Yes            No            vN/A

Reviewed by City Engineer    Yes            No            vN/A

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**ORDINANCE 2020 - L**

**AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, RECLASSIFYING 3.21 ± ACRES OF LAND ZONED LOW DENSITY RESIDENTIAL DISTRICT (R-3) TO THE DESIGNATION OF URBAN RESIDENTIAL DISTRICT (UR-5) IN THE CITY OF UMATILLA FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY COMMON WEALTH TRUST SERVICES, LLC LOCATED EAST OF TARPON AVE. AND NORTH OF BEACH 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 Ken Shields, as applicant on behalf of Common Wealth Trust Services, LLC, as Owner, to rezone approximately 3.21 acres of land from City Low Density Residential District (R-3) 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:** Beginning 553.52 feet North of the Southwest Corner of the Northwest ¼ of the Southwest ¼ of Section 6, Township 18 South, Range 27 East; Thence Run West 180.1 feet; Thence Run North 777.48 feet; Thence Run East 180.1 feet; Thence Run South 777.48 feet to the Point of Beginning.

**Alternate Key # 1111889**

**Section 2: Zoning Classification.**

That the property shall be designated as UR-5, Urban Residential District, in accordance with Chapter 6, Section 2(c) 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.

49 **Section 4: Severability.**

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

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

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

57  
58 **PASSED AND ORDAINED** in regular session of the City Council of the City of Umatilla, Lake County, Florida,  
59 this 20<sup>th</sup> day of October 2020.

60  
61  
62 \_\_\_\_\_  
63 Eric Olson, Mayor  
64 City of Umatilla, Florida

65  
66  
67 ATTEST:

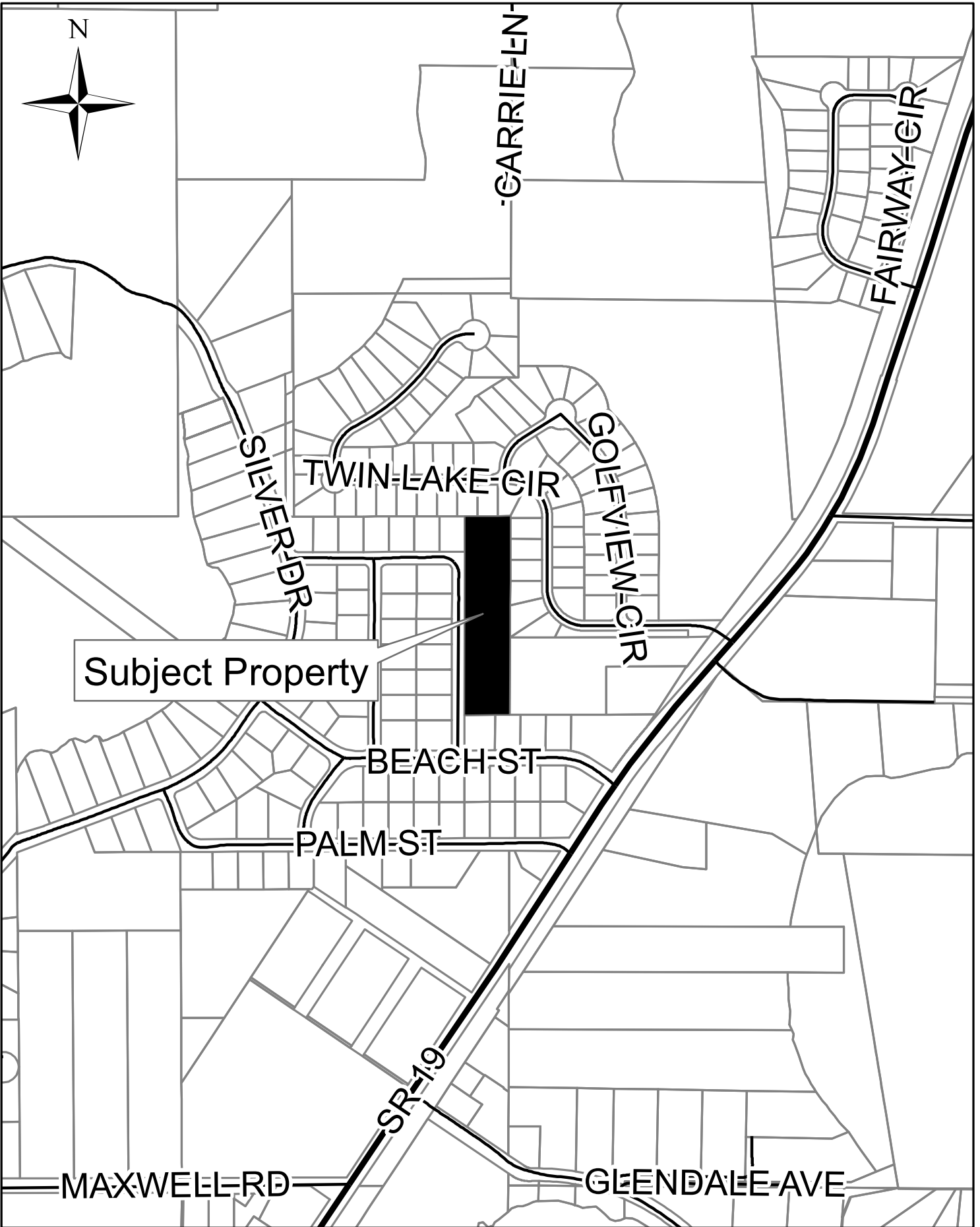
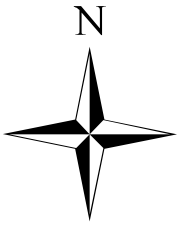
Approved as to Form:

68  
69  
70 \_\_\_\_\_  
71 Karen H. Howard, MMC  
72 City Clerk

\_\_\_\_\_  
Kevin Stone  
City Attorney

Passed First Reading October 6, 2020  
Passed Second Reading October 20, 2020  
(SEAL)

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Subject Property

TWIN LAKE CIR

GOLF VIEW CIR

FAIRWAY CIR

GARRIE LN

SIEVER DR

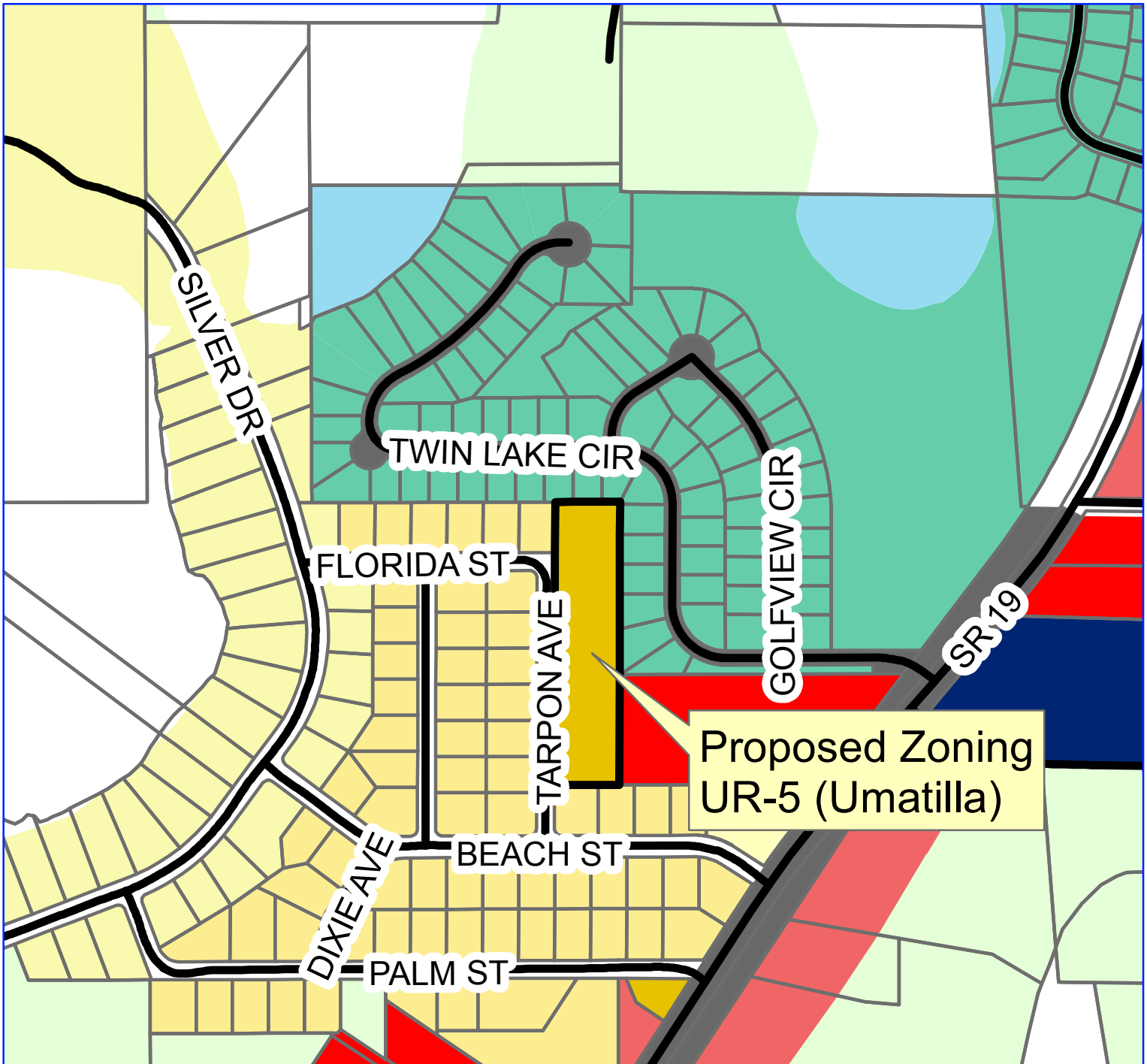
BEACH ST

PALM ST

SR-19

MAXWELL RD

GLENDALE AVE



**Legend**

- LC Streets
- Subject Property
- LC Parcels

**Lake County Zoning**

- "A" Agriculture District
- "R-1" Rural Residential
- "R-2" Estate Residential
- "R-3" Medium Residential District
- "C-2" Community Commercial District

**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



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

Project No.: 399-20-02  
File Name: Prop Zoning.mxd  
Project Name: Shields  
Project Manager: Sherie L  
Creation Date: July 30, 2020  
Created By: J.Meier



**CITY OF UMATILLA  
AGENDA ITEM STAFF REPORT**

---

**DATE:** October 13, 2020

**MEETING DATE:** October 20, 2020

**SUBJECT:** Ordinance 2020-M; 2020-M-1; 2020-M-2, second reading  
Resolution 2020-26 Variance, first reading  
Minor Subdivision

**ISSUE:** Annexation, Small Scale Comprehensive Plan Amendment, Rezoning from R-3 Residential Low Density to R-3 Low Density; Variance to Upland Buffer from 50' to 25' and set backs -wetland line from 50' to 25'; Minor Subdivision

---

**BACKGROUND SUMMARY:** Application has been made for Annexation, Small Scale, Comprehensive Plan Amendment and Rezoning on a 1.76+/- vacant parcel owned by C&C Realty Investment. The parcel is located East of SR 19 and South of Maxwell Road. The applicant desires to receive city utilities and services.

Ordinance 2020-M Annexation is requested pursuant to the ISBA with Lake County for non-contiguous property. The parcel is located approximately 300' south of the city limits and is located within the city utility service area.

Ordinance 2020-M-1 Small Scale Comprehensive Plan Amendment. The proposed comprehensive plan amendment is consistent with the City's comp plan and reduces the density from four units per acre to three units per acre.

Ordinance 2020-M-2 Rezoning. The proposed rezoning to City R-3 is similar to Lake County Zoning R-3 and is consistent with adjacent properties. The City's R-3 requires a minimum living area of 1,500 square feet, an increase of the 1,200 square feet required by the County's zoning.

Resolution 2020-26 Variances have been requested to change the upland buffer from 50' to 25' and to change the setbacks related to the wetland line from 50' to 25'. Prior to the development of the lots grading would take place and a rear lot swale would capture runoff prior to discharge into the lake. The swale and connection to city utilities would provide greater protection to the lake than setbacks alone.

Minor Subdivision A minor subdivision allows for a single tract to be divided into no more than three lots. There are no new streets or dedication of right of way required for this parcel. The lots meet the dimensional size requirements. In order to access the site the developer will need to obtain an easement from Lake County and a driveway access permit from DOT.

---

**STAFF RECOMMENDATIONS: Five separate motions:**

- 1) **2020-M: Motion to approve Ordinance 2020-M, annexation of C&C Realty Investment LLC property, second reading.**
- 2) **2020-M-1: Motion to approve Ordinance 2020-M-1, Small Scale Comprehensive Plan Amendment, second reading.**
- 3) **2020-M-3: Motion to approve Ordinance 2020-M-2, Rezoning, second reading.**
- 4) **Resolution 2020-26: Motion to approve Resolution 2020-26 Variances**
- 5) **Motion to approve Minor Subdivision, C&C Realty Investment LLC**

**FISCAL IMPACTS: N/A**

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**COUNCIL ACTIONS at October 6, 2020 meeting**

**1) Annexation – Ordinance 2020-M, first reading**

**MOTION by Wright; SECOND by Adams; to approve Ordinance 2020-M Annexation, first reading.**

**Roll call:**

**Ayes: Adams, Butler, Wright, Vice Mayor Kent; Mayor Olson.**

**Motion carried.**

**2) Small Scale Comprehensive Plan Amendment- Ordinance 2020-M-1, first reading;**

**MOTION by Adams; SECOND by Butler; to approve Ordinance 2020-M-1 Comprehensive Plan Amendment, first reading.**

**Roll call:**

**Ayes: Adams, Butler, Wright, Vice Mayor Kent; Mayor Olson.**

**Motion carried.**

**3) Rezoning – Ordinance 2020-M-2, first reading**

**MOTION by Wright; SECOND by Adams; to approve Ordinance 2020-M-2 Rezoning, first reading.**

**Roll call:**

**Ayes: Adams, Butler, Wright, Vice Mayor Kent; Mayor Olson.**

**Motion carried.**

Reviewed by City Attorney    Yes            No            N/A

Reviewed by City Engineer    Yes            No            N/A



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

**ANNEXATION, SSCPA, REZONING, VARIANCE AND MINOR SUBDIVISION**

**Owner:** C & C Realty Investment, LLC

**Applicant:** L.R. Huffstetler, Inc.

**General Location:** East of SR 19 and South of Maxwell Road

**Number of Acres:** 1.76 ± acres

**Existing Zoning:** Lake County Medium Residential (R-3)

**Proposed Zoning:** SF Low Density (R-3)

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

**Proposed Land Use:** Low Density Residential (3 units/acre)

**Date:** August 26, 2020

**Description of Project**

The owner is seeking annexation, small scale comprehensive plan amendment, zoning of Sf Low Density (R-3), variances off of wetland buffer and setback (property is adjacent to Lake Pearl) and minor subdivision of 3 lots. The annexation is requested pursuant to the ISBA and to receive city utilities and services. The existing property is vacant.

	<b>Surrounding Zoning</b>	<b>Surrounding Land Use</b>
<b>North</b>	County R-3	Urban Low (4 units/acre)
<b>South</b>	County R-3	Urban Low
<b>East</b>	Lake Pearl	Urban Low
<b>West</b>	County C-2	Urban Low

**Assessment**

**Annexation**

The annexation is requested pursuant to the ISBA with Lake County for non-contiguous property. The existing city limits are approximately 300' to the south. The subject site is within the City's utility service area. A survey was submitted; however, it is not signed and sealed.

### **Comprehensive Plan Amendment**

The proposed comprehensive plan amendment is from Lake County Urban Low (4 units/acre) to City of Umatilla Residential Low Density (3 units/acre). Documentation presented by the applicant indicates that the amendment is consistent with the City's comprehensive plan and will result in a de minimis impact to the City.

The amendment as proposed reduces the potential residential development from a maximum of 7 units to a maximum of 5 units, a reduction of 2 units and a reduction of traffic impacts. The proposed population increase in the City associated with the amendment is 11 residents based on the 2010 Census persons per household for Umatilla of 2.29. Although the density will be reduced, the school impact remains the same – 2 school age children ( $7 \times 0.350$  (student generation) = 2.45) ( $5 \times 0.350 = 1.75$ ).

### **Rezoning**

The proposed rezoning to City R-3 is similar to the existing Lake County zoning of R-3 and is consistent with the adjacent properties to the north and south which are developed as residential. The minimum living area of for each unit requires 1,500 SF which is an increase from the Lake County zoning which requires 1,200 SF.

### **Minor Subdivision**

Chapter 9, Section 5(b)(4) allows for minor subdivisions provided that meet all of the following criteria:

- An overall tract in single ownership is divided into no more than 3 lots
- No new streets are proposed or required
- No dedication of right of way, drainage areas, conversation areas or other publicly maintained property is proposed or required
- All proposed lots meet or exceed the dimensional requirements of the Code
- The proposed division is not part of an overall tract previously approved as a minor subdivision
- Flag lots are prohibited.

The concept plan submitted indicates 3 lots as follows:

Lot 1: 19,140 SF (frontage 152')

Lot 2: 21, 658 SF (frontage 171')

Lot 3: 19,950 SF (frontage 131')

The proposed lot sizes exceed the minimum requirements outlined in the Schedule of Dimension Requirements for the R-3 district with central sewer of 14,500 SF and the minimum lot width requirement of 75'. The setbacks shown on the concept plan meet the minimum building setbacks of the R-3 district.

No dedication of right of way or other publicly maintained property is proposed or required. The proposed minor subdivision is not part of any tract previously approved as a minor subdivision.

The proposed minor subdivision meets the requirements as outlined in Chapter 9, Section 5(b)(4).

There is no direct access to the site as it lies adjacent to the parcel formerly known as the railroad right of way which is now owned fee simple by Lake County. To access the site, an easement will need to be obtained from Lake County. The proposed plan indicates a proposed easement and a shared driveway is proposed. A driveway access permit will be required from the FDOT.

### **Variance**

Variances have been requested from Chapter 17, Section 4(a) upland buffer from 50' to 25' and Chapter 9(1) setbacks from wetland line/OHWL from 50' to 25'. It is indicated that the variance for the upland buffer is to coincide with SJRWMD criteria. The justification submitted indicates that prior to development of the lots, the lots would be graded and consist of a rear lot swale which would capture runoff prior to discharge to the lake. The rear lot swale and connection to city utilities (water and sewer) would provide greater protection to the lake than setbacks alone.

Review of the submitted exhibit indicates that unless a variance is granted for Lot 2, the building area would be restricted to approximately 39' which would severely limit the size and type of home constructed. Lots 1 and 3 appear to have sufficient buildable area to meet the wetland setback and buffer. It is acknowledged that protection of the lake from runoff would be of a public benefit.

Chapter 20, Section 1(f) sets out the review criteria for variances as follows:

- 1) No diminution in value of surrounding properties would be suffered;

***Granting of the variances does not and will not have an unduly adverse effect on adjacent properties.***

- 2) Granting the permit would be of benefit to the public interest;

***Protection of the lake from stormwater runoff and septic leaching with the utilization of central sewer would be of a public benefit.***

- 3) Denial of the permit would result in unnecessary hardship to the owner seeking it;

***Denial of the variance would result in an unnecessary hardship and would restrict the buildable area of Lot 2 in such a manner that would severely limit the size and type of***

**home constructed. The placement of a swale on all 3 lots would offer greater protection to the lake than just the placement of the swale on Lot 2.**

- 4) By granting the permit, substantial justice will be done; and

**Granting of the variance is the minimum variance necessary to accommodate the construction of a home(s) while providing the necessary protection of the wetlands and lake. Granting of the variance will not adversely affect the public health, safety and general welfare of the citizens.**

- 5) The use must not be contrary to the spirit of the ordinance.

**Buffers and wetland setbacks are to protect the lake and wetlands from secondary impacts such as stormwater runoff and leaching of septic tanks. These protection measures will be maintained via a rear lot swale, utilization of central sewer, and an upland buffer of 25'. The 25' upland buffer is consistent with the SJRWMD criteria.**

## **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 1-1.1.6: 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 1-2.2.5: Single-Family Low Density Residential Development.**

Development in the Single-Family Low Density category shall be limited to detached single-family dwelling units. Densities cannot exceed 3 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.

### **Variances**

The applicant submitted an exhibit showing the 50' setback and upland buffer and the effects on the subject property.

Staff recommends approval of the variances from Chapter 17, Section 4(a) upland buffer from 50' to 25' and Chapter 9(1) setbacks from wetland line/OHWL from 50' to 25'. The following conditions are recommended:

- A lot grading plan shall be submitted and approved prior to issuance of a building permit.
- Engineered drawing with calculations showing that the swale is designed to capture the first 1" of runoff shall be submitted and approved prior to issuance of a building permit.
- Driveway connection should be constructed with 1<sup>st</sup> building permit.

ORDINANCE 2020 – M

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 AND SECTION 171.203, FLORIDA STATUTES, TO INCLUDE WITHIN THE CITY LIMITS APPROXIMATELY 1.76 ± ACRES OF LAND GENERALLY LOCATED EAST OF SR 19 AND SOUTH OF MAXWELL ROAD; 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, the City of Umatilla entered into an Interlocal Service Boundary Agreement (ISBA) with Lake County, Florida dated May 3, 2011 and amended on February 21, 2013, (the "ISBA") pursuant to Chapter 171, Florida Statutes, and the ISBA permits the City to annex certain property that is not contiguous to the City limits; and

WHEREAS, a petition has been submitted for annexation of approximately 1.76 acres of land generally located east of SR 19 and south of Maxwell Road (the "Property") by C & C Realty Investment Group, LLC, Brent Howells, Managing Member 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 identified in the ISBA as property that may be annexed by the City of Umatilla, although it is not contiguous to the City limits.

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 1.76 acres of land generally located east of SR 19 and south of Maxwell Road, is hereby incorporated into and made part of the City of Umatilla Florida. The property is more particularly described as follows:

LEGAL DESCRIPTION: COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST ¼ NORTHEAST ¼ OF SECTION 12, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, AND RUN NORTH 89°55'24" WEST ALONG THE SOUTH LINE OF THE NORTHWEST ¼ OF THE NORTHEAST ¼, 43.25 FEET TO THE EASTERLY RIGHT-OF-WAY OF THE ABANDONED S.C.L RAILROAD RIGHT-OF-WAY; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY A CHORD BEARING OF NORTH 30°02'35" EAST AND A CHORD DISTANCE OF 300.0 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE ALONG SAID RIGHT OF WAY A CHORD BEARING OF NORTH 32°49'25" EAST AND A CHORD DISTANCE OF 332.80 FEET; THENCE ALONG SAID RIGHT-OF-WAY RUN NORTH 34°14'35" EAST; THENCE RUN SOUTH 57°01'11" EAST 189.84 FEET, MORE OR LESS, TO THE WATERS OF LAKE PEARL, THENCE SOUTHERLY ALONG AND WITH SAID WATERS OF LAKE PEARL TO A POINT THAT IS SOUTH 59°57'25" EAST OF THE POINT OF BEGINNING; THENCE RUN NORTH 59°57'25" WEST TO THE POINT OF BEGINNING.

Alternate Key # 3911076

49 **Section 2.** The City Clerk shall forward a certified copy of this Ordinance to the Clerk of the  
50 Circuit Court, the County Manager of Lake County, Florida, and the Secretary of State of Florida  
51 within seven (7) days after its passage on second and final reading.  
52

53 **Section 3.** If any provision or portion of this Ordinance is declared by any court of competent jurisdiction  
54 to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this  
55 Ordinance shall remain in full force and effect.  
56

57 **Section 4.** The property annexed in this Ordinance is subject to the Land Use Plan of the Lake County  
58 Comprehensive Plan and county zoning regulations until the City adopts the Comprehensive Plan  
59 Amendment to include the property annexed in the City Comprehensive Plan.  
60

61 **Section 5. Utilities.** The property is located within the City's Chapter 180, Florida Statutes, Utility  
62 District. The owner hereby agrees that the City shall be the sole provider of water and wastewater services  
63 to the property subject to this Ordinance when such services become available subject to the rules and  
64 regulations established by State and Federal regulatory agencies, and applicable City ordinances, policies,  
65 and procedures. For the purposes of this Section 5, 'available' shall mean when the City's potable water  
66 system comes within 300' of the private water system or any of the central lines of such private system  
67 and when the City's wastewater system comes within 1,000' of the private treatment system or any central  
68 lines of such private system. Distances shall be measured as a curb line distance within the right of way  
69 or the centerline distance within an easement. The owner further agrees that when the City provides  
70 notice that such utilities are available; the owner shall connect to the applicable system within 12 months  
71 of the date of the City's written notice.  
72

73 **Section 6.** This Ordinance shall become effective immediately upon passage by the City Council of the City  
74 of Umatilla.  
75

76  
77 **PASSED AND ORDAINED** in regular session of the City Council of the City of Umatilla, Lake County, Florida,  
78 this 20<sup>th</sup> day of October, 2020.  
79

80  
81 \_\_\_\_\_  
82 Eric Olson, Mayor  
83 City of Umatilla, Florida  
84

85  
86 ATTEST:

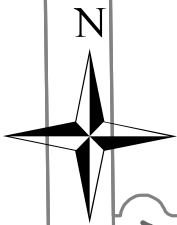
Approved as to Form:

87  
88  
89 \_\_\_\_\_  
90 Karen H. Howard, MMC  
91 City Clerk  
92

\_\_\_\_\_

Kevin Stone  
City Attorney

93  
94 Passed First Reading 10/06/2020  
95 Passed Second Reading 10/20/2020  
96 (SEAL)



PALM ST

MAXWELL RD

SR 19

FLETCHER RD

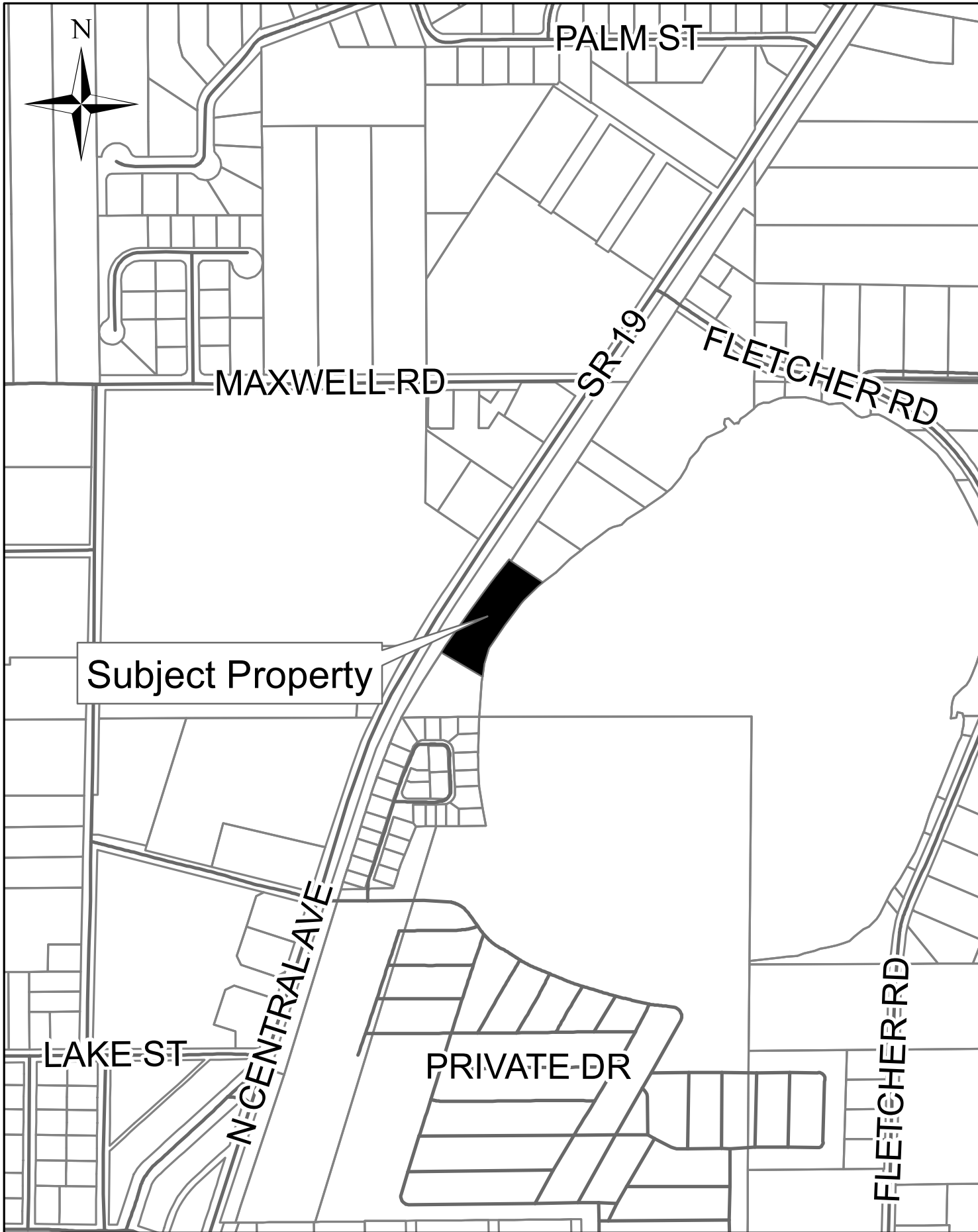
Subject Property

LAKE ST

N CENTRAL AVE

PRIVATE DR

FLETCHER RD





ORDINANCE 2020 – M - 1

AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, PURSUANT TO THE PROVISIONS OF FLORIDA STATUTE 163.3187(1); AMENDING THE LAND USE DESIGNATION OF 1.76 ± ACRES OF LAND DESIGNATED LAKE COUNTY URBAN LOW TO RESIDENTIAL LOW DENSITY IN THE CITY OF UMATILLA FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY C & C REALTY INVESTMENT GROUP, LLC, LOCATED EAST OF US 19 AND SOUTH OF MAXWELL 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 C & C Realty Investment Group, LLC, Brent Howells, Managing Member 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 to City Residential Low Density under the Comprehensive Plan for the City of Umatilla;

WHEREAS, the amendment would facilitate residential 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 to Residential Low Density as depicted on the map attached hereto as Exhibit “A”, and as defined in the Umatilla Comprehensive Plan.

LEGAL DESCRIPTION: COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST ¼ NORTHEAST ¼ OF SECTION 12, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, AND RUN NORTH 89°55’24” WEST ALONG THE SOUTH LINE OF THE NORTHWEST ¼ OF THE NORTHEAST ¼, 43.25 FEET TO THE EASTERLY RIGHT-OF-WAY OF THE ABANDONED S.C.L RAILROAD RIGHT-OF-WAY; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY A CHORD BEARING OF NORTH 30°02’35” EAST AND A CHORD DISTANCE OF 300.0 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE ALONG SAID RIGHT OF WAY A CHORD BEARING OF NORTH 32°49’25” EAST AND A CHORD DISTANCE OF 332.80 FEET; THENCE

49 ALONG SAID RIGHT-OF-WAY RUN NORTH 34°14'35" EAST; THENCE RUN SOUTH 57°01'11" EAST 189.84  
50 FEET, MORE OR LESS, TO THE WATERS OF LAKE PEARL, THENCE SOUTHERLY ALONG AND WITH SAID  
51 WATERS OF LAKE PEARL TO A POINT THAT IS SOUTH 59°57'25" EAST OF THE POINT OF BEGINNING; THENCE  
52 RUN NORTH 59°57'25" WEST TO THE POINT OF BEGINNING.

53  
54

55 **Alternate Key # 3911076**

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

79

80

81 **PASSED AND ORDAINED** in regular session of the City Council of the City of Umatilla, Lake County, Florida,  
82 this 20<sup>th</sup> day of October, 2020.

83

84 \_\_\_\_\_

85 Eric Olson, Mayor  
86 City of Umatilla, Florida

87

88 ATTEST:

Approved as to Form:

89

90 \_\_\_\_\_

91 Karen H. Howard, MMC  
92 City Clerk

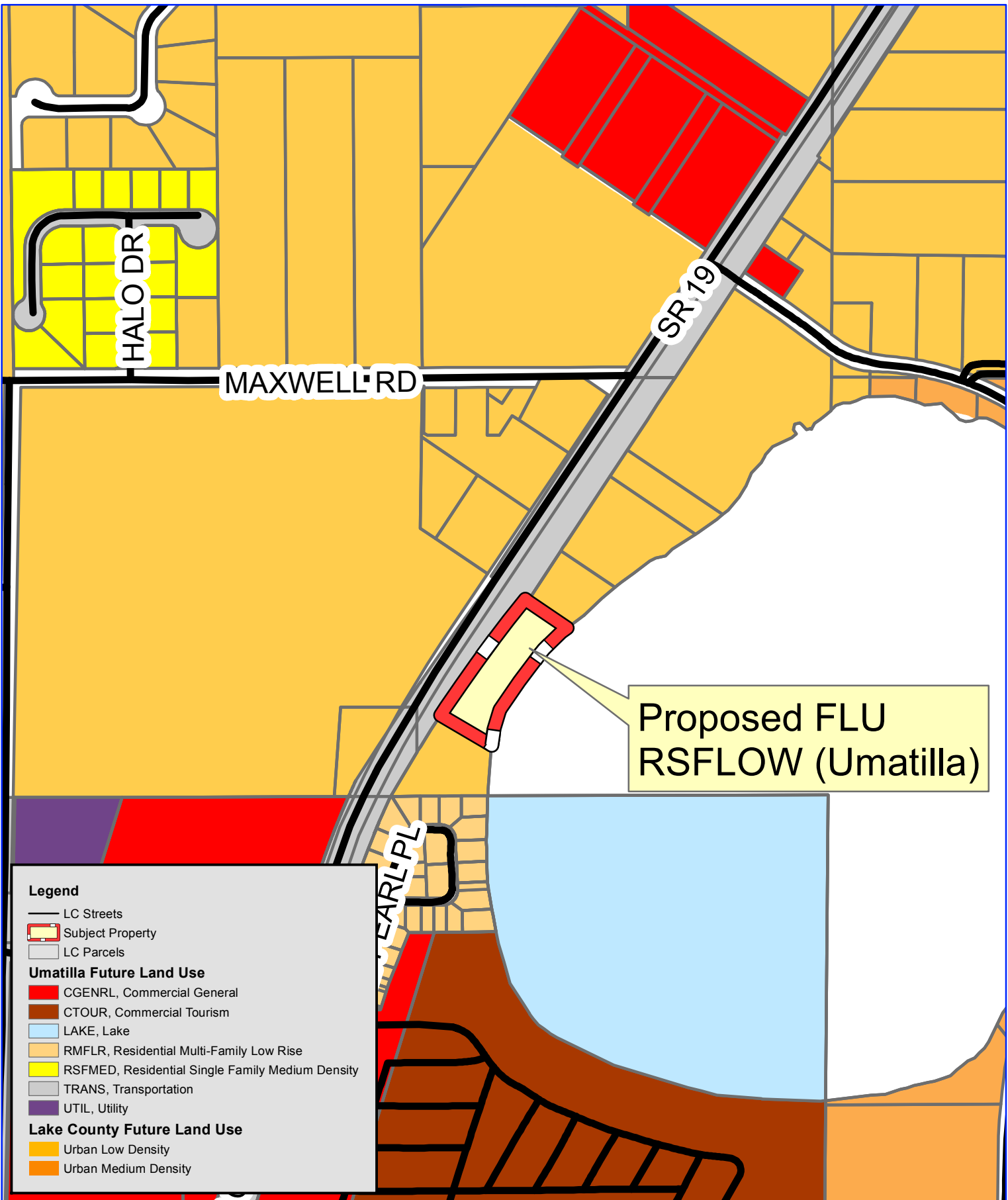
\_\_\_\_\_  
Kevin Stone  
City Attorney

93

94 Passed First Reading 10/06/2020

95 Passed Second Reading 10/20/2020

96 (SEAL)



Proposed FLU  
RSFLOW (Umatilla)

**Legend**

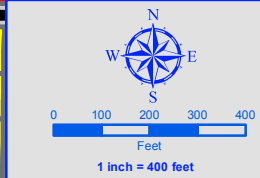
- LC Streets
- Subject Property
- LC Parcels

**Umatilla Future Land Use**

- CGENRL, Commercial General
- CTOUR, Commercial Tourism
- LAKE, Lake
- RMFLR, Residential Multi-Family Low Rise
- RSFMED, Residential Single Family Medium Density
- TRANS, Transportation
- UTIL, Utility

**Lake County Future Land Use**

- Urban Low Density
- Urban Medium Density



**City of Umatilla  
C&C Realty Investment**  
Lake County, Florida  
Proposed Future Land Use Map

Project No.: 399-20-03  
File Name: Prop FLU.mxd  
Project Name: C&C Realty Invest  
Project Manager: Sherie L  
Creation Date: August 6, 2020  
Created By: J.Meier

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

ORDINANCE 2020 – M - 2

AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, RECLASSIFYING 1.76 ± ACRES OF LAND ZONED LAKE COUNTY RESIDENTIAL MEDIUM DENSITY (R-3) TO THE DESIGNATION OF LOW DENSITY RESIDENTIAL (R-3) IN THE CITY OF UMATILLA FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY C & C REALTY INVESTMENT GROUP, LLC, LOCATED EAST OF SR 19 AND SOUTH OF MAXWELL ROAD; 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 C & C Realty Investment Group, LLC, Brent Howells, Managing Member as Owner, to rezone approximately 1.76 acres of land from Lake County Medium Residential Density (R-3) to City of Umatilla Low Density Residential (R-3);

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 Low Density Residential (R-3) 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:** COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST ¼ NORTHEAST ¼ OF SECTION 12, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, AND RUN NORTH 89°55'24" WEST ALONG THE SOUTH LINE OF THE NORTHWEST ¼ OF THE NORTHEAST ¼, 43.25 FEET TO THE EASTERLY RIGHT-OF-WAY OF THE ABANDONED S.C.L RAILROAD RIGHT-OF-WAY; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY A CHORD BEARING OF NORTH 30°02'35" EAST AND A CHORD DISTANCE OF 300.0 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE ALONG SAID RIGHT OF WAY A CHORD BEARING OF NORTH 32°49'25" EAST AND A CHORD DISTANCE OF 332.80 FEET; THENCE ALONG SAID RIGHT-OF-WAY RUN NORTH 34°14'35" EAST; THENCE RUN SOUTH 57°01'11" EAST 189.84 FEET, MORE OR LESS, TO THE WATERS OF LAKE PEARL, THENCE SOUTHERLY ALONG AND WITH SAID WATERS OF LAKE PEARL TO A POINT THAT IS SOUTH 59°57'25" EAST OF THE POINT OF BEGINNING; THENCE RUN NORTH 59°57'25" WEST TO THE POINT OF BEGINNING.

52 **Alternate Key # 3911076**

53

54 **Section 2: Zoning Classification.**

55 That the property shall be designated as R-3, Low Density Residential, in accordance with Chapter 6,  
56 Section 2(b) of the Land Development Regulations of the City of Umatilla, Florida.

57

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

61

62 **Section 4: Severability.**

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

66

67 **Section 5: Effective Date.**

68 This Ordinance shall become effective immediately upon passage by the City Council of the City of  
69 Umatilla.

70

71

72 **PASSED AND ORDAINED** in regular session of the City Council of the City of Umatilla, Lake County,  
73 Florida, this 20<sup>th</sup> day of October, 2020.

74

75

76

77 \_\_\_\_\_  
Eric Olson, Mayor  
78 City of Umatilla, Florida

79

80

81 ATTEST: Approved as to Form:

82

83

84

85 \_\_\_\_\_  
Karen H. Howard, MMC  
86 City Clerk

87

88

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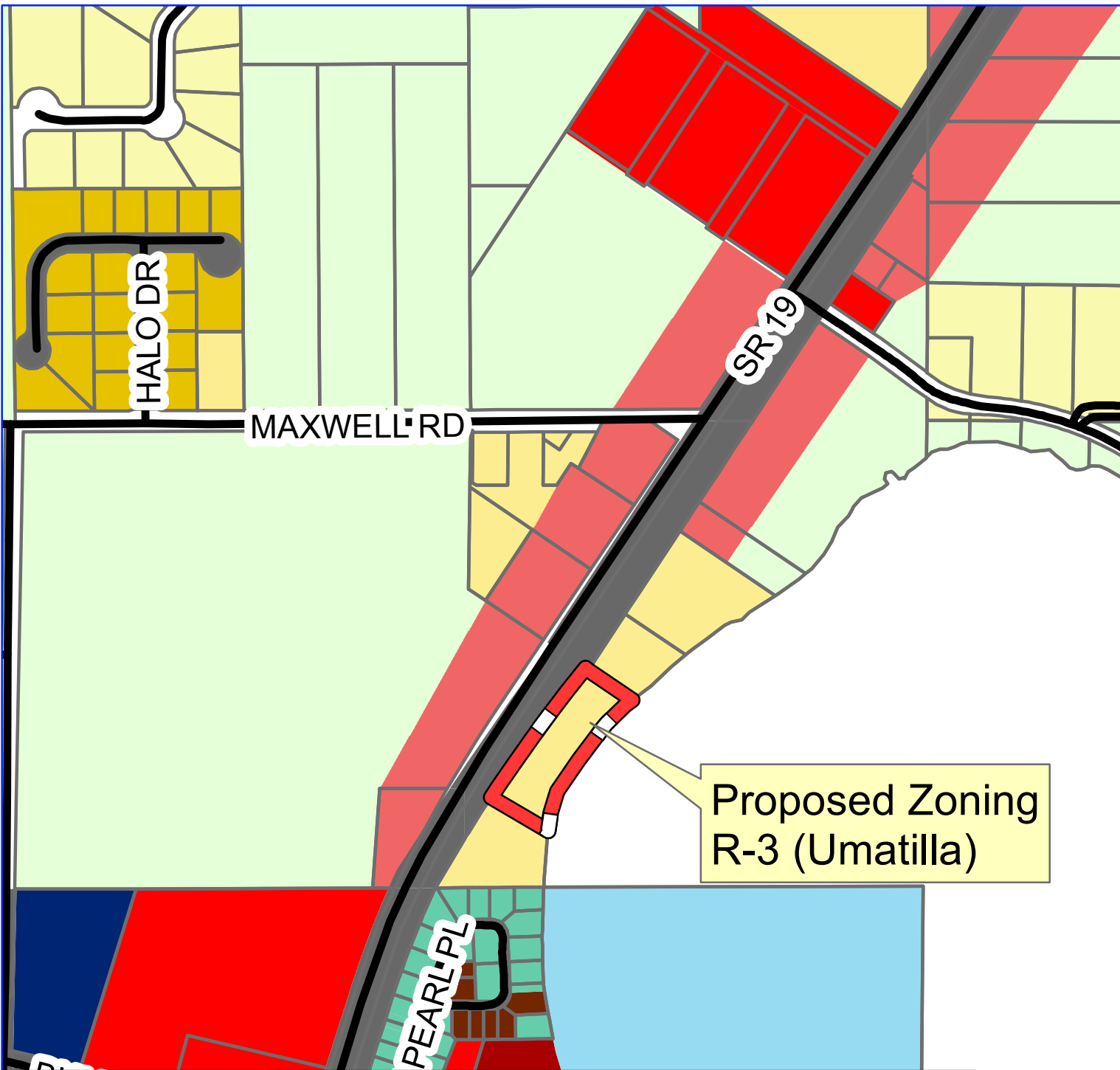
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91

92

\_\_\_\_\_  
Kevin Stone  
City Attorney

Passed First Reading 10/06/2020  
Passed Second Reading 10/20/2020  
(SEAL)



Proposed Zoning  
R-3 (Umatilla)

**Legend**

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



1 inch = 400 feet

**City of Umatilla  
C&C Realty Investment**

Lake County, Florida  
Proposed Zoning Map

Project No.: 399-20-03  
File Name: Prop Zoning.mxd  
Project Name: C&C Realty Invest  
Project Manager: Sherie L  
Creation Date: August 6, 2020  
Created By: J.Meier



1  
2 **RESOLUTION 2020 - 26**  
3

4 **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UMATILLA, FLORIDA, GRANTING A**  
5 **VARIANCE TO THE LAND DEVELOPMENT REGULATION (LDR) REQUIREMENTS PERTAINING TO**  
6 **WETLAND SETBACK STANDARDS FROM 50' TO 25' AND UPLAND BUFFER STANDARDS FROM**  
7 **50' TO 25' ON THE SUBJECT PROPERTY LOCATED EAST OF SR 19 AND SOUTH OF MAXWELL**  
8 **ROAD AND OWNED BY C & C REALTY INVESTMENTS, LLC, PROVIDING FOR AN EXPIRATION DATE**  
9 **AND PROVIDING FOR AN EFFECTIVE DATE.**

10  
11 **WHEREAS**, C & C Realty Investments, LLC, Brent Howells, Managing Member has petitioned for  
12 variances for his property located East of SR 19 and south of Maxwell Road, in the City of Umatilla,  
13 Florida; and

14  
15 **WHEREAS**, the owner requests a variance to the following LDR requirements:

- 16  
17       • Chapter 17, Section 4(a) upland buffer from 50' to 25'  
18       • Chapter 9(1) setbacks from wetland line/OHWL from 50' to 25'  
19

20 **WHEREAS**, this Resolution met all public notice requirements;

21  
22 **NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF UMATILLA, FLORIDA,**  
23 **as follows:**

- 24  
25 1. The City Council has determined that a reduction of the wetland setback from fifty feet  
26 (50') to twenty-five feet (25') is not detrimental to the character of the area.  
27  
28 2. The City Council has determined that a reduction of the upland buffer from fifty feet (50')  
29 to twenty-five feet (25') is not detrimental to the character of the area.  
30  
31 3. The City Council has determined that a reduction of the wetland setback from fifty feet  
32 (50') to twenty-five feet (25') does not and will not have an unduly adverse effect on surrounding  
33 property.  
34  
35 4. The City Council has determined that a reduction of the upland buffer from fifty feet (50')  
36 to twenty-five feet (25') will not have an unduly adverse effect on surrounding property.  
37  
38 6. Special conditions and circumstances exist which are peculiar to the Property which are  
39 not applicable to other land and structures.  
40  
41 7. A variance of 25 feet from the existing code for wetland setbacks and upland buffer is the  
42 minimum variance to accommodate development of the site.  
43  
44 8. The variances relating to wetland setbacks and upland buffers will not adversely affect  
45 the public health, safety and general welfare of the citizens of the City of Umatilla.

46  
47 9. The petition for variances filed by C & C Realty Investments, LLC, Brent Howells, Managing  
48 Member for property east of SR 19 and south of Maxwell Road in the City of Umatilla, Florida,  
49 more particularly described as:

50  
51 **LEGAL DESCRIPTION:** COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST ¼  
52 NORTHEAST ¼ OF SECTION 12, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA,  
53 AND RUN NORTH 89°55'24" WEST ALONG THE SOUTH LINE OF THE NORTHWEST ¼ OF THE  
54 NORTHEAST ¼, 43.25 FEET TO THE EASTERLY RIGHT-OF-WAY OF THE ABANDONED S.C.I RAILROAD  
55 RIGHT-OF-WAY; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY A CHORD BEARING OF  
56 NORTH 30°02'35" EAST AND A CHORD DISTANCE OF 300.0 FEET TO THE POINT OF BEGINNING,  
57 THENCE CONTINUE ALONG SAID RIGHT OF WAY A CHORD BEARING OF NORTH 32°49'25" EAST  
58 AND A CHORD DISTANCE OF 332.80 FEET; THENCE ALONG SAID RIGHT-OF-WAY RUN NORTH  
59 34°14'35" EAST; THENCE RUN SOUTH 57°01'11" EAST 189.84 FEET, MORE OR LESS, TO THE  
60 WATERS OF LAKE PEARL, THENCE SOUTHERLY ALONG AND WITH SAID WATERS OF LAKE PEARL TO  
61 A POINT THAT IS SOUTH 59°57'25" EAST OF THE POINT OF BEGINNING; THENCE RUN NORTH  
62 59°57'25" WEST TO THE POINT OF BEGINNING.

63  
64 **Alternate Key # 3911076**

65  
66 is GRANTED as follows:

- 67  
68 1. Chapter 17, Section 4(a) upland buffer from 50' to 25'  
69 2. Chapter 9(1) setbacks from wetland line/OHWL from 50' to 25'  
70 3. A lot grading plan shall be submitted and approved prior to issuance of a building permit.  
71 4. Engineered drawing with calculations showing that the swale is designed to capture the first  
72 1" of runoff shall be submitted and approved prior to issuance of a building permit.  
73 5. Driveway connection to be constructed with the 1<sup>st</sup> building permit.

74  
75 **PASSED AND ORDAINED** in regular session of the City Council of the City of Umatilla, Lake County,  
76 Florida, this 20<sup>th</sup> day of October, 2020.

77  
78  
79 \_\_\_\_\_  
80 Eric Olson, Mayor  
81 City of Umatilla, Florida

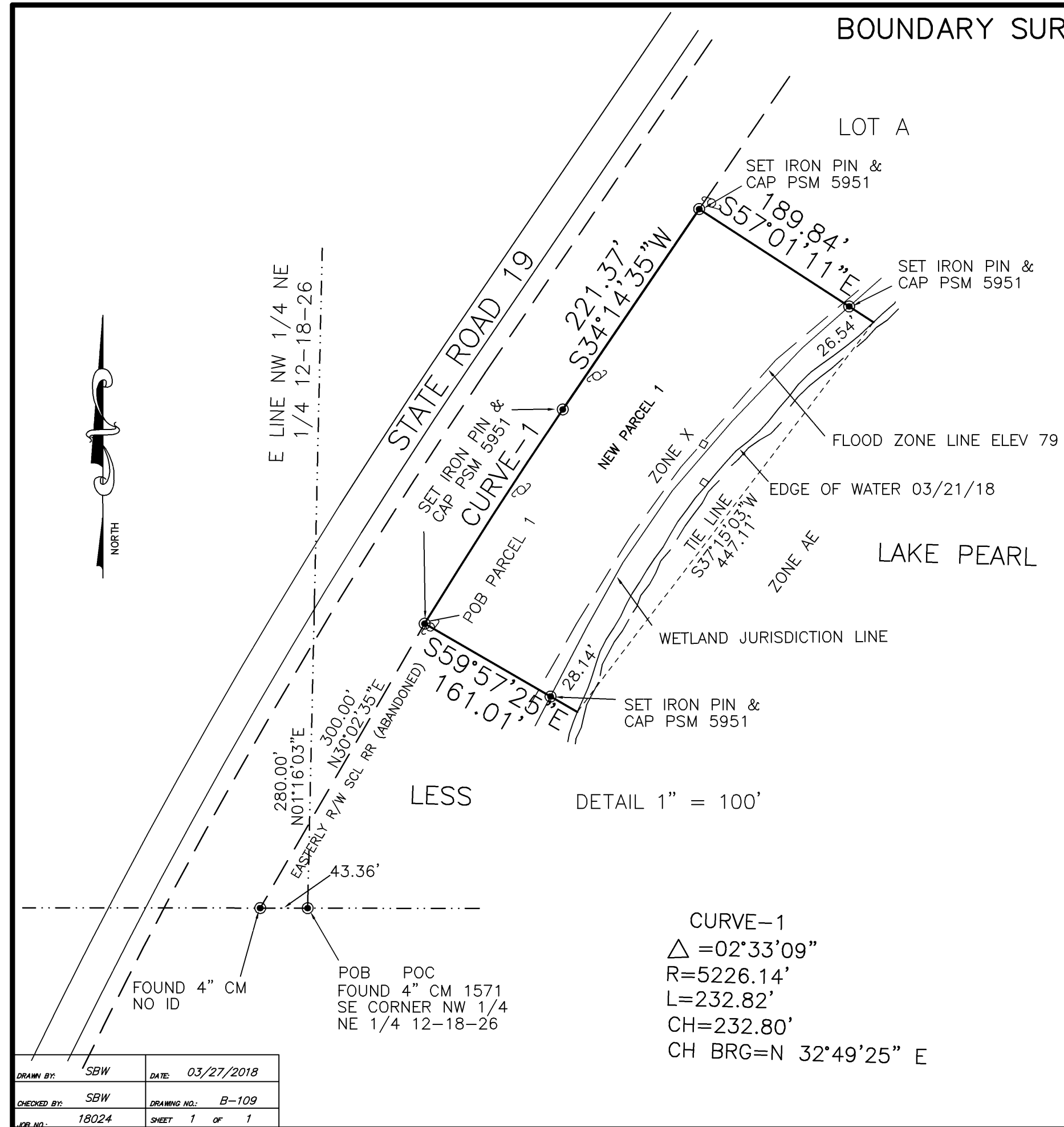
82  
83  
84 ATTEST: Approved as to Form:  
85 \_\_\_\_\_  
86 Karen H. Howard, MMC Kevin Stone  
87 City Clerk City Attorney

88  
89  
90 Passed First Reading October 20, 2020  
91 (SEAL)





# BOUNDARY SURVEY



**DESCRIPTION: NEW PARCEL 1**

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA. AND RUN NORTH 89°55'24" WEST ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, 43.25 FEET TO THE EASTERLY RIGHT-OF-WAY OF THE ABANDONED S.C.L. RAILROAD RIGHT-OF-WAY; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY A CHORD BEARING OF NORTH 30°02'35" EAST AND A CHORD DISTANCE OF 300.0 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE ALONG SAID RIGHT-OF-WAY A CHORD BEARING OF NORTH 32°49'25" EAST AND A CHORD DISTANCE OF 232.80 FEET; THENCE ALONG SAID RIGHT OF WAY RUN NORTH 34°14'35" EAST 221.37 FEET; THENCE RUN SOUTH 57°01'11" EAST 189.84 FEET, MORE OR LESS, TO THE WATERS OF LAKE PEARL; THENCE SOUTHERLY ALONG AND WITH SAID WATERS OF LAKE PEARL TO A POINT THAT IS SOUTH 59°57'25" EAST OF THE POINT OF BEGINNING; THENCE RUN NORTH 59°57'25" WEST TO THE POINT OF BEGINNING.

**DESCRIPTION: NEW PARCEL 2**

THE NORTHWEST QUARTER (NW 1/4) OF NORTHEAST QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 18 SOUTH, RANGE 26 EAST. ALSO ALL OF THAT PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OUTSIDE OF GLENDALE PLAT AND THAT PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OUTSIDE OF GLENDALE PLAT OF GORDY'S ADDITION TO GLENDALE OF SECTION 12, TOWNSHIP 18 SOUTH, RANGE 26 EAST. LESS AND EXCEPT BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 18 SOUTH, RANGE 26 EAST RUN NORTH ALONG THE EAST LINE OF SAID NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) 280 FEET, THENCE RUN WEST PARALLEL WITH THE SOUTH LINE OF THE SAID NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) 240 FEET, THENCE RUN SOUTHWESTERLY TO A POINT ON THE SOUTH LINE OF THE SAID NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) THAT IS 260 FEET WEST OF THE POINT OF BEGINNING, THENCE RUN EAST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) 260 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT  
 BEGIN AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 NORTHEAST 1/4 AND RUN NORTH 89°55'24" WEST ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, 43.25 FEET TO THE EASTERLY RIGHT-OF-WAY OF THE ABANDONED S.C.L. RAILROAD RIGHT-OF-WAY; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY A CHORD BEARING OF NORTH 30°02'35" EAST AND A CHORD DISTANCE OF 300.0 FEET, THENCE SOUTH 59°57'25" EAST 200 FEET, MORE OR LESS, TO THE WATERS OF LAKE PEARL; THENCE SOUTHERLY ALONG AND WITH SAID WATERS OF LAKE PEARL TO THE SOUTH LINE OF NORTHEAST 1/4 OF THE NORTHEAST 1/4, THENCE NORTH 89°55'24" WEST ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING, IN SECTION 12, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.  
 LESS: THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 18 SOUTH, RANGE 25 EAST, LYING SOUTH OF THE ABANDONED RIGHT-OF-WAY OF THE S.C.L. RAILROAD.

LESS:  
 COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA. AND RUN NORTH 89°55'24" WEST ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, 43.25 FEET TO THE EASTERLY RIGHT-OF-WAY OF THE ABANDONED S.C.L. RAILROAD RIGHT-OF-WAY; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY A CHORD BEARING OF NORTH 30°02'35" EAST AND A CHORD DISTANCE OF 300.0 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE ALONG SAID RIGHT-OF-WAY A CHORD BEARING OF NORTH 32°49'25" EAST AND A CHORD DISTANCE OF 232.80 FEET; THENCE ALONG SAID RIGHT OF WAY RUN NORTH 34°14'35" EAST 221.37 FEET; THENCE RUN SOUTH 57°01'11" EAST 189.84 FEET, MORE OR LESS, TO THE WATERS OF LAKE PEARL; THENCE SOUTHERLY ALONG AND WITH SAID WATERS OF LAKE PEARL TO A POINT THAT IS SOUTH 59°57'25" EAST OF THE POINT OF BEGINNING; THENCE RUN NORTH 59°57'25" WEST TO THE POINT OF BEGINNING.

**SURVEYORS CERTIFICATION:** I HEREBY CERTIFY TO :  
**DALTON YANCY**

THAT THE BOUNDARY SURVEY, AS REFLECTED HEREON, WAS PERFORMED UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION, AND MEETS THE MINIMUM TECHNICAL STANDARDS RULE 5J-17.052.

STEVEN B. WILEY DATE  
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER  
 CERTIFICATE NUMBER 5951

**WILEY SURVEYING AND MAPPING INC.**  
 11929 GARRISON LANE  
 UMATILLA, FLORIDA 32784  
 PHONE: (352) 669-6046 PROFESSIONAL SURVEYORS AND MAPPERS  
 (352) 267-2364  
 WILEYSURVEYING@GMAIL.COM

DETAIL 1" = 100'

CURVE-1  
 $\Delta = 02^{\circ}33'09''$   
 $R = 5226.14'$   
 $L = 232.82'$   
 $CH = 232.80'$   
 $CH BRG = N 32^{\circ}49'25'' E$

DRAWN BY: SBW	DATE: 03/27/2018
CHECKED BY: SBW	DRAWING NO.: B-109
OR NO.: 18024	SHEET 1 OF 1

**CITY OF UMATILLA  
AGENDA ITEM STAFF REPORT**

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**DATE:** October 13, 2020

**MEETING DATE:** October 20, 2020

**SUBJECT:** Gateway Commerce Park

**ISSUE:** Final Plat Approval

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**BACKGROUND SUMMARY:** The Gateway Commerce Park Plat has been reviewed by CPH Engineers and found to be compliant with Chapter 177, FS and the City’s Land Development Regulations.

**STAFF RECOMMENDATIONS:** Approval of Final Plat, Gateway Commerce Park

**FISCAL IMPACTS:** N/A

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**COUNCIL ACTIONS**

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

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



# GATEWAY COMMERCE CENTER

## PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 18 SOUTH, RANGE 26 EAST, CITY OF UMATILLA, LAKE COUNTY, FLORIDA.

PLAT BOOK	PAGE
DEDICATION	
GATEWAY COMMERCE CENTER	

KNOW ALL MEN BY THESE PRESENTS, THAT DUCK BOX PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN, AS GATEWAY COMMERCE CENTER, BEING IN THE CITY OF UMATILLA, LAKE COUNTY, FLORIDA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE THE DRAINAGE AND UTILITY EASEMENTS SHOWN HEREON TO THE PERPETUAL USE OF THE PUBLIC (CITY OF UMATILLA) AND TO BE MAINTAINED BY THE GATEWAY COMMERCE CENTER PROPERTY OWNERS ASSOCIATION, INC. ALL STREETS AND RIGHTS OF WAY SHOWN ON THIS PLAT ARE HEREBY DECLARED TO BE AND SHALL REMAIN PRIVATE. THEY ARE DEDICATED FOR THE USE AND BENEFIT OF THE OWNERS AND RESIDENTS OF THIS SUBDIVISION, AND SHALL BE OF THE PERPETUAL MAINTENANCE OBLIGATION OF THE GATEWAY COMMERCE CENTER PROPERTY OWNERS ASSOCIATION, INC. ALL PUBLIC AUTHORITIES, INCLUDING BUT NOT LIMITED TO POLICE, FIRE, AMBULANCE AND UTILITY PROVIDERS SHALL HAVE THE RIGHT TO USE THE STREETS IN THE COURSE OF PERFORMING THEIR RESPECTIVE DUTIES. THE CITY OF UMATILLA SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY WHATSOEVER REGARDING SUCH STREETS.

TRACTS "A", "B" AND "C" ARE RESERVED BY THE OWNER FOR FUTURE ROAD RIGHT OF WAY AND WILL BE OWNED AND MAINTAINED BY THE GATEWAY COMMERCE CENTER PROPERTY OWNERS ASSOCIATION, INC. TRACT "D" IS TO BE FOR IRRIGATION WELL TO BE OWNED AND MAINTAINED BY THE GATEWAY COMMERCE CENTER PROPERTY OWNERS ASSOCIATION, INC. TRACT "E" IS TO BE FOR LANDSCAPE AND UTILITIES TO BE OWNED AND MAINTAINED BY THE GATEWAY COMMERCE CENTER PROPERTY OWNERS ASSOCIATION, INC.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY H. SCOTT PURVIS, ITS MANAGER AND ITS COMPANY SEAL TO BE AFFIXED HERETO THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE AS WITNESSES:

SIGNATURE _____	OWNER: DUCK BOX PROPERTIES, LLC A FLORIDA LIMITED LIABILITY COMPANY
PRINTED NAME _____	H. SCOTT PURVIS, MANAGER
SIGNATURE _____	
PRINTED NAME _____	
STATE OF _____	COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ( ) PHYSICAL PRESENCE OR ( ) ONLINE NOTARIZATION, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020, BY H. SCOTT PURVIS, AS MANAGER OF DUCK BOX PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

SIGNATURE OF ACKNOWLEDGER _____	
PRINTED NAME OF ACKNOWLEDGER _____	
TITLE _____	
MY COMMISSION EXPIRES: _____	

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING BOARD

EXAMINED AND APPROVED _____	DATE _____
CHAIRMAN	DATE

CERTIFICATE OF APPROVAL BY THE CITY COUNCIL

THIS IS TO CERTIFY, THAT ON \_\_\_\_\_ THE FOREGOING PLAT WAS APPROVED BY THE CITY COUNCIL OF UMATILLA, FLORIDA.

COUNCIL PRESIDENT _____	APPROVED AS TO FORM AND LEGAL SUFFICIENCY _____
PRINT NAME _____	
CITY CLERK _____	CITY ATTORNEY _____
PRINT NAME _____	PRINT NAME _____

REVIEWER STATEMENT

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, PART I, FLORIDA STATUTES, AND FIND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; PROVIDED, HOWEVER, THAT MY REVIEW DOES NOT INCLUDE FIELD VERIFICATION OF ANY OF THE COORDINATES, POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

\_\_\_\_\_  
C.P.H., INC. - 500 W. FULTON STREET, SANFORD, FL 32771  
(407)322-6841

DATE \_\_\_\_\_

\_\_\_\_\_  
RANDALL L. ROBERTS, RLS  
FLORIDA REGISTRATION No. 3144

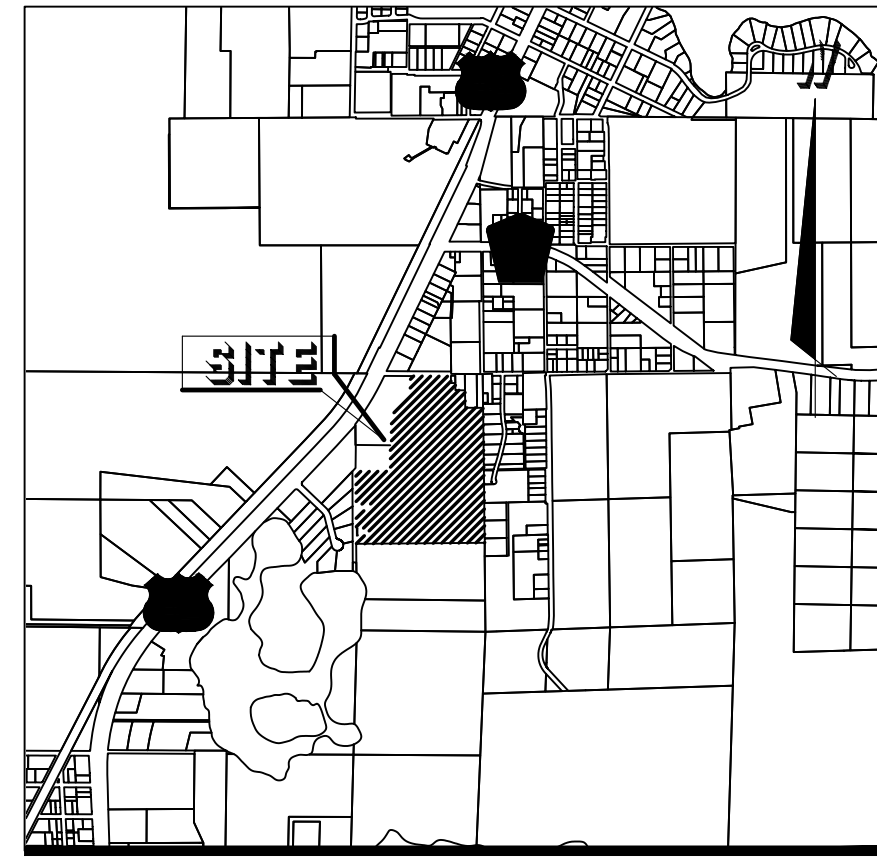
CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, FULLY LICENSED TO PRACTICE IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT ON \_\_\_\_\_ THE SURVEY OF THE LANDS AS SHOWN IN THE FOREGOING PLAT WAS PREPARED UNDER HIS DIRECTION AND SUPERVISION, AND THAT SAID PLAT IS A CORRECT PRESENTATION OF LANDS THEREIN DESCRIBED AND PLATTED OR SUBDIVIDED; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND THAT P.C.P.s WILL BE SET AS SHOWN THEREON AS REQUIRED BY CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES AND SUBDIVISIONS; AND THAT SAID LAND IS LOCATED IN UMATILLA, FLORIDA.

\_\_\_\_\_  
BOOTH ERN STRAUGHAN HIOTT, INC. - 902 NORTH SINCLAIR AVENUE TAVARES, FL 32778 LICENSED BUSINESS NO. 7514

DATE \_\_\_\_\_

\_\_\_\_\_  
JENNINGS E. GRIFFIN  
PROFESSIONAL LAND SURVEYOR NO. 4486



**VICINITY MAP**  
SCALE: 1"=2,000'

### DESCRIPTION

THAT PORTION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LYING SOUTHEASTERLY OF THE SOUTHEASTERLY RIGHT OF WAY LINE FOR STATE ROAD 19 AND LYING SOUTH OF THE SOUTHERLY RIGHT OF WAY FOR MILLS AVENUE, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION 23; THENCE ON A BEARING RELATED TO FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, S00°42'54"E ALONG THE EAST LINE OF THE SAID SOUTHEAST 1/4 OF SECTION 23 FOR 351.42 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°42'54"E ALONG SAID EAST LINE FOR 990.43 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SAID SOUTHEAST 1/4 OF SECTION 23; THENCE CONTINUE S00°42'54"E ALONG SAID EAST LINE FOR 415.53 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 415.00 FEET OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23; THENCE TURN AN ANGLE TO THE LEFT OF 89°44' AS DEPICTED ON THE SURVEY BY C.F. WHITCOMB, REGISTERED LAND SURVEYOR NO. 113, DATED JANUARY 26, 1934 AND RUN ALONG SAID SOUTH LINE, S89°33'06"W FOR 1336.61 FEET TO A POINT ON THE WEST LINE OF THE SAID EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23; THENCE DEPARTING SAID SOUTH LINE, N00°23'47"W ALONG SAID WEST LINE FOR 83.69 FEET TO A POINT ON THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4628, PAGE 1081, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY, EASTERLY AND NORTHERLY LINES OF SAID LANDS THE FOLLOWING THREE (3) COURSES: N89°33'06"E ALONG SAID SOUTH LINE, (SAID LINE BEING PARALLEL WITH AND PERPENDICULAR TO, THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 23, ACCORDING TO SAID C.F. WHITCOMB SURVEY), FOR 133.03 FEET; THENCE N00°03'54"W FOR 80.00 FEET; THENCE S89°33'06"W ALONG A PARALLEL LINE BEING 250.00 FEET SOUTH OF AND PERPENDICULAR TO, THE SAID NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23 ACCORDING TO SAID C.F. WHITCOMB SURVEY, FOR 133.49 FEET TO A POINT ON THE SAID WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 23; THENCE N00°23'47"W ALONG SAID WEST LINE FOR 180.03 FEET TO A POINT ON THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4742, PAGE 175, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY, EASTERLY AND NORTHERLY LINES OF SAID LANDS THE FOLLOWING THREE (3) COURSES: N89°33'06"E ALONG SAID SOUTHERLY LINE, (SAID LINE BEING PARALLEL WITH AND PERPENDICULAR TO, THE SAID NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23 ACCORDING TO SAID C.F. WHITCOMB SURVEY, FOR 165.94 FEET; THENCE N00°03'54"W FOR 70.00 FEET TO A POINT ON SAID NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 23 ACCORDING TO SAID C.F. WHITCOMB SURVEY; THENCE S89°33'06"W ALONG SAID NORTH LINE FOR 166.35 FEET TO THE SAID WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23; THENCE N00°23'47"W ALONG SAID WEST LINE FOR 339.46 FEET TO A POINT ON THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5242, PAGE 1559, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID LANDS THE FOLLOWING TWO (2) COURSES: N89°33'06"E, ALONG SAID SOUTHERLY LINE, (SAID LINE BEING PARALLEL WITH AND PERPENDICULAR TO, THE SAID NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23 ACCORDING TO SAID C.F. WHITCOMB SURVEY, FOR 360.00 FEET; THENCE N00°23'47"W FOR 240.00 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE DEPARTING SAID EASTERLY LINE, N89°33'06"E FOR 12.00 FEET; THENCE N00°23'47"W FOR 225.49 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 375.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°50'05" FOR A DISTANCE OF 273.81 FEET TO THE POINT OF TANGENCY; THENCE N41°26'19"E FOR 102.05 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 150.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°05'43" FOR A DISTANCE OF 107.59 FEET TO THE POINT OF TANGENCY; THENCE N00°20'35"E FOR 75.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR A DISTANCE OF 39.27 FEET TO A POINT OF NON TANGENT (SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE FOR MILLS STREET AS DESCRIBED IN OFFICIAL RECORDS BOOK 1010, PAGE 88, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S89°39'25"E ALONG SAID SOUTH RIGHT OF WAY LINE FOR 445.86 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, S00°42'54"E FOR 70.00 FEET; THENCE S89°39'25"E FOR 45.00 FEET; THENCE S00°42'54"E FOR 75.00 FEET; THENCE S89°39'25"E FOR 100.00 FEET; THENCE S00°42'54"E FOR 181.42 FEET; THENCE S89°39'25"E FOR 186.00 FEET TO THE AFORESAID EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 23 AND THE POINT OF BEGINNING.

CONTAINING 1,795,067.11 SQUARE FEET OR 41.209 ACRES, MORE OR LESS.

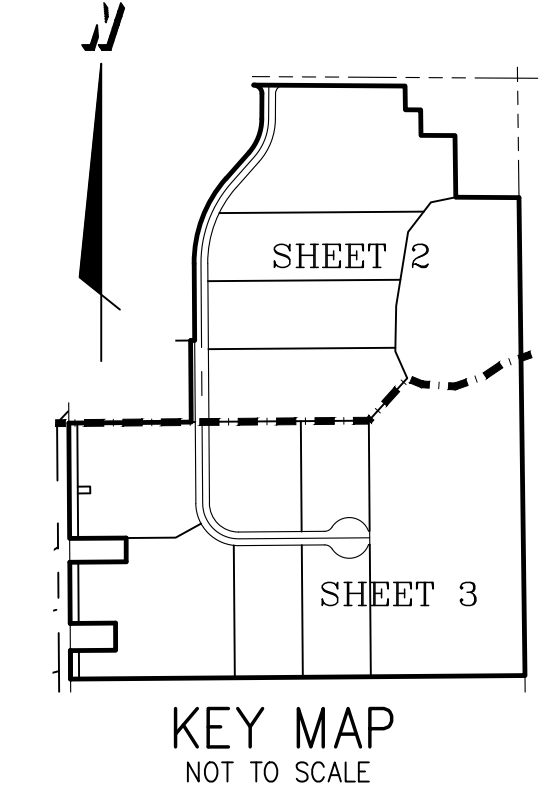
- LEGEND**
- PERMANENT REFERENCE MONUMENT - SET 4"x 4" CONCRETE MONUMENT WITH DISC STAMPED 'BESH PRM LB#7514' UNLESS OTHERWISE NOTED
  - PERMANENT REFERENCE MONUMENT - FOUND 4"x 4" CONCRETE MONUMENT WITH DISC PRM LB#7064
  - PERMANENT CONTROL POINT - SET NAIL & DISK STAMPED 'BESH PCP LB#7514' UNLESS OTHERWISE NOTED
  - CM CONCRETE MONUMENT
  - LB LICENSED BUSINESS
  - ⊙ CENTERLINE
  - DE DRAINAGE EASEMENT
  - UE UTILITY EASEMENT
  - PI POINT OF INTERSECTION
  - PC POINT OF CURVE
  - PT POINT OF TANGENT
  - NTC NON TANGENT CURVE
  - LS & FE LANDSCAPE & FENCE EASEMENT
  - LS LANDSCAPE EASEMENT
  - Δ CENTRAL ANGLE (DELTA)
  - R RADIUS
  - L ARC LENGTH
  - CB CHORD BEARING
  - CH CHORD DISTANCE
  - C2 REFERENCE TO CURVE TABLE
  - LS REFERENCE TO LINE TABLE
  - LS & UE LANDSCAPE & UTILITY EASEMENT
- SECTION 23-18-26 SECTION 23, TOWNSHIP 18S, RANGE 26E

CERTIFICATE OF CLERK

I HEREBY CERTIFY, THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WAS FILED FOR RECORD ON \_\_\_\_\_ AT \_\_\_\_\_ FILE NO. \_\_\_\_\_

\_\_\_\_\_  
CLERK OF THE CIRCUIT COURT  
IN AND FOR LAKE COUNTY, FLORIDA

- NOTES:**
- BEARINGS SHOWN HEREON ARE FLORIDA STATE PLANE COORDINATE EAST ZONE BASED ON FLORIDA STATE PLANE COORDINATE EAST ZONE (901) BASED ON FLORIDA PERMANENT REFERENCE NETWORK (FPRN) AS MAINTAINED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION, AND IS FURTHER BASED ON NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT STATE PLANE COORDINATE SYSTEM (SPSC' 83-2011), BASED ON COORDINATE REFERENCE THE BASIS OF BEARINGS IS THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 18 SOUTH, RANGE 26 EAST, HAVING A BEARING OF N89°39'25"W.
  - ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
  - STATE PLANE COORDINATES SHOWN HEREON AND THEIR COMPUTED VALUES SHALL BE SUBORDINATED TO THE MONUMENTS, BEARINGS AND DISTANCES SHOWN ON THIS PLAT.
  - LOT CORNERS WILL BE SET PRIOR TO THE TRANSFER OF LOTS IN COMPLIANCE WITH CHAPTER 177.091 (9) FLORIDA STATUTES.
  - THE DRAINAGE AND UTILITY EASEMENTS ARE NON CITY MAINTAINED AND WILL BE THE SOLE RESPONSIBILITY OF THE GATEWAY COMMERCE CENTER PROPERTY OWNERS ASSOCIATION, INC.
  - THE ROADWAY IS TO REMAIN PRIVATE TO BE OWNED AND MAINTAINED BY THE GATEWAY COMMERCE CENTER PROPERTY OWNERS ASSOCIATION, INC.
  - TRACTS "A", "B" AND "C" ARE RESERVED BY THE OWNER FOR FUTURE ROAD RIGHT OF WAY TO BE OWNED AND MAINTAINED BY THE GATEWAY COMMERCE CENTER PROPERTY OWNERS ASSOCIATION, INC.
  - TRACT "D" IS TO BE FOR IRRIGATION WELL TO BE OWNED AND MAINTAINED BY THE GATEWAY COMMERCE CENTER PROPERTY OWNERS ASSOCIATION, INC.
  - TRACT "E" IS TO BE FOR LANDSCAPE AND UTILITIES TO BE OWNED AND MAINTAINED BY THE GATEWAY COMMERCE CENTER PROPERTY OWNERS ASSOCIATION, INC.
  - THE MORTGAGEES' JOINDERS AND CONSENTS TO DEDICATION ARE TO BE RECORDED BY SEPARATE INSTRUMENTS IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
  - LANDS DESCRIBED HEREON ARE SUBJECT TO AND/OR ARE THE BENEFACTOR OF THE FOLLOWING LISTED INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA:
    - UTILITY EASEMENT RECORDED IN DEED BOOK 280, PAGE 175 (CANNOT PLOT NO POLE IN THE GENERAL LOCATION DESCRIBED);
    - UTILITY EASEMENT RECORDED IN DEED BOOK 362, PAGE 22 (CANNOT PLOT NO POLES IN THE GENERAL LOCATION DESCRIBED);
    - UTILITY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 401, PAGE 475 (DOES NOT AFFECT PROPERTY);
    - UTILITY DISTRIBUTION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1012, PAGE 1973 (SHOWN);
    - UTILITY DISTRIBUTION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1112, PAGE 1458 (SHOWN);
    - ORDINANCE NO 2005-G-1 (ANNEXATION) RECORDED IN OFFICIAL RECORDS BOOK 3119, PAGE 189;
    - ORDINANCE NO 2005-G-1 (ZONING) RECORDED IN OFFICIAL RECORDS BOOK 5390, PAGE 337;
    - ORDINANCE NO 2019-L (ZONING) RECORDED IN OFFICIAL RECORDS BOOK 5446, PAGE 1082;
    - ORDINANCE NO 2020-B (ZONING) RECORDED IN OFFICIAL RECORDS BOOK 5446, PAGE 1086;
    - MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 5485, PAGE 2081;
    - DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 5521, PAGE 210;
    - ENCROACHMENT EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 5555, PAGE 798 (SHOWN);
    - ENCROACHMENT EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 5555, PAGE 806 (SHOWN).



**NOTICE:**  
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NO CONSTRUCTION, TREES OR SHRUBS WILL BE PLACED IN EASEMENTS OR RIGHTS OF WAY WITHOUT THE CITY OF UMATILLA APPROVAL.

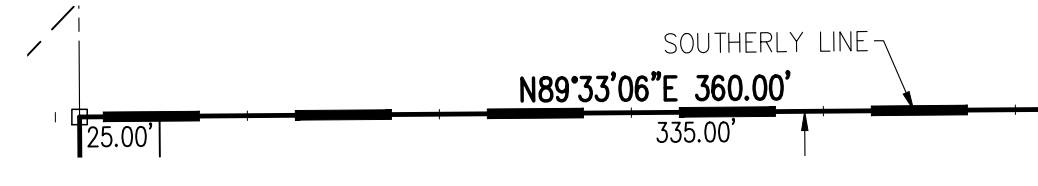
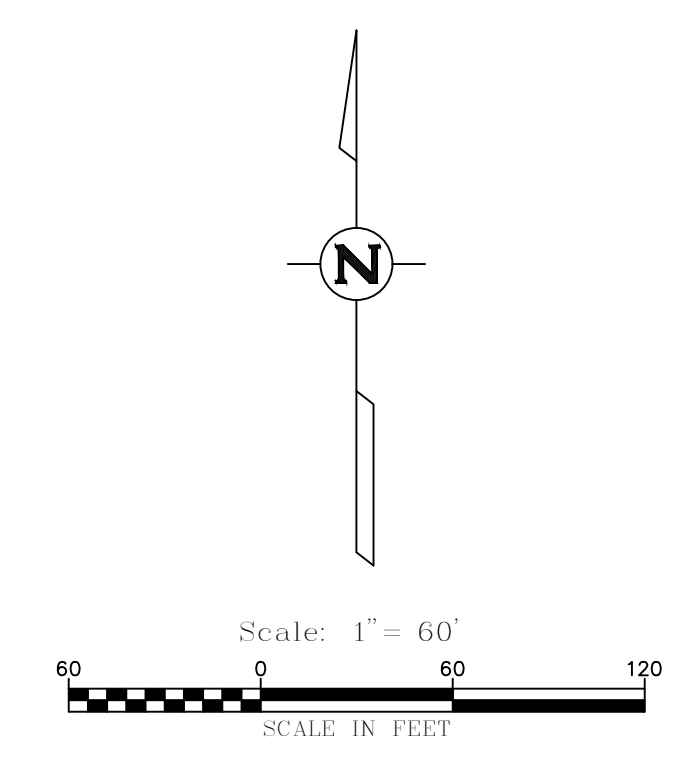
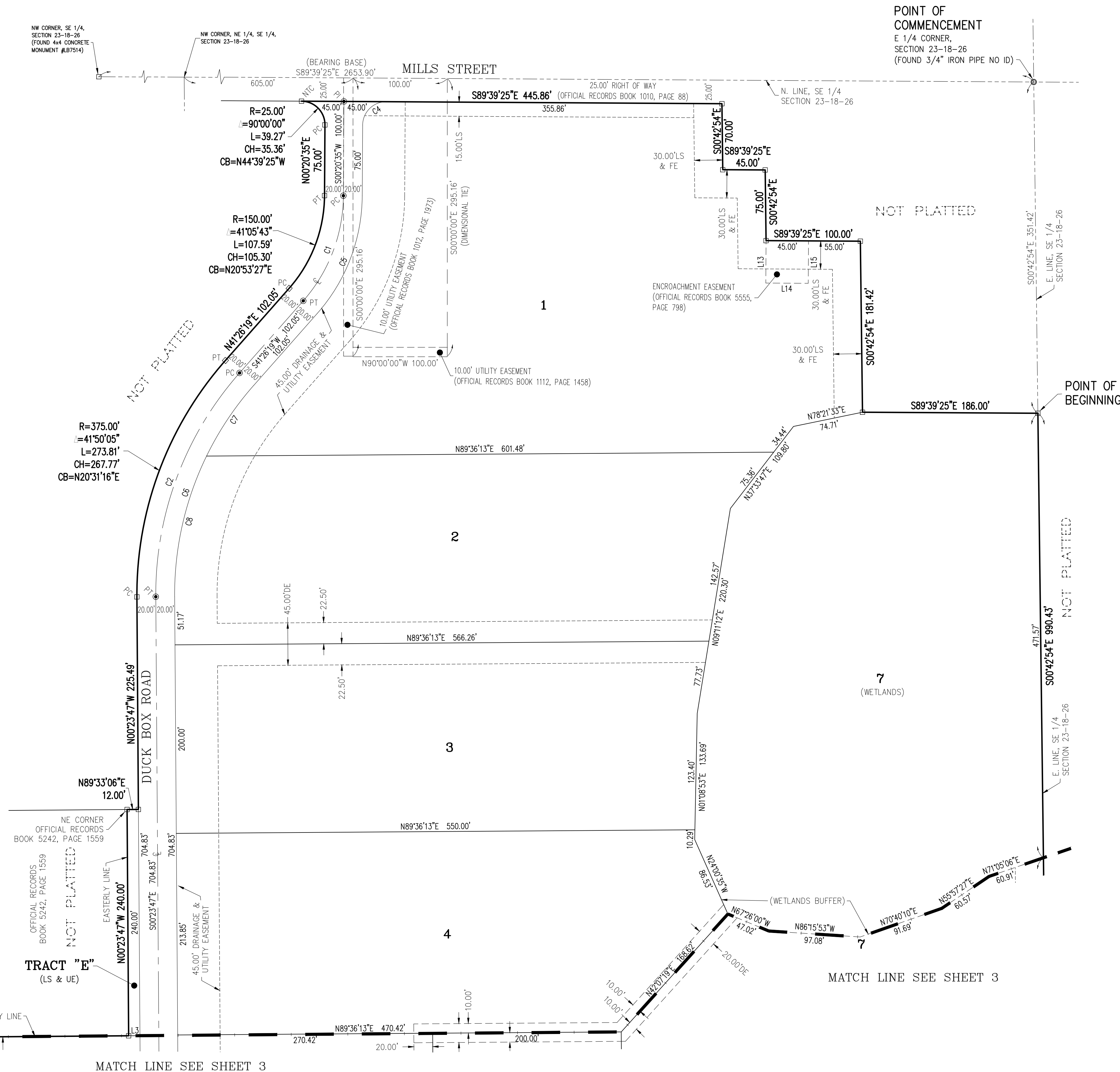


# GATEWAY COMMERCE CENTER

PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF  
SECTION 23, TOWNSHIP 18 SOUTH, RANGE 26 EAST,  
CITY OF UMATILLA, LAKE COUNTY, FLORIDA.

CURVE TABLE					
CURVE NO.	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD	CHORD BEARING
C1	41°05'43"	170.00'	121.93'	119.34'	S20°53'27"W
C2	41°50'05"	355.00'	259.21'	253.49'	S20°31'16"W
C4	90°00'00"	25.00'	39.27'	35.36'	S45°20'35"W
C5	41°05'43"	190.00'	136.28'	133.38'	S20°53'27"W
C6	41°50'05"	335.00'	244.60'	239.20'	S20°31'16"W
C7	15°27'33"	335.00'	90.39'	90.11'	S33°42'32"W
C8	26°22'32"	335.00'	154.21'	152.86'	S12°47'30"W

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L3	N89°33'06"E	12.00'
L13	N0°20'35"E	45.00'
L14	N89°39'25"W	45.00'
L15	N0°20'35"E	45.00'



MATCH LINE SEE SHEET 3

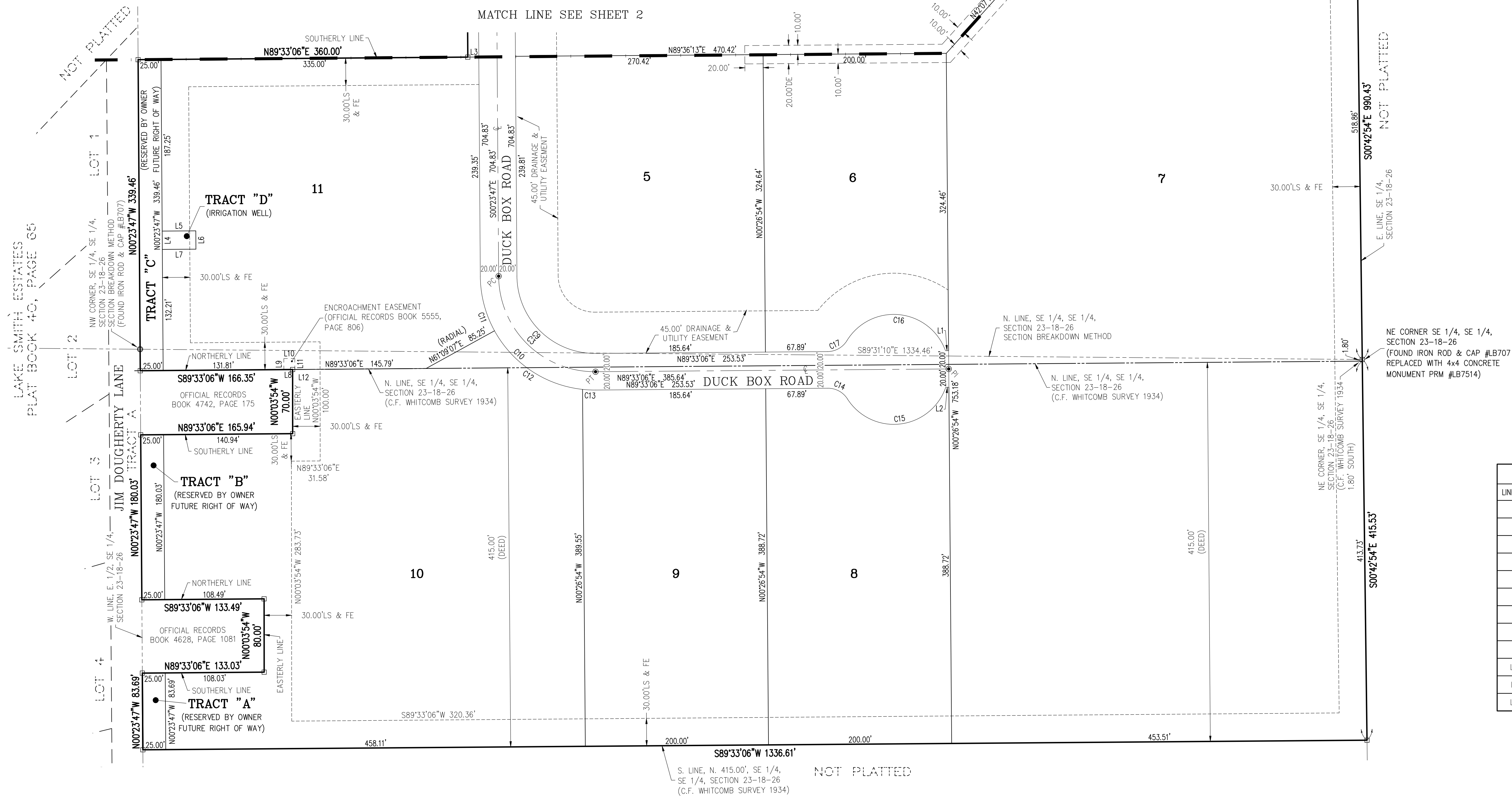
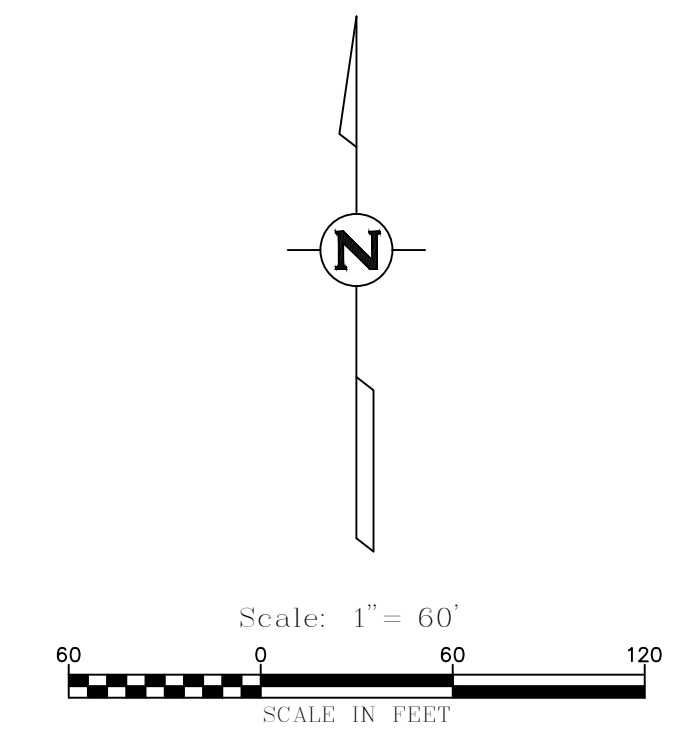
MATCH LINE SEE SHEET 3

**BESH**  
 BOOTH ERN STRAUGHAN HOTT  
 902 North Sinclair Ave. Office: 352.343.8481  
 Tallahassee, Florida 32378 Fax: 352.343.8495  
 www.besandh.com  
 ENGINEERS SURVEYORS PLANNERS  
 LICENSED BUSINESS 7514

# GATEWAY COMMERCE CENTER

PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 18 SOUTH, RANGE 26 EAST, CITY OF UMATILLA, LAKE COUNTY, FLORIDA.

CURVE TABLE					
CURVE NO.	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD	CHORD BEARING
C3	90°03'07"	105.00'	165.03'	148.56'	S45°25'20"E
C9	90°03'07"	85.00'	133.59'	120.26'	S45°25'20"E
C10	90°03'07"	125.00'	196.46'	176.86'	S45°25'20"E
C11	28°27'06"	125.00'	62.07'	61.44'	S14°37'20"E
C12	55°00'14"	125.00'	120.00'	115.44'	S56°21'00"E
C13	6°35'47"	125.00'	14.39'	14.38'	S87°09'00"E
C14	58°02'03"	25.00'	25.32'	24.25'	N61°25'52"W
C15	128°33'47"	60.00'	134.63'	108.11'	N83°18'16"E
C16	128°33'47"	60.00'	134.63'	108.11'	N84°12'04"W
C17	58°02'03"	25.00'	25.32'	24.25'	N60°32'04"E



LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N89°33'06"E	3.43'
L2	N89°33'06"E	3.43'
L3	N89°33'06"E	12.00'
L4	N0°23'47"W	20.00'
L5	N89°36'13"E	36.71'
L6	N0°23'47"W	20.00'
L7	N89°36'13"E	36.71'
L8	N89°33'06"E	9.54'
L9	N0°23'47"W	12.00'
L10	N89°33'06"E	12.00'
L11	N0°23'47"W	12.00'
L12	N89°33'06"E	2.46'



# UMATILLA POLICE DEPARTMENT PRESS RELEASE

WEEK OF September 22, 2020 – September 28 , 2020

## ARRESTS

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## CRIMINAL CITATIONS REQUIRING COURT APPEARANCE

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## REPORTS FILED

9/22/2020	11:40 am	Officers assisted with removing a stolen vehicle from the law enforcement system.
9/22/2020	4:00 pm	Officers took a report of someone receiving threatening text messages.
9/22/2020	5:05 pm	Officers took a report of a bicycle which had been located at the rear door to the police department. The bicycle was placed in safe keeping.
9/23/2020	8:03 am	Officers were called to the library parking lot after public works employees located a gum ball machine in the parking lot.
9/23/2020	3:58 pm	Officers took a report of theft after a delivery was left on a porch on Rose Street.
9/24/2020	10:10 am	Officers took a report of harassing phone calls from an employee at Taco Bell.
9/24/2020	11:29 am	Officers took a report of a stolen generator from a residence on Rose Street.
9/25/2020	1:48 pm	Officers took a report of a lost/stolen wallet. The only place the victim had been out to that day was the Umatilla Superette.
9/25/2020	1:49 pm	Officers took a report of a check with a stop payment on it being cashed by a local business in good faith.
9/25/2020	6:04 pm	Officers took a report of armed burglary and grand theft from a residence on Lakeview Street.



# UMATILLA POLICE DEPARTMENT PRESS RELEASE

WEEK OF September 22, 2020 – September 28 , 2020

## ARRESTS

9/25/2020	8:04 pm	Officers responded to a domestic disturbance. One party left the residence for the evening.
9/26/2020	6:33 pm	Officers took a report of an ongoing tensions between neighbors on Devault Street.
9/27/2020	1:24 pm	Officers transported a person to Lifestreams Behavioral Center under the Baker Act.
9/28/2020	1:51 pm	Officers responded to the Dollar General Store on SR19 and issued four trespass warnings at the request of management.
9/28/2020	3:35 pm	Officers responded to a residence on West Ocala Street and took a report of fraud.

## ACTIVITY BREAKDOWN

ARRESTS	0
DISPATCHED CALLS	108
TRAFFIC STOPS	23
TRAFFIC CITATIONS ISSUED	1





# UMATILLA POLICE DEPARTMENT PRESS RELEASE

WEEK OF October 6, 2020 – October 12 , 2020

## ARRESTS

10/10/2020	5:35 am	Colton Steedley Eustis	Possession of THC wax.
10/11/2020	6:35 pm	Matthew Ezzai Apopka	Seminole County warrants for possession of heroin and possession of drug paraphernalia.

## CRIMINAL CITATIONS REQUIRING COURT APPEARANCE

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## REPORTS FILED

10/09/2020	7:12 am	Officers responded to a disturbance on East Collins Street. One person had left the area prior to law enforcements arrival.
10/9/2020	8:30 am	Officers took a report of a stolen catalytic converter from a van at Aim Point Academy on South Central Avenue.
10/8/2020	9:58 pm	Officers responded to the police department and met with a complainant in reference to an alleged battery that had occurred earlier in the evening. . This is an open investigation at this time.
10/08/2020	3:03 pm	Officers responded to an argument at 220 E. Collins Street. Both parties had separated with one leaving the residence voluntarily.
10/07/2020	12:56 pm	Officers took a report of a stolen cooler from a vehicle parked over night at Collins Tire.
10/06/2020	8:05 pm	Officers responded and took a report of a stolen cell phone from a residence on East Collins Street.
10/06/2020	3:48 pm	Officers responded to a disturbance on North Oak Avenue. Parties had separated and both parties agreed there would be no further disturbance.

## ACTIVITY BREAKDOWN

ARRESTS	2
DISPATCHED CALLS	112
TRAFFIC STOPS	30
TRAFFIC CITATIONS ISSUED	0

# CODE REPORT

## through 10.14.2020

16-00015	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 3/17/17
17-00007	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 7/22/17
17-00166	398 ROSE ST	10/18/2017 ROOF DEFECT, TREE BRANCHES/GUTTER DOWN, GRASS OVERGROWN, UNKEMPT	CN MAILED	
18-00015	128 CASSADY ST	1/23/2018 Trash, fence, grass, junk		
17-00139	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	128 CASSADY ST	3/7/2018 SPECIAL MASTER GRANTED 90 DAYS FOR COMPLIANCE (REINSPECTION 1 MAY, 2019) \$50/DAY IF NOT IN COMPLIANCE		
18-00215	911 N CENTRAL AVE	10/23/2018 SPECIAL MASTER GRANTED 30 DAYS TO OBTAIN PERMIT AND ANOTHER 30 DAYS TO BEGIN WORK THEREAFTER- POSSIBLE CRA APPLICATION TO FOLLOW		
18-00219	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	398 ROSE ST	2/20/2019 ABATEMENT NOTICE POSTED 2/26/2019 - USDA Foreclosure		
19-00044	41 N OAK AVE	4/2/2019 ABANDONED VEHICLES - RV AND SUV		
19-00130	390 EAST LAKE ST	9/9/2019 LIFE SAFETY HAZARD WAS REMOVED, MONITORING FOR REMOVAL THE DEBRIS LEFT FROM THE TREE THEY CUT DOWN		
19-00153	191 N CENTRAL AVE	11/5/2019 ACCUMULATION OF TRASH, JUNK, DEBRIS ON PROPERTY PARTIAL COMPLIANCE - MONITOR FOR COMPLETION		
19-00154	180 N KENTUCKY	11/5/2019 ACCUMULATION OF TRASH, JUNK, DEBRIS ON PROPERTY, INOPERABLE VEHICLE ON PROPERTY WITHIN VIEW OF RIGHT-OF-WAY		
20-00008	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	195 BULLDOG LN	5/19/2020 additional violations regarding continued deterioration of the property.		
20-00054	204 W OCALA ST	5/28/2020 ABOVE GROUND POOL INSTALLED WITHOUT PERMIT. NO FENCE AROUND POOL AND LADDER INSTALLED pool currently empty - monitor		
20-00076	235 N CENTRAL AVE	6/19/2020 WASHOUT OF SAND FROM PROPERTY INTO STORM DRAIN SYSTEM.		
20-00078	152 CASSADY ST	6/19/2020 INJURIOUS VEGETATION CLIMBING POWER LINES FROM OVERGROWN HEDGE - PARTIAL COMPLIANCE, WORK CONTINUES		
20-00079	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	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	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	501 TUTUOLA	6/24/2020 VACANT LOT OVERGROWN MAIL WAS RETURNED "MOVED LEFT NO ADDRESS, UNABLE TO FORWARD"		
20-00085	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	25 CAYMAN	7/6/2020 ACCUMULATION OF JUNK AND OTHER UNSIGHTLY OR UNSANITARY MATTER IN YARD, DRIVEWAY		
20-00093	42 S TROWELL AVE	7/14/2020 REFERRAL FROM VAUGHAN AT PUBLIC WORKS REFERENCE HEDGES, BUSHES GROWING OVER THE SIDEWALK		
20-00098	80 N CENTRAL AVE	8/5/2020 COMPLAINT REFERENCE ILLEGAL SIGNAGE ON BUILDING WALL FOR A COMPANY NOT IN UMATILLA (MASTERPIECE FLOORING - FRUITLAND PARK)		
20-00102	310 N CENTRAL AVE	8/19/2020 COMPLAINT OF DANGEROUS TREE LEANING TOWARD ADJACENT BUSINESS		
20-00104	245 EAST LAKE ST	8/31/2020 UNLICENSED / INOPERABLE VEHICLE IN FRONT YARD MORE THAN 10 DAYS		
20-00105	98 ORANGE LN	9/2/2020 REFERRAL REFERENCE TREE DEBRIS IN MEDIAN ON TROWELL NEXT TO THE CHURCH.		
20-00106	40 BULLDOG LN	9/8/2020 GRASS OVERGROWN, PROPERTY UNKEMPT		
20-00108	51 WAFFORD ST	9/10/2020 REPEAT OFFENSE - PUBLIC NUISANCE GRASS OVERGROWN OVER 3 FEET (abatement notice mailed and posted)		
20-00109	501 TUTUOLA	9/11/2020 OVERGROWN GRASS, WEEDS, UNKEMPT VEGETATION, RECURRING ABATED 10/13/2020		
20-00110	311 S CENTRAL AVE	9/11/2020 WORK WORK WITHOUT PERMIT - STOP WORK ORDER POSTED, TURNED OVER TO BUILDING OFFICIAL		
20-00111	87 N CENTRAL AVE	9/11/2020 GRASS UNKEMPT - RECURRING		
20-00112	61 N CENTRAL AVENUE (ALLEY SIDE)	9/11/2020 GRASS UNKEMPT - RECURRING		
20-00114	546 GUERRANT ST	9/14/2020 COMPLAINT - OVERGROWN GRASS, FENCE IN ILL REPAIR, JUNK CARS		
20-00115	108 WINGFIELD DR	9/16/2020 REFERRAL FROM VAUGHAN AT PUBLIC WORKS REFERENCE DEBRIS PILED AT DUBBS STREET RIGHT OF WAY.		
20-00117	610 N CENTRAL AVE	9/21/2020 RECURRING OFFENSE OF GRASS NOT MAINTAINED		
20-00118	350 ROSE ST	9/21/2020 EXCESSIVE GROWTH OF GRASS AND WEEDS		
20-00119	WAFFORD LOT E OF 172 LAKEVIEW ST	9/22/2020 IMPROPER PLACEMENT OF YARD TRASH ON DUBBS STREET RIGHT OF WAY		
20-00120	55 N CENTRAL AVE	9/23/2020 BOLLARDS INSTALLED VIOLATE ELECTRICAL CODE FOR CLEAR WORKSPACE		
20-00121	85 S CENTRAL AVE	10/6/2020 COMPLAINT- CALLER ADVISED THEY THINK PEOPLE ARE LIVING IN THE RV'S ON PROPERTY -MAY BE TAKING ADVANTAGE OF ELDERLY PROPERTY OWNER		
20-00122	685 GUERRANT ST	10/07/2020 COMPLAINT REFERENCE ABANDONED APPEARANCE		
20-00123	648 WINOGENE AVE	10/7/2020 PUBLIC NUISANCE - Complaint of overgrown conditions, rodents and vermin, unkempt trees, trash on property, causing values of other houses to suffer		
20-00124	350 N OAK AVE	10/8/2020 EXCESSIVE GROWTH OF GRASS AND WEEDS		
20-00125	140 ARAGON ST	10/9/2020 RV IN YARD OCCUPIED. OUTDOOR STORAGE VIOLATION REOCCURRENCE		
20-00126	787 ALTHEA AVE	10/12/2020 WORK WITHOUT PERMIT - ABOVE GROUND POOL, FENCE APPEARS INADEQUATE PER CODE		

- COMPLETE - FINE DUE
- CURRENTLY ACCRUING DAILY FINES
- COMPLETED - CASE CLOSED
- CERTIFICATION OF FINE PENDING
- PERMIT EXPIRED
- SPECIAL MASTER AUGUST 26 IF NOT COMPLIANT
- REFERRED TO DUKE ENERGY
- ABATEMENT - LIEN RECORDED
- TURNED OVER TO BUILDING OFFICIAL/DEPT
- ABATEMENT - COMPLETED

*Umatilla Fire Department Activity Report*



*Figure 1 Fire Department Logo*

# CITY OF UMATILLA FIRE DEPARTMENT

*“Nature’s Hometown”*

**Report for:** 7/1/2020 to 10/6/2020

Medical Calls: *178*

Total Calls: *244*

<b>Fire/Accident/Other</b>		<b>County</b>	
Fire	4	Automatic Aid Given	65
MVA	10	Automatic Aid Received	2
Public Assistance	15	Overlapping Calls	5
Automatic Fire Alarm	4		
Mutual Aid	0		
Fly Outs	2		
Technical Rescue	0		
Average Response Time	6 minutes		

## **Meetings and Activities**

**A Note from the Fire Chief:**

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

*Shane Lanoue*  
**Fire Chief**



# Umatilla Public Library September 2020



2020	JAN	FEB	MARCH	JUNE	JULY	AUG	SEPT
Visits	4915	9122	5907				3001
Checkouts	3447	3661		3740	5048	3163	2790
E-Books (digital)	446	409		514	531	529	431
Total Circulation	3893	4070		4254	5579	3692	3221
New Patrons	39	38		13	16	16	16
Computer use	1238	1268					
Wireless (inc above)	820	864					577
YA programs (attend)	876	695					12
Adult programs	48	30					
Children's Programs	230	323					
Website visits	170	252					
Meeting room attend.							
Cash to city	\$727.66	\$451.11	\$269.18			\$127.58	\$214.70

Our student study hall numbers have grown. Sept saw only 12 student use the study hall. From October 1st –October 13<sup>th</sup>, we have had 53 students participate.

Our patrons are delighted to browse the shelves and make their own book and movie selections. Everyone has been very cooperative and worn masks and sanitized their hands prior to entering the library.

We continue to provide books to our local daycares. For now, the county has decided to hold off on children's programing until January.

Curbside service is still available to patrons who request it. We also are still using our patron email service to do printing jobs for patrons that need this feature.