

UMATILLA CITY COUNCIL MEETING AS LAND PLANNING AGENCY

OCTOBER 6, 2020, 5:50 PM

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

Temperatures will be taken before entrance to Council Chambers. Masks are highly recommended and a limited supply will be available. Social distancing will be observed. Overflow seating in room behind Chambers.

Call to Order

Roll Call

Please silence your cell phones

Call to Order

Roll Call

PUBLIC HEARINGS/ORDINANCES/RESOLUTIONS

1 Ordinance 2020 – M-1 C & C Realty Investments, Small Scale Comprehensive Plan

PUBLIC COMMENT

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

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

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

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

**CITY OF UMATILLA
LAND PLANNING AGENCY AGENDA COVER SHEET**

DATE: October 2, 2020

MEETING DATE: October 6, 2020

SUBJECT: Ordinance 2020-M-1

ISSUE: Change in Future Land Use – Small Scale Comprehensive Plan Amendment

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-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.

The Amendment meets Future Land Use policies: Transition of Residential Densities; the Promotion of Orderly and Compact Growth; and Single-Family Low Density Residential Development.

STAFF RECOMMENDATIONS: Motion to make recommendation to City Council for approval of Ordinance 2020-M-1.

FISCAL IMPACTS: N/A

COUNCIL ACTION:

Reviewed by City Attorney Yes No vN/A

Reviewed by City Engineer Yes No vN/A

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.

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55 **Alternate Key # 3911076**

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

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

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 **Section 3:**

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

72 **Section 4: Effective Date.**

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

82 in regular session of the City Council of the City of Umatilla, Lake County, Florida,
83 this _____ day of _____, 2020.

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Eric Olson, Mayor
City of Umatilla, Florida

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ATTEST:

Approved as to Form:

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Karen H. Howard, MMC
City Clerk

Kevin Stone
City Attorney

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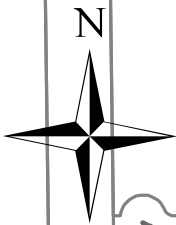
Passed First Reading _____

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Passed Second Reading _____

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(SEAL)



PALM ST

MAXWELL RD

SR 19

FLETCHER RD

Subject Property

LAKE ST

N CENTRAL AVE

PRIVATE DR

FLETCHER RD

