

**UMATILLA CITY COUNCIL MEETING AS LAND PLANNING AGENCY
SEPTEMBER 1, 2020, 5:45 PM**

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

The City of Umatilla has closed public access to City Council Chambers for this meeting. Pursuant to the State of Florida Governor's Executive Order #20-69 and extended by #20-193, this meeting of the Umatilla City Council will be hosted via teleconference.

Public participation in the meeting:

Members of the public may participate by submitting their name, address and comments to the meeting moderator Regina Frazier at rfrazier@umatillafl.org prior to the meeting to be read into the record.

Agenda with back up materials is located on the city website at : <https://www.umatillafl.org/city-council/agenda/september-1-2020-umatilla-city-council-meeting-land-planning-agency>

Access to the Zoom meeting is available beginning at 5:35 p.m. by going to Zoom.us using Meeting ID #864 7193 8186. The password is 32784

Alternatively, you may call telephone number: 1-929-205-6099

Please pause for a moment of silence

Call to Order

Roll Call

PUBLIC HEARINGS/ORDINANCES/RESOLUTIONS

1 Ordinance 2020 – K Sanchez Small Scale Comprehensive Plan Amendment

PUBLIC COMMENT

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

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

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

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

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

DATE: August 27, 2020

MEETING DATE: September 1, 2020

SUBJECT: Ordinance 2020-K-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 0.086 +/- parcel west of SR 19, East of Altoona Road, and south of SR 42. The applicant desires to hook up to city water.

A residential home is currently on the property and if annexation is approved would continue to be utilized as such and be subject to the city's non-conforming regulations.

The proposed Comprehensive Plan Amendment is from Lake County Rural Transition/Rural Support Corridor to the city's General Commercial designation.

The Amendment meets Future Land Use policies: General Pattern of Commercial Land Use; the Promotion of Orderly and Compact Growth; and Land Use Designations and Maximum Intensity and Density.

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

FISCAL IMPACTS: N/A

COUNCIL ACTION:

Reviewed by City Attorney Yes No vN/A

Reviewed by City Engineer Yes No vN/A

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

ANNEXATION, SSCPA AND REZONING

Owner: Adrianna Sanchez

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

Number of Acres: 0.086 ± acres

Existing Zoning: Lake County Commercial (C-2)

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

Existing Land Use: Rural Transition/Rural Support Corridor

Proposed Land Use: General Commercial

Date: July 28, 2020

Description of Project

The owner is seeking annexation, small scale comprehensive plan amendment and a zoning of General Commercial (C-2). The annexation is requested to receive city water. The existing property is utilized as a residential home. If annexed, it would continue to be utilized as a residential home and would be non-conforming and subject to the City's non-conforming regulations.

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

Assessment

Annexation

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

Comprehensive Plan Amendment

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

Rezoning

The proposed rezoning to City C-2 is consistent with the existing Lake County zoning. The C-2 category does allow for a caretakers residence as a Special Exception Use in conjunction with a business. The existing use of single family residential would be considered a non-conforming use and subject to the City's Nonconformance provisions of Chapter 3, Section 7.

Recommendation

Annexation

It is recommended that the proposed annexation be approved.

Comp Plan Amendment

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

Policy 1-1.3.2: General Pattern of Commercial Land Use.

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

Policy 1-1.10.2: Promote Orderly, Compact Growth.

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

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

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

12. General Commercial - 75% maximum of impervious surface ratio per parcel, which includes building coverage. Development shall be limited to retail sales and services as defined in Policy 1-

2.3.1. Residential uses may be permitted 2nd floor or above up to 12 dwelling units/acre.

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

Rezoning

Staff recommends approval of the rezoning.

ORDINANCE 2020 – K-1

AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, PURSUANT TO THE PROVISIONS OF FLORIDA STATUTE 163.3187(1)(c); AMENDING THE LAND USE DESIGNATION OF 0.086 ± ACRES OF LAND DESIGNATED LAKE COUNTY RURAL TRANSITION TO GENERAL COMMERCIAL IN THE CITY OF UMATILLA FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY ADRIANNA SANCHEZ LOCATED WEST OF US 19 AND EAST OF WEST ALTOONA ROAD; DIRECTING THE CITY MANAGER TO TRANSMIT THE AMENDMENT TO THE APPROPRIATE GOVERNMENTAL AGENCIES PURSUANT TO CHAPTER 163, FLORIDA STATUTES; AUTHORIZING THE CITY MANAGER TO AMEND SAID COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a petition has been received from Adrianna Sanchez as owner, requesting that real property within the city limits of the City of Umatilla be assigned a land use designation from Lake County Rural Transition to City General Commercial under the Comprehensive Plan for the City of Umatilla;

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

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

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

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

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

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

Section 1: Purpose and Intent.

That the land use classification of the following described property, being situated in the City of Umatilla, Florida, shall hereafter be designated from Lake County Rural Transition to General Commercial as depicted on the map attached hereto as Exhibit “A”, and as defined in the Umatilla Comprehensive Plan.

LEGAL DESCRIPTION: The South ½ of Lot L, of Francis J. Hinsons plan of the Town of Altoona, according to the Plat thereof as recorded in Plat Book 1, Pages 28 and 29, of the Public Records of Lake County, Florida.

Alternate Key # 3560639

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

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

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

57 **Section 2: Severability.**

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

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

64 **Section 4: Effective Date.**

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

71 **PASSED AND ORDAINED** in regular session of the City Council of the City of Umatilla, Lake County, Florida,
72 this _____ day of _____, 2020.
73

74 _____
75 Eric Olson, Mayor
76 City of Umatilla, Florida
77

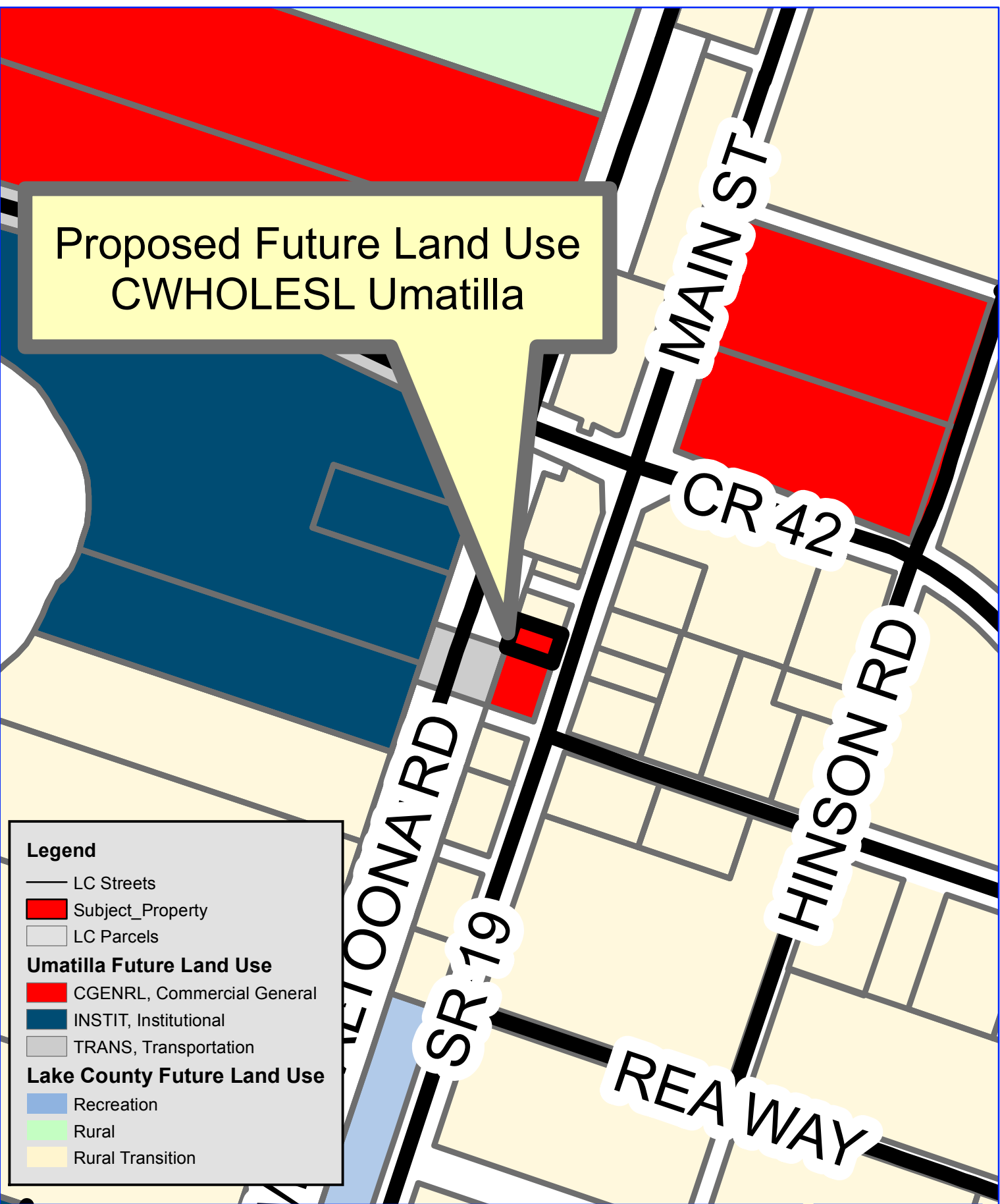
78 ATTEST: Approved as to Form:
79
80

81 _____
82 Karen H. Howard, MMC
83 City Clerk
84

85 _____
86 Kevin Stone
87 City Attorney
88

89 Passed First Reading _____
90 Passed Second Reading _____
(SEAL)

Proposed Future Land Use
CWHOLESL Umatilla



Legend

- LC Streets
- Subject_Property
- LC Parcels

Umatilla Future Land Use

- CGENRL, Commercial General
- INSTIT, Institutional
- TRANS, Transportation

Lake County Future Land Use

- Recreation
- Rural
- Rural Transition



1 inch = 200 feet

**City of Umatilla
Sanchez Property**

Lake County, Florida
Proposed Future Land Use Map

Project No.: 399-20-01
File Name: Prop FLU.mxd
Project Name: Sanchez
Project Manager: Sherie L
Creation Date: July 29, 2020
Created By: J.Meier





CR-42

MAIN-ST

Subject Property

SR-19

HINSON-RD

REA-WAY