

UMATILLA CITY COUNCIL MEETING AS LAND PLANNING AGENCY

November 15, 2022, 6:00 P.M.

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

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

Please silence your cell phones

Call to Order

Roll Call

PUBLIC HEARINGS/ORDINANCES/RESOLUTIONS

1. First Reading Ordinance No. 2022-115 Industrial Park Comprehensive Plan Amendment

PUBLIC COMMENT

At this point in the meeting, the Umatilla LPA 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.

ADJOURNMENT

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
AGENDA ITEM STAFF REPORT**

DATE: November 08, 2022

MEETING DATE: November 15, 2022

SUBJECT: Ordinance No. 2022-115

ISSUE: City of Umatilla Small Scale Comp Plan Amendment

BACKGROUND SUMMARY: The City is requesting a Future Land Use designation change on approximately 45.52 acres of property from Utility to Industrial Planned Unit Development. The general location is the west of Golden Gem Drive, north of Lake Fern Road. The applicant (City of Umatilla) is proposing a small-scale comprehensive map amendment to Industrial and a rezoning to Industrial Planned Unit Development to create a 4-lot industrial park. The existing site is utilized for the City’s wastewater infiltration ponds and spray field. The existing use of the property will no longer be needed due to the City’s agreement with the City of Eustis regarding wastewater. The subject site is located within an area of existing industrial and proposed industrial development. In an effort to assist in the long-term economic opportunities for its citizens and utilize the subject site at its highest and best use, the city is proposing to convert the site to an industrial park.

Comprehensive Plan Amendment

The proposed comprehensive plan amendment is from Utilities to Industrial (75% ISR). The proposed amendment is consistent with the following policies (among others):

- FLU 1-2.1.1 – Land Use Designations
- FLU 1-2.9.1 – Industrial Designation
- FLU 1-1.10.1 – Land Use Allocation
- FLU 1-1.10.2 – Promote Orderly Growth

For comprehensive plan purposes, a maximum development scenario was utilized. Under the existing land use the maximum development potential is 1,487,138 SF based on a 75% ISR and under the proposed land use there is no change as the maximum ISR remains the same.

The proposed amendment would decrease the daily trips as outlined below based on maximum development potential. Lake Ferns Road is a local roadway with an adopted Level of Service (LOS) of D. The amendment would not degrade the LOS.

STAFF RECOMMENDATIONS: Approval

FISCAL IMPACTS:

–

LPA ACTION:

Reviewed by City Attorney	X Yes	<input type="checkbox"/> No	vN/A
Reviewed by City Engineer	X Yes	<input type="checkbox"/> No	vN/A

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

SMALL SCALE COMP PLAN AMENDMENT AND REZONING

Owner: City of Umatilla

Applicant: Green Consulting Group, Inc.; Timothy Green

Number of Acres: 45.52 ± acres

General Location: North of Lake Fern Road and West of Golden Gem Drive

Existing Zoning: Public Facilities District (PFD)

Proposed Zoning: Industrial Planned Unit Development

Existing Land Use: Utilities

Proposed Land Use: Industrial

Date: October 19, 2022

Description of Project

The applicant is proposing a small-scale comprehensive map amendment to Industrial and a rezoning to Industrial Planned Unit Development to create a 4-lot industrial park. The existing site is utilized for the City’s wastewater filtering ponds and spray field. The existing use of the property will no longer be needed due to the City’s agreement with the City of Eustis regarding wastewater. The subject site is located within an area of existing industrial and proposed industrial development. In an effort to assist in the long-term economic opportunities for its citizens and utilize the subject site at it’s highest and best use the city is proposing to convert the site to an industrial park.

	Surrounding Zoning	Surrounding Land Use
North	PFD and UR-5	Multi-family and SF medium density
South	PFD and Industrial	Utilities, Industrial
East	MHRP, PUD, PFD	Mobile home high density, Industrial, Utilities
West	AG	Lake County Rural Transition

Assessment

Comprehensive Plan Amendment

The proposed comprehensive plan amendment is from Utilities to Industrial (75% ISR). The proposed amendment is consistent with the following policies (among others):

- FLU 1-2.1.1 – Land Use Designations
- FLU 1-2.9.1 – Industrial Designation
- FLU 1-1.10.1 – Land Use Allocation
- FLU 1-1.10.2 – Promote Orderly Growth

For comprehensive plan purposes a maximum development scenario was utilized. Under the existing land use the maximum development potential is 1,487,138 SF based on a 75% ISR and under the proposed land use there is no change as the maximum ISR remains the same.

The proposed amendment would decrease the daily trips as outlined below based on maximum development potential. Lake Ferns Road is a local roadway with an adopted Level of Service (LOS) of D. The amendment would not degrade the LOS.

TRIP GENERATION ANALYSIS

Proposed Land Use Program

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
Industrial Park	1,487,138 SF	130	5,011	595	125	470
TOTAL GROSS TRIPS (PROPOSED)			5,011	595	125	470

* 11th Edition

Existing Land Use Program

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
Utilities	1,487,138 SF	170	19,688	3375	675	2700
TOTAL GROSS TRIPS (EXISTING)			19,688	3,375	675	2,700

Net Difference (Proposed Net Trip Generation Minus Existing Net Trip Generation)

Land Use	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
TOTAL NET TRIPS (PROPOSED – EXISTING)	-2,780	-550	-2,230

Potable Water Analysis

The subject site is within the City of Umatilla’s Utility Service Area. The City currently owns, operates and maintains a central potable water treatment and distribution system. The permitted plant capacity is 2.290 MGD and the permitted consumptive use permit capacity is .653 MGD. The City has a current

available capacity of .199 MGD and an analysis was conducted of the proposed amendment based on maximum intensity land use and the City's Level of Service (LOS) standards (Table 1). The analysis concludes that the proposed amendment will not cause a deficiency and the City will have a remaining available capacity of .182 MGD.

Sanitary Sewer Analysis

The subject site is within the City of Umatilla's Utility Service area. The City currently owns, operates, and maintains a central sanitary sewer system. The permitted plant capacity is 0.300 MGD and the current available capacity is 0.097 MGD and an analysis was conducted of the proposed amendment based on maximum intensity land use and the City's Level of Service (LOS) standards (Table 2). The analysis concludes that the proposed amendment will not cause a deficiency and the City will have a remaining capacity of 0.08 MGD.

Solid Waste Analysis

The LOS for solid waste is 5 lbs per day per capita. It is estimated that the proposed land use will produce 2,175 pounds of solid waste per day. The proposed amendment will not cause a deficiency in the LOS.

Environmental Analysis

An environmental analysis was conducted on the entire site by Ray & Associates. There are wetlands located within the northwestern and northern property boundary (3.54 ± acres) and the site is partially located within the 100-year flood plain. The proposed concept plan provides a 25' upland buffer adjacent to the wetlands consistent with the LDRs. The assessment did not reveal any evidence of protected species. Should protected species occur, appropriate regulatory permits will be required prior to development.

Rezoning

The proposed rezoning to Industrial Planned Unit Development is consistent with the adjacent properties to the south and portions of property to the east. A 20' perimeter buffer is proposed which will mitigate the residential land use and agricultural land uses. The proposed development agreement adds further mitigation by limiting the hours of operation of noise generating activities with all manufacturing activities being conducted indoors. A waiver to the parking requirements for manufacturing is being requested for Parcel 4 (Phillips parcel) from 1 space per 600 square feet (250 spaces) and 1 space per 200 square feet for office to a total of 100 spaces. There are 60 employees per shift which allows for 1 space per employee plus 24 spaces for the office (1 space per 200 square feet) and 16 additional parking spaces to accommodate shift changes.

Conceptual Plan

The conceptual plan meets the minimum requirements of Chapter 6, Section 2(k)(8)(A).

Recommendation

Comprehensive Plan Amendment

Industrial land uses are located to the east and south of the subject site; therefore, the request is compatible with the area. The proposed amendment will not degrade the adopted Level of Service (LOS) for public facilities. The proposed amendment is consistent with the comprehensive plan and meets the following policies (among others):

FLU 1-2.1.1 – Land Use Designations

FLU 1-2.9.1 – Industrial Designation

FLU 1-1.10.1 – Land Use Allocation

FLU 1-1.10.2 – Promote Orderly Growth

Rezoning

The proposed rezoning is compatible with the area and to mitigate the agricultural and residential land uses appropriate buffers will be placed along with limiting the hours of operation for noise generating activities and all activities being conducted indoors.

Conceptual Plan

The conceptual site plan meets the minimum requirements of Chapter 6, Section 2(k)(8)(A).

Table 1 – Water Analysis

Ordinance #	Acres	Existing City Land Use	Proposed City Land Use	Maximum Development	Water Demand (gross) (mgpd)	Capacity or Deficit (mgpd)
City of Umatilla Current Capacity						.199**
		Utility (75% ISR)		1,487,138 SF	.039	
*2022-	45.52		Industrial (75% ISR)	1,487,138 SF	.039	0.16

* SSCPA Ordinance No

** Includes Church of God amendment

Estimated water demand for Utilities and Industrial based on 850 gallons per day per acre per PF Policy 4-1.10.1

Table 2 – Wastewater Analysis

Ordinance #	Acres	Existing City Land Use	Proposed City Land Use	Maximum Development	Water Demand (gross) (mgpd)	Capacity or Deficit (mgpd)
City of Umatilla Current Capacity						0.097**
		Utility (75% ISR)		1,487,138 SF	.039	
*2022	45.52		Industrial (75% ISR)	1,487,138 SF	.039	0.058

* SSCPA Ordinance No

Includes Church of God amendment

Estimated wastewater demand for Institutional based on 850 gallons per day per acre

NOTICE OF PUBLIC HEARINGS

ORDINANCE 2022-115

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 42.52 ± ACRES OF LAND DESIGNATED UTILITY TO INDUSTRIAL IN THE CITY OF UMATILLA FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY CITY OF UMATILLA LOCATED NORTH OF LAKE FERNS ROAD AND WEST OF GOLDEN GEM DRIVE; DIRECTING THE CITY MANAGER TO TRANSMIT THE AMENDMENT TO THE APPROPRIATE GOVERNMENTAL AGENCIES PURSUANT TO CHAPTER 163, FLORIDA STATUTES; AUTHORIZING THE CITY MANAGER TO AMEND SAID COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

The proposed Ordinances will be considered at the following public meetings:

Local Planning Agency Meeting on November 15, 2022 at 6:00 p.m.

Umatilla City Council Meeting on November 15, 2022 Immediately following Local Planning Agency Meeting on November 15, 2022

Umatilla City Council Meeting on January 3, 2023 at 6:00 p.m.

All meetings will be held at the Council Chambers, 1 S. Central Avenue, Umatilla, Florida. The proposed Ordinances and metes and bounds legal description of the property may be inspected by the public between the hours of 8:00 a.m. to 5:00 p.m. Monday to Friday at the City Clerk's office at City Hall. For further information call (352) 669-3125.

Interested parties may appear at the meetings and be heard with respect to the proposed Ordinance.

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

ORDINANCE 2022-115

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 42.52 ± ACRES OF LAND DESIGNATED UTILITY TO INDUSTRIAL IN THE CITY OF UMATILLA FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY CITY OF UMATILLA LOCATED NORTH OF LAKE FERNS ROAD AND WEST OF GOLDEN GEM DRIVE; DIRECTING THE CITY MANAGER TO TRANSMIT THE AMENDMENT TO THE APPROPRIATE GOVERNMENTAL AGENCIES PURSUANT TO CHAPTER 163, FLORIDA STATUTES; AUTHORIZING THE CITY MANAGER TO AMEND SAID COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a petition has been received from the City of Umatilla as owner, requesting that real property within the city limits of the City of Umatilla be assigned a land use designation from Utility to Industrial under the Comprehensive Plan for the City of Umatilla;

WHEREAS, the amendment would facilitate industrial 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 Utility to Industrial as depicted on the map attached hereto as Exhibit “A”, and as defined in the Umatilla Comprehensive Plan.

LEGAL DESCRIPTION: See Exhibit “B”

Alternate Key # 3785106

- A. That a copy of said Land Use Plan Amendment is filed in the office of the City Manager of the City of Umatilla as a matter of permanent record of the City, and that matters and contents therein are made a part of this ordinance by reference as fully and completely

as if set forth herein, and such copy shall remain on file in said office available for public inspection.

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

Section 2: Severability.

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

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

Section 4: Scrivener’s Errors.

Scrivener’s errors in the legal description may be corrected without a public hearing or at public meeting, by re-recording the original ordinance or a certified copy of the ordinance and attaching the correct legal description.

Section 5: Effective Date.

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

PASSED AND ORDAINED in regular session of the City Council of the City of Umatilla, Lake County, Florida, this _____ day of _____, 2022.

Kent Adcock, Mayor
City of Umatilla, Florida

ATTEST:

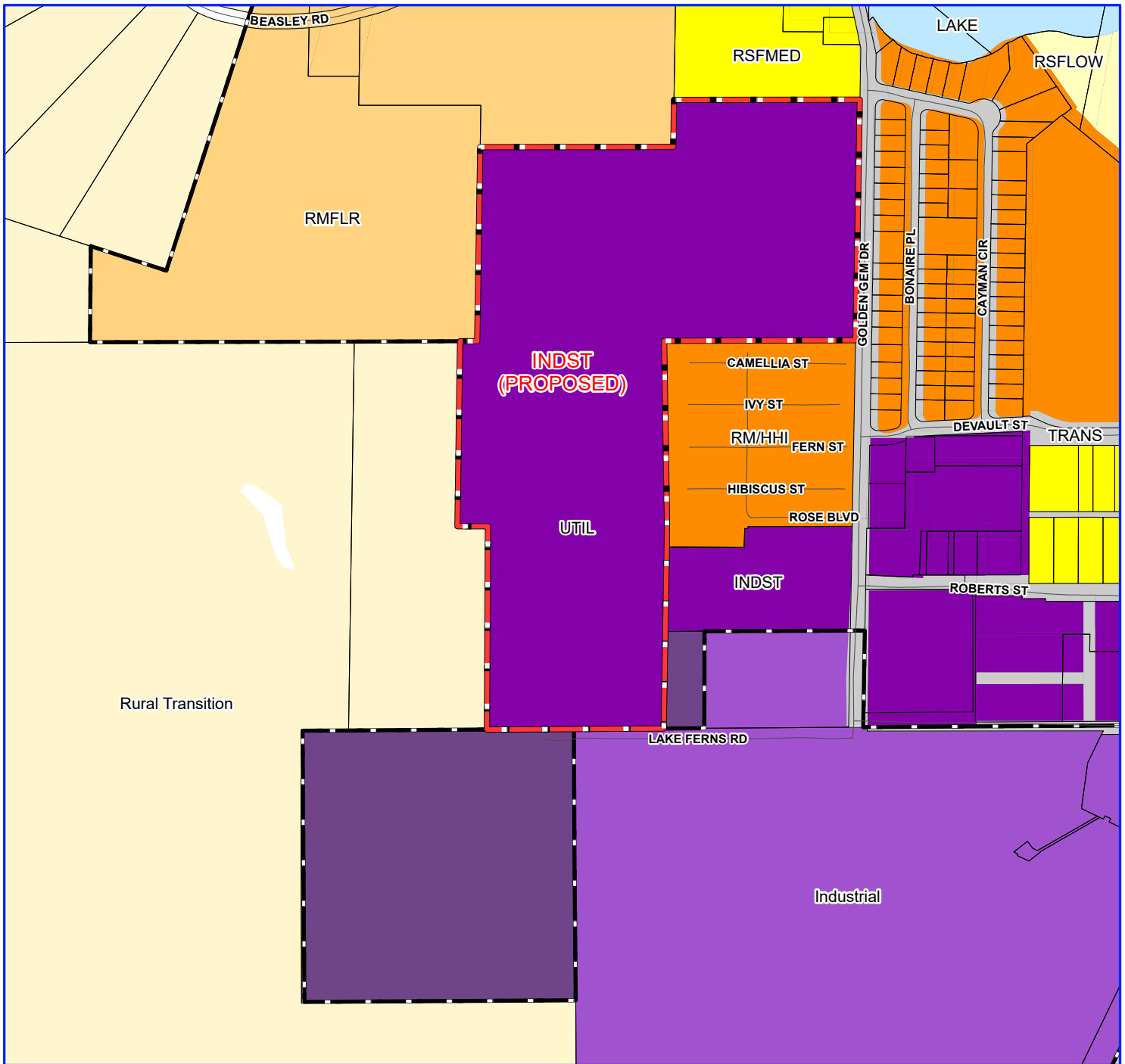
Approved as to Form:

Jessica Burnham
City Clerk

Kevin Stone
City Attorney

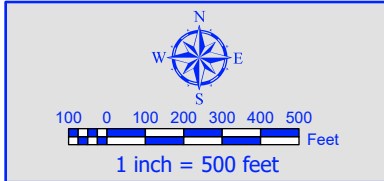
Passed First Reading _____
Passed Second Reading _____
(SEAL)

Exhibit "A"



Legend

Site Boundary	City of Umatilla Future Land Use	RM/HHI, Mobile Home HD
Lake County Future Land Use	RSFLOW, Residential Single Family Low Density	INDST, Industrial
Industrial	RSFMED, Residential Single Family Medium Density	UTIL, Utility
Rural Transition	RMFLR, Residential Multi-Family Low Rise	LAKE, Lake
		TRANS, Transportation



City of Umatilla
City Industrial Park
 Lake County, Florida
Proposed Future Land Use Map

Project: 399-22-06
 File: Proposed FLU
 Name: City Industrial Park
 PM: Sherie Lindh
 Date: September 12, 2022
 Created By: J. Wilson

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

EXHIBIT "B"
LEGAL DESCRIPTION

Parcel 1:

A part of the Southwest ¼ of the Southeast ¼ of Section 14, Township 18 South, Range 26 East, Lake County, Florida, described as follows: Commence at the Southwest corner of the Southwest ¼ of the Southeast ¼ of said Section 14; run thence North 89°47'05" East along the South line of said Southwest ¼ of the Southeast ¼, 53.0 feet to the Point of Beginning of this description; from said Point of Beginning, run North 00°16'20" East parallel with the West line of said Southwest ¼ of the Southeast ¼, 700.00 feet; thence South 89°47'05" West, 53.00 feet to a point on the West line of said Southwest ¼ of the Southeast ¼; thence North 00°16'20" East along said West line 630.34 feet to the Northwest corner of the Southwest ¼ of the Southeast ¼; thence North 89°51'06" East along the North line of the Southwest ¼ of the Southeast ¼, 639.41 feet; thence South 00°40'54" East, 997.16 feet; thence South 00°28'02" West, 332.43 feet to a point on the South line of said Southwest ¼ of the Southeast ¼; thence South 89°47'05" West along said South line of the Southwest ¼ of the Southeast ¼, 601.88 feet to the Point of Beginning. Subject to all easements, rights of way and restrictions of record, if any.

Parcel 2:

The East 59.0 feet of the Southeast ¼ of the Southwest ¼ of Section 14, Township 18 South, Range 26 East, Lake County, Florida. Less the South 700.0 feet thereof. Subject to all easements, rights of way and restrictions of record, if any.

Legend



Subject Property



Umatilla City Limit



City of Umatilla
Florida



0 140 280
Feet

City of Umatilla
City Industrial Park

Umatilla, FL

Project: City of Umatilla
Project #: 399-22-06
ALT Key#: 1036666, 1108730,
2695391, 3785106
File: Aerial
PM: Sherie Lindh
Date: October 31st, 2022
Created By: C.Manno



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Regional Planners, Inc.
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