

UMATILLA CITY COUNCIL MEETING
December 6, 2022 Immediately following LPA
Council Chambers, 1 S. Central Avenue, Umatilla, Florida

Please silence your electronic devices

CALL TO ORDER

ROLL CALL

AGENDA REVIEW

ORGANIZATIONAL MEETING

1. Swearing in of Re-Elected Vice-Mayor Creech

MINUTES REVIEW

2. *Land Planning Agency Meeting Minutes dated November 15, 2022*
3. *City Council Meeting Minutes dated November 15, 2022*

MAYOR'S MESSAGE

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 at 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 Council 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.

PRESENTATIONS

4. *GFL Presentation*

CONSENT AGENDA

PUBLIC HEARINGS - ORDINANCES / RESOLUTIONS

5. *Resolution No. 2022-30, City of Umatilla Stormwater Assessment Program*
6. *Resolution No. 2022-32, Update to the City of Umatilla Miscellaneous Fee Schedule*

7. *Final Reading Ordinance No. 2022-115, Industrial Park Comprehensive Plan Amendment*
8. *First Reading Ordinance No. 2022-116, Industrial Park PUD Rezoning*
9. *First Reading Ordinance No. 2022-112, Coral Bay Annexation*
10. *First Reading Ordinance No. 2022-113, Coral Bay Small Scale Comp Plan Amendment*
11. *First Reading Ordinance No. 2022-114, Coral Bay Rezoning*

NEW BUSINESS

12. *Approval of the City of Umatilla Clean Water and Drinking Water SRF Funding Assistance*

OLD BUSINESS

13. *First Amendment to Agreement for Solid Waste Collection Between The City of Umatilla and GFL Solid Waste South East LLC (F/K/A WCA of Florida, LLC)*

REPORTS

City Attorney
City Council
Staff Members

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 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.

**CITY COUNCIL AS LAND PLANNING AGENCY
NOVEMBER 15, 2022 6:00 P.M.
UMATILLA CITY COUNCIL CHAMBERS, 1 S. CENTRAL AVENUE, UMATILLA**

CALL TO ORDER

Having been duly advertised as required by law. Chairperson Kent Adcock called the Land Planning Agency Meeting to order at 6:00 P.M. in the Umatilla City Council Chambers.

ROLL CALL

MEMBERS PRESENT

Kent Adcock, Chairperson
Brian Butler, Board Member
Katherine Adams, Board Member
John Nichols, Board Member

ALSO PRESENT

Scott Blankenship, City Manager
Lewis Stone, Attorney
Jessica Burnham, City Clerk
Aaron Mercer, Development and Public Services Director
Regina Frazier, Finance Director
Adam Bolton, Chief of Police
Amy Stultz, Library Director
Sherie Lindh, Land Planner

NOT PRESENT

Chris Creech, Vice Chairperson
Kevin Stone, City Attorney
Vaughan Nilson, Public Works Director
Misti Lambert, Assistant to the City Manager

PUBLIC HEARINGS/ORDINANCES/RESOLUTIONS

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

Attorney Stone read Ordinance No. 2022-115 by title only.

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.

Attorney Stone Swore in the witness providing testimony for this agenda item.

Sherie Lindh, Land Planning Group, provided an overview of the proposed Comprehensive Plan Amendment of 42.52 ± Acres and stated the applicant intends to convert the site into a four-lot industrial park. Ms. Lindh also mentioned that the current use of the property is for the City's

wastewater filtering ponds and that the existing use of the property will no longer be needed due to the City’s agreement with the City of Eustis regarding wastewater.

Staff recommends approval of the item

Discussion took place on the existing future land use and existing zoning.

Chairperson Adcock opened public comment

Peter Middleton, 39526 Golden Gem Drive, inquired about the trip analyst.

Discussion ensued on how the trip analyst is determined.

James Church, 40 Bonaire Place, inquired about the levels of the lake surrounding the property and questioned the possibility of having the property turned into residential.

Development and Public Services Director Mercer spoke on the levels of the lakes and stated it will have zero impact on the levels.

Margert Johnson, inquired about how the property can be rezoned to the industrial park that close to residential.

Glen Evans, 31 Cayman Circle, asked of the possibility of the area being residential

Discussion took place on the residential aspect and how that proposal has not been brought to the City.

Chairperson Adcock closed public comment

MOTION BY BOARD MEMBER ADAMS TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF FIRST READING OF ORDINANCE NO 2022-115, INDUSTRIAL PARK COMPREHENSIVE PLAN AMENDMENT; SECONDED BY BOARD MEMBER NICHOLS. MOTION CARRIED BY A ROLL CALL VOTE.

Board Member Adams	YES
Board Member Nichols	YES
Board Member Butler	YES
Chairperson Adcock	YES

Meeting adjourned at approximately 6:02 p.m.

Kent Adcock
Chairperson

ATTEST:

Jessica Burnham
City Clerk

UMATILLA CITY COUNCIL MEETING
November 15, 2022, Immediately following LPA
Council Chambers, 1 S. Central Avenue, Umatilla, Florida

CALL TO ORDER

Having been duly advertised as required by law Mayor Kent Adcock called the Regular City Council Meeting to order at 6:02 P.M. in the Umatilla City Council Chambers.

Mayor Adcock led the Pledge of Allegiance to the Flag and gave an Invocation.

ROLL CALL

MEMBERS PRESENT

Kent Adcock, Mayor
Brian Butler, Council Member
Katherine Adams, Council Member
John Nichols, Council Member

ALSO PRESENT

Scott Blankenship, City Manager
Lewis Stone, Attorney
Jessica Burnham, City Clerk
Aaron Mercer, Development and Public Services Director
Regina Frazier, Finance Director
Adam Bolton, Chief of Police
Amy Stultz, Library Director
Sherie Lindh, Land Planner

NOT PRESENT

Chris Creech, Vice-Mayor
Kevin Stone, City Attorney
Vaughan Nilson, Public Works Director
Misti Lambert, Assistant to the City Manager

AGENDA REVIEW

MOTION BY COUNCIL MEMBER NICHOLS TO APPROVE THE AGENDA; SECOND BY COUNCIL MEMBER ADAMS; MOTION APPROVED BY UNANIMOUS VOICE VOTE.

ORGANIZATIONAL MEETING

1. *Election of Officers*

a. Mayor

MOTION BY COUNCIL MEMBER ADAMS TO RETAIN KENT ADCOCK AS MAYOR; SECONDED BY COUNCIL MEMBER BUTLER; MOTION APPROVED BY A UNANIMOUS VOICE VOTE.

b. *Vice Mayor*

MOTION BY COUNCIL MEMBER ADAMS TO RETAIN CHRIS CREECH AS VICE MAYOR; SECONDED BY COUNCIL MEMBER NICHOLS; MOTION APPROVED BY A UNANIMOUS VOICE VOTE.

2. *Appointments*

a. *Lake County League of Cities Director and Alternate Director*

Scott Blankenship, City Manager, stated Mayor Adcock currently serves as the City of Umatilla Director for the Lake County League of Cities and Vice-Mayor Creech has been serving as Alternate Director.

MOTION BY COUNCIL MEMBER NICHOLS TO APPOINT MAYOR ADCOCK AS DIRECTOR AND VICE MAYOR CREECH AS ALTERNATE DIRECTOR; SECONDED BY COUNCIL MEMBER BUTLER; MOTION APPROVED BY A UNANIMOUS VOICE VOTE.

b. City Liaison to Chamber of Commerce Board of Directors

City Manager Blankenship stated he has served as City Liaison to the Chamber of Commerce Board of Directors for several years and would like to continue in an effort to coordinate Chamber and City efforts.

MOTION BY COUNCIL MEMBER NICHOLS TO RETAIN SCOTT BLANKENSHIP AS LIAISON TO THE CHAMBER BOARD OF DIRECTORS; SECONDED BY COUNCIL MEMBER ADAMS; MOTION APPROVED BY A UNANIMOUS VOICE VOTE.

c. Lake-Sumter MPO Board Member and Alternate

City Manager Blankenship stated Council Member Adams has been serving as the MPO Representative with Council Member Nichols as Alternate.

MOTION BY COUNCIL MEMBER BUTLER TO RETAIN COUNCIL MEMBER ADAMS AS THE MPO BOARD MEMBER AND RETAIN COUNCIL MEMBER NICHOLS AS ALTERNATE; SECONDED BY MAYOR ADCOCK; MOTION APPROVED BY A UNANIMOUS VOICE VOTE.

MINUTES REVIEW

3. City Council Meeting Minutes dated November 1, 2022.

MOTION BY COUNCIL MEMBER ADAMS TO APPROVE THE MINUTES AS PRESENTED; SECONDED BY COUNCIL MEMBER NICHOLS; MOTION APPROVED BY UNANIMOUS VOICE VOTE.

PUBLIC COMMENT

Mayor Adcock opened public comment

Margert Johnson, inquired about the work being done to State Road 19 and asked when that would be expected to be finished.

Aaron Mercer, Director of Development and Public Services, stated that all the paving and striping will be finished this week.

Mayor Adcock closed public comment

PRESENTATIONS

CONSENT AGENDA

4. Hatfield Drive Special Event Road Closure

MOTION BY COUNCIL MEMBER BUTLER TO APPROVE THE CONSENT AGENDA; SECONDED BY COUNCIL MEMBER NICHOLS; MOTION APPROVED BY UNANIMOUS VOTE.

❖ Discussion took place on Swearing-in of the Re-Elected City Council Members.

City Clerk Jessica Burnham administered the Oath of Office to re-elected Katherine “Kaye” Adams, Seat 5

PUBLIC HEARINGS/ORDINANCES/RESOLUTIONS

5. First Reading of Ordinance No. 2022-115, Industrial Park Comprehensive Plan Amendment

City Attorney Stone read the Ordinance by title only.

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.

Sherie Lindh, Land Planning Group, requested the testimony from the Land Planning Agency immediately preceding the City Council meeting be carried forward for the record. Ms. Lindh also mentioned that this item is for the small-scale comprehensive map amendment and that the rezoning of the property would be presented at the next meeting.

Discussion ensued on the differences between a first reading of an ordinance and the second reading.

Mayor Adcock opened public comment

James Church, 40 Bonaire Place, inquired about the process.

Mayor Adcock closed public comment

MOTION BY COUNCIL MEMBER BUTLER TO APPROVE ORDINANCE NO. 2022-115 INDUSTRIAL COMPREHENSIVE PLAN AMENDMENT; SECOND BY COUNCIL MEMBER NICHOLS; MOTION APPROVED BY A ROLL CALL VOTE.

Council Member Butler	YES
Council Member Nichols	YES
Council Member Adams	YES
Mayor Adcock	YES

6. Resolution No. 2022-31, Fiscal Year 2021-2022 Final Budget Amendment

Attorney Stone read the Resolution by title only.

RESOLUTION 2022 - 31

A RESOLUTION OF THE CITY OF UMATILLA, LAKE COUNTY, FLORIDA, TO PROVIDE FOR CHANGES IN THE FISCAL YEAR 2021-2022 BUDGET; PROVIDING FOR AN EFFECTIVE DATE.

Regina Frazier, Finance Director, stated during the fiscal year, the City receives various grants and other revenue sources which change the total of the budget. These grants and their associated expenditures need to be incorporated into the final budget and approved by City Council. This amendment updates various grants and corrects other minor budget items as necessary.

Mayor Adcock opened public comment

No one spoke

Mayor Adcock closed public comment

MOTION BY COUNCIL MEMBER NICHOLS TO APPROVE RESOLUTION NO. 2022-31, FINAL BUDGET AMENDMENT FISCAL YEAR 2021-2022; SECOND BY COUNCIL MEMBER BUTLER; MOTION APPROVED BY A ROLL CALL VOTE.

Council Member Nichols	YES
Council Member Butler	YES
Council Member Adams	YES
Mayor Adcock	YES

NEW BUSINESS

7. Agreement with PFM Financial Advisor LLC

City Manager Blankenship provided the council with an overview of the agenda item and mentioned that this was talked about at the last meeting and staff is recommending approval.

MOTION BY COUNCIL MEMBER BUTLER TO APPROVE AGREEMENT WITH PFM FINANCIAL ADVISOR LLC; SECOND BY COUNCIL MEMBER NICHOLS; MOTION APPROVED BY UNANIMOUS VOICE VOTE.

8. Melbane Street Discussion

City Manager Blankenship spoke to council about Melbane Street being a privately-owned road that is in dismay.

Discussion took place on the possibility of the City and the road owners coming to an agreement to split the cost fifty-fifty of having the road paved and the City then taking ownership of the road.

Council Member Butler inquired about the rest of the City's roads that are in need and stated that he believes those roads should be repaired first as those already belong to the tax payers.

Discussion of easements and right of ways.

Council agreed to not take any action on the discussion and if the owners of the road would like to address council on it in the future it could be readdressed.

OLD BUSINESS

9. City Manager Evaluation

Attorney Stone spoke on the changes in City Manager Blankenship's agreement.

MOTION BY COUNCIL MEMBER BUTLER TO APPROVE THE CHANGES TO THE EMPLOYMENT AGREEMENT WITH CITY MANANGER SCOTT BLANKENSHIP; SECOND BY COUNCIL MEMBER ADAMS; MOTION APPROVED BY UNANIMOUS VOICE VOTE.

INFORMATIONAL

10. Olde Mill Stream Letter

City Manager Blankenship provided council with a letter that was sent to the City from Olde Mill Stream and mentioned that Olde Mill Stream was very thankful for the assistance from the City in getting the Fletcher Road water meter taken off their account.

REPORTS

City Attorney

Attorney Stone had nothing to report

City Manager

City Manager Blankenship had nothing to report

Council Members

Council Member Adams had nothing to report

Council Member Nichols had nothing to report

Council Member Butler had nothing to report

Mayor Adcock asked if the permit to close State Road 19 for the Christmas Parade was approved to which, Mr. Mercer answered yes.

Staff

Chief Bolton had nothing to report

Ms. Frazier had nothing to report

Mr. Mercer updated the council on the sewer plant and suggested council meet with city manager to further discuss the issues.

Ms. Stultz had nothing to report

ADJOURNMENT

With no further business for discussion, meeting adjourned at approximately 7:19 p.m.

Kent Adcock, MAYOR

Jessica Burnham
City Clerk

**CITY OF UMATILLA
AGENDA ITEM STAFF REPORT**

DATE:	November 21, 2022	MEETING DATE:	December 6, 2022
SUBJECT:	Resolution 2022-30		
ISSUE:	Stormwater Utility Services Non-Ad Valorem Assessments		

BACKGROUND SUMMARY: The resolution being considered at this meeting is related to the use of the tax bill collection method for non-ad valorem special assessments for stormwater utility services. Using this method, these assessments would be collected through a tax bill generated by the Lake County Tax Collector rather than on monthly water bills.

Section 197.3632, Florida Statutes, requires that the City hold a public hearing and adopt a resolution of intent to use the uniform method of collection for any assessment program **in the calendar year prior to any such collection**. The resolution, which does not obligate the City to use the method, must be adopted by January 1 and sent to the Lake County Tax Collector, the Lake County Property Appraiser and the Florida Department of Revenue by January 10th.

Section 197.3632 also requires that notice of the public hearing to adopt the resolution of intent be published in a newspaper of general circulation once a week for the four consecutive weeks immediately before the date of the hearing. The required advertisements published in the North Lake Outpost on the following dates: November 10th, November 17th, November 24th and December 1st, 2022.

By adopting the attached resolution, the City is simply reserving the right to use the tax bill collection method beginning in November of 2023.

STAFF RECOMMENDATIONS: **Approval of Resolution 2022-30, Stormwater Utility Services Non-Ad Valorem Assessments**

FISCAL IMPACTS: N/A

COUNCIL ACTION:

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

RESOLUTION NO. 2022-30

A RESOLUTION OF THE CITY OF UMATILLA, FLORIDA ELECTING TO USE THE UNIFORM METHOD OF COLLECTING NON-AD VALOREM SPECIAL ASSESSMENTS LEVIED WITHIN THE INCORPORATED AREA OF THE CITY; STATING A NEED FOR SUCH LEVY; PROVIDING FOR THE MAILING OF THIS RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Umatilla, Florida (the "City") is contemplating the imposition of special assessments for the provision of solid waste services and stormwater services; and

WHEREAS, the City intends to use the uniform method for collecting non-ad valorem special assessments for the cost of providing stormwater services to property within the incorporated area of the City as authorized by section 197.3632, Florida Statutes, as amended, because this method will allow such special assessments to be collected annually commencing in November 2023, in the same manner as provided for ad valorem taxes; and

WHEREAS, the City held a duly advertised public hearing prior to the adoption of this Resolution, proof of publication of such hearing being attached hereto as Exhibit A.

NOW, THEREFORE BE IT RESOLVED:

1. Commencing with the Fiscal Year beginning on October 1, 2023, and with the tax statement mailed for such Fiscal Year and continuing thereafter until discontinued by the City, the City intends to use the uniform method of collecting non-ad valorem assessments authorized in section 197.3632, Florida Statutes, as amended, for collecting non-ad valorem assessments for the cost of providing stormwater services. Such non-ad valorem assessments shall be levied within the incorporated area of the City. A legal description of such area subject to the assessment is attached hereto as Exhibit B and incorporated by reference.
2. The City hereby determines that the levy of the assessments is needed to fund the cost of stormwater services within the incorporated area of the City.
3. Upon adoption, the City Clerk is hereby directed to send a copy of this Resolution by United States mail to the Florida Department of Revenue, the Lake County Tax Collector, and the Lake County Property Appraiser by January 10, 2023.
4. This Resolution shall be effective upon adoption.

DULY ADOPTED this ____ day of _____, 2022.

CITY OF UMATILLA, FLORIDA

MAYOR
(SEAL)

Attest:

Clerk

EXHIBIT A

PROOF OF PUBLICATION

NOTICE OF INTENT TO USE UNIFORM METHOD OF COLLECTING

NON-AD VALOREM ASSESSMENTS

The City of Umatilla, Florida (the "City") hereby provides notice, pursuant to section 197.3632(3)(a), Florida Statutes, of its intent to use the uniform method of collecting non-ad valorem special assessments to be levied within the incorporated area of the City, for the cost of providing stormwater services commencing for the Fiscal Year beginning on October 1, 2023 and continuing until discontinued by the City. The City will consider the adoption of a resolution electing to use the uniform method of collecting such assessment authorized by section 197.3632, Florida Statutes, at a public hearing to be held at 6:00 p.m. on December 6, 2022 at the Umatilla City Council Chambers, 1 S Central Avenue, Umatilla, Florida. Such resolution will state the need for the levy and will contain a legal description of the boundaries of the real property subject to the levy. Copies of the proposed form of resolution, which contains the legal description of the real property subject to the levy, are on file at the Clerk's Office, 1 S. Central Avenue, Umatilla, Florida. All interested persons are invited to attend. In the event any person decides to appeal any decision by the City with respect to any matter relating to the consideration of the resolution at the above-referenced public hearing, a record of the proceeding may be needed and in such an event, such person may need to ensure that a verbatim record of the public hearing is made, which record includes the testimony and evidence on which the appeal is to be based. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the City Clerk at (352) 669-3125 at least five (5) days prior to the date of the hearing.

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EXHIBIT B

LEGAL DESCRIPTION

CITY CHARTER

Section 1. - Boundaries.

Commencing at the Northeast corner of Section Thirteen (13), Township Eighteen (18) South, Range Twenty-Six (26) East, run North one-half (½) mile to the point of beginning; thence run East one-quarter (¼) mile; thence South one and one-half (1½) miles on the sub-division line; thence running North one and one-half (1½) miles on the sub-division line; thence run East one and one-quarter (1¼) miles on the sub-division line to the point of beginning; Also begin at a point 4.37 chains South of the Northeast corner of Section Twenty-three (23), Township Eighteen (18) South, Range Twenty-six (26) East; thence run South 6.83 chains; thence North 64 degrees West 2.97 chains; thence North 26 degrees East 6.14 chains to the point of beginning; Also beginning at the Northeast corner of said Section, Township and Range; thence run East 5 chains; thence South 11.2 chains; thence West 5 chains; thence North 11.2 chains to place of beginning;

Also the right of way of State Road numbered 19, from the South City Limits to and including its Intersection with State Road 450;

Also all of Blocks A, B, C and D, of Giles & Hauck's Subdivision; ALSO in Section 23, Township 18 South, Range 26 East, beginning at a point 739.2 feet South of the Northeast corner of said Section, run North 64;deg; West to RR, Southwesterly along RR to point 130 feet Northeasterly from the Northwest corner of Giles & Hauck's Subdivision, SE...to the Northeast corner of Giles & Hauck's Subdivision, thence North to the point of beginning; ALSO in Section 23, Township 18 South, Range 26 East, Beginning at the Northeast corner of Giles & Hauck's Subdivision Westerly to the Highway, thence North-Easterly along said highway 130 feet, Southeasterly to point of beginning; Also the right of way of State Road numbered 19, from the North City Limits of the City of Umatilla, to and including its Intersection with County Road numbered District 5-8074;

Also in Section 6, Township 18 South, Range 27 East, beginning 1,253.46 feet East of the Northwest corner of the Southwest quarter, run South 89;deg;38' East 432.75 feet; thence South 0;deg;22' West 313.8 feet; thence North 88;deg;52' West 608.25 feet; thence North 30;deg;14' East 352.7 feet to the point of beginning; Also the right of way of State Road numbered 450 from the East City Limits of the City of Umatilla, to and including its Intersection with County Road number District 5-7878; and the right of way of County Road number District 5-7878, to and including its i Intersection with and all contact with the property owned by the City of Umatilla used for garbage and trash disposal and dumping;

Also the West ½ of the SW ¼ of the NW ¼ of the SE ¼ of Section 8, Township 18 South, Range 27 East; the N ½ of the NW ¼ of the SE ¼ of Section 8, Township 18 South, Range 27 East; and the East ¾ of the S ½ of the NW ¼ of the SE ¼ of Section 8, Township 18 South, Range 27 East, containing 40 acres more or less;

Also the right of way of State Road No. 44-A from the East City Limits of the City of Umatilla, to and including its i Intersection with the property owned by the City of Umatilla operating as the City Airport, and including the Intersection of County Road numbered District 5-7672, and the right of way of County Road numbered District 5-7672, to and including its Intersection with County Road numbered District 5-7776, and the right of way of County Road numbered District 5-7776, to and including its Intersection with the City of Umatilla street-Cassidy, and the City Limits of the City of Umatilla;

Also commencing at the quarter Section corner on the South line of Section 18, Township 18 South, Range 27 East, run thence North 3;deg;15' East 724.8 feet for the point of beginning; continue thence North 3;deg;15' East 1,505 feet, thence run North 43;deg;40' West 534 feet, thence run South 3;deg;15' West 1,502.7 feet, thence run South 43;deg;40' East 535.6 feet to the point of beginning; containing 13.465 acres; ALSO, commencing at the quarter Section corner on the South line of Section 18, Township 18 South, Range 27 East, run thence North 3;deg;15' East 2,259 feet

1 for the point of beginning; continue thence North 3;deg;15' East 1,013.25 feet, thence run North
2 83;deg;38' West 168 feet, thence run North 78;deg;45' West 224.4 feet, thence run South 3;deg;15'
3 West 688.9 feet, thence run South 43;deg;40' East, 534 feet to the point of beginning; containing
4 7.583 acres.

5 **PLUS**

6
7 **1984-I**

8 **Adopted 08.07.1984**

9 Begin at the Northwest corner of the East 1/2 of the Northwest 1/4 of the Northwest 1/ 4
10 of the Northwest 1/ 4 of Section 24, Township 18 South, Range 26 East, Lake County,
11 Florida, run south 0°13' 27" East along the West line of said East 1/2 of the Northwest 1/4
12 of the Northwest 1/4 of the Northwest 1/4 of Section 24 a distance of 369.57 feet, thence
13 South 89°46'33" East 69.39 feet, thence North 05°16'13" East 270.17 feet, thence North
14 27°43'48" East 113.59 feet to a point on the North line of said Section 24, thence North
15 89°42 '10" west along said North line of Section 24 a distance of 150.48 feet to the point
16 of beginning and point of terminus.

17
18 **1984-J**

19 **Adopted 10.12.1984**

20 That part of the south 1/2 of the Northeast 1/ 4 of Section 12, Township 18 South, Range
21 26 East, Lake County, Florida, lying East of the Easterly right of way line of the abandoned
22 railroad, less: Begin at the intersection of the North line of said south 1/2 of the Northeast
23 1/4, said Section 12 and the Easterly right of way line of the abandoned railroad, run thence
24 North 89°36'24w East 223.17 feet, thence South 23°39'43" West 300 feet, thence South
25 89°36' 34" West 212 .61 feet to a point on the aforesaid Easterly right of way line of the
26 abandoned railroad, thence from a radial bearing of south 71°19'36" East, run Northeasterly
27 along the said Easterly right of way line of the abandoned railroad, being the arc of a curve
28 concave to the Southeast, having a radius of 2730.07 feet, thru a central angle of 6°12'44"
29 a distance of 296.00 feet to the point of beginning and point of terminus.

30
31 **1984-O**

32 **Adopted 11.06,1984**

33 From the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 23,
34 Township 18 South, Range 26 East, Lake County, Florida, run thence South 01°01'20"
35 East along the East line of the said Southeast 1/4 of the Northeast 1/4 a distance of 65.87
36 feet to the South right-of-way line of State Road No. 450, continue thence South 01°01'20"
37 East along said line of the southeast 1/4 of the Northeast 1/4 a distance of 250.00 feet for a
38 Point of Beginning, run thence South 89°42'00" west 285.68 feet to a point on the
39 Southeasterly line of Lot 10, according to the Plat of Clara Commercial Estates, as recorded
40 in Plat Book 25, Page 42, Public Records of Lake County, Florida, thence South 25°34'03"
41 West along the Southeasterly line of Lots 7 through 10, inclusive, a distance of 296.13 feet,
42 thence North 89°42'00" East 418.25 feet to a point on the aforesaid East line of the
43 Southeast 1/4 of the Northeast 1/4 of Section 23, thence North 01°01'20" West along said
44 East line of the southeast 1/4 of the Northeast 1/4 of Section 23, a distance of 266.48 feet
45 to the Point of Beginning. Subject to right-of-way for County Road along the East side
46 thereof. (Containing 2 acres -not including County Road right-of-way)

47 **AND ALSO:**

1 From the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 23,
2 Township 18 South, Range 26 East, Lake County, Florida, run thence South 01°01'20"
3 East along the East line of the said Southeast 1/4 of the Northeast 1/4 a distance of 65.87
4 feet to the South right-of-way line of State Road No. 450, continue thence South 01°01'20"
5 East along said line of the southeast 1/4 of the Northeast 1/4 a distance of 516.48 feet for a
6 Point of Beginning, run thence South 89°42'00" West 418.25 feet to a point on the
7 Southeasterly line of Lot 7, according to the Plat of Clara Commercial Estates, as recorded
8 in Plat Book 25, Page 42, Public Records of Lake County, Florida, thence South 25°34'03"
9 West along the Southeasterly line of Lots 5 through 7, inclusive, a distance of 192.66 feet
10 to a point on the North line of Tract "A" of aforesaid Clara Commercial Estates, thence
11 North 89°57' East along said North line of said Tract "A" 174.53 feet, thence South
12 01°01'20" East along the East line of said Tract "A" a distance of 253.00 feet to a point
13 330.00 feet North of the South line Southeast 1/4 of the Northeast 1/4 of said Section 23,
14 thence South 89°57'00" East parallel with the said South line of the Southeast 1/4 of the
15 Northeast 1/4 of Section 23, a distance of 330.00 feet to a point on the East line of the said
16 Southeast 1/4 of the Northeast 1/4, thence North 01°01'20" East along the said East line of
17 the said Southeast 1/4 of the Northeast 1/4 429.43 feet to the Point of Beginning. Subject to
18 right-of-way for County Road along the East side thereof. (Containing 3.50 acres)

19
20 **Ordinance 1984-R**
21 **Adopted 12.18.1984**

22 The North 418 ft. of the south 1/2 of NE 1/4 lying East of the Easterly right-of-way line of
23 abandoned railroad, less that part of the South 118.0 feet thereof lying West of a line
24 1134.71 feet West of and parallel with the East line of the said South 1/2 of the Northeast
25 1/4 of Section 12, Township 18 South, Range 26 East, Lake County, Florida.

26
27 **Ordinance 1985-H**
28 **Adopted 11.05.1985**

29 The North 1/2 of the South 1/2 of the East 1/2 of the Northwest 1/4 of the Southeast 1/4;
30 AL.SQ: The South 1/2 of the South 1/2 of the North 1/2 of the East 1/2 of the Northwest
31 1/4 of the Southeast 1/4, all in Section 14, Township 18 South, Range 26 East, Lake
32 County, Florida.

33
34 **Ordinance 1985 I**
35 **Adopted 11.05.1985**

36 The South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 14,
37 Township 18 South, Range 26 East, Lake County, Florida, containing 5.04 acres, more or
38 less.

39
40 **Ordinance 1986-B**
41 **Adopted 01.21.1986**

42 The Southwest 1/4 of the Northwest 1/4 of the Southeast 1/4 in Section 14, Township 18
43 South, Range 26 East, Lake County, Florida.

44
45 **Ordinance 1986-D**
46 **Adopted 05.06.1986**

1 The North ½ of the Northeast ¼ of Northwest ¼ of Southeast ¼, Section 14, Township 18
2 South, Ranges 26 East. ALSO the North ½ of the South ½ of the Northeast ¼ of the
3 Northwest ¼ of Southeast ¼, Section 14, Township 18 South, Range 26 East, all located
4 in Lake County, Florida.

5
6 **Ordinance 1986-K**
7 **Adopted 10.21.1986**

8 Begin at SW corner of SW 1/4 of NE 1/4, run N 858.85 ft., s. 78°10'E. 910.14 ft., to R.R.,
9 SW'ly along R.R. to S. line of SW 1/4 of NE 1/4, W to POB, Section 12, Twp. 18S., Rge.
10 26E. LESS THE FOLLOWING DESCRIBED PARCELS:

11 Legal for Parcel in N.W. Corner: Fran the center of Section 12, Township 18 South, Range
12 26 East, Lake County, Florida, run N. 01°06'35"E. along the North-South mid-section line
13 645.53 ft. to the POB. From said POB, continue N. 01°06'35"E., 188.84 ft. to the Southerly
14 line of that property described in O.R. Book 697, page 2365, and a point hereby designated
15 as Point "A"; return to the POB and run N. 89°41'25"E., 277.97 ft.; thence N. 01°08'14"E.,
16 119 .24 ft. to the Southerly line of that property described in O.R . Book 697, page 2365;
17 thence Northwesterly along said Southerly line 284.93 ft. to the POB. LESS right-of-way
18 for Maxwell Road (Dist. 5- 7866). ALSO LESS right-of-way for County Road Dist., 5-
19 7867.

20 PARCEL NO. 1:

21 From the center of Section 12, Township 18 South, Range 26 East, Lake County, Florida,
22 run N. 01°06'35"E. along the North-South mid-section line 25.38 ft.; thence N. 89°41'
23 25"E., 29.68 ft. to a concrete monument; thence N. 01°08'14"E. 782.16 ft. to a concrete
24 monument; thence S. 75°52' 11 "E., 615 .53 ft. to the POB; from said POB run N.
25 18°17'44"E., 22.04 ft. to the Southerly line of that property described in O.R. Book 697,
26 page 2365 and a point hereby designated as Point "B"; return to the POB and run S.
27 18°17'44"W., 164.00 ft.; thence S. 75°S2'11"E. 256.43 ft. to a line that is 60.0 ft. from the
28 centerline of the S.C.L. Railroad when measured at right angles thereto; thence N. 17°50
29 '00"E. parallel with said centerline 187.30 ft. to the Southerly line of that property described
30 in O.R. Book 697, page 2365; thence Northwesterly along said Southerly line 255 .01 ft.
31 to the aforescribed Point "B" . LESS right-of -way for Co. Rd. Dist. 5- 7867. ALSO
32 LESS right-of-way for S.R. No, 19.

33
34 **Ordinance 1986-L**
35 **Adopted 10.21.1986**

36 From the center of Section 12, Township 18 South, Range 26 East, Lake County, Florida,
37 run N. 01°06'35"E. along the North-South mid-section line 645 .53 ft. to the POB. From
38 said POB, continue N. 01°06'35"E., 188.8 4 ft. to the Southerly line of that property
39 described in O.R. Book 697, page 2365, and a point hereby designated as Point "A "; return
40 to the POB and run N. 89°41'25"E., 277.97 ft. ; thence N. 01° 08'14"E., 119.2 4 ft. to the
41 Southerly line of that property described in O.R. Book 697, page 2365; thence
42 Northwesterly along said Southerly line 284 .93 ft. to the POB. LESS right-of-way for
43 Maxwell Road (Dist. 5-7866). ALSO LESS right-of-way for County Road Dist., 5-7867.

44
45 PARCEL NO. 1:

1 From the center of Section 12 , Township 18 South, Range 26 East, Lake County, Florida,
2 run N.
3 01°06'35 "E. along the North-South mid-section line 25.38 ft.; thence N. 89°41'25"E., 29.68
4 ft. to a concrete monument; thence N. 01°08'14"E. 782.16 ft. to a concrete monument;
5 thence S. 75°52 '11 "E., 615 .53 ft. to the POB; from said POB run N. 18°17'44"E., 22.04
6 ft. to the Southerly line of that property described in O.R. Book 697, page 2365 and a point
7 hereby designated as Point "B"; return to the POB and run S. 18°17 '44"W., 164.00 ft.;
8 thence S. 75°S2'11"E. 256.43 ft.to a line that is 60.0 ft. from the centerline of the S.C. L.
9 Railroad when measured at right angles thereto; thence N. 17°50 '00"E. parallel with said
10 centerline 187.30 ft. to the Southerly line of that property described in O.R. Book 697, page
11 2365; thence Northwesterly along said Southerly line 255.01 ft; to the aforescribed Point
12 "B". LESS right-of-way for Co. Rd. Dist. 5-7867. ALSO LESS right-of-way for S.R. No.
13 19.
14

15 **Ordinance 1986-N**
16 **Adopted 10.21.1986**

17 The South 466.69' of the North 933.38' of the East 114.29' of the Northeast 1/4 of the
18 Northwest 1/4, AND ALSO: The South 466.69' of the North 933.38' of the West 352.4' of
19 the Northwest 1/4 of the Northeast 1/4, all in Section 23, Township 18 South, Range 26
20 East, in Lake County, Florida.
21 AND ALSO: The West 466.69' of the East 580.98' of the North 933.38' of the Northeast
22 1/4 of the Northwest 1/4 of Section 23, Township 18 South, Range 26 East, Lake County,
23 Florida.
24

25 **Ordinance 1986-T**
26 **Adopted 11.18.1986**

27 All that part of the SE 1/4 of the NE 1/4 of Section 11, Township 18 South, Range 26 East,
28 lying East of Lake Crescent, also that part of the NE 1/4 of the SE 1/4 of Section 11,
29 Township 18 South, Range 26 East, lying NE of Lake Crescent, Lake County, Florida.
30 The property is also described as: All of Lake Crescent Highland Subdivision, according
31 to the plat thereof recorded in Plat Book 8, Page 96, Public Records of Lake County,
32 Florida.
33

34 **Ordinance 1987-B**
35 **Adopted 04.07.1987**

36 Begin at the Northwest Corner (NW Cor) of the Southeast Quarter (SE ¼) of the Northwest
37 Quarter (NE ¼) of Section 12, Township 18 South, Range 26 East, run thence East 1320
38 feet to the Northeast Corner (NE Cor) of the Southeast Quarter (SE ¼) of the Northwest
39 Quarter (NW ¼) of said Section 12, thence run South 1°00' West 300 feet, thence run South
40 89°09' West 665.0 feet to a concrete Monument, thence continue Westerly on the same
41 course to a point on the West line of the Southeast Quarter (SE ¼) of said Section 12, 300
42 feet South of the Point of Beginning, thence run North 300 feet to Point of Beginning.
43

44 **Ordinance 1987-C**
45 **Adopted 04.07.1987**

1 That part of the Southwest ¼ of the Northeast ¼ of Section 12, Township 18 south, Range
2 26 East in Lake County, Florida, bounded and described as follows: Begin at the Northwest
3 corner of the Southwest ¼ of the Northeast ¼, of said Section 12, run thence North
4 88°32'50" East along the North line of the said Southwest ¼ of the Northeast ¼, a distance
5 of 368 feet; run thence South 17°19' West 530.5 feet to the Northerly line of the right of
6 way of Clay Road; (County No. 5-7867); run thence North 77°10 '30" West along the said
7 Northerly line of the right of way of said Clay Road 215.26 feet to the West line of the
8 Southwest ¼ of the Northeast ¼ of said Section 12 (center line of Maxwell Road and
9 County No, 5-7866); run thence North along the West line of the said Southwest ¼ of the
10 Northeast ¼ , 448.82 feet to the point of beginning. Less and except the West 25 feet thereof
11 for road purposes.

12
13 **Ordinance 1987-D**

14 **Adopted 04.07.1987**

15 Begin at the SE corner of the NE ¼ of the NW ¼ of Section 12, Twp. 18 South, Range 26
16 East run North 239.5 feet, run thence West 329.6 feet, thence South 27.5 feet, thence West
17 89 feet, thence South 212 feet, thence East 418 .6 feet to point of beginning.

18
19 **Ordinance 1987-Q**

20 **Adopted 06.16.1987**

21 Beg. at NW corner of the SW ¼ of NE ¼, Sec. 12, Tp 18S., Rge. 26E, run S. 496.22',
22 thence S 76°55'55" E 483.33 ft. along the N boundary of property of W.R. McCown for
23 P.O.B., run thence S 76°55'55" E 400 ft. along the N boundary of W.R. McCown to the
24 Westerly right-of-way of S.R. 19, thence Northeasterly along said right-of-way 200 ft.
25 thence N 76°55'55" W 400 ft., thence Southwesterly 200 ft. to P.O.B., Lake County,
26 Florida.

27
28 **Ordinance 1987-Z [Deannexation]**

29 **Adopted 12.15.1987**

30 WILLIS STEWART

31 That portion of the following described property lying East of the East Line of the
32 Southwest ¼ of the Northeast ¼ of Section 14, Township 18 South, Range 26 East, Lake
33 County, Florida: Begin 15 feet East of the Southeast corner of the Southwest ¼ of the
34 Northeast ¼ of Section 14, Township 18 South, Range 26 East, Lake County, Florida, Run
35 thence West along the ½ Section line of said Section 14 a distance of 343 feet, thence North
36 12 degrees 10 minutes West 277.5 feet, thence East to Lake Shore, thence Southerly along
37 Lakeshore to the point of beginning.

38
39 IRENE SEWELL

40 That portion of the following described property lying East of the East Line of the
41 Southwest 1/4 of the Northeast 1/4 of Section 14, Township 18 South, Range 26 East,
42 Lake County, Florida: Starting at the established center of Section 14, Township 18 South,
43 Range 26 East: (this established center being marked by an earthen jug buried about a foot
44 underground) and run due East, with the mid-section line of the said Section 14, 992 feet
45 to a point 3213 feet West of the Southeast corner of the Southwest 1/4 of the Northeast 1/4
46 of said Section 14; thence turn to the left an angle of 102 degrees 10 minutes with a bearing

1 of North 12 degrees 10 minutes West, 277.5 feet to Corner, and Point of Beginning for this
2 description; continue with the same bearing 253.5 feet to the Northwest corner of this
3 property, thence turn to the right an angle of 79 degrees 10 minutes, and bearing of North
4 67 degrees East, 45.5 feet to Southwest corner of property of M. H. Guerrant, marked by
5 small cement post, thence continue with same bearing to the low water mark of Lake Mary;
6 thence Southeasterly, with the said low-water mark 440 feet more or less, to a point due
7 East of the Point of Beginning; thence West 460 feet, more or less, to the Point of
8 Beginning; containing 2.84 acres, be the same more or less.

9
10 **Ordinance 1988-A**

11 **Adopted 04.05.1988**

12 The North 330 feet of the South 660 feet of the East 731.28 feet of the Southeast ¼ or the
13 Northwest ¼. Less the East 155 feet of the South 107 feet. Less Road right of ways, all
14 being in Section 12, Township 18 South, Range 26 East.

15
16 **Ordinance 1988-E**

17 **Adopted 04.05.1988 [Deannexation]**

18 From the S.W. corner of the N.E. ¼ of Section 11, Township 18 South, Range 26 East,
19 Lake County, Florida, run 89°53'30"E., along the South line of the M.E. ¼, 200.00 feet to
20 the East line of Lakenridge Subdivision, according to the plat thereof as recorded in Plat
21 Book 13, page 25 of the Public Records of Lake County, Florida; thence N.0°21'10"W.
22 along said East line of Lakenridge Subdivision, 20.06 feet; thence N. 70°13'43"E., 150.00
23 feet to the Point of Beginning of this description; from said Point of Beginning continue
24 N.70°13'43"E., 150 feet;

25 Thence S.89°53'30"E. to the East line of the S.E. ¼ of the N.E. ¼ and point hereby
26 designated as Point "D"; return to the Point of Beginning and run S.83°11'50"E., 700.00
27 feet; thence S.20°49'15"E. to the South line of the North ½ of the N.E. ¼ of the S.E. ¼;
28 thence Easterly along said South line of the North ½ of the N.E. ¼ of the S.E. ¼ to the S.E.
29 corner of the North ½ of the N.E. ¼ of the S.E. ¼; thence Northerly along the East line of
30 the N.E. ¼ of the S.E. ¼ and the East line of the S.E. ¼ of the N.E. ¼ to intersect the
31 aforementioned Point "D". LESS that part of Lake Crescent lying East of the above
32 described property. ALSO LESS that part lying North of the North line of the S.E. ¼.
33 ALSO LESS that part lying West of the East line of the North ½ of the N.W. ¼ of all the
34 S.E. ¼. Subject to all easements, rights-of-ways and restrictions of record.

35
36 **Ordinance 1988-H**

37 **Adopted 12.20.1988**

38 **PARCEL "1"**

39 The South 315 feet of the West 123 feet of the Northwest ¼ of the Northwest ¼ of Section
40 24, Township 18 South, Range 26 East, in Lake County, Florida, Less the Right 61' Way
41 for State Road No. 450.

42
43 **PARCEL "2"**

44 The North 266.48 feet of the South 581.48 feet to the West 273.4 feet of the Northwest ¼
45 of the Northwest ¼ of Section 24, Township 18 South, Range 26 East, in Lake County,
46 Florida,

1 ALSO:

2 That part of Blocks "A" and "B" in Giles Hauck Subdivision, in Lake County, Florida,
3 according to the plat thereof recorded in Plat Book S, Page 28, Public Records of Lake
4 County, Florida, and that part of the Northeast ¼ of the Northeast ¼ of Section 23,
5 Township 18 South, Range 26 East, in Lake County, Florida, all bounded and described as
6 follows: From a point where the east line of said Section 23 intersects the North right of
7 way line of State Road No. 450, said right of way line being 50 feet North of center line of
8 said State Road No. 450, run thence North along the East line of said Section 23, the same
9 also being the East line of said Giles Hauck Subdivision, for 179.60 feet to the point of
10 beginning of this description. From said point of beginning, run thence West and parallel
11 with the North right of way line of said State Road No. 450, a distance of 244.25 feet to
12 the easterly line of the new right of way line of State Road No. 19 (said right of way line
13 of State Road No. 19 is 132 feet from center line of present State Road No. 19 when
14 measured at right angles thereto), said point being hereby designated as Point "A". Begin
15 again at the point of beginning and run thence North along the East line of said Giles Hauck
16 Subdivision and East line of said Section 23 a distance of 388.2 feet, more or less, to a
17 point that is 739.20 feet South of the North line of said Section 23, thence North 64 degrees
18 West 46 feet, more or less, to the Easterly line of the said new right of way of State Road
19 No. 19, thence Southwesterly along said right of way line to the above designated Point
20 "A".

21
22 **Ordinance 1990-C**

23 **Adopted 12.18.1990**

24 Northwest ¼ of the Southeast ¼ and North 403.4 feet of the Southwest ¼ of southeast ¼,
25 Section 18, Township 18, Range 27 East, Lake County, Florida.

26
27 **Ordinance 1991-A**

28 **Adopted 04.09.1991**

29
30 Commencing at the ¼ Section corner of the South Line of Section 18, Twp. 18 s., Rge.
31 27E., Lake County, Florida, run thence N.3 degrees 15' a distance of 724.8 ft.; thence N.
32 43 degrees 29'W. 535.6 feet for the point of beginning' Continued N. 43 degrees 29'W.
33 517.4 feet: thence N.46 degrees 18'E 551.9 ft.; thence S.3 degrees 15' W. 757.95 ft. to the
34 Point of Beginning, being a part of Lot 8 W .A. Whitcomb's Subdivision, LESS road right
35 of way on the Southwest side of property.

36
37 **Ordinance 1996-02**

38 **Adopted 12.17.1996**

39 From a ½" pipe as the Northwest corner of the Southwest ¼ of Section 18, Township 18
40 South, Range 27 East, Lake County, Florida, which bears S90°00'99"W, 267.30 feet from
41 a 4" round concrete monument, run thence N00°00'00"E, 25.00 feet; thence N90°
42 S43°47'15"E, 43.35 feet to the Point of Beginning; thence continue S43°47'15"E, 1026.20
43 feet; thence S46°12'45"W, 905 feet, more or less, to the shoreline of Lake Umatilla and a
44 point hereby designated as Point "A"; return to the Point of Beginning and run thence
45 S29°00'00"W, 2S3.89 feet; thence N84°45'00" W, 70.47 feet; thence S54°17'00" W, 54.00
46 feet; thence S42°50'00"W, 96.00 feet; thence S42°22'39"W, 226.52 feet to a 5/8" rod and

1 cap (PLS 3351) at the point of intersection on the East line of Lot 8, Orange Court Partial
2 Replat, according to the plat thereof as recorded in Plat Book 16, page 51, Public Records
3 of Lake County, Florida; thence run along the Easterly line of said Orange Court Partial
4 Replat the following courses; S26°53'14" W, 131.55 feet to a 4"x4" concrete monument;
5 S21°40'21" E, 272.82 feet to a 4"x4" concrete monument; S 11°32'39" W, 103.00 feet to a
6 5/8" rod and cap (PLS 3351); S05°27'24"E, 85.80 feet to a 1/2" rod (with no cap) at the
7 shoreline of said Lake Umatilla; thence leaving said Easterly line of said Orange Court
8 Partial Replat run thence Easterly and Southeasterly along the shoreline of said Lake
9 Umatilla to the above designated Point "A:" and the end of this description.

10 Subject to road right of way of County Road 44-A as recorded in Deed Book 333, page
11 459 of the Public Records of Lake County, Florida,

12 ALSO Subject to the right of way of County Road 44-A.

13
14 **Ordinance 1998-I**

15 **Adopted 10.20.1998**

16 Lots 10,11,12,13 and 14 of Gibson and Gotherman Addition to Altoona as recorded in Plat
17 Book 1, Page 38, Public Records of Lake County, Florida. Book 922

18 ALSO

19 The South 860.00 feet of Government Lot 2, Section 6, Township 18 South, Range 27 East,
20 Lake County, Florida, lying West of the West line of "Gibson and Gotherman" Addition
21 to Altoona as recorded in Plat Book 1, Page 38, Public Records of Lake County, Florida.

22 ALSO

23 That part of Government Lot 3, Section 6, Township 18 South, Range 27 East, Lake
24 County, Florida, lying North of Block "E" in Silver Beach Heights, as recorded in Plat
25 Book 14, Pages 25 and 25A, Public Records of Lake County, Florida, and West of the
26 westerly right of way of abandoned railroad; less begin at the Northeast corner of lot 4,
27 Block "E" of said Silver Beach Heights, run East along the North line of Block "E" 306.05
28 feet, more or less, to the Westerly right of way of State Road No.19 and Designated Point
29 "A". Return to the point of beginning and run North parallel to the East line of Tarpon
30 Avenue of platted Silver Beach Heights 305.58 feet, thence East parallel to the North line
31 of aforesaid Block "E" 551.19 feet, more or less, to the Westerly right of way of aforesaid
32 railroad, thence Southwesterly along said abandoned railroad right of way and the Westerly
33 right of way of State Road No. 19 to Designated Point "A" ; also less begin at the Northeast
34 corner of Lot 4, Block "E" of aforesaid Silver Beach Heights, run North parallel to the East
35 line of Tarpon Avenue of platted Silver Beach Heights 305.58 feet, thence West parallel to
36 the North line of aforementioned Block "E" 239 .83 feet, more or less, to the West line of
37 aforesaid Government Lot 3, thence South along said West line being parallel to the East
38 line of aforesaid Tarpon Avenue 305.58 feet, more or less, to the North line of Block "E",
39 thence East along said North line 239.83 feet, more or less, to the Point of Beginning.

40
41 **Ordinance 1998-Q**

42 **Adopted 10.20.1998**

43 Begin at the Northeast Corner of the Southeast ¼ of the Northwest ¼ of Section 12,
44 Township 18 South, Range 26 East, Lake County, Florida; Run thence South 1 degree 00
45 minutes West 540.0 feet for the point of beginning; run thence South 89 degrees 09 minutes
46 West 660.0 feet; run thence North 61 degrees 20 minutes West 150 feet to a concrete

1 monument; thence run in a Northwesterly direction to a point on the West line of the
2 Southeast ¼ of the Northwest ¼ of said Section 12, 350 feet South of Northwest Corner of
3 said Southeast ¼ of Northwest ¼ of Section 12; begin again at the point of beginning, run
4 thence South 1 degree 00 minutes West 120.47 feet; run thence South 89 degrees 10
5 minutes West 654.6 feet to concrete monument; run thence North 53 degrees 13 minutes
6 West 245.0 feet to a concrete monument; thence run in a Northwesterly direction to a point
7 on the West line of the Southeast ¼ of Northwest ¼ of said Section 12, 350 feet South of
8 Northwest corner of said Southeast ¼ of Northwest ¼ of said Section 12. Less ½ the right
9 of way of County Road on the East side of this description.

10
11 **Ordinance 1998-R**
12 **Adopted 01.05.1999**
13 **PFD (5 ACRES)**
14 **Parcel "1"**

15 THAT PART OF THE S.E. ¼ OF SECTION 7, TOWNSHIP 18 SOUTH, RANGE 27
16 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: FROM THE
17 SOUTHEAST CORNER OF THE S.E. ¼ OF SAID SECTION 7, RUN N.04°59'12"E.
18 ALONG THE EAST LINE OF SAID S.E. ¼ A DISTANCE OF 676.06 FEET TO THE
19 POINT OF BEGINNING OF THIS DESCRIPTION; FROM SAID POINT OF
20 BEGINNING, RUN N. 85°00'44"W., 400.0 FEET; THENCE N.04° 59'20"E., 558.62
21 FEET TO THE NORTH LINE OF THE S.E. ¼ OF THE S.E. ¼; THENCE N.88° 23'22"E.
22 ALONG SAID NORTH LINE OF S.E. ¼ OF THE S.E. ¼, 402.65 FEET TO THE
23 NORTHEAST CORNER OF THE S.E. ¼ OF THE S.E. ¼; THENCE S.04° 59'12"W.
24 ALONG SAID EAST LINE OF THE S.E. ¼ A DISTANCE OF 604.89 FEET TO THE
25 POINT OF BEGINNING.

26 LESS RIGHT-OF-WAY FOR HIGHWAY NO. 450 (UMATILLA BOULEVARD).
27 SUBJECT TO ALL EASEMENTS, RIGHT-OF-WAY AND RESTRICTIONS OF
28 RECORD, IF ANY.

29
30 **RESIDENTIAL- SINGLE FAMILY (R-15) 18± ACRES**
31 **Parcel "2"**

32 THAT PART OF THE S.E. ¼ OF SECTION 7, TOWNSHIP 18S., RANGE 27E. IN LAKE
33 COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

34 FROM THE S.E. CORNER OF THE S.E. ¼ OF SAID SECTION 7 RUN N.04°59'12"E.
35 ALONG THE EAST LINE OF THE SAID S.E. ¼ A DISTANCE OF 25.19 FEET TO
36 THE NORTH RIGHT-OF-WAY OF SALTS DALE ROAD; THENCE S. 87° 58'00"W.
37 ALONG THE NORTH RIGHT-OF-WAY OF SALTS DALE ROAD 381.97 FEET TO
38 THE POINT OF BEGINNING OF THIS DESCRIPTION; FROM SAID P.O.B.
39 CONTINUE S.87° 58'00"W. ALONG NORTH RIGHT-OF-WAY 379.97 FEET;
40 THENCE N.02°42'06"E., 1256.62 FEET TO THE NORTH LINE OF THE S.E. ¼ OF THE
41 S.E. ¼; THENCE N.88° 42'36"E. ALONG SAID NORTH LINE OF THE S.E. ¼ OF THE
42 S.E. ¼ A DISTANCE OF 404.81 FEET; THENCE S.03° 50'31 "W., 1255.95 FEET TO
43 THE P.O.B.

44 LESS RIGHT-OF-WAY FOR COUNTY ROAD. SUBJECT TO ALL EASEMENTS,
45 RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD.

46

1 Parcel "3"

2

3 THAT PART OF THE S.E. ¼ OF SECTION 7, TOWNSHIP 18S., RANGE 27E. IN LAKE
4 COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

5 FROM THE S.E. CORNER OF THE S.E. ¼ OF SAID SECTION 7 RUN N.04°59'12"E.
6 ALONG THE EAST LINE OF THE SAID S.E. ¼ A DISTANCE OF 25.19 FEET TO
7 THE NORTH RIGHT-OF-WAY OF SALTS DALE ROAD AND THE POINT OF
8 BEGINNING OF THIS DESCRIPTION; FROM SAID P.O.B. RUN S.87°58'00"W.
9 ALONG THE NORTH RIGHT-OF-WAY OF SALTS DALE ROAD 381.97 FEET;
10 THENCE N.03°50'31 "E., 1255.95 FEET TO THE NORTH LINE OF THE S.E. ¼ OF
11 THE S.E. ¼; THENCE N. 88°42'36"E. ALONG SAID NORTH LINE OF THE S.E. ¼ OF
12 THE S.E. ¼ A DISTANCE OF 406.88 FEET TO THE EAST LINE OF THE S.E. ¼;
13 THENCE S.04°59'12"W, ALONG THE EAST LINE OF THE S.E. ¼ A DISTANCE OF
14 1255.76 FEET TO THE P.O.B. LESS RIGHT-OF-WAY FOR COUNTY ROAD.
15 SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF
16 RECORD.

17 LESS THAT PROPERTY DESCRIBED IN PARCEL "1" ABOVE.

18

19 **Ordinance 1999-A**

20 **Adopted 05.04.1999**

21 FROM THE WEST ¼ CORNER OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 27
22 EAST, IN LAKE COUNTY, FLORIDA, RUN EAST 567.6 FEET TO THE
23 CENTERLINE OF OLD UMATILLA ROAD, THENCE RUN S.44°00'00"E. ALONG
24 THE CENTERLINE OF SAID ROAD 1403.82 FEET; THENCE S.46°00'00"W. 33.00
25 FEET TO A FOUR INCH CONCRETE MONUMENT ON THE SOUTHERLY RIGHT
26 OF WAY LINE OF SAID ROAD AND THE POINT OF BEGINNING OF THE
27 FOLLOWING DESCRIBED PROPERTY; THENCE CONTINUE S.46°00'00"E. 713.94
28 FEET TO A 5/8 INCH ROD, L.B. 5404; THENCE S.44°00'00"E. 254.10 FEET TO A 5/8
29 INCH ROD, L.B. NO. 5404; THENCE N.46°00'00"E. 177.54 FEET TO A 5/8 INCH
30 ROD, LB NO. 5404; THENCE N.44°00'00"W. 169.10 FEET TO A 5/8 INCH ROD, L.B.
31 NO. 5404; THENCE N.46°00'00"E. 536.40 FEET TO A 5/8 INCH ROD, L.B. NO. 5404
32 AND THE AFORESAID SOUTHERLY RIGHT OF WAY LINE, THENCE
33 N.44°00'00"W. ALONG SAID RIGHT OF WAY LINE 85.00 FEET TO THE POINT OF
34 BEGINNING.

35 CONTAINING 2.08 ACRES MORE OR LESS.

36 SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS, OVER THE
37 EASTERLY 50 FEET OF THE SOUTHERLY 177.54 FEET THEREOF.

38

39 **Ordinance 1999-C**

40 **Adopted 08.03.1999**

41 **Corrected by 2004-H**

42 **Adopted 07.29.2004**

43 ~~Begin at 351.54' W & 252.08' N of SE corner of SW ¼ of SE ¼, run S 83 deg. 34 min. 50~~
44 ~~sec. E 125.94', S 238.56' E to SE corner of SW ¼ of SE ¼, N 565.62' W to point N of POB,~~
45 ~~S to POB, Section 11, Township 18S, Range 26E, Lake County, Florida.~~

1 The East 351.54 feet of the South 565.62 feet of the Southwest ¼ of the Southeast ¼ of
2 Section 11, Township 18 South, Range 26 East, Lake County, Florida. Subject to an
3 easement for ingress and egress over the West 15.00 feet thereof, also subject to the right
4 of way of County Road No. 450.

5
6 **Ordinance 1999-D**
7 **Adopted 10.19.1999**

8 THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼, IN
9 SECTION 14, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.
10 AND

11 THE EAST 420 FEET OF THE NORTH 525 FEET OF THE SOUTHWEST ¼, IN
12 SECTION 14, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.
13 ALSO DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF THE
14 NORTHEAST ¼ OF THE SOUTHWEST ¼, IN SECTION 14, TOWNSHIP 18 SOUTH,
15 RANGE 26 EAST, LAKE COUNTY, FLORIDA, RUN SOUTH 2 ½ ACRES, WEST 2
16 ACRES, NORTH 2 ½ ACRES, EAST 2 ACRES TO STARTING POINT, LAKE
17 COUNTY, FLORIDA

18
19
20 **Ordinance 1999-E**
21 **Adopted 10.19.1999**

22 ALL OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 14,
23 TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LESS THE
24 TWO CERTAIN PORTIONS THEREOF DESCRIBED AS FOLLOWS: (FIRST) A
25 TRACT OF FIVE ACRES LYING IN THE NORTHEAST CORNER THEREOF THE
26 LENGTH THEREOF NORTH AND SOUTH BEARING THE RATIO TO THE WIDTH
27 THEREOF EAST AND WEST OF FIVE TO FOUR. (SECOND) ALL OF THAT
28 PORTION OF THE SAID NORTHEAST ¼ OF THE SOUTHWEST ¼ LYING AND
29 BEING WITHIN THE FOLLOWING DESCRIPTION OF METES AND BOUNDS, TO-
30 WIT; BEGIN THIRTY-SIX CHAINS AND TWENTY-THREE LINKS SOUTH AND
31 ELEVEN CHAINS AND FIFTY-EIGHT LINKS EAST OF THE NORTHWEST
32 CORNER OF SAID SECTION 14 AND RUN THENCE SOUTH 72 DEGREES EAST
33 SEVENTEEN CHAINS AND EIGHTY LINKS; THENCE SOUTH 18 DEGREES WEST
34 FIFTEEN CHAINS AND SEVENTY-FIVE LINKS; THENCE NORTH 72 DEGREES
35 WEST TEN CHAINS AND SEVENTY-NINE LINKS; THENCE NORTH 06 DEGREES
36 WEST SEVENTEEN CHAINS AND TWENTY-FOUR LINKS TO THE POINT OF
37 BEGINNING, THE TRACT COMPRISING APPROXIMATELY 26 ACRES.

38 ALSO (INCLUDING) THE NORTH 425 FEET OF THE WEST 175 FEET OF THE
39 EAST 595 FEET OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼, OF SECTION
40 14, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LESS
41 RIGHT-OF-WAY FOR PUBLIC ROAD.

42
43 **Ordinance 2000-C**
44 **Adopted 02.01.2000**

1 Lots 5, 6 and 7, Block "E" in Silver Beach Heights, a subdivision in Lake County, Florida,
2 according to the plat thereof recorded in Plat Book 14, Pages 25 and 25A, Public Records
3 of Lake County, Florida.

4 ALSO: An undivided 3/84th interest in and to Lot 21, Block "H" in Silver Beach Heights,
5 a subdivision in Lake County, Florida, according to the plat thereof recorded in Plat Book
6 14, Pages 25 and 25A, Public Records of Lake County, Florida.

7
8 **Ordinance 2000-E1**

9 **Adopted 08.01.2000**

10 Southwest ¼ of the Southwest ¼ of the Northeast ¼, LESS the East 48.67 feet thereof and
11 LESS the road right-of-way for Skyline Drive and LESS the West 33 feet and LESS the
12 South 33 feet for road right-of-ways, as recorded in OR Book 1000, Page 702.

13
14 **Ordinance 2000-F1**

15 **Adopted 08.01.2000**

16 WHITCOMB'S SUB West 405.3 feet of Lot 9, LESS road right-of-way for West Skyline
17 Drive, as recorded in OR Book 1214, Page 5475.

18
19 **Ordinance 2000-G1**

20 **Adopted 08.01.2000**

21 Beginning at the most Westerly corner of lot F, according to the Plat of GLENDALE,
22 recorded in Plat Book 1, Page 46, Public Records of Lake County, Florida, run thence in
23 the Northeasterly direction along the Westerly line of said Lot F a distance of 107 feet
24 thence turn right 90 and run a distance of 150 feet; thence tum right 90 and run a distance
25 of 107 feet to the South line of said lot F, thence run along Southwesterly line of said lot F
26 a distance of 150 feet to the Point of Beginning.

27
28
29 **Ordinance 2000-H-1**

30 **Adopted 08.01.2000**

31 From NW corner of SW ¼ of NW ¼ run south 89° 57 minutes 04 seconds East 70.86 feet
32 to a point that is 33 feet east of centerline of county road no. 5-7864, south 00° 32 minutes
33 38 seconds West 1290.78 feet to a point that is 33 feet north of south line of SW ¼ of NW
34 ¼, north 89° 58 minutes 30 seconds East 294.56 feet for point of beginning, continue north
35 89° 58 minutes 30 seconds East 451.34 feet, north 21° 50 minutes 41 seconds east 1292.14
36 feet to east line of SW ¼ of NW ¼, said point being south 00° 13 minutes 45 seconds west
37 90 feet from NE corner of SW ¼ of NW ¼, south 37° 50 minutes 58 seconds W 1519.15
38 feet to point of beginning. OR book 1699 page 1762.

39
40 **Ordinance 2000-I-1**

41 **Adopted 08.01.2000**

42 Beg 15 feet of SE corner of SW ¼ run W 343 feet, N 12° 10 min W 277 feet to lake, thence
43 in southerly direction around lake to point of beginning – less county road right-of-way –
44 OR Book 1643 page 1789.

45
46 **Ordinance 2000-J**

1 **Adopted 08.15.2000**

2 That part of the Southeast ¼ of the Northeast ¼ of Section I, Township 18 South, Range
3 26 East, Lake County Florida, described as follows: The South 880.00 feet of said
4 Southeast ¼ of Northeast ¼ lying East of a line that is 37.50 feet East of and parallel to the
5 East line of Block "J" of Silver Beach Heights, as recorded in Plat Book 14, Pages 25 and
6 25-A, Public Records of Lake County, Florida also lying North of Block "I" and an Easterly
7 extension of Said North Line of Block "I" to the Southeast comer of aforesaid Southeast ¼
8 of Northeast ¼.

9
10 **Ordinance 2000-K-1**

11 **Adopted 09.05.2000**

12 Commence at the Northwest comer of the Southwest ¼ of the Northwest ¼ of Section 12,
13 Township 18 South, Range 26 East, Lake County, Florida, run thence South 89°57'04" East
14 along the North line of said Southwest ¼ of the Northwest ¼ a distance of 70.86 feet to a
15 point that is 33.0 feet East of the centerline of County Road Dist. No. 5-7864; thence South
16 00°32'38" West parallel with and 33.0 feet East of said centerline 1290.78 feet; thence
17 North 89°58'30" East parallel with and 33.0 feet North of the South line of said Southwest
18 ¼ of the Northwest ¼, 745.90 feet to the Point of Beginning of this description; from said
19 Point of Beginning, continue North 89°58'30" East parallel with and 33.0 feet North of the
20 South line of said Southwest ¼ of the Northwest ¼; thence North 00° 13 '45" East, 1199
21 .16 feet to a point that is South 00° 13'45" West, 90.0 feet from the Northeast comer of the
22 Southwest ¼ of the Northwest ¼; thence South 21°50'41" West, 1292.14 feet to the Point
23 of Beginning. Subject to all easements, rights-of-way and restrictions of record, if any.

24
25 **Ordinance 2001-10**

26 **Adopted 11.06.2001**

27 Begin at the intersection of the Northwesterly Right of Way line of Highway 19 with the
28 North line of Government Lot 4, and run West 180 feet, South 23°00'59" East 70 feet,
29 thence South 55°51 '15" East 93 feet to Highway, thence Northeasterly along Highway 139
30 feet to the Point of Beginning. All lying in Section 06, Township 18 South, Range 27 East,
31 Lake County, Florida and described in the Lake County Property Appraiser Records as
32 Parcel ID No. 06-18-27-0003-000-02400.

33
34
35
36 **Ordinance 2001-C**

37 **Adopted 05.01.2001**

38 Begin 57.66 feet south of NW corner of NE ¼ of SE ¼ of SE ¼ run South 55 degrees, 54
39 minutes E, 690 feet, South 33 degrees, 24 minutes, W 134.62 feet, N 55 degrees, 54
40 minutes, west 600.5 feet, North 162.59 feet to point of beginning, OR Book 1778, page
41 2099

42 And

43 Glendale lots 6,7,13,14,20,21 less southwesterly 10 feet of lots 6,13,20, OR Book 1778,
44 Page 2099.

45
46 **Ordinance 2002-A**

1 **Adopted 02.05.2002**

2 All of Block 85, less Lots I thru 10 of said Block 85, also all of Block 86, less Lot 6,7,10
3 and 11, of said Block 86, of "East Umatilla" Subdivision, Section 8, Township 18 South,
4 Range 27 East, as recorded in Plat Book 6, Pages 87 thru 95, in the Public Records of Lake
5 County, Florida.

6 AND the right-of-way of West Fifth Avenue lying between the north right-of-way of East
7 Fourth Street and the southeasterly right-of-way of C.R. 450 in Section 8, Township 18
8 South, Range 27 East of Lake County, Florida.

9
10 **Ordinance 2002-E**

11 **Adopted 05.07.2002**

12 From the West ¼ corner of Section 18, Township 18 South, Range 27 East, in Lake County,
13 Florida, run East 567.60 feet to the centerline of Old Umatilla Road, thence run
14 S.44°00'00"E. along the centerline of said road 1488.82 feet; thence S.46°00'00"W. 33.00
15 feet to a 5/8 inch iron rod, L.B. No. 5404, on the southerly right of way line of said road
16 and the Point of Beginning of the following described property, thence continue
17 S.46°00'00"W. 536.40 feet to a 5/8 inch iron rod, L.B. No. 5404; thence S.44°00'00"E.
18 169.10 feet to a 5/8 inch iron rod, L.B. No. 5404; thence N.46°00'00"E. 536.40 feet to a
19 four inch concrete monument and the aforesaid southerly right of way line; thence
20 N.44°00'00"W. along said right of way line 169.10 feet to the Point of Beginning.
21 Containing 2.08 acres more or less.

22 Subject to an easement for ingress and egress, over the easterly 50.00 feet thereof.

23
24 **Ordinance 2002-I**

25 **Adopted 11.05.2002**

26 Block 110, EAST UMATILLA SUBDIVISION, according to the Plat thereof recorded in
27 Plat Books 6, Pages 93-95, Public Records of Lake County, Florida.

28
29 **Ordinance 2004-D**

30 **Adopted 06.15.2004**

31 Lots 11, 12, 13, 14, 15, 16, 17, 18, 19 and 20, Block 94 EAST UMATILLA
32 SUBDIVISION, a subdivision in Section 8, Township 18 South, Range 27 West, Lake
33 County Florida.

34
35 **Ordinance 2004-G**

36 **Adopted 08.17.2004**

37 THAT PART OF THE NORTH 722.80 FEET OF GOVERNMENT LOT 3 (WHEN
38 MEASURED ALONG THE EAST LINE OF SAID GOVERNMENT LOT 3) AND OF
39 THE NE ¼ OF THE SW ¼, ALL BEING OF SECTION 6, TOWNSHIP 18 SOUTH,
40 RANGE 27 EAST, LAKE COUNTY FLORIDA, DESCRIBED AS FOLLOWS:

41 COMMENCE AT THE W ¼ CORNER OF SAID SECTION 6 (THE NW CORNER OF
42 THE SW ¼ AND THE NW CORNER OF GOVERNMENT LOT 3 OF SAID SECTION
43 6); RUN THENCE S 89°39'11" E 1685.80 FEET); THENCE, S 0°22' W 313.80 FEET
44 (ACTUALLY S 0°16'36" W 313.69 FEET) FOR A POINT OF BEGINNING;
45 CONTINUE THENCE S 0°22'W 405.56 FEET (ACTUALLY S 0°16'36" W 405.56 FEET
46 TO A SET NAIL AND DISK STAMPED P.L.S. 1916, AS PLACED OIN A LINE, SAID

1 LINE BEING MONUMENTED, AND APPEARS TO BE ACCEPTED BY THE
2 ADJOINING PROPERTY OWNERS, AS BEING THE SOUTH LINE OF THE NORTH
3 722.80 FEET, AS SPECIFIED ABOVE IN THIS DESCRIPTION; THENCE N 89°53'W,
4 PARALLEL WITH THE AFORESAID EAST-WEST MID-SECTION LINE
5 (ACTUALLY N 89°55'39" W 520.42 FEET) TO A POINT ON THE ACCEPTED EAST
6 LINE OF SAID GOVERNMENT LOT 3; THENCE CONTINUE ON THE PRIOR SAID
7 ACCEPTED LINE WEST 161.00 FEET (ACTUALLY N 87°57'07" W 161.53 FEET) TO
8 AN ACCEPTED 4"X4" CONCRETE MONUMENT, NO SURVEYOR NUMBER;
9 THENCE FROM A 40 DEGREE ANGLE TO THE RIGHT (ACTUALLY 38°09'28"
10 RIGHT) A DISTANCE OF 165.00 FEET (ACTUALLY 182.94 FEET TO A 4"X4"
11 CONCRETE MONUMENT, NO SURVEYOR NUMBER, IN THE SOUTHEASTERLY
12 RIGHT-OF-WAY LINE OF STATE ROAD NO. 19, AS IT EXISTS THIS 25TH DAY OF
13 MARCH, 2003; THENCE N 40°37'55" E ALONG SAID SOUTHEASTERLY RIGHT-
14 OF-WAY LINE A DISTANCE OF 388.14 FEET TO A POINT ON A LINE, SAID LINE
15 HAVING A BEARING OF N 88° 52' W (ACTUALLY N 88°38'31" W), WHEN
16 MEASURED FROM THE POINT OF BEGINNING; THENCE S 88°52' E (ACTUALLY
17 S 88°38'31"E) ALONG SAID LINE A DISTANCE OF 570.92 FEET TO THE POINT OF
18 BEGINNING AND POINT OF TERMINUS. SUBJECT TO A 50 FOOT INGRESS AND
19 EGRESS EASEMENT ALONG THE SOUTH LINE OF DESCRIBED PROPERTY
20 BOUNDED ON THE EAST BY THE EAST LINE AND BOUNDED ON THE WEST
21 BY THE SOUTHEASTERLY RIGHT-OF-WAY OF STATE ROAD NO. 19;
22 TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS, DESCRIBED AS
23 FOLLOWS: BEGIN ON THE EASTWEST MID-SECTION LINE OF SECTION 6,
24 TOWNSHIP 18 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, AT A
25 DISTANCE OF 1,686.21 FEET, EAST OF, WHEN MEASURED ALONG SAID MID-
26 SECTION LINE FROM THE W ¼ CORNER THEREOF; THENCE 2 0°22' W
27 (ACTUALLY S 0°16'36" W) TO A POINT ON THE SOUTH BOUNDARY LINE OF
28 THE NORTH 722.80 FEET OF THE SW ¼ OF SECTION 6, TOWNSHIP 18 SOUTH,
29 RANGE 27 EAST, LAKE COUNTY, FLORIDA; THENCE EAST FIFTY FEET (50')
30 ALONG THE SOUTH BOUNDARY LINE OF SAID NORTH 722.80 FEET THEREOF;
31 THENCE N 0°16'36" E TO THE NORTH BOUNDARY LINE OF THE AFORESAID
32 MID-SECTION LINE OF SECTION 6, TOWNSHIP 18 SOUTH, RANGE 27 EAST,
33 LAKE COUNTY, FLORIDA; THENCE WEST ALONG SAID MID-SECTION LINE OF
34 SECTION 6 TO THE POINT OF BEGINNING.

35

36 **Ordinance 2004-I**

37 **Adopted 08.17.2004**

38 The South ½ of the Southwest ¼ of the Northwest ¼ of the Southeast ¼ of Section 7,
39 Township 18, Range 27, Lake County, Florida.

40

41 **Ordinance 2005-A**

42 **Adopted 02.01.2005**

43 THE SOUTH ½ OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF NORTHWEST
44 ¼ OF SECTION 12, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY,
45 FLORIDA.

46

1 **Ordinance 2005-C**
2 **Adopted 08.02.2005**

3 Commence at the Northwest corner of the southwest ¼ of the Northeast ¼ of Section 12,
4 Township 18 South, Range 26 East, Lake County, Florida, and run North 89 degrees 31'1
5 1" East along North line of the Southwest ¼ of the Northeast¼ a distance of 368.00 feet to
6 a concrete monument (no number), said concrete monument being the point of beginning
7 of this description; from said point of beginning, run South 18 degrees 19'24" West, 530.91
8 feet to a concrete monument (labeled LB707), said concrete monument being on the
9 Northerly right-of-way line of Bulldog Way; thence South 75 degrees 17'20" East along
10 the Northerly right-of-way line of Bulldog Way a distance of 681.28 feet to an iron pin
11 (labeled LB707), said iron pin being on the Westerly right-of-way line of State Highway
12 19; thence North 17 degrees 39'58" East along the Westerly right-of-way line of State
13 Highway 19 a distance of 429.37 feet to an iron pin labeled LB707, said iron pin being at
14 the beginning of a curve concaved Easterly and having a radius of 2875.27 feet; thence
15 Northeasterly along the arc of said curve and said Westerly right-of-way line of State
16 Highway 19 through a central angle of 05 degrees 50'02", an arc length of 292.76 feet to a
17 concrete monument (no number), said concrete monument being on the North line of the
18 Southwest ¼ of the Northeast ¼ of the aforementioned Section 12; thence South 89 degrees
19 31' 11" West along the North line of the Southwest ¼ of the Northeast ¼ a distance of
20 725.25 feet to the point of beginning.

21
22 **Ordinance 2005-G**
23 **Adopted March 21, 2005**

24 **COMMERCIAL PARCEL DESCRIPTION**

25 COMMENCE AT THE EAST ¼ CORNER OF SECTION 23, TOWNSHIP 18 SOUTH,
26 RANGE 26 EAST IN LAKE COUNTY, FLORIDA; THENCE S1°01'53" E ALONG THE
27 EAST LINE OF SAID SECTION 23, A DISTANCE OF 25.00 FEET TO THE SOUTH
28 RIGHT OF WAY LINE OF MILLS STREET; THENCE S89°59'25"W ALONG SAID
29 SOUTH RIGHT OF WAY LINE A DISTANCE OF 733.66 FEET FOR A POINT OF
30 BEGINNING AND TO A POINT ON A NON-TANGENT CURVE CONCAVE
31 SOUTHEASTERLY, HAVING A RADIUS OF 29.00 FEET, A CHORD BEARING OF
32 S37°26'43"W, A CHORD DISTANCE OF 35.27 FEET, RUN THENCE
33 SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL
34 ANGLE OF 74°54'35", A DISTANCE OF 37.92 FEET; THENCE S0°00'35"E A
35 DISTANCE OF 15.60 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE
36 NORTHWESTERLY, HAVING A RADIUS OF 41.00 FEET, A CHORD BEARING OF
37 S21°38'46"W, A CHORD DISTANCE OF 30.26 FEET, RUN THENCE
38 SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL
39 ANGLE OF 43°18'41", A DISTANCE OF 30.99 FEET; THENCE S42°46'10"E A
40 DISTANCE OF 6.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE
41 SOUTHEASTERLY, HAVING A RADIUS OF 230.00 FEET, A CHORD BEARING OF
42 S43°22'24"W, A CHORD DISTANCE OF 30.94 FEET, RUN THENCE
43 SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL
44 ANGLE OF 7°42'51", A DISTANCE OF 30.97 FEET TO A POINT OF COMPOUND
45 CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS
46 OF 770.00 FEET, A CHORD BEARING OF S20°32'30"W, A CHORD DISTANCE OF

1 500.73 FEET, RUN THENCE SOUTHWESTERLY ALONG THE ARC OF SAID
2 CURVE, THROUGH A CENTRAL ANGLE OF 37°56'58", A DISTANCE OF 510.00
3 FEET; THENCE S12°29'37"W A DISTANCE OF 25.00 FEET TO A POINT ON A NON-
4 TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 525.00
5 FEET, A CHORD BEARING OF N65°56'34"W, A CHORD DISTANCE OF 210.48
6 FEET, RUN THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE,
7 THROUGH A CENTRAL ANGLE OF 23°07'38", A DISTANCE OF 211.91 FEET;
8 THENCE N54°22'45"W A DISTANCE OF 104.10 FEET TO A POINT OF
9 CURVATURE ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS
10 OF 25.00 FEET, A CHORD BEARING OF N10°16'55"W, A CHORD DISTANCE OF
11 34.79 FEET, RUN THENCE NORTHWESTERLY ALONG THE ARC OF SAID
12 CURVE, THROUGH A CENTRAL ANGLE OF 88°11 '40", A DISTANCE OF 38.48
13 FEET TO THE SOUTHEAST RIGHT OF WAY LINE OF STATE ROAD 19 AND TO
14 A POINT OF REVERSE CURVATURE ON A CURVE CONCAVE
15 NORTHWESTERLY, HAVING A RADIUS OF 2042.08 FEET, A CHORD BEARING
16 OF N29°39' 14"E, A CHORD DISTANCE OF 296.38 FEET, RUN THENCE
17 NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID
18 SOUTHEASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF
19 8°19'23", A DISTANCE OF 296.64 FEET; THENCE N25°29'32"E ALONG SAID
20 SOUTHEASTERLY RIGHT OF WAY LINE A DISTANCE OF 170.23 FEET TO SAID
21 SOUTH RIGHT OF WAY LINE; THENCE N89°59'25"E ALONG SAID RIGHT OF
22 WAY LINE A DISTANCE OF 294.02 FEET TO THE POINT OF BEGINNING.
23 CONTAINS 152003 SQUARE FEET OR 3.4895 ACRES MORE OR LESS.

24 **RESIDENTIAL PARCEL DESCRIPTION**

25 COMMENCE AT THE EAST ¼ CORNER OF SECTION 23, TOWNSHIP 18 SOUTH,
26 RANGE 26 EAST, LAKE COUNTY, FLORIDA; RUN THENCE S1°01'53" E ALONG
27 THE EAST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 23, A DISTANCE OF
28 351.42 FEET TO A POINT OF BEGINNING; THENCE CONTINUE S1°01'53"E
29 ALONG SAID EAST LINE A DISTANCE OF 1431.69 FEET; THENCE N89°37'30"W
30 A DISTANCE OF 1323.31 FEET TO THE MONUMENT EAST RIGHT OF WAY LINE
31 OF JIM DOUGHERTY ROAD; THENCE N0°26'30" W ALONG SAID EAST RIGHT
32 OF WAY LINE A DISTANCE OF 83.34 FEET; THENCE N89°09'22"E A DISTANCE
33 OF 118.00 FEET; THENCE N0°26'30" W A DISTANCE OF 80.00 FEET; THENCE
34 S89°09'22"W A DISTANCE OF 118.00 FEET; THENCE N0°26'30" W ALONG SAID
35 EAST RIGHT OF WAY A DISTANCE OF 180.00 FEET; THENCE N89°09'21"E A
36 DISTANCE OF 150.00 FEET; THENCE N0°26'30" WA DISTANCE OF 70.00 FEET;
37 THENCE S89°09'21"W A DISTANCE OF 150.00 FEET TO SAID EAST RIGHT OF
38 WAY LINE OF JIM DOUGHERTY ROAD; THENCE N0°31'37" W ALONG SAID
39 EAST RIGHT OF WAY LINE A DISTANCE OF 339.98 FEET; THENCE N89°22'58" E
40 A DISTANCE OF 328.30 FEET; THENCE N0°26'30" WA DISTANCE OF 240.00 FEET;
41 THENCE S89°22'58" W A DISTANCE OF 329.48 FEET TO SAID EAST RIGHT OF
42 WAY LINE OF JIM DOUGHERTY ROAD; THENCE N0°43'18" W ALONG SAID
43 EAST RIGHT OF WAY LINE A DISTANCE OF 272.43 FEET TO THE SOUTHEAST
44 RIGHT OF WAY LINE OF STATE ROAD 19, BEING A POINT ON A NON-
45 TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF
46 2042.08 FEET, A CHORD BEARING OF N35°03'03" E, A CHORD DISTANCE OF

1 88.06 FEET, RUN THENCE NORTHEASTERLY ALONG THE ARC OF SAID
2 CURVE, THROUGH A CENTRAL ANGLE OF 2°28'15", A DISTANCE OF 88.07 FEET
3 TO A POINT OF CURVATURE ON A CURVE CONCAVE NORTHEASTERLY
4 HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF S10°16'55" E, A
5 CHORD DISTANCE OF 34.79 FEET, RUN THENCE SOUTHEASTERLY ALONG
6 THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 88°11'40", A
7 DISTANCE OF 38.48 FEET; THENCE S54°22'45" E A DISTANCE OF 104.10 FEET
8 TO A POINT OF CURVATURE ON A CURVE CONCAVE NORTHEASTERLY,
9 HAVING A RADIUS OF 525.00 FEET, A CHORD BEARING OF S65°56'34" E, A
10 CHORD DISTANCE OF 210.48 FEET, RUN THENCE SOUTHEASTERLY ALONG
11 THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°07'38", A
12 DISTANCE OF 211.91 FEET; THENCE N12°29'37"E A DISTANCE OF 25.00 FEET
13 TO A POINT ON A NONTANGENT CURVE CONCAVE SOUTHEASTERLY,
14 HAVING A RADIUS OF 770.00 FEET, A CHORD BEARING OF N20°32'30"E, A
15 CHORD DISTANCE OF 500.73 FEET, RUN THENCE NORTHEASTERLY ALONG
16 THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°56'58", A
17 DISTANCE OF 510.00 FEET TO A POINT OF COMPOUND CURVATURE ON A
18 CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 230.00 FEET, A
19 CHORD BEARING OF N43°22'24"E, A CHORD DISTANCE OF 30.94 FEET, RUN
20 THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A
21 CENTRAL ANGLE OF 7°42'51", A DISTANCE OF 30.97 FEET; THENCE
22 N42°46'10"W A DISTANCE OF 6.00 FEET TO A POINT ON A NONTANGENT
23 CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 41.00 FEET, A
24 CHORD BEARING OS N21°38'46"E, A CHORD DISTANCE OF 30.26 FEET, RUN
25 THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A
26 CENTRAL ANGLE OF 43°18'41", A DISTANCE OF 30.99 FEET; THENCE N0°00'35"
27 W A DISTANCE OF 15.60 FEET TO A POINT OF CURVATURE ON A CURVE
28 CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 29.00 FEET, A CHORD
29 BEARING OF N37°26'43" E, A CHORD DISTANCE OF 35.27 FEET, RUN THENCE
30 NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL
31 ANGLE OF 74°54'35", A DISTANCE OF 37.92 FEET TO THE SOUTH RIGHT OF
32 WAY LINE OF MILLS STREET; THENCE N89°59'25" E ALONG SAID SOUTH
33 RIGHT OF WAY LINE A DISTANCE OF 402.66 FEET; THENCE S1°01'53" E A
34 DISTANCE OF 70.00 FEET; THENCE N89°59'25" E A DISTANCE OF 45.00 FEET;
35 THENCE S1°01'53" E A DISTANCE OF 75.00 FEET; THENCE N89°59'25" E A
36 DISTANCE OF 100.00 FEET; THENCE S1°01'53" E A DISTANCE OF 181.42 FEET;
37 THENCE N89°59'25" E A DISTANCE OF 186.00 FEET TO THE POINT OF
38 BEGINNING.

39

40 **Ordinance 2006-A**

41 **Adopted 02.07.2006**

42 Lots 1 to 9 inclusive, of ALTOONA, Gibson & Gotherman Addition according to
43 public records of Lake County, Florida; N ½ of NW ¼ of NE ¼, West ¾ of NE ¼ of
44 NE ¼, North 880 feet of E ¼ of NE ¼ of NE ¼. Sec. 1, Twp. 18S, Rge. 26 East; Lots
45 24, 25, 26, 27 of ALTOONA, Hinson's Plan according to said public records. From
46 S ¼ Corner of Sec. 31, Twp. 17S Rge. 27 East, run West 299 ft. for point of

1 beginning, run North 3 deg. 37 min. East 863.3 ft., Westerly to West line of Lot 28
2 of said Hinson's Plan of Altoona, South to point West of Point of beginning, East to
3 point of beginning; Gov. Lot 4 of Sec. 31, Twp. 17 S., Rge. 27 East.

4
5 **Ordinance 2006-B**
6 **Adopted 04.04.2006**

7 PARCEL A:

8 THAT PART OF THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 18 SOUTH,
9 RANGE 26 EAST, LAKE COUNTY, FLORIDA, BOUNDED AS FOLLOWS:

10
11 BOUNDED ON THE NORTH BY A LINE DESCRIBED AS FOLLOWS: FROM THE
12 NORTHEAST CORNER OF THE SOUTHWEST ¼ OF SAID NORTHEAST ¼; RUN
13 WEST 780.12 FEET; THENCE S. 21°45'00"E., 842.82 FEET; THENCE S.12°47'02"E.,
14 17.60 FEET TO A NAIL AND DISK IN PAVED ROAD (GOLDEN GEM DRIVE)
15 MARKED LS. 4033, SAID NAIL AND DISK BEING AT THE POINT OF BEGINNING
16 OF SAID LINE; THENCE N68°08'19"E, 41.86 FEET TO A ½ INCH DIAMETER I.R.
17 WITH PLASTIC SURVEY CAP MARKED D. MELVIN LS. 4033; THENCE
18 CONTINUE N.68°08'19"E., 233.69 FEET TO A ½ INCH DIAMETER I.R. WITH
19 PLASTIC SURVEY CAP MARKED D. MELVIN LS. 4033; THENCE CONTINUE
20 N.68°08'19"E. TO LAKE AND END OF DESCRIBED LINE.

21
22 AND BOUNDED ON THE EAST BY LAKE MARY.

23
24 AND BOUNDED ON THE WEST BY COUNTY ROAD (GOLDEN GEM DRIVE).

25
26 AND BOUNDED ON THE SOUTH BY A LINE DESCRIBED AS FOLLOWS: FROM
27 A POINT 15 FEET EAST OF SOUTHEAST CORNER OF THE SOUTHWEST ¼ OF
28 SAID NORTHEAST ¼, RUN WEST 343 FEET; THENCE N12°10'00"2., 439.14 FEET
29 TO THE POINT OF BEGINNING OF SAID LINE; THENCE N.76°22'13"E. TO LAKE
30 AND END OF SAID LINE.

31
32 CONTAINING 0.983 ACRES +/- (INCLUDES RIGHT OF WAY & TO THE WATERS
33 EDGE ON 1-23-2004).

34
35 **Ordinance 2006-C**
36 **Adopted 05.02.2006**

37 LOTS 6 AND 7, BLOCK 86 EAST UMATILLA, RECORDED IN PLAT BOOK 6,
38 PAGES 88 THRU 92, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

39
40 **Ordinance 2006-E**
41 **Adopted 07.05.2006**

42 THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 24, TOWNSHIP 18
43 SOUTH, RANGE 26 EAST, LESS ROAD RIGHT-OF-WAY, ALL BEING IN LAKE
44 COUNTY, FLORIDA.

45
46 **Ordinance 2007-A**

1 **Adopted 04.03.2007**

2 BEGIN AT THE NW CORNER OF THE NW ¼ OF THE SW ¼ OF SECTION 24,
3 TOWNSHIP 18 S., RANGE 26 E., RUN SOUTH 200 FEET FOR POINT OF
4 BEGINNING; THENCE EAST 50 FEET; THENCE SOUTH 100 FEET; THENCE WEST
5 50 FEET; THENCE NORTH 100 FEET TO THE POINT OF BEGINNING.

6
7 AND START AT THE NE CORNER OF THE NE ¼ OF THE SE ¼ OF SECTION 23,
8 TOWNSHIP 18 SOUTH, RANGE 26 EAST, RUN SOUTH 1°06' EAST OF THE
9 SECTION LINE 351.42 FEET, WEST 62 FEET, NORTH 1°06' WEST 351.42 FEET TO
10 THE MIDSECTION LINE, EAST 62 FEET TO THE POINT OF BEGINNING,
11 CONTAINING ½ ACRE.

12
13 **Ordinance 2007-N**

14 **Adopted 08.07.2007**

15 Eustis Meadows Subdivision, W ½ of Lot 127, and Begin 319 feet South of NW corner of
16 Lot 126 run South to SW Corner of Lot 126, East 660 feet, North to North line of Lot 131,
17 W 130.2 feet, South 1,518.25 feet, S. 77 degrees 38 minutes West to POB, being part of
18 Lots 126 and 131, LESS Highway 450, Section 24, Township 18 South, Range 26 East.

19
20 **Ordinance 2007-O**

21 **Adopted 08.07.2007**

22 Parcel 1:

23 The Northwest Quarter of the Northwest Quarter of the Northwest Quarter of Section 25,
24 Township 18 South, Range 26 East, Lake County, Florida, LESS AND EXCEPT Road
25 Right of Way per Official Records Book 1701, Page 810, of the public records of Lake
26 County, Florida.

27
28 Parcel 2:

29 The Northeast Quarter of the Northwest Quarter of the Northwest Quarter of Section 25,
30 Township 18 South, Range 26 East, Lake County, Florida, LESS AND EXCEPT Road
31 Right of Way per Official Records Book 1701, Page 810, of the public records of Lake
32 County, Florida

33
34 Parcel 3:

35 The North Half of the Northeast Quarter of the Northwest Quarter of Section 25, Township
36 18 South, Range 26 East, Lake county, Florida.

37
38 Parcel 4:

39 Lots 89, 90, 91, 92, 101, 102, 103, 104, and 112, of the Eustis Meadows Subdivision,
40 according to the plat thereof recorded in Plat Book 1, Page 2, of the Public Records of Lake
41 County, Florida, LESS AND EXCEPT That portion of Lots 102, 103, 112, included within
42 the Plat of Crooked Oak Estates, as recorded in Plat Book 21, Pages 19 and 20, of the
43 Public Records of Lake County, Florida, AND LESS AND EXCEPT that portion of Lot
44 113 included within the Warranty Deed recorded in Official Records Book 2330, Page
45 1303, of the Public Records of Lake County, Florida.

1 TOGETHER WITH:

2 That Part of Lot 111 of Eustis Meadows Subdivision, according to the plat thereof recorded
3 in Plat Book 1, Page 2, of the Public Records of Lake County, Florida, described as follows:
4 Commence at the Northwest Corner of said Lot 111, of said Eustis meadows Subdivision
5 and run South 00 Degrees 50 Minutes 17 Seconds East along the West line of said Lot 111
6 a distance of 202.10 feet to the Point of Beginning; Thence run North 87 Degrees 15
7 Minutes 53 Seconds East to a point on the East line of said Lot 111; Thence run South 00
8 Degrees 27 Minutes 30 Seconds East along the East line of said Lot 111 to the Southeast
9 corner of said Lot 111; Thence run Westerly along the South line of said Lot 111 to the
10 Southwest corner of said Lot 111; Thence run North 00 Degrees 50 Minutes 17 Seconds
11 West along the West line of said Lot 111 to the Point of Beginning.

12
13 Parcel 5:

14 The Southeast Quarter of the Southeast Quarter of the Southwest Quarter of Section 24,
15 Township 18 South, Range 26 East, Lake County, Florida.

16
17 Parcel 6:

18 The West Half of the Southeast Quarter of the Southwest Quarter of Section 24, Township
19 18 South, Range 26 East, Lake County, Florida.

20
21 Parcel 7:

22 The East Half of the Southwest Quarter of the Southwest Quarter of Section 24, Township
23 18 South, Range 26 East, Lake County Florida, LESS AND EXCEPT Road Right of Way
24 per Official Records Book 1701, Page 806, of the Public Records of Lake County, Florida.

25
26 **Ordinance 2008-A**

27 **Adopted 03.04.2008**

28 The South ½ of the South ½ of the Northeast ¼ of the Northeast ¼ of Section 11, Township
29 18 South, Range 26 East, Lake County, Florida.

30
31 **Ordinance 2008-B**

32 **Adopted 03.04.2008**

33 The North ½ of the South ½ of the NE ¼ of the NE ½ of Section 11, Township 18 South,
34 Range 26 East, Lake County, Florida, less the county maintained road right-of-way known
35 as Peru Road.

36
37 **Ordinance 2008-C**

38 **Adopted 05.06.2008**

39 PARCEL "B":

40 THAT PART OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF THE
41 NORTHWEST ¼ OF SECTION 12, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE
42 COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

43
44 COMMENCE AT THE SOUTHEAST CORNER OF LOT 4 (BEING A ROUND
45 CONCRETE MONUMENT-NO SURVEYORS IDENTIFICATION). LAKE COOLEY
46 ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK

1 23, PAGE 47, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, RUN S.00
2 *03'36"E. ALONG THE EAST LINE OF THE NORTHWEST ¼ OF NORTHWEST ¼
3 OF NORTHWEST ¼ OF SAID SECTION 12 A DISTANCE OF 30.00 FEET TO THE
4 SOUTHEAST CORNER OF THE NORTHWEST ¼ OF NORTHWEST ¼ OF
5 NORTHWEST ¼ OF AFORESAID SECTION 12 (ALSO BEING THE NORTHEAST
6 CORNER OF THE SOUTHWEST ¼ OF NORTHWEST ¼ OF NORTHWEST 1/4");
7 THENCE CONTINUE S.00 *03'36"E. ALONG THE EAST LINE OF THE
8 SOUTHWEST ¼ OF NORTHWEST ¼ OF NORTHWEST ¼ A DISTANCE OF 33.00
9 FEET TO A 5/8 INCH IRON ROD LB.NO.5404; THENCE CONTINUE S.00 *03'36"E.
10 ALONG SAID EAST LINE 389.08 FEET TO THE POINT OF BEGINNING; THENCE
11 CONTINUE S.00 *03'36"E. 240.00 FEET TO THE SOUTH LINE OF SAID
12 SOUTHWEST ¼ OF NORTHWEST ¼ OF NORTHWEST ¼; THENCE S.89 *24'18"W.
13 ALONG SAID SOUTH LINE 591.73 FEET; THENCE N.00 *00'52"E. 150.00 FEET;
14 THENCE S89 *59'08"E. 50.00 FEET; THENCE S.00*00'52"W. 99.47 FEET TO A
15 POINT 50 FEET NORTH OF AFORESAID SOUTH LINE; THENCE N.89 *24'18"E.
16 238.77 FEET; THENCE N.00 *03'36"W. PARALLEL TO SAID EAST LINE OF
17 SOUTHWEST ¼ OF NORTHWEST ¼ OF NORTHWEST ¼ A DISTANCE OF 190.00
18 FEET; THENCE N.89 *24'18"E. PARALLEL TO SAID SOUTH LINE OF
19 SOUTHWEST ¼ OF NORTHWEST ¼ OF NORTHWEST ¼ A DISTANCE OF 302.89
20 FEET TO THE EAST LINE OF SAID SOUTHWEST ¼ OF NORTHWEST ¼ OF
21 NORTHWEST ¼ AND THE POINT OF BEGINNING.

22

Ordinance 2008-D

23 **Adopted 04.01.2008**

24 Parcel "A":

25 THAT PART OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF THE
26 NORTHWEST ¼ OF SECTION 12. TOWNSHIP 18 SOUTH, RANGE 26 EAST. LAKE
27 COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

28 COMMENCE AT THE SOUTHEAST CORNER OF LOT 4 (BEING A ROUND
29 CONCRETE MONUMENT-NO SURVEYORS IDENTIFICATION), LAKE COOLEY
30 ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK
31 23, PAGE 47, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, RUN S.00°
32 03'36"E. ALONG THE EAST LINE OF THE NORTHWEST ¼ OF NORTHWEST ¼ OF
33 NORTHWEST ¼ OF SAID SECTION 12 A DISTANCE OF 30.00 FEET TO THE
34 SOUTHEAST CORNER OF THE NORTHWEST ¼ OF NORTHWEST ¼ OF
35 NORTHWEST ¼ OF AFORESAID SECTION 12 (ALSO BEING THE NORTHEAST
36 CORNER OF THE SOUTHWEST ¼ OF NORTHWEST ¼ OF NORTHWEST ¼);
37 THENCE CONTINUE S.00° 03'36"E. ALONG THE EAST LINE OF THE SOUTHWEST
38 ¼ OF NORTHWEST ¼ OF NORTHWEST ¼ A DISTANCE OF 33.00 FEET TO THE
39 POINT OF BEGINNING. CONTINUE S.00°03'36"E. ALONG SAID EAST LINE 389.08
40 FEET; THENCE S.89°24'18"W. 302.89 FEET; THENCE S.00°03'36"E. 190.00 FEET TO
41 A POINT 50 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST ¼ OF
42 NORTHWEST ¼ OF NORTHWEST ¼; THENCE S.89°24'18"W. PARALLEL WITH
43 SAID SOUTH LINE 238.77 FEET; THENCE N.00°00'52"E. 99.47 FEET; THENCE N.89
44 °59'08"W 50.00 FEET; THENCE N.00°00'52"E. 478.72 FEET TO A ½ INCH IRON ROD
45 LB.NO.707; THENCE N.89°22' 11 " E. 590.92 FEET TO THE POINT OF BEGINNING.
46

1
2 **Ordinance 2008-G**
3 **Adopted 05.06.2008**

4 THAT PORTION OF THE FOLLOWING DESCRIBED LANDS LYING SOUTHERLY
5 OF AND CONTIGUOUS WITH1 THE SOUTHERLY MAINTAINED RIGHT-OF-
6 WAY LINE OF COUNTY ROAD NO. 42; LYING WESTERLY OF AND
7 CONTIGUOUS WJTH THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD
8 NO. 5-8272 (WEST ALTOONA ROAD); AND LYING NORTHERLY OF AND
9 CONTIGUOUS WITH THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY
10 ROAD NO. 5-8165 (KEENE ROAD):

11
12 SECTION 31, TOWNSHIP 17 SOUTH. RANGE 27 EAST, TOGETHER WITH LOTS
13 14, 15, 16, 17, 23. 24, 25, 26, 27, 28, 29, AND THE NORTH 59.57 FEET OF LOT 13,
14 FRANCIS J. HINSON'S PLAN OF THE TOWN OF ALTOONA, ACCORDING TO THE
15 PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGES 28 AND 29, PUBUC
16 RECORDS OF LAKE COUNTY, FLORIDA, AND TOGETHER WITH AND THOSE
17 CERTAIN UN-NAMED RIGHTS-OF-WAY DEPICTED ON SAID PLAT L YING
18 BETWEEN AFORESAID LOTS 15 AND 16, AND LYING BETWEEN AFORESAID
19 LOTS 13 AND 14, AND LYING BETWEEN AFORESAID LOTS 28 AND 29, AND
20 LYING BETWEEN AFORESAID LOT 16 AND THE LIMITS OF LAKE PEARL.

21
22 TOGETHER WITH THAT PORTION OF LOT 23, FRANCIS J. HINSON'S PLAN OF
23 THE TOWN OF ALTOONA, ACCORDING TO THE PLAT THEREOF, AS
24 RECORDED IN PLAT BOOK 1, PAGES 28 AND 29, PUBLIC RECORDS OF LAKE
25 COUNTY, FLORIDA, LYING NORTHERLY OF AND CONTIGUOUS WITH THE
26 NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 42.

27
28 THE ABOVE DESCRIBED LANDS LYING IN SECTION 31, TOWNSHIP 17 SOUTH,
29 RANGE 27 EAST, LAKE COUNTY, FLORIDA.

30
31 **Ordinance 2010-M**
32 **Adopted 11.02.2010**

33 Beginning 535.52 feet North of the Southwest corner of the Northwest 1/4 of the Southwest
34 1/4 of Section 6, Township 18 South, Range 27 East; thence run North 305.58 feet; thence
35 East 12 chains and 4 links to the Right of Way of the St. Johns and Lake Eustis Railroad (now
36 the Atlantic Coast Line Railroad); thence South 35° West to a point due East of the Point
37 of Beginning; thence West 628.3 feet to Point of Beginning.

38
39 EXCEPT (LESS), however, from the above-described parcel, the following: The
40 South 190 feet of the above-described parcel, except the West 380 feet thereof; the North
41 line of above excepted tract being 335 feet; the West line being 190 feet; the South line being
42 208.3 feet (166 feet West of Highway); and the East line being the West line of the Right of
43 Way of A.C.L. R.R.

44
45 **AND**

1 The South 190 feet of the following tract, EXCEPT the West 380 feet thereof (the North
2 line of the tract hereby described is 335 feet more or less; the West line is 190
3 feet; the South line is 208.3 feet, more or less, being 166 feet, more or less, West of
4 the Highway; and the East line is the West line of the Right of Way of the A.C.L.
5 R.R.), to-wit:

6
7 Beginning 535.52 feet North of the Southwest corner of the Northwest 1/4 of the
8 Southwest 1/4 of Section 6, Township 18 South, Range 27 East; thence run North
9 305.58 feet; thence East 12 chains and 4 links to the Right of Way of the St. Johns and
10 Lake Eustis Railroad (now the Atlantic Coast Line Railroad); thence South 35° West to
11 a point due East of the Point of Beginning; thence West 628.3 feet to Point of Beginning.

12
13 **Ordinance 2010-N**
14 **Adopted 11.02.2010**

15 Beginning 535.52 feet North of the Southwest corner of the Northwest 1/4 of the Southwest
16 1/4 of Section 6, Township 18 South, Range 27 East; thence run West 180.1 feet, thence
17 North 777.48 feet, thence East 180.1 feet, thence South 777.48 feet to the Point of
18 Beginning.

19
20 **Ordinance 2011-O**
21 **Adopted 01.03.2012**

22 Lot 4 according to Francis J. Hinson's plan of the Town of Altoona, a subdivision in Lake
23 County, Florida, recorded in Plat Book 1, Page 28 and 29, Public Records of Lake County,
24 Florida.

25
26
27 **Ordinance 2011-P**
28 **Adopted 01.03.2012**

29 LOTS 16 AND 17, NORTH OF HIGHWAY 42, IN FRANCIS J. HINSON'S PLAN OF THE
30 TOWN OF ALTOONA, A SUBDIVISION IN LAKE COUNTY, FLORIDA, ACCORDING TO
31 THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 28, PUBLIC
32 RECORDS OF LAKE COUNTY, FLORIDA.

33
34 **Ordinance 2011-Q**
35 **Adopted 01.03.2012**

36 THAT PART OF LOT 21, WHITCOMB'S SUBDIVISION, AS RECORDED IN PLAT
37 BOOK 1, PAGE 74, IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA,
38 DESCRIBED AS FOLLOWS:

39
40 Begin at the Southeast corner of Government Lot 5, Section 18, Township 18 South, Range
41 27 East, Lake County, Florida, run North 89°59'32" West along the South line of said
42 Government Lot 5, 470 feet, more or less, to the waters of Lake Umatilla and designated Point
43 "A". Return to the POINT OF BEGINNING; thence North 02°58'20" East along the mid-
44 section line of said Section 18, 244.30 feet to the Westerly right of way line of County
45 Road No. C-44A, said point being on a curve concave Northeasterly and having a radius
46 of 432.23 feet; thence Northwesterly along the arc of said curve through a central angle of

1 13°15'21" 100.00 feet; thence departing from said right of way line, run South 44°05'15" West
2 108.67 feet; thence South 67°34'01" West 425 feet, more or less, to the waters of Lake
3 Umatilla, thence Southeasterly along said waters to the aforesaid designated Point "A",
4

5 AND ALSO;
6

7 THAT PART OF LOT 21, WHITCOMB'S SUBDIVISION, AS RECORDED IN PLAT
8 BOOK 1, PAGE 74, IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA,
9 DESCRIBED AS FOLLOWS:
10

11 Commence at the Southeast corner of Government Lot 5, Section 18, Township 18
12 South, Range 27 East, Lake County, Florida, run North 02°58'20" East, along the mid-
13 section line 592.66 feet; thence North 87°01'40" West 62.91 feet to a point on the
14 Westerly right of way of County Road C-44A, being on a curve concave Southwesterly and
15 having a radius 740.86 feet, said point being the POINT OF BEGINNING; thence South
16 50°40'53" West 635 feet, more or less, to the waters of Lake Umatilla and designated point
17 "A". Return to the POINT OF BEGINNING; thence run Southwesterly along aforesaid
18 Westerly right of way and the arc of aforementioned curve through a central angle of
19 14°42'51" 190.26 feet to a point of reverse curvature, said curve concave Northeasterly and
20 having a radius of 432.23 feet; thence continue along said right of way line along the arc of
21 said curve, through a central angle of 8°39'52" 65.36 feet, thence departing from said right
22 of way line, run South 44°05'15" West 108.67 feet, thence South 67°34'01" West 425 feet,
23 more or less, to the waters of Lake Umatilla, thence Northwesterly along said water to the
24 aforesaid designated Point "A".
25

26 LESS AND EXCEPT;
27

28 THAT PART OF LOT 21, WHITCOMB'S SUBDIVISION, AS RECORDED IN PLAT
29 BOOK 1, PAGE 74, IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA,
30 DESCRIBED AS FOLLOWS:
31

32 Commence at the Southeast corner of Government Lot 5, in Section 18, Township 18
33 South, Range 27 East, Lake County, Florida, run N.02°58'20" E. along the mid-section line
34 592.66 feet; thence N.87°01'40" W, 62.91 feet to a point on the Westerly right of way of
35 County Road No. C-44A, thence departing said right of way run S. 50°40'53" W.
36 305.50 feet to the POINT OF BEGINNING. Thence continue 8.50°40'53"W. 337 feet,
37 more or less, to the waters of Lake Umatilla, said point hereby being designated as Point "B".
38 Return to the POINT OF BEGINNING, run S.22°17'47"W. 84.14 feet, thence
39 8.50°40'53"W. 260 feet, more or less, to the waters of Lake Umatilla, thence
40 Northwesterly along said waters 40 feet, more or less, to the aforesaid point "B".
41

42 AND ALSO;
43

44 THAT PART OF LOT 21, WHITCOMB'S SUBDIVISION, AS RECORDED IN PLAT
45 BOOK 1, PAGE 74, IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA,
46 DESCRIBED AS FOLLOWS:

1
2 Commence at the Southeast corner of government Lot 5, Section 18, Township 18
3 South, Range 27 East, Lake County, Florida, run N.02°58'20"E. along the mid-section
4 line 592.66 feet; thence N.87°01'40"W. 62.91 feet to a point on the Westerly right of way of
5 County Road No. C-44A, being on a curve concave Southwesterly and having a radius
6 740.86 feet, said point being the POINT OF BEGINNING; thence along the right of way line
7 along the arc of said curve through a central angle of 03°24'35" a distance of 44.09 feet,
8 thence departing said right of way line run S.50'40'53"W. 250 feet, thence
9 S.22°17'47"W., 84.14 feet thence N.50°40'53"E., 305.50 feet to the POINT OF
10 BEGINNING,

11
12 Reserving any portion thereof lying within 40.00 feet West of the centerline of
13 C44A, said centerline as shown on the S-44A RW Map (now C44A), recorded in
14 Road Plat 6, Pages 92 through 97 inclusive, Public Records of Lake County,
15 Florida.

16
17 **Ordinance 2011-R**

18 **Adopted 01.03.2012**

19 AIRPORT ESTATES SUB LOT 2,3,4,5 PB 44 PGS 52-53, ORB 2056 PG 2270

20 And

21 AIRPORT ESTATES SUB LOT 6 PB 44 PGS 52-53, ORB 2056 PG 2268

22 **Ordinance 2011-Z**

23 **Adopted 01.03.2012**

24 Lot 3 according to F. J. Hinson's Plat of the Town of Altoona, Florida. Said plat being made
25 a plat of Public Records of Lake County, FL, in Plat Book 1, pages 28-29.

26 **Ordinance 2013-H**

27 **Adopted 09.03.2013**

28 That part of the Northeast ¼ of the Northwest ¼ of Section 26, Township 18 South,
29 Range 26 East, Lake County, Florida, described as follows:

30
31 From the Northwest corner of the East ½ of the Northeast ¼ of the Northwest ¼ of
32 said Section 26, Township 18 South, Range 26 East, Lake County, Florida, run thence
33 South 0°15'30" West along the West line of said East ½ of the Northeast ¼ of the
34 Northwest ¼ a distance of 685.00 feet for a Point of Beginning; run thence North
35 89°37'30" West a distance of 426.30 feet to the Easterly right of way line of State
36 Road No. 19, said point being hereby designated as Point "A"; Begin again at the
37 Point of Beginning and run thence South 89°37'30" East a distance of 660.00 feet,
38 more or less, to the East line of said Northeast ¼ of Northwest 1/4; thence South a
39 distance of 268.20 feet; thence South 89°40'20" West a distance of 1173.40 feet,
40 more or less, to the Easterly right of way line of State Road No. 19; thence
41 Northeasterly along and with said Easterly right of way line to the above designated
42 Point "A".

43
44 Less and Except the following described parcel:
45

1 From the Northwest corner of the East ½ of the Northeast ¼ of the Northwest ¼ of
2 Section 26, Township 18 South, Range 26 East, Lake County, Florida, run thence
3 South 0°15'30" West along the East line of said East ½ of the Northeast ¼ of the
4 Northwest ¼ a distance 685.00 feet; thence North 89°37'30" West, parallel with the
5 North line of the Northeast ¼ of the Northwest ¼ of said Section 26, a distance of
6 216.30 feet for a Point of Beginning; continue thence North 89°37'30" West along
7 said parallel line a distance of 210.00 feet to a point on the Easterly right of way line
8 of State Road No. 19, as it existed on February 29, 1988, said right of way line being
9 the arc of a curve, said curve concave to the Southeast and having a radius of 2160.01
10 feet; thence Southwesterly along the arc of said curve from a tangent bearing of South
11 15°21'46" West, through a central angle of 5°33'51", a distance of 209.76 feet;
12 thence leaving said right of way line, run South 89°37'30" East parallel with said
13 North line of the Northeast ¼ of the Northwest ¼ a distance of 222.76 feet; thence
14 North 14°44'06" East a distance of 206.15 feet to the Point of Beginning and Point
15 of Terminus.

16
17 **Ordinance 2013-I**
18 **Adopted 09.03.2013**

19 The North 300 feet of the South 335 feet of the South ¼ of the Northeast ¼ of Section
20 26, Township 18 South, Range 26 East, Lake County, Florida, lying East of State
21 Road No. 19.

22
23 Less and Except the following:

24
25 Commence at the intersection of the North line of the South 335 of the Northeast ¼
26 of the Northwest ¼ of Section 26, Township 18 South, Range 26 East, Lake County,
27 Florida, with the Easterly right of way line of State Road 19; run thence North
28 89°40'20" East 627.73 feet, passing a concrete monument at 513.56 feet, to a point;
29 thence South 06°19'43" West 302.02 feet to a point on the Northerly right of way
30 line Whistling Pines Road; thence with Whistling Pines Road North 89°40'20" East
31 165.45 feet to an iron pin being the point of beginning; thence North 13°06'27" East
32 192.26 feet to an iron pin; thence North 89°41'01" East 364.43 feet, passing an iron
33 pin near waters edge of Lake Smith; thence South 00°16'14" West 186.98 feet to a
34 point within the waters of Lake Smith; thence South 89°40'20" West 407.15 feet,
35 passing an iron pin near waters edge at 135.28 feet, to the point of beginning.

36
37 **Ordinance 2013-K**
38 **Adopted 09.03.2013**

39 The Southwest ¼ of the Southwest ¼ of the Southeast ¼ of Section 1, Township 18 South,
40 Range 26 East, Lake County, Florida. Less the South 256.06 feet of the East 130.40 feet
41 thereof and Less Maxwell Avenue Right-of-Way. The property is also known as Hunter
42 Oaks Subdivision, as Recorded in Plat Book 62, Page 33, Official Records of Lake County,
43 Florida.

44
45 **Ordinance 2015-F**
46 **Adopted 01.05.2016**

1 LEGAL DESCRIPTION: Lot "M" of Francis J. Hinsons plan of Altoona, a
2 subdivision located in Lake County, Florida, according to the plat thereof, as recorded
3 in Plat Book 1, Pages 28 and 29, Public Records of Lake County, Florida.



**CITY OF UMATILLA
AGENDA ITEM STAFF REPORT**

DATE:	December 1, 2022	MEETING DATE:	December 6, 2022
SUBJECT:	Resolution 2022-32		
ISSUE:	Update to the Miscellaneous Fee Schedule		

BACKGROUND SUMMARY:

Resolution No. 2022-32 includes Exhibit “A” which lists the existing miscellaneous fees and adds fees for standard lien search requests at a cost of \$40.00 and a rush lien search requests at a cost of \$80.00.

STAFF RECOMMENDATIONS:

Approval of Resolution 2022-32, Update to the Miscellaneous Fee Schedule

FISCAL IMPACTS:

This fee schedule update will set the rates by which certain City revenues are generated to cover the operational costs required to provide those services.

COUNCIL ACTION:

Reviewed by City Attorney Yes No vN/A

Reviewed by City Engineer Yes No vN/A

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RESOLUTION 2022 - 32

A RESOLUTION OF THE CITY OF UMATILLA, LAKE COUNTY, FLORIDA, TO ADOPTING REVISION TO THE BASE FEE SCHEDULE FOR MISCELLANEOUS SERVICES; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Umatilla adopted Resolution 2019-31 adopting fee schedule for miscellaneous services; and

WHEREAS, the City Council of the City of Umatilla further desires to amend the Miscellaneous fee schedule to set fees associated with requests for lien searches; and

WHEREAS, the City Council of the City of Umatilla hereby desires to adopt this Resolution 2022-32 to do so.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Umatilla, Florida:

SECTION 1. Legislative Findings and Intent. The City of Umatilla has complied with all requirements and procedures of Florida law in processing this Resolution. The above recitals are hereby adopted.

SECTION 2. Repeal of Prior Miscellaneous fee schedule. The City of Umatilla Resolution No.: 2019-31 is hereby repealed in their entirety.

SECTION 3. Approval and Adoption of Miscellaneous Fee Schedule. The Miscellaneous Fee Schedule attached hereto as **Exhibit "A"** is hereby approved and adopted.

SECTION 4. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Resolution, as determined by the City Clerk and City Attorney, may be corrected.

SECTION 5. Severability. If any section, sentence, clause, or phrase of the Resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portion of this Resolution.

SECTION 6. Effective Date. This Resolution shall become effective December 6, 2022.

PASSED AND ADOPTED in regular session of the City Council of the City of Umatilla, Florida, this 6th day of December, 2022

Kent Adcock
Mayor

ATTEST:

Approved as to Form:
STONE & GERKEN, PA

Jessica Burnham
City Clerk

Kevin Stone
City Attorney

Exhibit A

MISCELLANEOUS

	Fee
Returned Payment Fee	\$ 35.00
Late Fee	10%
Copies (black & white) single side	0.15
Copies (black & white) two-sided	0.20
Copies (color)	0.25
Scans (per page)	0.25
Faxing (per page) DOMESTIC ONLY	1.50
Notary - City Resident with ID	-
Notary - Non-City Resident* (per signature page)	10.00
Lien Research Fee- Standard 3-5 business days	\$40.00
Lien Research Fee- Rush 1-2 business days	\$80.00
Marriage Ceremony	
Notary-City Resident with ID	20.00
Notary - Non-City Resident*	30.00
*city permits exempt	
Recording Fees	
Certification of Utility Lien	15.00
Release of Utility Lien	15.00

**CITY OF UMATILLA
AGENDA ITEM STAFF REPORT**

DATE: November 16, 2022

MEETING DATE: December 1, 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.

City Council approved First Reading of Ordinance No. 2022-115 at the November 15, 2022 Regular City Council Meeting.



STAFF RECOMMENDATIONS: Approval

FISCAL IMPACTS:

COUNCIL ACTION:

Reviewed by City Attorney	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	vN/A
Reviewed by City Engineer	<input checked="" type="checkbox"/> 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 December 6, 2022 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:

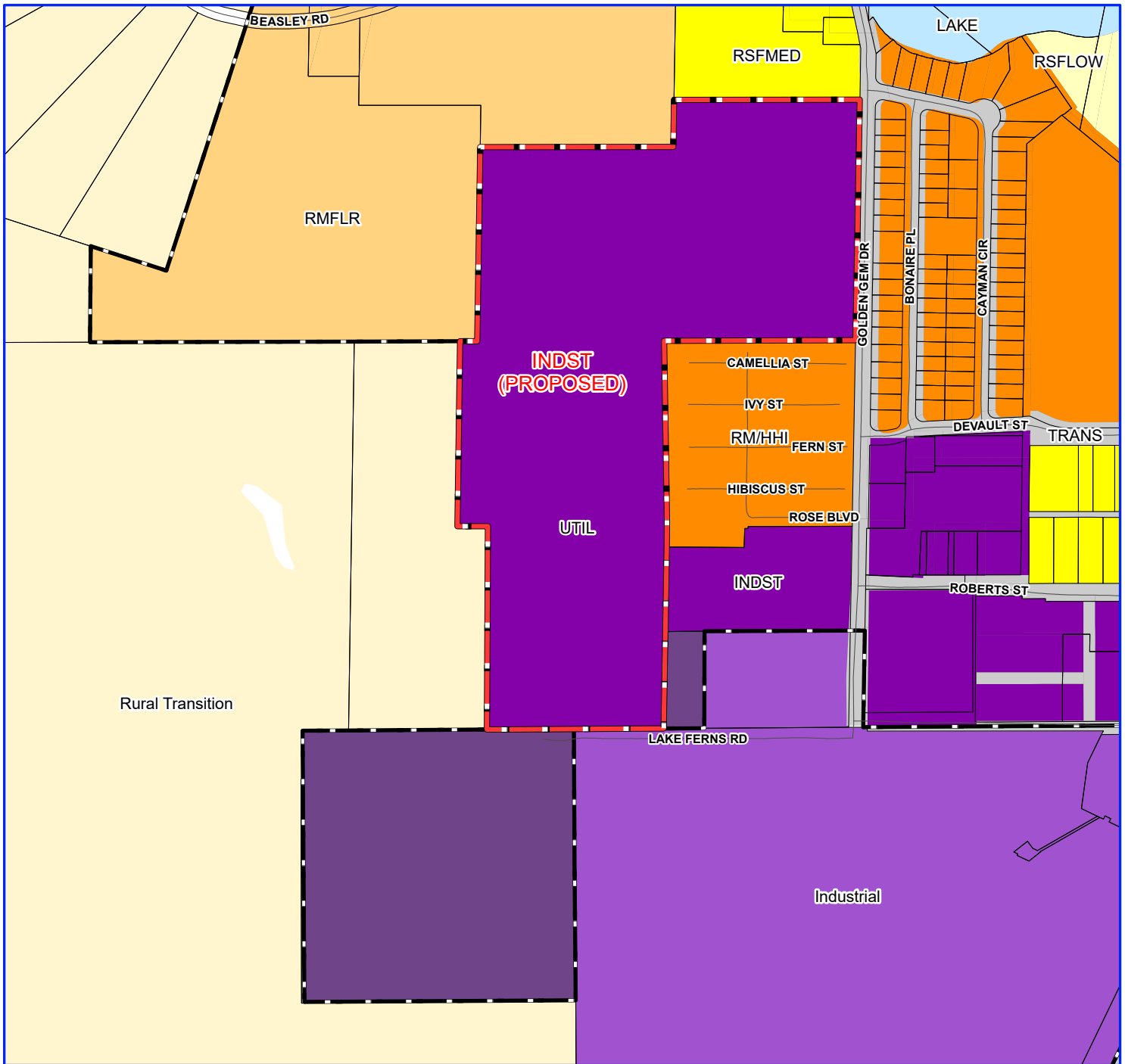
Approved as to Form:

Jessica Burnham
City Clerk

Kevin Stone
City Attorney

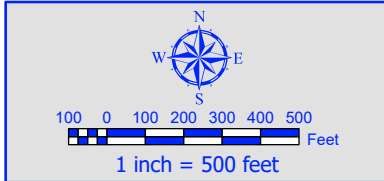
Passed First Reading _____
Passed Second Reading _____
(SEAL)

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	RSMED, 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 $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 14, Township 18 South, Range 26 East, Lake County, Florida, described as follows: Commence at the Southwest corner of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 14; run thence North $89^{\circ}47'05''$ East along the South line of said Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, 53.0 feet to the Point of Beginning of this description; from said Point of Beginning, run North $00^{\circ}16'20''$ East parallel with the West line of said Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, 700.00 feet; thence South $89^{\circ}47'05''$ West, 53.00 feet to a point on the West line of said Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; thence North $00^{\circ}16'20''$ East along said West line 630.34 feet to the Northwest corner of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; thence North $89^{\circ}51'06''$ East along the North line of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, 639.41 feet; thence South $00^{\circ}40'54''$ East, 997.16 feet; thence South $00^{\circ}28'02''$ West, 332.43 feet to a point on the South line of said Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; thence South $89^{\circ}47'05''$ West along said South line of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, 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 $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ 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.

**CITY OF UMATILLA
AGENDA ITEM STAFF REPORT**

DATE: November 28, 2022

MEETING DATE: December 6, 2022

SUBJECT: City of Umatilla – Ordinance 2022-116

ISSUE: Rezoning from Public Facility to Industrial PUD

BACKGROUND SUMMARY: The City is requesting a rezoning of approximately 45.52 acres of property from Public Facility District 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. The general location is the west of Golden Gem Drive, north of Lake Fern Road.

The proposed rezoning request is consistent with the adjacent properties to the south and portions of property to the east. A 25’ 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.

STAFF RECOMMENDATIONS: Approval

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.

SMALL SCALE COMP PLAN AMENDMENT AND REZONING

Owner: City of Umatilla

Applicant: Green Consulting Group, Inc.; Timothy Green

Number of Acres: 42.52 ± 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: November 29, 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

Industrial Needs Analysis

The comprehensive plan data and analysis indicates that there is a need of an additional 113 acres of industrial to meet the projected 2035 demand. The addition of 42.52 acres would assist the city in meeting this need.

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 25' enhanced and a 20' perimeter landscape buffers are proposed which will mitigate adjacent 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 to 1 space per 1500 square feet for manufacturing. Parking for warehouse and office will meet code requirements. Total required parking per code is 192 spaces and the applicant is proposing 100 spaces. The justification for the request is there are approximately 100 total employees; however, there are two (2) shifts consisting of 60 employees and 40 employees. The proposed parking allows for 1 space per employee to accommodate shift changes.

A traffic impact analysis was submitted for Parcel 4 (Phillips parcel). Results of the analysis indicate that roadway segments and intersections are projected to operate at an adequate LOS at project build out. The analysis does recommend that a “No Thru Trucks” sign be placed on Devault Street.

Conceptual Plan

The conceptual plan indicates 4 lots within the industrial park. Three of the parcels are 4.96 ± acres and the 4th parcel is 22.69 ± acres. Enhanced landscaping buffers of 25’ (3’ berm, 5 canopy trees, 4 understory trees, 2’ high hedge, 15% groundcover other than turf per 100’ linear feet) are proposed adjacent to Golden Gem Drive and adjacent to the mobile home park. A 20’ landscape buffer is proposed adjacent to the remaining property perimeter. A 25’ upland buffer is proposed adjacent to wetlands. Setbacks adjacent to Golden Gem Drive and Lake Fern Drive are 25’.

Main access to the site is from Lake Ferns Road and a proposed 50’ internal roadway. It is anticipated that the Lake Ferns Road and internal roadway will take approximately one (1) year to construct. In the interim, access to Parcel 4 will be from Golden Gem Drive with a temporary truck access.

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 2022-116

AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, RECLASSIFYING 42.52 ± ACRES OF LAND ZONED PUBLIC FACILITIES DISTRICT TO THE DESIGNATION OF INDUSTRIAL PLANNED UNIT DEVELOPMENT (PUD) FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY CITY OF UMATILLA LOCATED NORTH OF LAKE FERN ROAD AND WEST OF GOLDEN GEM DRIVE; APPROVING A MASTER DEVELOPER'S AGREEMENT FOR THE PROPERTY; PROVIDING FOR CONDITIONS AND CONTINGENCIES; DIRECTING THE CITY MANAGER TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL TO THE CLERK OF THE CIRCUIT COURT, AND THE LAKE COUNTY MANAGER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

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

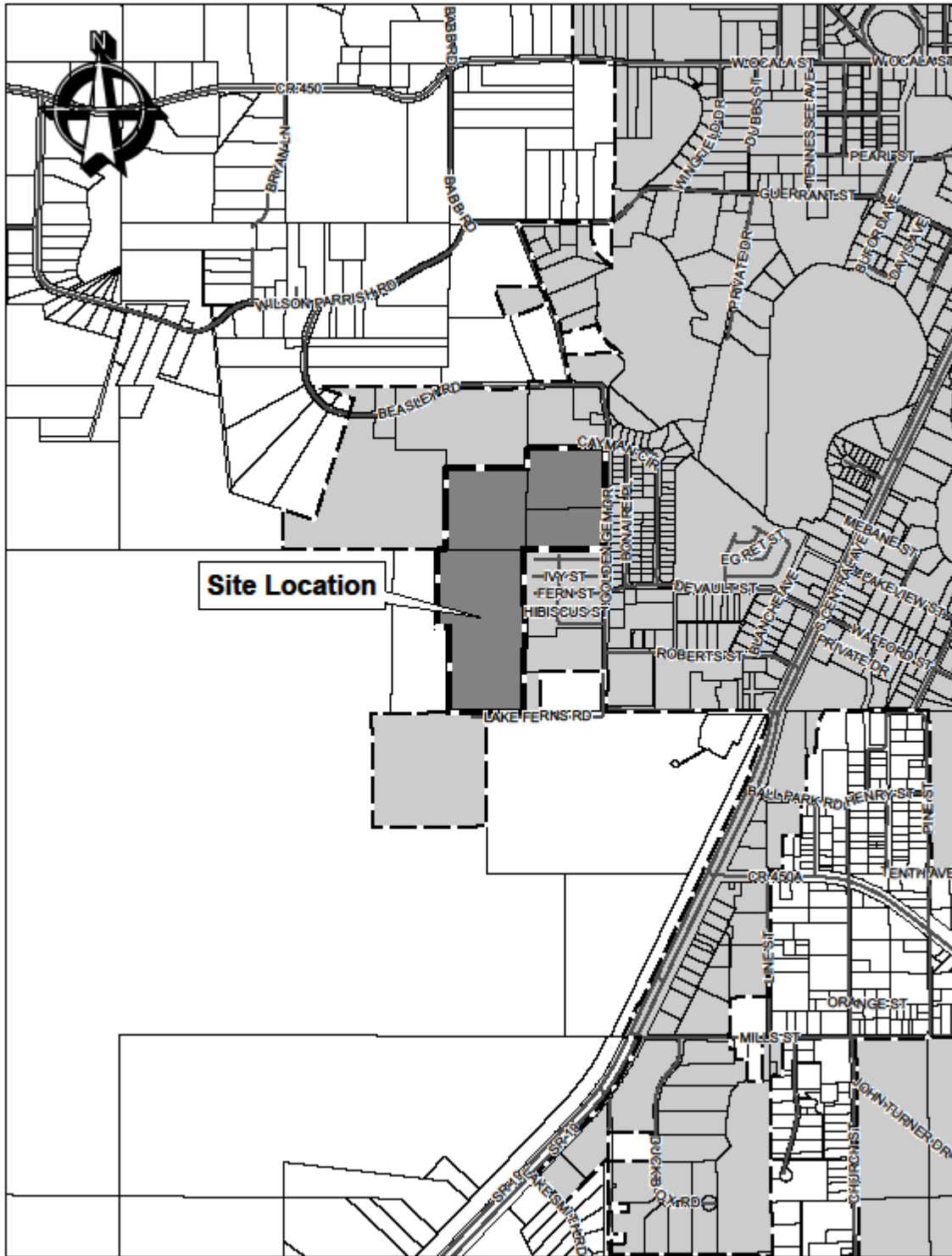
Umatilla City Council Meeting on December 6, 2022 at 6:00 p.m.

Umatilla City Council Meeting on December 20, 2022 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 2022-116

AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, RECLASSIFYING 42.52 ± ACRES OF LAND ZONED PUBLIC FACILITIES DISTRICT TO THE DESIGNATION OF INDUSTRIAL PLANNED UNIT DEVELOPMENT (PUD) FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY CITY OF UMATILLA LOCATED NORTH OF LAKE FERN ROAD AND WEST OF GOLDEN GEM DRIVE; APPROVING A MASTER DEVELOPER'S AGREEMENT FOR THE PROPERTY; PROVIDING FOR CONDITIONS AND CONTINGENCIES; DIRECTING THE CITY MANAGER TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL TO THE CLERK OF THE CIRCUIT COURT, AND THE LAKE COUNTY MANAGER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a petition has been received from the City of Umatilla to rezone approximately 42.52 acres of land from Public Facilities District (PFD) to Industrial Planned Unit Development (IPUD);

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 IPUD, Industrial Planned Unit Development, as defined in the Umatilla Land Development Regulations. The property is more particularly described and depicted as set forth on Exhibit "A" and as depicted on the map attached hereto as Exhibit "B" and incorporated herein by reference.

LEGAL DESCRIPTION: Exhibit "A"

Alternate Key # 3785106

Section 2: Zoning Classification.

That the property shall be designated as IPUD, Industrial Planned Unit Development District, in accordance with Chapter 6, Section 2(k) of the Land Development Regulations of the City of Umatilla, Florida. The property rezoned pursuant to this section shall be subject to the Umatilla Land Development Regulations pertaining properties within the Planned Unit Development District and shall be developed according to the Master Developer's Agreement attached hereto as Exhibit "C".

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.

Section 4: 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 5: 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 6: Effective Date.

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

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"
LEGAL DESCRIPTION

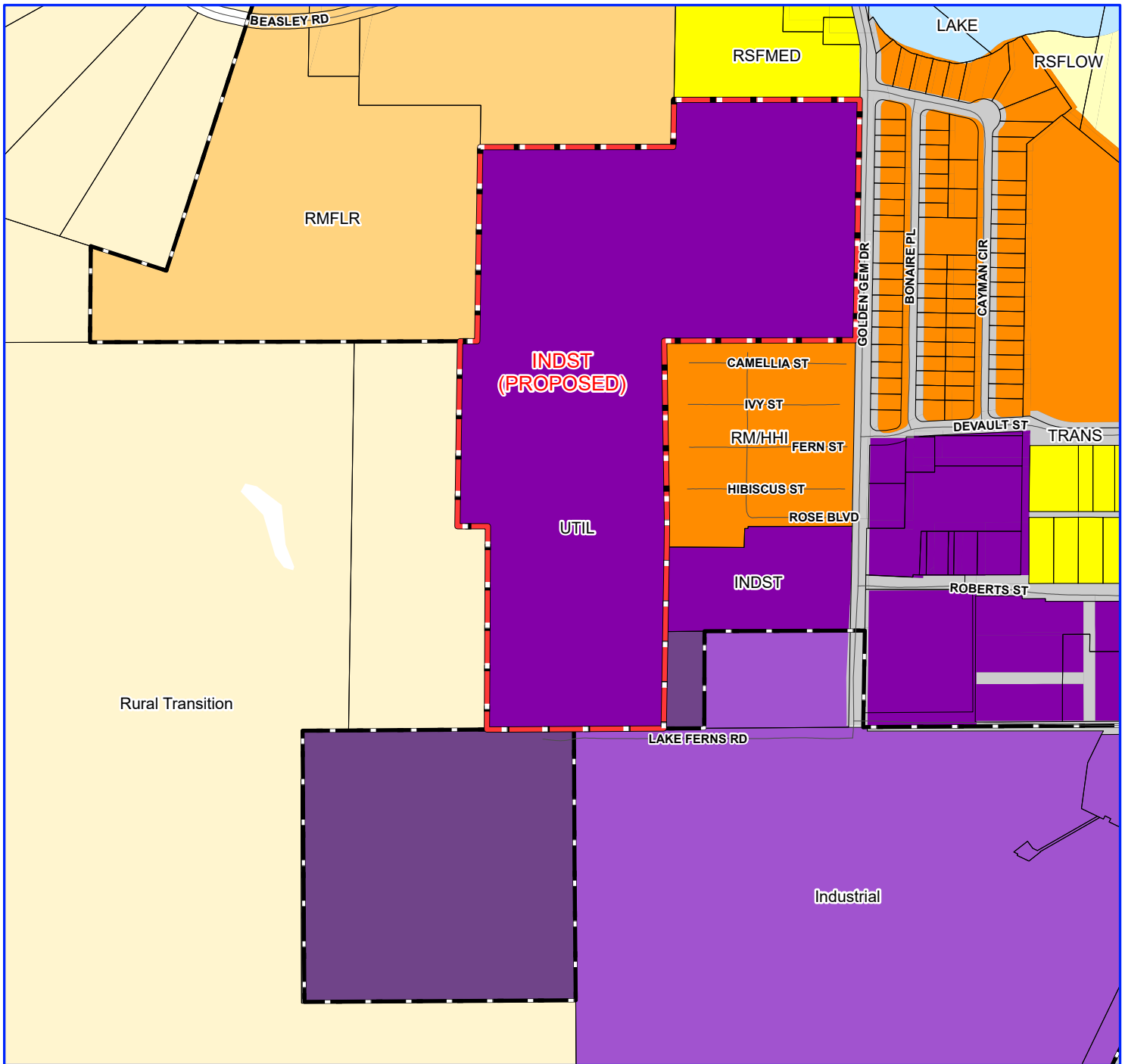
Parcel 1:

A part of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 14, Township 18 South, Range 26 East, Lake County, Florida, described as follows: Commence at the Southwest corner of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 14; run thence North $89^{\circ}47'05''$ East along the South line of said Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, 53.0 feet to the Point of Beginning of this description; from said Point of Beginning, run North $00^{\circ}16'20''$ East parallel with the West line of said Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, 700.00 feet; thence South $89^{\circ}47'05''$ West, 53.00 feet to a point on the West line of said Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; thence North $00^{\circ}16'20''$ East along said West line 630.34 feet to the Northwest corner of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; thence North $89^{\circ}51'06''$ East along the North line of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, 639.41 feet; thence South $00^{\circ}40'54''$ East, 997.16 feet; thence South $00^{\circ}28'02''$ West, 332.43 feet to a point on the South line of said Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; thence South $89^{\circ}47'05''$ West along said South line of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, 601.88 feet to the Point of Beginning. Subject to all easements, rights of way and restrictions of record, if any.

Parcel 2:

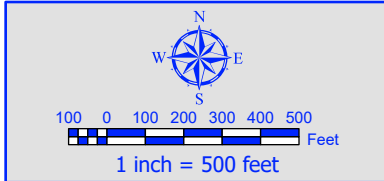
The East 59.0 feet of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 14, Township 18 South, Range 26 East, Lake County, Florida. Less the South 700.0 feet thereof. Subject to all easements, rights of way and restrictions of record, if any.

Exhibit "B"



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	RSMED, 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

MASTER DEVELOPER'S AGREEMENT

This Developer's Agreement (the "Agreement") is made this ____ day of _____, 2022, by and between the **CITY OF UMATILLA, a Florida municipal corporation** ("City"), whose address is 1 South Central Avenue, Umatilla, Florida 32784, and **City of Umatilla** ("Owner"), whose address is 1 South Central Avenue, Umatilla, Florida, 32784, hereinafter referred to collectively as the "Parties."

RECITALS

1. The Owner desires to rezone approximately 42.52± acres of property within the City of Umatilla, described and depicted as set forth on Exhibit "A" attached to and incorporated in this Agreement (hereafter referred to as the "Property").
2. The Property is currently located within the City of Umatilla and is currently zoned "Public Facilities District (PFD)" with a future land use designation on the City of Umatilla Future Land Use Map of "Utility."
3. Owner has filed applications for a small scale comprehensive plan amendment to designate the future land use of the Property to be industrial with a corresponding change in the future land use map and a rezoning of the Property to Industrial Planned Unit Development (PUD).
4. Owner represents that it is the sole legal owner of the Property and that it has the full power and authority to make, deliver, enter into, and perform pursuant to the terms and conditions of this Agreement and has taken all necessary action to authorize the execution, delivery, and performance of the terms and conditions of this Agreement.
5. The City of Umatilla has determined that the comprehensive plan amendment and rezoning of the Property and the proposal for its development presents, among other things, an opportunity for the City to secure quality planning and growth, protection of the environment, and a strengthened and revitalized tax base.
6. Owner will fund certain public improvements and infrastructure to facilitate the development of the Property and have further offered to adhere to certain development standards outlined herein.
7. The Property is within the City's Chapter 180, Florida Statutes, utility district, and Owner has requested and City desires to provide water and sewer as well as other municipal services to the Property.

ACCORDINGLY, in consideration of the mutual benefits and the public interest and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

Section 1. Recitals. The above recitals are true and correct, are hereby incorporated herein by reference, and form a material part of this Agreement. All exhibits to this Agreement are hereby deemed a part thereof.

Section 2. Conditions Precedent. Owner has filed an application for a small-scale comprehensive plan amendment and rezoning for the Property. It is understood and agreed to by the City and the Owner that this Agreement shall not be binding or enforceable as to any Party unless and until: a) the City duly adopts the Agreement and adopts an ordinance amending the comprehensive future land use map and rezoning the Property. The parties hereto understand and acknowledge that the City is in no way bound to amend the future land use map or rezone the Property. The City shall have the full and complete right to approve or deny the application for rezoning and comprehensive plan map amendment. However, if the City denies the application for rezoning or the comprehensive plan map amendment, this Agreement shall be void and shall be of no further force and effect.

Section 3. Land Use/Development. Development of the Property shall be substantially consistent with

the "Conceptual Site Plan" prepared by Green Consulting Group, Inc., dated November 29, 2022, and attached as **Exhibit "B"** (the "Plan"). All development shall be consistent with City's "Planned Unit Development" (PUD) zoning district as it currently exists and subject to City approval.

Section 4. Permitted Uses. Permitted Uses of the Property are as follows:

- a. Artisan/Craftsman Shop.
- b. Appliance/Electronic repair shops.
- c. Agriculturally related industry.
- d. Auction Houses.
- e. Boat repair and sales.
- f. Commercial/Industrial Equipment and supplies.
- g. Commercial/Industrial service.
- h. Construction Contractor's Yard and Storage where incidental to the primary use.
- i. Distribution Center.
- j. Equipment Rental.
- k. Furniture and appliance stores.
- l. Health/Exercise Clubs.
- m. Laboratory/Research and Development
- n. Manufacturing: Fabrication
- o. Manufacturing: Processing
- p. Mini-warehouses.
- q. Motor Vehicle Sales.
- r. Motor Vehicle Service and Repair Facility.
- s. Motor Vehicle and Boat Storage Facility.
- t. Motor Vehicle Body Repair Facility
- u. Motor Vehicle Towing and Impoundment.
- v. Offices.
- w. Retail Home Building Materials.
- x. Retail Sales and Services
- y. Transportation Service.
- z. Trucking Terminal.
- aa. Veterinary Clinic/Kennels.
- bb. Warehousing.
- cc. Wholesalers and Distributors.
- dd. Xerographic and Offset printing.
- ee. Temporary modular office uses shall be allowed during construction.
- ff. Owners/caretakers residence incorporated into building use.
- gg. Other Uses require permission of the City Council.

All work proposed to be conducted indoors. Noise generating activities shall be conducted between the hours of 7 am to 3 am. Shipping of materials will take place between the hours of 7 am to 7 pm.

Section 5. Development Standards. Development Standards for the Property shall be as follows:

- a. Maximum Impervious Surface Ratio (ISR) - Seventy-five Percent (75%).
- b. Maximum Floor Area Ratio (FAR) will not exceed 1:1
- c. Minimum Setback requirements shall be:
 - Front: Road Right of Way - Twenty-five feet (25')
 - Side: Road Right of Way - Twenty-five feet (25')
 - Another Lot - Ten feet (10'),
 - Rear: Road Right of Way - Twenty-five feet (25')
 - Another Lot - Ten feet (10')Required landscape buffers shall supersede the minimum setbacks permitted by this section.
Accessories Setback: All accessory structures shall be located no closer to the property line than ten feet (10').

- d. Maximum building height shall be limited to fifty feet (50').
- e. Parking: The Applicant will be required to meet the parking requirements of the Umatilla Land Development Code for the proposed uses with the exception of parking requirements for manufacturing of Parcel 1 known as the Phillips parcel. Parking for the Phillips parcel shall be based 1 space per 1500 square feet for manufacturing. Parking for warehouse and office space shall meet Land Development Code.

Section 6. Site Access and Transportation Improvements. Vehicular access to the project site shall be provided by one access on Lake Fern Road.

- a. The Permittee shall provide all necessary improvements within and adjacent to the development as required by Lake County and City of Umatilla.
- b. All roads within the development shall have a fifty foot (50') right of way and shall be designed and constructed by the developer as a twenty-four foot (24') wide road, with a ribbon curb and swale. The structural design of the pavement of the roads shall meet or exceed the City of Umatilla's requirements, as the type of traffic anticipated will require a heavier road section.
- d. All roads or related transportation improvements associated with the Development will be privately owned and maintained. The City of Umatilla will not be responsible for the maintenance or repair of any of the roads or transportation improvements. The Permittee shall establish an appropriate legal entity (the "Property Owners' Association") that will be responsible to pay the cost and perform the services to maintain the roads and transportation improvements.
- e. A traffic/transportation study shall be submitted prior to preliminary subdivision or site plan approval for review and determination of any necessary access or off-site improvements if required by the Florida Department of Transportation, Lake County or the City of Umatilla. Additional traffic impact analysis may be required during development as determined by the City of Umatilla, Lake County or the Florida Department of Transportation. Said improvements will be the responsibility of the Permittee.
- f. The Property shall be fully vested from Transportation Concurrency pursuant to compliance with this Section 6.

Section 7. Lighting. All exterior lighting shall be arranged to reflect light away from adjacent properties to the greatest extent possible while providing lighting adequate to ensure safety on road right of way.

Section 8. Water, Wastewater, and Reuse Water. Subject to the terms herein, Owner and their successors and assigns agree to obtain water, reuse water, and wastewater service (hereafter, "Utilities") exclusively through purchase from City when the City makes such water and sewer services sufficient to service all uses of the Property available to the Property. The rates to be charged by City for Utilities to the Property shall be those rates and charges made by the City to its customers which are from time to time approved by the City Council or by any other governmental regulatory body from time to time having jurisdiction over such matters. Owner covenants and warrants to City that it will not engage in the business of providing such Utilities to the Property or within City's F.S. Chapter 180 utility district. Notwithstanding the foregoing, private wells for irrigation purposes will be allowed within the Property so long as such wells are approved and permitted by the St. Johns River Water Management District (the "District") and comply with the rules and regulations of the District. Owner shall construct, at Owner's expense, all on-site utility facilities (e.g. lift stations and lines) as well as pay for the extension of facilities from City's eventual point of connection at the edge of the Property. All such improvements must be constructed to City requirements and transferred to City as a contribution in aid of construction. Although it is the Owner's intent to connect to the City's Utilities when they become available, Owner shall be allowed to place and utilize septic tanks and install dry lines prior to the date that the City's Utilities become available to the Property.

Section 9. Impact Fees. Owner shall be required to pay impact fees as established by City from time to time, including water, wastewater, police, and fire impact fees. The amount to be paid shall be the adopted impact fee rate schedule at the time of building permit is issued.

Owner agrees to pay all other impact fees and any impact fees adopted after the execution of this Agreement as building permits are issued. If impact fees increase from the time they are paid until the building permit is issued, Owner shall pay the incremental increased amount at the time building permits are issued. Prepayment of utility impact fees and acceptance by City of such fees shall reserve capacity. No capacity is reserved until or unless such fees have been paid pursuant to an agreement with City. Owner agrees and understands that no capacity has been reserved and that Owner assumes the risk that capacity will be available. Accordingly, if capacity is available at the time of preliminary plat and City is willing to allocate such capacity to Owner, Owner shall enter into a reservation agreement and any other utility agreements or easements related to the Property as requested by City from time to time.

Section 10. Easements. Owner shall provide the City such public easements or right of way in form acceptable to the City Attorney, as the City deems necessary for utility services, including but not limited to sewer, water, and drainage.

Section 11. Landscaping/Buffers. Developer has reviewed City's Land Development Regulations relating to landscaping and agrees to comply with such regulations. Owner shall, at its sole expense, install underground irrigation systems on all common areas of the Property, as well as exercise any other measures reasonably necessary to ensure the long-term maintenance of the landscaping.

Owner acknowledges City's goal of achieving a greater level of tree preservation within the City. In aid of such goal, Owner agrees to comply with all existing applicable City of Umatilla Land Development Regulations pertaining to tree removal and replacement, subject to limitations or modifications by Florida Statute.

Section 12. Stormwater Management. Owner agrees to provide at Owner's expense a stormwater management system consistent with all regulatory requirements of the City and the St. John's River Water Management District. Impacts to flood plains are allowed in accordance with the Water Management District procedures for compensating storage and will be based on the 100-year floodplain established by Lake County.

Section 13. Other Municipal Facilities/Services. The City hereby agrees to provide, either directly or through its franchisees or third party providers, police and fire protection, and solid waste collection, disposal, and recycling services to the Property under the same terms and conditions and in the same manner as are afforded to all other commercial property owners within the City.

Section 14. Signage. All signs shall be in compliance with all applicable regulations contained within the City of Umatilla's Land Development Regulations, unless City grants a waiver or variance pursuant to the City's Land Development Regulations.

Section 15. Environmental Considerations. The Owner agrees to comply with all federal, state, county, and city laws, rules and regulations regarding any environmental issues affecting the Property.

Section 16. Compliance with City Laws and Regulations. Except as expressly modified herein, all development of the Property shall be subject to compliance with the City Land Development Regulations and City Code provisions, as amended, as well as regulations of county, state, local, and federal agencies. All improvements and infrastructure shall be constructed to City standards.

Section 17. Due Diligence. The City and Owner further agree that they shall commence all reasonable actions necessary to fulfill their obligations hereunder and shall diligently pursue the same throughout the existence of this Agreement. The City shall further provide all other municipal services to the Property as are needed by Owner from time to time in accordance with the City's applicable policies for the provision of said services.

Section 18. Enforcement/Effectiveness. A default by either party under this Agreement shall entitle the other party to all remedies available at law. This is a non-statutory development agreement which is not subject to or enacted pursuant to the provisions of Sections 163.3220 - 163.3243, *Florida Statutes*.

Section 19. Governing Law. This Agreement shall be construed in accordance with the laws of the State of Florida and venue for any action hereunder shall be in the Circuit Court of Lake County, Florida.

Section 20. Binding Effect; Assignability. This Agreement, once effective, shall be binding upon and enforceable by and against the parties hereto and their assigns. This Agreement shall be assignable by the Owner to successive owners. Owner shall, however, provide written notice to the City of any and all such assignees. The rights and obligations set forth in this Agreement shall run with the land and be binding on all successors and/or assignees. The parties hereby covenant that they will enforce this Agreement and that it is a legal, valid, and binding agreement.

Section 21. Waiver; Remedies. No failure or delay on the part of either party in exercising any right, power, or privilege hereunder will operate as a waiver thereof, nor will any waiver on the part of either party or any right, power, or privilege hereunder operate as a waiver of any other right, power, privilege hereunder, not will any single or partial exercise of any right, power, or privilege hereunder preclude any other further exercise thereof or the exercise of any other right, power, or privilege hereunder.

Section 22. Exhibits. All exhibits attached hereto are hereby incorporated in and made a part of this Agreement as if set forth in full herein.

Section 23. Notice. Any notice to be given shall be in writing and shall be sent by certified mail, return receipt requested, to the party being noticed at the following addresses or such other address as the parties shall provide from time to time:

As to City:	City Manager City of Umatilla P.O. Box 2286 Umatilla, FL 32784-2286 352-669-3125 Telephone
Copy to:	Mayor City of Umatilla P.O. Box 2286 Umatilla, Florida 32784-2286 352-669-3125 Telephone Kevin Stone Stone & Gerken, P.A. 4850 N. Highway 19A Mount Dora, FL 32757 352-357-0330 Telephone
As to Owner:	City Manager City of Umatilla P.O. Box 2286 Umatilla, FL 32784-2286 352-669-3125 Telephone
Copy to:	Kevin Stone Stone & Gerken, P.A. 4850 N. Highway 19A Mount Dora, FL 32757 352-357-0330 Telephone

Section 24. Entire Agreement. This Agreement sets forth all of the promises, covenants, agreements, conditions, and understandings between the parties hereto, and supersedes all prior and contemporaneous agreements, understandings, inducements or conditions, express or implied, oral or written, except as herein contained. However, the failure of this Agreement to address a particular permit, condition, term, or restriction shall not relieve Owner from complying with the law governing said permitting requirements, conditions, terms or restrictions.

Section 25. Term of Agreement. The term of this Agreement shall commence on the date this Agreement is executed by both the City and Owner and shall terminate twenty (20) years thereafter; provided, however, that the term of this Agreement may be extended by mutual consent of the City and the Owner, subject to a public hearing.

Section 26. Amendment. Amendments to the provisions of this Agreement shall be made by the parties only in writing by formal amendment.

Section 27. Severability. If any part of this Developer’s Agreement is found invalid or unenforceable in any court, such invalidity or unenforceability shall not affect the other parts of this Developer’s Agreement, if the rights and obligations of the parties contained herein are not materially prejudiced and if the intentions of the parties can be affected. To that end, this Developer’s Agreement is declared severable.

IN WITNESS WHEREOF, the parties have set their hands and seals this ____ day of _____, 2022.

WITNESSES:

CITY OF UMATILLA, FLORIDA

Printed Name: _____

By: _____
Kent Adcock, Mayor

Printed Name: _____

ATTEST:

Jessica Burnham
City Clerk

City of Umatilla, Florida

Printed Name: _____

By: _____
Printed Name: _____
As its: _____

Printed Name: _____

**CITY OF UMATILLA
AGENDA ITEM STAFF REPORT**

DATE: August 9, 2022

MEETING DATE: August 16, 2022

SUBJECT: Ordinance No. 2022 – 112 (Annexation)
Ordinance No. 2022 – 113 (Small Scale Comp Plan Amend)
Ordinance No. 2022 – 114 (Rezoning)

ISSUE: Turtle Cove Annexation – Rezoning – Future Land Use Map Designation

BACKGROUND SUMMARY: The owner is seeking annexation, small scale comp plan amendment and rezoning for a 16-lot single family subdivision with a proposed minimum lot size of 8,700 SF and a proposed density of 2.4 units/acre. The average lot size is 10,868 SF and the minimum lot width is 65'. The applicant has submitted a conceptual plan.

Annexation: The subject property is located adjacent to the city limits along the southern property boundary; therefore, the property is eligible for annexation

Rezoning: The applicant is requesting that the site be rezoned from Lake County Agriculture to City Single Family Medium Density Residential (R-5).

Conceptual Plan: The proposed plan indicates a 16-lot subdivision (proposed density is 2.4 units/acre) with a minimum lot size of 8,700 SF, an average lot size of 10,868 SF, and a minimum lot width of 70' which exceeds the minimum criteria of the R-5 District. A 15' perimeter landscape buffer is proposed. A 6' decorative white vinyl fence is proposed within the landscape buffers adjacent to the north (Peru Road), southeast (adjacent to cemetery) and western property boundary (adjacent to Maxwell Road). The proposed 15' buffers meet the requirements of Chapter 15.

The applicant is advised that proposed homes will need to meet the requirements of Chapter 6, Section 4 (Residential Design Standards).

The conceptual plan denotes a proposed minimum living area of 1,200 SF which exceeds the R-5 zoning district minimum required living area of 1,000 SF.

The plan identifies 1.82 acres of open space (25.8%) which does not include the WRAs.

A tot lot/playground is proposed within the southern open space area.

Comprehensive Plan Amendment: The applicant is requesting a map amendment from Lake County Urban Low Density (4 units/acre) to Single Family Residential Medium Density (5 units/acre) on 7.05 + acres. The existing Lake County Urban Low Density land use designation was established with the intention of annexation into the City.

The land use pattern within the city limits is characteristic of a mix of uses within urban core areas and include multi-family, single family medium density, commercial, institutional and utilities. For comprehensive plan purposes a maximum development scenario was utilized. Under the existing land use the maximum development potential is 28 single family residential units and under the proposed land use the maximum development is 35 single family residential units. The amendment increases the residential units by 7.

STAFF RECOMMENDATIONS: Approval

Annexation: The subject property is located adjacent to the city limits along the southern property boundary; therefore, the property is eligible for annexation.

Small Scale Comprehensive Plan Map Amendment: The proposed map amendment will not degrade the Level of Service (LOS) of public facilities and is consistent with the policies (among others) as outlined below:

FLU Policy 1-1.10.1 – Land Use Allocation

FLU Policy 1-1.10.2 – Promote Orderly Compact Growth

FLU Policy 1-2.1.1 – Land Use Designations

Rezoning: The subject site is in close proximity to employment and retail centers that would support the proposed R-5 zoning. The proposed rezoning is compatible with adjacent properties, is within walking distance to commercial shopping, and is in close proximity to a major roadway (SR 19). Transit (Lake Xpress) bus service is available along SR 19, approximately ¾ mile from the subject site.

Conceptual Plan: The conceptual plan meets the minimum technical requirements.

FISCAL IMPACTS:

COUNCIL ACTION:

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

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

ANNEXATION, SSCPA AND REZONING

Owner/Applicant: Coral Bay Development, LLC – Brent Howells

Engineer: Civil Engineering Solutions, Inc. – David Clutts, P.E.

General Location: West of Maxwell Road and south of Peru Road

Number of Acres: 7.05 ± acres

Existing Zoning: County Agriculture

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

Proposed Zoning: Single Family Medium Density Residential (R-5).

Proposed Land Use: Single Family Medium Density (5 units/acre)

Date: November 28, 2022

Description of Project

The owner is seeking annexation, small scale comp plan amendment and rezoning for a 16-lot single family subdivision with a proposed minimum lot size of 8,700 SF and a proposed density of 2.4 units/acre. The average lot size is 10,868 SF and the minimum lot width is 65'. The applicant has submitted a conceptual plan.

	Surrounding Zoning	Surrounding Land Use
North	County A	Lake County Urban Low Density (4 units/acre)
South	PFD	Institutional (Glendale Cemetery)
East	County A*	Urban Low Density (4 units/acre) *
West	County A	Urban Low Density (4 units/acre)

*An application has been submitted to the City to annex the adjacent property to the east with an amendment to SFMD and a rezoning to PUD

Assessment

Annexation

The subject property is located adjacent to the city limits along the southern property boundary; therefore, the property is eligible for annexation.

Small Scale Comprehensive Plan Map Amendment

The applicant is requesting a map amendment from Lake County Urban Low Density (4 units/acre) to Single Family Residential Medium Density (5 units/acre) on 7.05 ± acres. The existing Lake County Urban Low Density land use designation was established with the intention of annexation into the City.

The land use pattern within the city limits is characteristic of a mix of uses within urban core areas and include multi-family, single family medium density, commercial, institutional and utilities.

For comprehensive plan purposes a maximum development scenario was utilized. Under the existing land use the maximum development potential is 28 single family residential units and under the proposed land use the maximum development is 35 single family residential units. The amendment increases the residential units by 7.

School Impact Analysis – The amendment will increase school age children by 1 student. The proposed amendment will not cause a deficiency in school facilities.

Existing County Land Use Residential Units: 28 SF units

Proposed Development Residential Units: 35 SF units

The anticipated number of students generated by the existing land use is shown in Table 1.

**TABLE 1
STUDENTS GENERATED BASED ON EXISTING DEVELOPMENT**

Lake County Student Generation Rates	
Single Family	
Type	Student Multipliers per Dwelling Unit
High School	0.114
Middle School	0.079
Elementary School	0.157
Total	0.350

SCHOOL	SF Units	STUDENT GENERATION RATE	STUDENTS GENERATED	MF UNITS	STUDENT GENERATION RATE	STUDENTS GENERATED	GRAND TOTAL
ELEMENTARY	28	0.157	4	0	0.143	0	4
MIDDLE	28	0.079	2	0	0.063	0	4
HIGH	28	0.114	3	0	0.077	0	3
GRAND TOTAL							11

The anticipated number of students generated by the proposed land use is shown in Table 2.

**TABLE 2
STUDENTS GENERATED BASED ON PROPOSED DEVELOPMENT**

SCHOOL	SF Units	STUDENT GENERATION RATE	STUDENTS GENERATED	MF UNITS	STUDENT GENERATION RATE	STUDENTS GENERATED	GRAND TOTAL
ELEMENTARY	35	0.157	5	0	0.143	0	5
MIDDLE	35	0.079	3	0	0.063	0	3
HIGH	35	0.114	4	0	0.077	0	4
GRAND TOTAL							12

Traffic Impact Analysis –

The proposed amendment would increase the daily trips as outlined below based on maximum development potential; however, the increase is considered de minimis (7 additional PM peak hour trips). Maxwell Road is classified as a local roadway (under the jurisdiction of Lake County) 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
Single Family	35 units	210	330	33	21	12
TOTAL GROSS TRIPS (PROPOSED)			330	33	21	12

* 11th Edition

Existing Land Use Program

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
Single Family	28 units	210	264	26	16	10
TOTAL GROSS TRIPS (EXISTING)			264	26	16	10

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)	7	5	2

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 0.187 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 0.089 MGD.

Solid Waste Analysis

The LOS for solid waste is 5 lbs per day per capita. The estimated population is 80 (35 units x 2.29 pph) and the estimated solid waste is 400 lbs per day. The proposed amendment will not cause a deficiency in the LOS.

Environmental Analysis

An environmental assessment was conducted by Stillwater Environmental, Inc. Results of the survey indicated that there are no wetlands onsite, evidence of gopher tortoises and the potential for other protected species which utilize their burrows. A sand skink survey was conducted and results of the survey indicate that sand skinks do not occupy the site. Prior to development, regulatory permits will need to be secured to relocate the gopher tortoises.

Rezoning

The applicant is requesting that the site be rezoned from Lake County Agriculture to City Single Family Medium Density Residential (R-5).

Conceptual Plan

The proposed plan indicates a 16-lot subdivision (proposed density is 2.4 units/acre) with a minimum lot size of 8,700 SF, an average lot size of 10,868 SF, and a minimum lot width of 70' which exceeds the minimum criteria of the R-5 District. A 15' perimeter landscape buffer is proposed. A 6' decorative white vinyl fence is proposed within the landscape buffers adjacent to the north (Peru Road), southeast (adjacent to cemetery) and western property boundary (adjacent to Maxwell Road). The proposed 15' buffers meet the requirements of Chapter 15.

The applicant is advised that proposed homes will need to meet the requirements of Chapter 6, Section 4 (Residential Design Standards).

The conceptual plan denotes a proposed minimum living area of 1,200 SF which exceeds the R-5 zoning district minimum required living area of 1,000 SF.

The plan identifies 1.82 acres of open space (25.8%) which does not include the WRAs.

A tot lot/playground is proposed within the southern open space area.

Recommendation

Annexation

The subject property is located adjacent to the city limits along the southern property boundary; therefore, the property is eligible for annexation.

Small Scale Comprehensive Plan Map Amendment

The proposed map amendment will not degrade the Level of Service (LOS) of public facilities and is consistent with the policies (among others) as outlined below:

FLU Policy 1-1.10.1 – Land Use Allocation

FLU Policy 1-1.10.2 – Promote Orderly Compact Growth

FLU Policy 1-2.1.1 – Land Use Designations

Rezoning

The subject site is in close proximity to employment and retail centers that would support the proposed R-5 zoning. The proposed rezoning is compatible with adjacent properties, is within walking distance to commercial shopping, and is in close proximity to a major roadway (SR 19). Transit (Lake Xpress) bus service is available along SR 19, approximately ¾ mile from the subject site.

Conceptual Plan

The conceptual plan meets the minimum technical requirements.

Table 1 – Water Analysis

Ordinance #	Acres	Existing County Land Use	Proposed City Land Use	Maximum Development	Water Demand (gross) (mgpd)	Capacity or Deficit (mgpd)
City of Umatilla Current Capacity						0.199*
		Urban Low Density (4 units/acre) 28 units	SFRMD (5 units/acre)	35 units		0.012
**2022-	7.02	28 units		35 units		0.187

* Includes Church of God Amendment

** SSCPA Ordinance No

Projected population – 80 (35 x 2.29 pph)

Estimated water demand based on PF Policy 4-1.10.1 of LOS of 150 gpdpc

Table 2 – Wastewater Analysis

Ordinance #	Acres	Existing County Land Use	Proposed City Land Use	Maximum Development	Water Demand (gross) (mgpd)	Capacity or Deficit (mgpd)
City of Umatilla Current Capacity						0.097*
		Urban Low Density (4 units/acre)	SFRMD (5 units/acre)	35 units	.008	.008
**2022	7.02	28 units	35 units			0.089

* Includes Church of God Amendment

** SSCPA Ordinance No

Projected population – 80 (35 x 2.29 pph)

Estimated wastewater demand based on PF Policy 4-1.2.1 of LOS of 100 gpdpc

NOTICE OF PUBLIC HEARINGS

ORDINANCE 2022-112

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, FLORIDA STATUTES, TO INCLUDE WITHIN THE CITY LIMITS APPROXIMATELY 7.02 ± ACRES OF LAND GENERALLY LOCATED SOUTH OF PERU ROAD AND WEST 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.

ORDINANCE 2022-113

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 7.02 ± ACRES OF LAND DESIGNATED LAKE COUNTY URBAN LOW TO SINGLE FAMILY MEDIUM DENSITY IN THE CITY OF UMATILLA FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY CORAL BAY DEVELOPMENT & INVESTMENT, LLC LOCATED SOUTH OF PERU ROAD AND WEST 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.

ORDINANCE 2022-114

AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, RECLASSIFYING 7.02 ± ACRES OF LAND ZONED LAKE COUNTY AGRICULTURE (A) TO THE DESIGNATION OF SINGLE FAMILY MEDIUM RESIDENTIAL DISTRICT (R-5) FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY CORAL BAY DEVELOPMENT & INVESTMENT, LLC LOCATED SOUTH OF PERU ROAD AND WEST OF MAXWELL ROAD; PROVIDING FOR CONDITIONS AND CONTINGENCIES; DIRECTING THE CITY MANAGER TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL TO THE CLERK OF THE CIRCUIT COURT, AND THE LAKE COUNTY MANAGER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

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

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

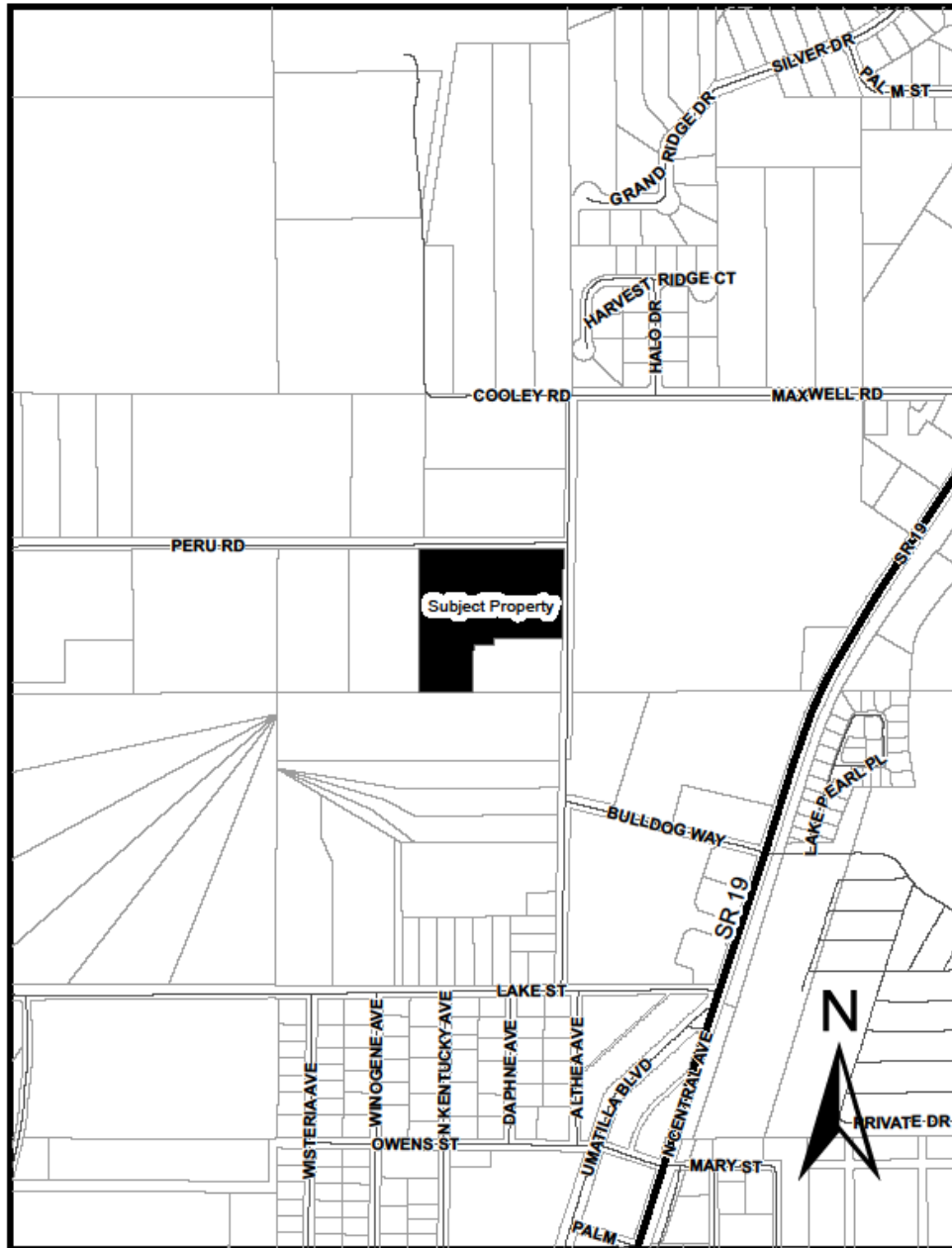
Umatilla City Council Meeting on December 6, 2022 Immediately following the Local Planning Agency Meeting

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 2022-112

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, FLORIDA STATUTES, TO INCLUDE WITHIN THE CITY LIMITS APPROXIMATELY 7.02 ± ACRES OF LAND GENERALLY LOCATED SOUTH OF PERU ROAD AND WEST 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, a petition has been submitted for annexation of approximately 7.02 acres of land generally located south of Peru Road and west of Maxwell Road (the "Property") by Coral Bay Development & Investment, LLC 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 contiguous to the City limits and may be annexed by the City of Umatilla.

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 7.02 acres of land generally located south of Peru Road and west of Maxwell Road, is hereby incorporated into and made part of the City of Umatilla Florida. The property is more particularly described and depicted as set forth on Exhibit "A" and as depicted on the map attached hereto as Exhibit "B" and incorporated herein by reference.

LEGAL DESCRIPTION: See Exhibit "A"

Alternate Key # 1122457

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

Section 3.

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

Section 5. The City Council is exercising discretion to accept the Owner's application for annexation of the property described in this Ordinance, and does so in reliance on the agreement of the Owner to

develop the property in accordance with the Conceptual Site Plan, including all standards and features depicted thereon, attached hereto as Exhibit "C"; provided, however, that in all circumstances development shall be undertaken in accordance with the City Comprehensive Plan and land development regulations. The Owner hereby agrees to the conditions set forth herein, which shall run with the land and be binding upon the Owner's successors and assigns.

Section 6. The property is located within the City's Chapter 180, Florida Statutes, Utility District. The Owner hereby agrees that the City shall be the sole provider of water and wastewater services to the property subject to this Ordinance when such services become available subject to the rules and regulations established by State and Federal regulatory agencies, and applicable City ordinances, policies, and procedures. For the purposes of this Section 5, 'available' shall mean when the City's potable water system comes within 300' of the private water system or any of the central lines of such private system and when the City's wastewater system comes within 1,000' of the private treatment system or any central lines of such private system. Distances shall be measured as a curb line distance within the right of way or the centerline distance within an easement. The Owner further agrees that when the City provides notice that such utilities are available; the Owner shall connect to the applicable system within 12 months of the date of the City's written notice.

Section 7: 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 8.

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

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)

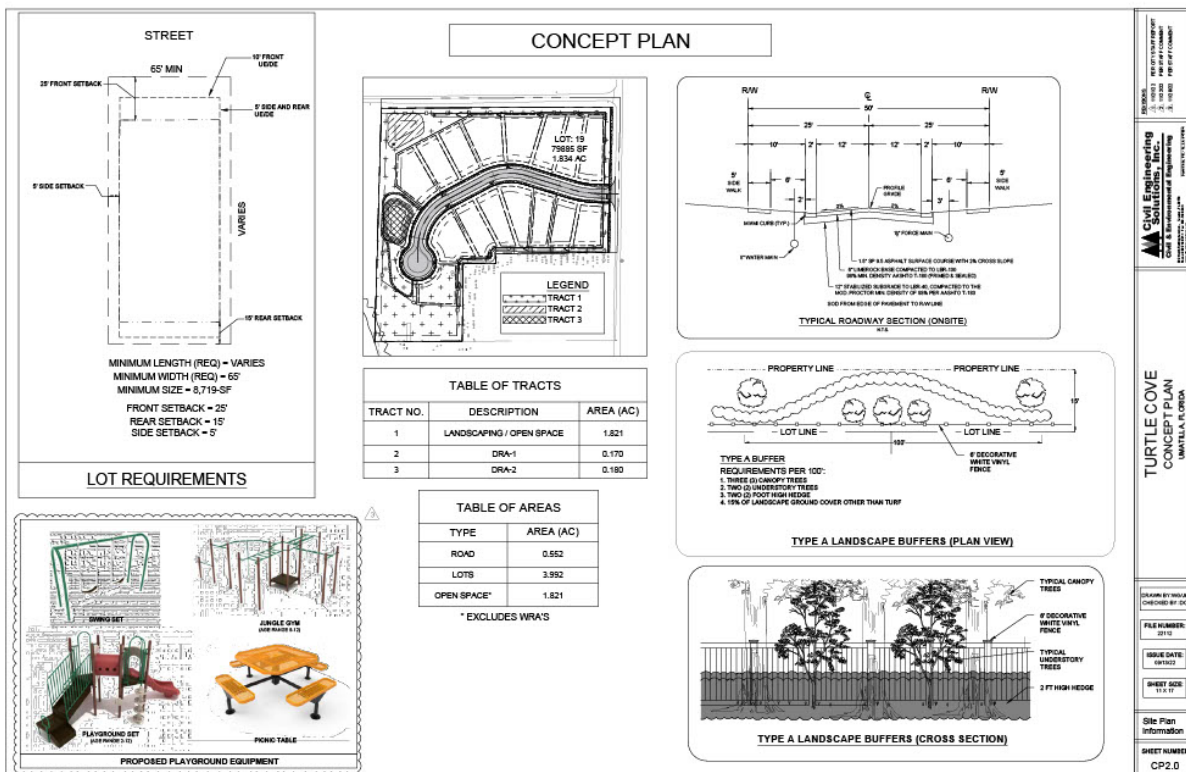
EXHIBIT "A"

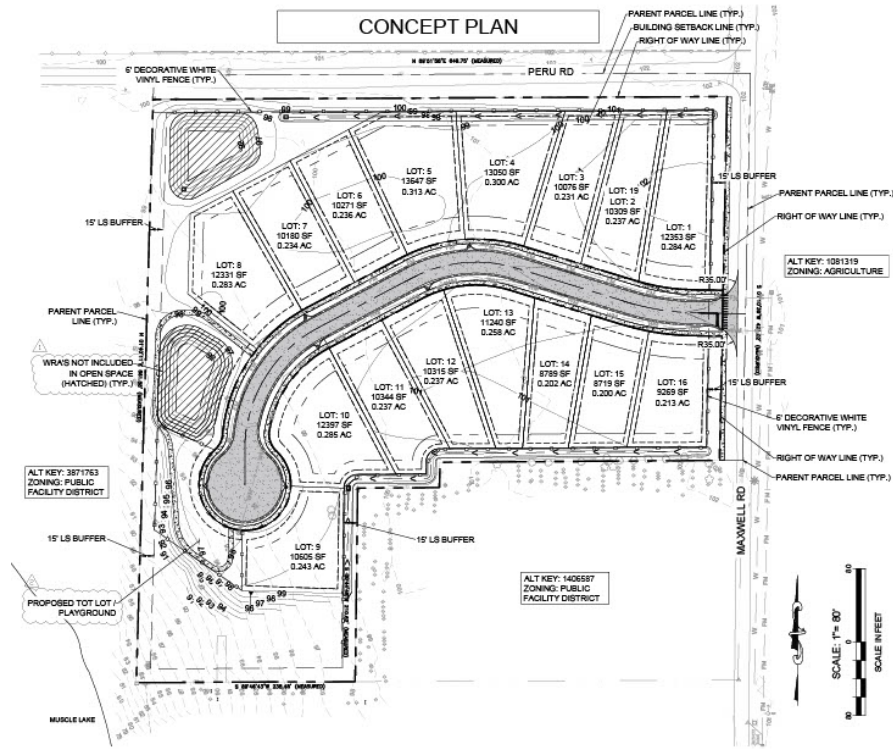
BEGIN 239.5 FEET NORTH OF THE SE CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 12, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, AND RUN WEST 329.6 FEET, SOUTH 27.5 FEET, WEST 89 FEET, SOUTH 212 FEET, WEST 241.4 FEET, NORTH 660 FEET, EAST 660 FEET, SOUTH 420.5 FEET TO THE POINT OF BEGINNING.

EXHIBIT 'B'



Exhibit "C"





LEGAL DESCRIPTION:
 BEGIN 206.5 FEET NORTH OF THE SE CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 12, TOWNSHIP 18 SOUTH, RANGE 30 EAST, MERIDIAN COUNTY, FLORIDA AND RUN WEST 328.8 FEET, SOUTH 27.3 FEET, WEST 89 FEET, SOUTH 23.2 FEET, WEST 24.6 FEET, NORTH 686 FEET, EAST 465 FEET, SOUTH 455 FEET TO THE POINT OF BEGINNING.

- GENERAL NOTES:**
1. SITE INFORMATION
 - 1.1. ALTERNATE KEY TO EXIST
 - 1.2. THIS AREA IS AN UNINCORPORATED RURAL AREA
 - 1.3. PROJECT AREA 7.58 AC
 - 1.4. OWNER: [unreadable]
 - 1.5. MINIMUM OPEN SPACE REQUIRED: 25% (1.94 AC)
 - 1.6. PROPOSED OPEN SPACE (25% OF 7.58 AC) (PROPOSED) (W/AS NOT INCLUDED)
 2. ZONING INFORMATION
 - 2.1. EXISTING ZONING: AGRICULTURE (LAND COUNTY)
 - 2.2. PROPOSED ZONING: AGRICULTURE (CITY OF UNIMATLA)
 - 2.3. PROPOSED SINGLE-FAMILY MEDIUM DENSITY (CITY OF UNIMATLA)
 - 2.4. DENSITY: [unreadable]
 - 2.5. MAX ALLOWED DENSITY: 1 UNITS PER ACRE
 - 2.6. PROPOSED DENSITY: 2.4 UNITS PER ACRE
 - 2.7. PROPOSED MINIMUM LOT AREA: 300 SF
 - 2.8. PROPOSED MINIMUM LOT AREA: 300 SF
 - 2.9. MAXIMUM BUILDING HEIGHT: 8 FT
 - 2.10. MAXIMUM LOT COVERAGE: 30%
 - 2.11. MAXIMUM SETBACKS:
 - FRONT: 0'
 - SIDE: 0'
 - REAR: 0'
 - 2.12. LANDSCAPE BUFFERING:
 - FRONT: 15' (TYPICAL)
 - SIDE: 15' (TYPICAL)
 - REAR: 15' (TYPICAL)
 3. PROPOSED NET TRAFFIC & USE (10)
 - 3.1. PROPOSED RESIDENTIAL UNITS (2) AS NOT SHOWN + 101 TRIP/HR
 - 3.2. PROPOSED TRAFFIC:
 - 101 TRIP/HR - PASSENGER TRAFFIC
 - 101 TRIP/HR - TRUCK TRAFFIC
 - 101 TRIP/HR - TRUCK TRAFFIC
 4. UTILITY PROVIDERS
 - 4.1. FUTURE WATER: CITY OF UNIMATLA
 - 4.2. FUTURE WASTE: CITY OF UNIMATLA
 - 4.3. FUTURE WASTE: CITY OF UNIMATLA
 - 4.4. FUTURE WASTE: NOT PROVIDED
 - 4.5. FUTURE WASTE: NOT PROVIDED
 - 4.6. GAS: NOT PROVIDED
 - 4.7. SOLID WASTE: WASTE MANAGEMENT
 5. PER FROM RATE MAP (10/20/2018) DATED 12/20/2012
 THIS SITE DOES NOT LAY WITHIN THE FLOOD ZONE
 6. STREET LIGHTING SHALL BE PROVIDED
 7. STREET LIGHTS SHALL BE PROVIDED
 8. SIDEWALKS SHALL BE CONSTRUCTED ALONG WITH WALKWAY CONSTRUCTION
 9. SIDEWALKS SHALL BE CONSTRUCTED ALONG WITH WALKWAY CONSTRUCTION
 10. SIDEWALKS SHALL BE CONSTRUCTED ALONG WITH WALKWAY CONSTRUCTION
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 18. SIDEWALKS SHALL BE CONSTRUCTED ALONG WITH WALKWAY CONSTRUCTION
 19. SIDEWALKS SHALL BE CONSTRUCTED ALONG WITH WALKWAY CONSTRUCTION
 20. SIDEWALKS SHALL BE CONSTRUCTED ALONG WITH WALKWAY CONSTRUCTION

TABLE OF SHEETS

CP1.0 CONCEPTUAL SITE PLAN
CP2.0 SITE PLAN INFORMATION

AMERICAN VETERAN SURVEYING COMPANY, LLC
 11000 N. W. 11th St., Suite 100, Ft. Lauderdale, FL 33309
 (954) 561-1111
 www.american-veteran-surveying.com

TURTLE COVE CONCEPT PLAN
 UNIMATLA, FL, ORDA

SCALE: 1" = 80'
SCALE IN FEET

FILE NUMBER: 2018
ISSUE DATE: 08/20/18
SHEET SIZE: 11" x 17"

CONCEPTUAL SITE PLAN
SHEET NUMBER: CP1.0

ORDINANCE 2022-113

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 7.02 ± ACRES OF LAND DESIGNATED LAKE COUNTY URBAN LOW TO SINGLE FAMILY MEDIUM DENSITY IN THE CITY OF UMATILLA FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY CORAL BAY DEVELOPMENT & INVESTMENT, LLC LOCATED SOUTH OF PERU ROAD AND WEST 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 Coral Bay Development & Investment, LLC 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 Density to City Residential Single Family Medium 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 Density to Single Family Medium Density as more particularly described and depicted as set forth on Exhibit “A” and as depicted on the map attached hereto as Exhibit “B” and incorporated herein by reference, and as defined in the Umatilla Comprehensive Plan.

LEGAL DESCRIPTION: See Exhibit “A”

Alternate Key # 1122457

- 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

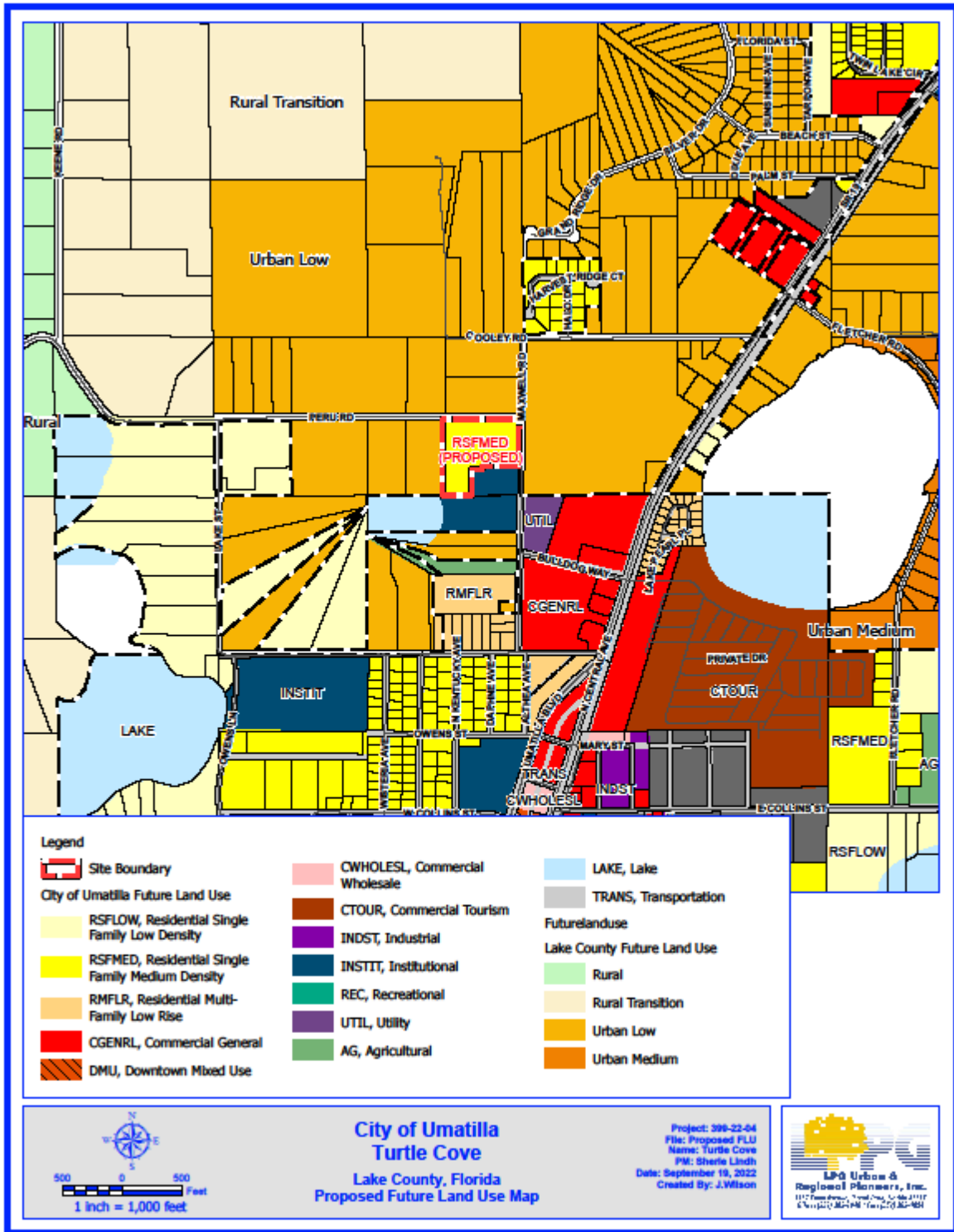
 Kevin Stone
 City Attorney

Passed First Reading _____
 Passed Second Reading _____
 (SEAL)

EXHIBIT "A"

BEGIN 239.5 FEET NORTH OF THE SE CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 12, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, AND RUN WEST 329.6 FEET, SOUTH 27.5 FEET, WEST 89 FEET, SOUTH 212 FEET, WEST 241.4 FEET, NORTH 660 FEET, EAST 660 FEET, SOUTH 420.5 FEET TO THE POINT OF BEGINNING.

EXHIBIT 'B'



ORDINANCE 2022-114

AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, RECLASSIFYING 7.02 ± ACRES OF LAND ZONED LAKE COUNTY AGRICULTURE (A) TO THE DESIGNATION OF SINGLE FAMILY MEDIUM RESIDENTIAL DISTRICT (R-5) FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY CORAL BAY DEVELOPMENT & INVESTMENT, LLC LOCATED SOUTH OF PERU ROAD AND WEST OF MAXWELL ROAD; PROVIDING FOR CONDITIONS AND CONTINGENCIES; DIRECTING THE CITY MANAGER TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL TO THE CLERK OF THE CIRCUIT COURT, AND THE LAKE COUNTY MANAGER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a petition has been submitted by Coral Bay Development & Investment, LLC as Owner, to rezone approximately 7.02 acres of land from Lake County Agriculture (A) to City Single Family Medium Residential District (R-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 R-5, Single Family Medium Density Residential District, as defined in the Umatilla Land Development Regulations. The property is more particularly described and depicted as set forth on Exhibit “A” and as depicted on the map attached hereto as Exhibit “B” and incorporated herein by reference.

LEGAL DESCRIPTION: Exhibit “A”

Alternate Key # 1122457

Section 2: Zoning Classification.

That the property shall be designated as R-5, Single Family Medium Density Residential District, in accordance with Chapter 6, Section 2(d) 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.

Section 4: 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 5: 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 6: Effective Date.

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

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

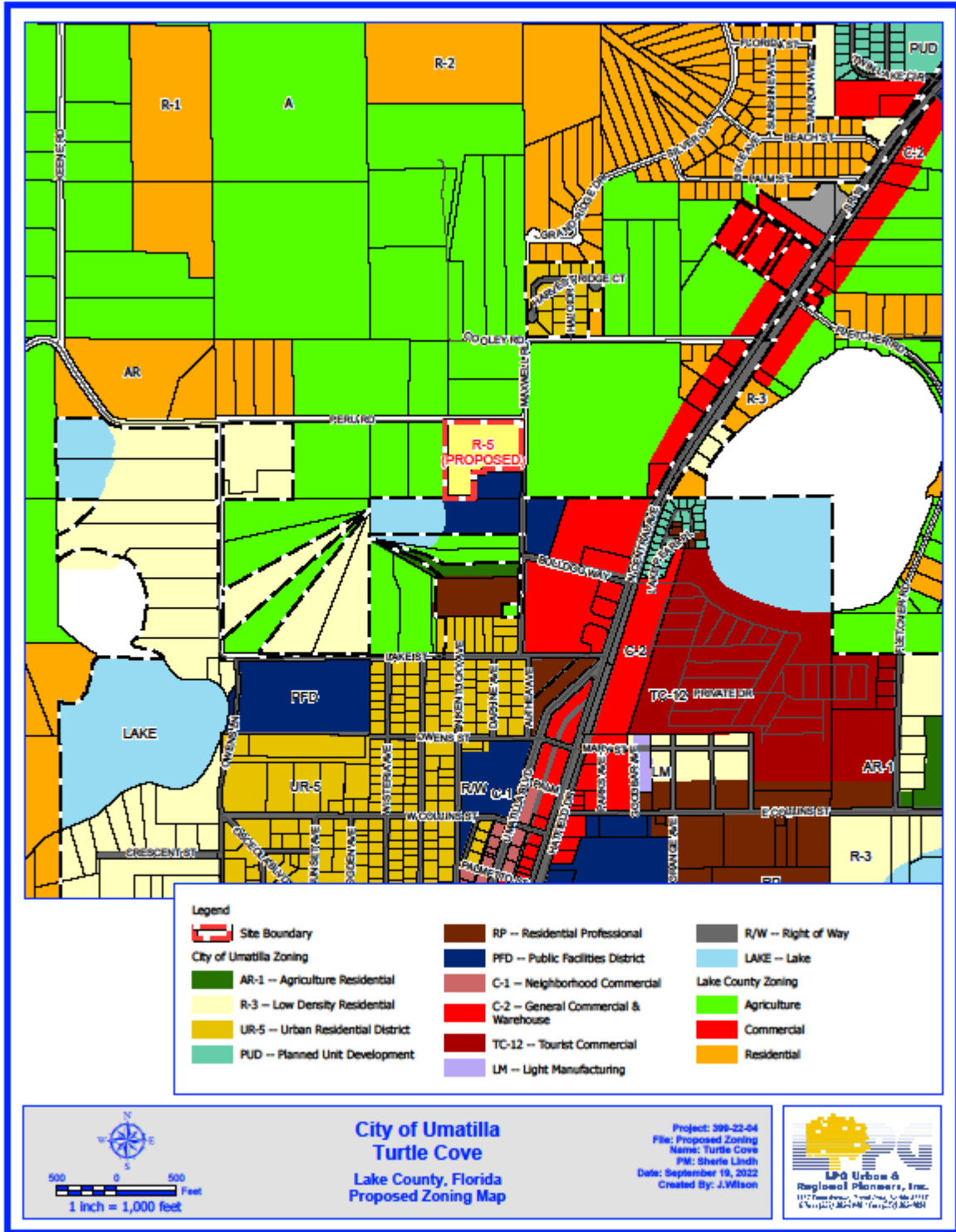
Kevin Stone
City Attorney

Passed First Reading _____
Passed Second Reading _____
(SEAL)

EXHIBIT "A"

BEGIN 239.5 FEET NORTH OF THE SE CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 12, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, AND RUN WEST 329.6 FEET, SOUTH 27.5 FEET, WEST 89 FEET, SOUTH 212 FEET, WEST 241.4 FEET, NORTH 660 FEET, EAST 660 FEET, SOUTH 420.5 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"



**CITY OF UMATILLA
AGENDA ITEM STAFF REPORT**

DATE: November 28, 2022

MEETING DATE: December 6, 2022

SUBJECT: HALFF Funding Assistance Proposal for SRF Loans

ISSUE: Use of ARPA Funds - \$50,980

BACKGROUND SUMMARY: The City staff is seeking approval to use ARPA funds to finance the process of water and sewer line construction funding through the State Revolving Fund Grant/Loan Program. The City currently has several water and sewer capital line projects under design and would qualify for SRF funding.

The SRF program has three “loan” activity requirements, each to be completed separately, which are the Planning Loan, Engineering/Design Loan, and Construction Loan. These three loan activities must be completed “in order”, and one loan must be completed and closed before application can be made for the next loan.

Halff Engineering along GovRates (Financial Advisor/Assistance) and Ray and Associates (Environmental Assessment) will complete the Planning Loan steps in this proposal.

STAFF RECOMMENDATIONS: Approval

FISCAL IMPACTS: \$50,980 (50% reimbursable from FDEP) ARPA Funding Expenditure

COUNCIL ACTION:

Reviewed by City Attorney Yes No N/A

Reviewed by City Engineer Yes No N/A



902 N. Sinclair Avenue
Tavares, Florida 32778
(352) 343-8481

Via Email at amercer@umatillafl.org

October 21, 2022

Aaron Mercer, Director of Development and Public Services
City of Umatilla
506 W. Berckman Street
1 S. Central Avenue, Umatilla, Florida 32784

RE: CITY OF UMATILLA – CLEAN WATER & DRINKING WATER SRF FUNDING ASSISTANCE

Halff Associates, Inc. is pleased to submit this proposal for the assistance with obtaining a Clean Water State Revolving Fund Loan for the construction of the Central Lift Station and Force Main Project and the Umatilla Industrial Park Project, and with obtaining a Drinking Water State Revolving Fund Loan for the construction of the SR19 Waterline Extension Project, the Umatilla Industrial Park Project, and other miscellaneous waterline improvement projects as being designed by Mittauer and Associates. Included in this work is the needed Financial Assistance component required to complete the funding request. Also included in this work is the needed environmental assessment on the lift station site as required by the funding application.

TASK 100 SRF Planning Document

Halff will prepare and submit two Loan Applications and Requests for Inclusion (RFI) for the Clean Water and the Drinking Water SRF Construction Loans, along with two Facility Planning Reports to be submitted to the Florida Department of Environmental Protection in support of the Drinking Water and Clean Water State Revolving Fund Loans as required by Section 62-503 F.A.C. The planning document will include an evaluation of alternatives, life cycle cost analysis, and description of the recommended improvements. Halff will coordinate with the City to conduct a public meeting to obtain public comments on the selected alternative.

FEE: \$35,700.00

TASK 200 Financial Assistance

Halff will contract with GovRates to provide assistance for the financial components of the Facility Planning Reports and loan application, including identification of revenues to be dedicated to repaying the loan, existing and proposed user charge system, and a complete capital financing plan. Financial assistance services will be provided by GovRates, Inc. as a subconsultant to Halff.

GovRates will provide assistance to the City and Halff with the following tasks:

Financial Components of Drinking Water SRF Loan Business Plan and Loan Application

Task 1: Assistance with the financial components of the City's business plan to be submitted to the Drinking Water SRF loan program associated with financing one of the City's water projects.

Task 2: Assistance with the financial components of the City's SRF loan application associated with financing one of the City's water projects.

Financial Components of Clean Water SRF Loan Capital Financing Plan and Loan Application

Task 3: Assistance with the financial components of the City's capital financing plan to be submitted to the Clean Water SRF loan program associated with financing one of the City's wastewater projects.

Task 4: Assistance with the financial components of the City's SRF loan application associated with financing one of the City's wastewater projects.

Public Hearing Preparation and Attendance

Task 5: Attendance of public hearings in association with the resolutions to approve the SRF loan planning documents and loan applications.

Allowance for Additional Financial Assistance

Task 6: GovRates has recognized an allowance for additional financial assistance that may include updates to the loan documents and other general financial work associated with the application process or that may be requested by the City.

FEE: \$10,120.00

TASK 300 Environmental Site Assessment and Jurisdictional Wetland Delineation

I. Environmental Site Assessment

Halff will contract with Ray and Associates, to provide environmental services in accordance with FDEP SRF requirements, to prepare a narrative assessment of the environmental conditions found on the lift station site. As appropriate, we will review work completed by prior consultants. We will document and analyze the various Vegetative Communities using FLUCCS methodology, Wildlife, likelihood of occurrence for wildlife listed as Endangered, Threatened or Species of Special Concern, Soils, and Native wildlife habitats found on site. We will coordinate with the FWC to obtain the latest data on any nearby eagle nest(s) and additional identified habitat that impact site development. This assessment will be sufficient to be included as the Environmental Site Assessment for the submittal with the Site Development Plan to City of Umatilla for approval. We will respond to comments from the City, conduct field reviews, and coordinate with City staff and others as directed or necessary.

This assessment will provide the environmental information required by the SRF program and the City of Umatilla but will not meet the level of detail for obtaining permits to Take or Relocate protected or listed species. If necessary, a Biological Assessment, Comprehensive Surveys for Permitting of a Listed Species, or any Analysis and Assessment associated with any impacts to Jurisdictional Wetlands, will require an Authorization for Additional Services.

II. Jurisdictional Wetland Delineation

In accordance with the City of Umatilla requirements, we will delineate and numerically flag the jurisdictional wetlands on the site in accordance with the State Unified Wetland Delineation Methodology (Chapter 62-340 F.A.C.) and the U.S. Army Corps of Engineers (USACOE) Wetland Delineation Manual (1987). The jurisdiction of wetlands, as determined by the State and the USACOE, may differ, resulting in two (2) slightly different lines on the site. Our goal will be to establish a single wetland line acceptable to both agencies, which can be surveyed. We will respond to comments from the SJRWMD, conduct field reviews, and coordinate with district staff and others as directed or necessary.

Additional analysis and assessment necessary for any proposed wetland impacts will require an Authorization of Additional Services.

Note that all other work to be funded by the two SRF loans is to be located within existing rights-of-way, and therefore requires no further environmental assessment work. Should the project limits of any of the above listed projects change, it will be possible that additional environmental work will be required to obtain the needed environmental clearance.

FEE: \$5,160.00

SUMMARY FEE SCHEDULE

TASK 100	\$ 35,700.00
TASK 200	\$ 10,120.00
TASK 300	\$ 5,160.00
TOTAL	\$ 50,980.00

NOTE: City of Umatilla shall provide copies of waterline plans, specifications and cost estimates from Mittauer and Associates, Inc. for use in preparing the above.

THIS PROPOSAL DOES NOT INCLUDE THE FOLLOWING ITEMS:

- Grant administration services. Due to the potential for several different construction contracts being issued for the above work, a separate proposal for grant administration services shall be provided, if requested, at a later date, which includes Davis Bacon Act, Contract Work Hours and Safety Act & Copeland Anti-Kickback Act services.

Representation on Authority of Parties/Signatories. Each person signing this Agreement represents and warrants that he or she is duly authorized and has legal capacity to execute and deliver this Agreement. Each party represents and warrants to the other that the execution and delivery of the Agreement and the performance of such party's obligations hereunder have been duly authorized and that the Agreement is a valid and legal agreement binding on such party and enforceable in accordance with its terms.

APPROVED:

Engineer: **HALFF ASSOCIATES, INC.**

Signature:  _____

Name: Robert A. Ern, Jr., P.E.

Title: Director of Water and Wastewater, VP

Date: October 21, 2022

APPROVED:

Client: **CITY OF UMATILLA**

Signature: _____

Name: _____

Title: _____

Date: _____

**CITY OF UMATILLA
AGENDA ITEM STAFF REPORT**

DATE: November 28, 2022

MEETING DATE: December 6, 2022

SUBJECT: GFL Sanitation Contract

ISSUE: GFL Request to Change Residential Collection Day

BACKGROUND SUMMARY: The City of Umatilla is currently contracted with GFL for once per week residential solid waste collection, which included house hold waste, yard waste, recycling and bulk items.

GFL currently collect all items each Tuesday and they are requesting that the day of the week be changed to Thursday.

Skip McCall with GFL will present an update and justification for the requested collection day change.

STAFF RECOMMENDATIONS:

FISCAL IMPACTS:

COUNCIL ACTION:

Reviewed by City Attorney Yes No vN/A

Reviewed by City Engineer Yes No vN/A

**FIRST AMENDMENT TO
AGREEMENT FOR SOLID WASTE COLLECTION
BETWEEN
THE CITY OF UMATILLA
AND
GFL SOLID WASTE SOUTHEAST, LLC,
F/K/A WCA OF FLORIDA, LLC**

This **FIRST AMENDMENT TO AGREEMENT FOR SOLID WASTE COLLECTION** is made effective as of the 6th day of December, 2022 by and between the **CITY OF UMATILLA, FLORIDA**, a Florida municipal corporation (the “City”) and **GFL SOLID WASTE SOUTHEAST, LLC**, as successor by merger to **WCA OF FLORIDA, LLC**, a Florida limited liability company, doing business as **GFL Environmental (“GFL”)**,

WHEREAS, the City and **WCA of Florida, LLC** entered into the Agreement for Solid Waste Collection (the “Agreement”) executed by the City on December 4, 2018; and

WHEREAS, effective October 1, 2020, **GFL Environmental** announced that it had closed on the acquisition of the ultimate parent company of **WCA of Florida, LLC**, and subsequently **WCA of Florida, LLC**, performed its duties under Agreement using the trade name “**GFL Environmental**,” which was duly registered with the Florida Division of Corporations as a Fictitious Name of **WCA of Florida, LLC**; and

WHEREAS, effective December 31, 2021, **WCA of Florida, LLC** announced that it had merged into **GFL Solid Waste Southeast, LLC**, a Delaware limited liability company authorized to do business in the State of Florida; and

WHEREAS, the Agreement provides for a term of service continuing until January 31, 2026; and

WHEREAS, the Agreement provides at Section 2(G) that **GFL** may petition the City on the anniversary date of the Contract for rate adjustments at reasonable times on the basis of unusual changes in its cost of doing business; and

WHEREAS, since the City and **GFL** entered into the Agreement, **GFL** has experienced unexpected and unusual operating cost increases resulting from pandemic induced labor shortages, pandemic induced increased disposal costs of non-

marketable recycling commodities, and price spikes in automotive parts and supplies resulting from limited supply caused by supply chain failures; and

WHEREAS, GFL has petitioned for a rate adjustment and provided an independent auditor's report expressing an opinion that WCA has presented an accurate representation of the results of inflationary pressure on the cost of providing solid waste and recycling collection services in Lake County.

WHEREAS, the City has requested, and GFL is willing to provide, additional value-added services and consideration regarding availability of equipment at certain city events and collection days;

WHEREAS, the parties desire to memorialize with this writing an amendment approved by GFL through its authorized representatives and the City by the approval of the City Council upon its affirmative vote,

NOW THEREFORE, the City and GFL, for valuable consideration the receipt and sufficiency of which is hereby acknowledged, agree as follows:

1. **Recitals**. The recitals above are true and are incorporated herein by reference.

2. **Rate**. The Rate to be paid by the City, effective January 1, 2023, for Residential Curbside Collection, shall be increased by \$2.61 to \$12.47 per residential customer. The City shall not be required to pass this increase on to the residential customer.

3. **Value Added Services**. In addition to (and not in lieu of) each and every other GFL obligation in the Agreement, GFL will provide the city with two annual city-wide clean up events utilizing 20-yard roll-off containers. GFL will additionally provide 30-yard roll-off containers annually after the Christmas holiday season to allow residents to discard bulky boxes and trash items.

4. **Trash Collection Day**. The residential collection day shall be Thursday, beginning January, 2023. GFL will cooperate with the City in coordinating advertisement and other communication relating to the change in schedule. GFL will submit and adhere to a transition plan approved by the City in connection with the change in trash collection day.

5. **Miscellaneous**. Except as expressly set forth in this First Amendment, the Agreement including all terms thereof shall remain in full force and effect without

modification, and the execution of this First Amendment does not waive or satisfy outstanding obligations of either party under the Agreement.

IN WITNESS WHEREOF, GFL and the City have set their hands and seals this ___ day of December, 2022.


THE CITY OF UMATILLA, FLORIDA

ATTEST:

Jessica Burnham
City Clerk

By: _____
Kent Adcock
Mayor

GFL SOLID WASTE SOUTHEAST, LLC
as successor by merger to
WCA OF FLORIDA, LLC

By:  _____
Todd Strong

Title: Regional Vice President

UMATILLA POLICE DEPARTMENT PRESS RELEASE

WEEK OF
November 8, 2022 through November 14, 2022

ARRESTS

11/08/2022	2:00 p.m.	Coulter, Jolene Umatilla	Simple battery.
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CRIMINAL CITATIONS REQUIRING COURT APPEARANCE

n/a			
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REPORTS FILED

11/08/2022	7:15 a.m.	Officers trespassed James Pollard from an address on East Collins Street.
11/13/2022	6:32 p.m.	Officers trespassed Hank Owens Jr. from the Dollar General at Lake Smith Road.

ARRESTS	1
DISPATCHED CALLS	80
TRAFFIC STOPS	20
TRAFFIC CITATIONS ISSUED	0

UMATILLA POLICE DEPARTMENT PRESS RELEASE

WEEK OF
November 15, 2022 through November 21, 2022

ARRESTS

11/19/2022	11:15 p.m.	Lopez-Nolasco, Jesus Umatilla	Officers responded to a fight with a weapon at 465 Devault St. Officers arrested Lopez-Nolasco for aggravated assault with a weapon.
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CRIMINAL CITATIONS REQUIRING COURT APPEARANCE

n/a			
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REPORTS FILED

11/16/2022	11:50 p.m.	Officers responded to a disturbance at East Collins Street. All parties agreed to separate for the night. A report was taken.
11/17/2022	6:27 p.m.	Officers were dispatched to 400 Hatfield Drive in reference to a theft. A report was taken.
11/18/2022	11:05 p.m.	Officers received call to hearing multiple gun shots in the East Lake Street area. It was determined to be fireworks.
11/19/2022	9:14p m	Officers responded to a traffic crash at 20 Cayman Cir.
11/19/2022	12:35 pm	Officers responded to East 7 th Ave in reference to a missing juvenile.
11/19/2022	1:16 pm	Officers assisted the Lake County Sheriffs Office in investigation a stolen vehicle from County Line d.
11/20/2022	11:47 AM	Officers responded to a report of a vandalism of a vehicle on South Trowell Ave.
11/20/2022	3:18 pm	Officers responded to a stolen vehicle while assisting the Lake County Sheriffs Department at Big Oak Rd. in Altoona.

ARRESTS	1
DISPATCHED CALLS	85
TRAFFIC STOPS	14
TRAFFIC CITATIONS ISSUED	2

UMATILLA POLICE DEPARTMENT PRESS RELEASE

WEEK OF
November 22, 2022 through November 28, 2022

ARRESTS

11/22/2022		Willis, Elisha Umatilla	Lewd/Lacivious under the age of 12.
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CRIMINAL CITATIONS REQUIRING COURT APPEARANCE

n/a			
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REPORTS FILED

11/23/2022	10:44 p.m.	Officers responded to Cayman Circle in reference to someone living in a vehicle. When officers arrived person was not there. Contact was made with homeowner. Homeowner advised they would call if person returned.
11/24/2022	11:16 p.m.	Officers responded to a vehicle versus pedestrian accident. The driver was turning from SR-19 towards Devault Street when they struck a pedestrian. There were no reported injuries.
11/28/2022	7:20 a.m.	Officers responded to East Collins Street in reference to a vehicle burglary. A report was taken.
11/28/2022	9:16 a.m.	Officers responded to Cadwell Park in reference to a lost or stolen tag. A report was taken.
11/28/2022	2:11 p.m.	Officers responded to East Collins Street in reference to locating a missing juvenile. The juvenile was turned over to her mother.

ARRESTS	1
DISPATCHED CALLS	66
TRAFFIC STOPS	9
TRAFFIC CITATIONS ISSUED	0



Umatilla Public Library FY 22-23



November 2022

City Monthly Reports FY 22-23

	Nov. 2022	Q 1	FY 22-23
Visits (<i>door count halved</i>)	4,652	8,233	8,233
Checkouts	2,641	5,682	5,682
E-Books (digital)	388	717	717
Total Circulation	3,029	6,399	6,399
New Patrons	20	52	52
Computer use	272	627	627
Adult Volunteer Hours	31	71	71
Attendance Family Programs	47	972	972
Attendance Adult Programs	38	69	69
Attendance Teen Programs	87	221	221
Attendance Juvenile Programs	79	263	263
Total # of Programs	31	82	82
Meeting room Rental	-	-	-
Cash to city	\$328.30	\$773.30	\$773.30

Highlights

Save the Date: City-Wide Yard Sale: The Friends of the Library hope to hold their annual booksale alongside the City-Wide Yard Sale on Saturday, March 4, 2023.

Cookies with a Cop: Chief Bolton read to our Storytime Station children while they enjoyed cookies and milk.



Come See Our Holiday Displays

