

**CHAPTER 1
FUTURE LAND USE ELEMENT
DATA, INVENTORY, AND ANALYSIS**

TABLE OF CONTENTS

1
2
3
4
5
6 INTRODUCTION 2
7 EXISTING LAND USE DATA REQUIRMENTS, 2
8 NATURAL RESOURCES..... 6
9 DENSITY / INTENSITY OF LAND USE ACREAGE..... 6
10 ADJACENT LAND USES 8
11 POPULATION PROJECTIONS..... 8
12 RESIDENT AND SEASONAL POPULATION ESTIMATES AND PROJECTIONS 10
13 LAND USE ANALYSIS REQUIREMENTS..... 19
14 VACANT LAND 22
15 FUTURE LAND USE NEEDS..... 24
16 REDEVELOPMENT NEEDS..... 34
17 MANAGEMENT OF FLOOD PRONE AREAS 34
18

MAPS

19
20 Map 1-1: General Location
21
22 Map 1-2: Future Land Use
23
24 Map 1-3: Vacant Lands
25
26 Map 1-4: Existing and Planned Public Potable Waterwells and Wellhead Protection Areas
27
28 Map 1-5: Floodplains (FEMA)
29
30 Map 1-6: Wetlands
31
32 Map 1-7: Soils
33
34 Map 1-8: Florida Land Use, Cover, and Classification System
35
36 Map 1-9: Lake County Adjacent Land Use
37
38 Map 1-10: Vacant Lands of the Joint Planning Area (JPA)

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~~CITY OVERVIEW~~

~~Location: The City of Umatilla is located in the northern half of Lake County along S.R. 19 (Map 1-1). The City is 3.2 square miles in size equally divided between the east and west sides of S.R. 19. The Ocala National Forest is approximately five (5) miles to the north and the City of Eustis is four (4) miles to the south.~~

INTRODUCTION

APPLICATION AND PURPOSE

~~The purpose of the future land use element is the designation of future land use patterns as reflected in the goals, objectives, and policies of the local government comprehensive plan elements. Future land use patterns are depicted in the future land use map or map series within the element. Pursuant to the requirements of Section 163.3177 (6) (f), Florida Statutes this section presents an inventory and analysis of land use data for the City of Umatilla. The City's general location is shown in Map 1-1.~~

~~I.~~

~~H. FUTURE LAND USE ELEMENT DATA INVENTORY AND ANALYSIS, 9J-5.006, F.A.C.~~

~~Pursuant to the requirements of Section 163.3177 (6) (f), Florida Statutes, and 9J-5.006 (1) and (2), Florida Administrative Code, this section presents an inventory and analysis of land use data for the City of Umatilla.~~

EXISTING LAND USE DATA REQUIREMENTS, USE DATA REQUIREMENTS (9J-5.006 (1) (a-g))

~~This section of the element contains the maps characterizing the existing land use and natural systems within the City of Umatilla. In addition, a breakdown of land use acreage and relative density and intensity of development within the City is provided. Finally, population projections for resident, seasonal and total population are presented in this section. The following land uses and conditions are shown in Map 1-2.~~

~~Existing Land Use Map Series: Land Use and Natural Resources (9J-5.006 (1) (a,b))~~

~~Map 1-2a denotes existing land use within the City of Umatilla as of 2000. Table 1-1 presents a breakdown of these land uses. Map 1-2b depicts the location of existing and planned water wells found within the City. Map 1-2c displays the 100-year floodplain and Map 1-2d denotes natural features such as lakes, wetlands, and vegetative communities. Map 1-2e depicts the soils types and topography. A more in-depth discussion of natural systems and parklands is presented in the Conservation and Recreation and Open Space Elements of this document. Map 1-3 denotes the adjacent land uses found within unincorporated Lake County and unincorporated enclaves.~~

~~The following land uses are shown on the existing land use map.~~

1. Residential Development

Residential development is found on the future land use map under the following categories:

- Single-family Low Density
- Single family Medium Density
- Multi-family Medium Density
- Mobile Home High Density
- Multi-family High density
- Tourist Commercial
- Heritage Mixed Use
- Residential Mixed Use
- Downtown Mixed Use
- Commerce Mixed Use

The residential distribution of the residential development within the City of Umatilla is summarized as follows:

Table 1-1: Number of dwelling units by dwelling type

<u>Dwelling type</u>	<u>Number of dwelling units</u>
<u>Single-Family Dwellings</u>	<u>1,031</u>
<u>Multiple-Family Dwellings</u>	<u>507</u>
<u>Mobile Home Dwellings</u>	<u>192</u>
<u>Total Existing Dwelling Units</u>	<u>1,747</u>

2010 Census, 2009 American Community Survey

~~The magnitude and distribution of existing residential development is as follows: the existing data within the Housing Element identified a total of 978 dwelling units as of 2000 within the City of Umatilla. The total residential land use is comprised of 588 acres. The residential density in Umatilla is 1.7 dwelling units/acre. The City of Umatilla presently has three residential land use types found in three densities and are presented in Table 1-1. The existing dwelling units are comprised of the following:~~

~~Existing Single Family Dwellings: 643 dwelling units
Existing Multiple Family Dwellings: 210 dwelling units
Existing Mobile Home Dwellings: 125 dwelling units
Total Existing Dwelling Units 978 dwelling units
Source: U.S. Census, 2000.~~

2. Commercial Development

Commercial development on the future land use map is listed as Commercial General, Commercial Wholesale, Tourist Commercial, and Downtown Mixed Use. The City's

commercial uses are found primarily along Central Ave (SR 19), an arterial road that runs through the center of the City. These establishments serve the local community as well as those who travel through Umatilla that are most likely going to or coming from the Ocala National Forest. The City's commercial establishments serve the daily needs of the residents, but residents often shop in Eustis, Tavares, and Leesburg. The total acreage of commercial land within the City is 198 acres.

~~There are approximately 123.7 acres of commercial land area existing within the City of Umatilla. The intensity of existing commercial development is very low, with density and intensity determined from trip generation rates taken from the ITE manual rather than from floor area ratios (FAR). As Table 1-1 indicates, the most prevalent commercial uses are retail sales and services.~~

~~Retail uses are primarily found along Central Avenue (S.R. 19) in the center of the City. Commercial activity consists of numerous quick serve establishments to meet both local and area needs. These retail establishments are dependant on the City's existing traffic circulation system (S.R. 19, Umatilla Avenue, and Collins Street). The City serves as a focal point for commercial activity which is generated from the surrounding area as well as from travelers. Residents and visitors can obtain most consumer goods within the City but some consumers obtain more substantial goods and services in Eustis or Leesburg. Because of the City's size most convenience goods can be purchased via pedestrian/bicycle trips. The cemeteries are listed as commercial within the FLUCCS system, but are not considered commercial for the allocation of future land uses.~~

3. Industrial Development

Light industrial uses are found within the City and account for about 37 acres. Uses consist of citrus production services, uses related to ~~the adjacent~~ citrus processing ~~plant~~, and lower intensity industrial enterprises.

4. Agricultural Development

Agricultural land uses within the City of Umatilla consists of scattered citrus acreage and general agriculture. The agriculture acreage is approximately ~~99.68~~ 33 acres.

5. Recreation Lands

The City of Umatilla contains approximately ~~38.52~~ acres of recreational lands within eight ~~9~~ parks. ~~Most of these parks are less than two acres and are considered mini parks. The City contains one 12 acre resource based park on Lake Umatilla.~~ Further discussion of recreational lands within the City is found in the Recreation and Open Space Element.

6. Conservation Areas

Conservation areas are under the Conservation / Open Space land use designation. Areas designated as conservation within the City are wetlands, waterbodies and lakes. These

161 areas comprise approximately ~~425.02~~10 acres as shown on Map ~~1-2a~~1-6. In addition, a
162 further 363 acres are identified as "Lake". ~~Conservation areas were delineated utilizing~~
163 ~~available natural resources data such as Lake County Water Authority CIR photography,~~
164 ~~1987, Lake County aerial photography, 1990, and SCS Lake County soil data. Brief field visits~~
165 ~~were conducted to verify the natural resources data. Areas designated as "conservation"~~
166 ~~are limited to passive recreation activities such as nature trails, hiking, bird watching and~~
167 ~~picnicking.~~ Additional information on the lakes, wetlands, and waterbodies is presented in
168 the Conservation Element.

169
170
171 7. Educational use

172 Educational uses are shown under the Institutional land use category.

173
174 8. Institutional (public buildings and grounds)

175 There are several public, institutional buildings, and facilities within the City. These
176 include: the City Hall, police station, U.S. Post Office, the fire station, churches, cemeteries,
177 and ~~four~~ schools. These land uses occupy approximately ~~51.28~~252 acres within the City.

178
179 9. Transportation/Aviation

180 The City of Umatilla owns a general aviation facility ~~which that~~ is primarily used by single-
181 engine aircraft. This facility is located north of C.R. 44A (East Rose Street) and one mile east
182 of S.R. 19. The facility is approximately ~~26.23~~66 acres in size.

183
184 10. Vacant or undeveloped land

185 There are approximately ~~571.91~~588 acres of undeveloped land within the City limits. The
186 distribution of this acreage is displayed on Map 1-2a. This category includes fallow
187 cropland, vacant land, right of way and non-conservation uplands. In addition, there is
188 vacant land within the City ~~in existing residential areas that can be considered committed~~
189 ~~for development but may appear vacant on aerial photos that is approved for development,~~
190 ~~but has not yet been developed. This acreage was counted within the residential categories~~
191 ~~on Table 1-1. There is a further discussion of undeveloped lands below pursuant to 9J-5.006~~
192 ~~(2)(b), including the general soil characteristics.~~

193
194 11. Historic Resources

195 The City contains no historic landmarks listed on the National Register of Historic Places, as
196 well as no archaeological sites listed on the Master File of the Florida Department of State.
197 Although the City does not contain any sites or buildings on the Master Site File or National
198 Register of Historic Places, the City does contain numerous houses and buildings ~~which that~~
199 ~~were built prior to 1940 and would benefit from designation~~may be historic in nature.
200 Numerous commercial structures along Central Avenue have been restored, which gives the
201 City a unique character.

203 12. Utilities/Communications

204 Uses of land for utilities ~~/or~~ communications consist of the landfill, sewage treatment plant,
205 water supply facilities, and small sites for other utilities. These uses account for
206 approximately ~~68.77~~ 109 acres within the City.

207
208 13. Commercially Valuable Mineral Deposits

209 A review of The Florida Mining Atlas: A Guide to Mineral Resource Management,
210 Department of Environmental Regulation, and a visual inspection revealed that there are no
211 existing mining operations within the City limits. ~~There is no data available that reports on~~
212 ~~the potential for commercial mining in the City.~~

213
214 ~~Natural~~ NATURAL RESOURCES, Resources 9J-5.006(1)(b)

215 Existing Land Use Map Series: Land Use and Natural Resources (9J-5.006 (1) (a,b)

216
217 ~~Map 1-2a denotes existing land use within the City of Umatilla as of 2000. Table 1-1 presents a~~
218 ~~breakdown of these land uses. Map 1-2b depicts the location of existing and planned water~~
219 ~~wells found within the City. Map 1-2c displays the 100-year floodplain and Map 1-2d denotes~~
220 ~~natural features such as lakes, wetlands, and vegetative communities. Map 1-2e depicts the~~
221 ~~soils types and topography. A more in-depth discussion of natural systems and parklands is~~
222 ~~presented in the Conservation and Recreation and Open Space Elements of this document.~~
223 ~~Map 1-3 denotes the adjacent land uses found within unincorporated Lake County and~~
224 ~~unincorporated enclaves.~~

225 The following natural resources are shown on the existing land use map.

226
227 1. Existing and planned potable water wells and wellhead protection areas (map 1-4)

228 2. Floodplains (Map 1-5)

229 3. Wetlands and waterbodies (Map 1-6)

230 4. Soils (Map 1-7)

231
232 DENSITY / INTENSITY OF LAND USE ACREAGE, 9J-5.006 (1)(c)

233 Pursuant to 9J-5.006 (1) (c), Florida Administrative Code, this This section explains in narrative
234 and tabular format the density and intensity of development use within the City of Umatilla.
235 ~~This information was gathered from City staff comments, aerial photographs and numerous site~~
236 ~~visits through the City.~~ Table 1-1 provides a summary of the City's land use profile. Existing
237 land uses are described using the Florida Land Use, Cover and Forms Classification System
238 (FLUCCS) ~~of the Florida Department of Transportation (FDOT September, 1985). Most land uses~~
239 ~~are mapped to Level III.~~

240
241 ~~Map 1-2a and Table 1-1 represent data using the FLUCCS system. Land uses were measured~~
242 ~~using a CADD software and acreages are rounded to the nearest 10th of an acre. Because of~~
243 ~~the limitation of the map and rounding, acreages are approximate.~~

244 Table 1-2: Florida Land Use Classification Codes (FLUCCs) within the City

<u>Code</u>	<u>Category</u>	<u>Description</u>	<u>Acreage</u>	<u>% of City</u>
<u>1100</u>	<u>Uplands</u>	<u>Residential, low density - less than 2 du/acre</u>	<u>164.52</u>	<u>6.19</u>
<u>1200</u>	<u>Uplands</u>	<u>Residential, medium density - 2-5 du/acre</u>	<u>417.98</u> <u>426.91</u>	<u>15.73</u>
<u>1300</u>	<u>Uplands</u>	<u>Residential, high density - 6 or more du/acre</u>	<u>84.28</u>	<u>3.17</u>
<u>1400</u>	<u>Uplands</u>	<u>Commercial and services</u>	<u>125.30</u> <u>126.90</u>	<u>4.71</u>
<u>1480</u>	<u>Uplands</u>	<u>Cemeteries</u>	<u>7.96</u>	<u>0.30</u>
<u>1510</u>	<u>Uplands</u>	<u>Food processing</u>	<u>18.2</u>	<u>0.68</u>
<u>1700</u>	<u>Uplands</u>	<u>Institutional</u>	<u>51.23</u> <u>62.40</u>	<u>1.93</u>
<u>1820</u>	<u>Uplands</u>	<u>Golf courses</u>	<u>31.93</u>	<u>1.20</u>
<u>1850</u>	<u>Uplands</u>	<u>Parks and zoos</u>	<u>6.67</u>	<u>0.25</u>
<u>2110</u>	<u>Uplands</u>	<u>Improved pastures</u>	<u>54.11</u>	<u>2.04</u>
<u>2150</u>	<u>Uplands</u>	<u>Field crops</u>	<u>135.60</u>	<u>5.10</u>
<u>2210</u>	<u>Uplands</u>	<u>Citrus groves</u>	<u>289.87</u>	<u>10.91</u>
<u>2240</u>	<u>Uplands</u>	<u>Abandoned tree crops</u>	<u>37.97</u>	<u>1.43</u>
<u>2400</u>	<u>Uplands</u>	<u>Nurseries and vineyards</u>	<u>7.28</u>	<u>14.40</u>
<u>2431</u>	<u>Uplands</u>	<u>Shade ferns</u>	<u>48.16</u>	<u>12.06</u>
<u>2432</u>	<u>Uplands</u>	<u>Hammock ferns</u>	<u>4.00</u>	<u>0.15</u>
<u>2510</u>	<u>Uplands</u>	<u>Horse farms</u>	<u>0.14</u>	<u>0.01</u>
<u>3100</u>	<u>Uplands</u>	<u>Herbaceous upland non-forested</u>	<u>225.56</u>	<u>8.49</u>
<u>3200</u>	<u>Uplands</u>	<u>Shrub and brushland</u>	<u>6.72</u>	<u>0.25</u>
<u>3300</u>	<u>Uplands</u>	<u>Mixed upland non-forested</u>	<u>4.77</u>	<u>0.18</u>
<u>4110</u>	<u>Uplands</u>	<u>Pine flatwoods</u>	<u>31.66</u>	<u>1.19</u>
<u>4130</u>	<u>Uplands</u>	<u>Sand pine</u>	<u>3.41</u>	<u>0.13</u>
<u>4200</u>	<u>Uplands</u>	<u>Upland hardwood forests</u>	<u>13.50</u>	<u>0.51</u>
<u>4340</u>	<u>Uplands</u>	<u>Upland mixed coniferous/hardwood</u>	<u>99.52</u>	<u>3.74</u>
<u>4430</u>	<u>Uplands</u>	<u>Forest regeneration</u>	<u>60.95</u>	<u>2.29</u>
<u>8110</u>	<u>Uplands</u>	<u>Airports</u>	<u>26.21</u>	<u>0.99</u>
<u>8140</u>	<u>Uplands</u>	<u>Roads & highways (divided 4-lanes with medians)</u>	<u>21.04</u>	<u>0.79</u>
<u>8330</u>	<u>Uplands</u>	<u>Water supply plants</u>	<u>1.39</u>	<u>0.05</u>
<u>8340</u>	<u>Uplands</u>	<u>Sewage treatment</u>	<u>50.94</u>	<u>1.92</u>
<u>8360</u>	<u>Uplands</u>	<u>Treatment ponds (non-sewage)</u>	<u>16.40</u>	<u>0.62</u>
<u>6210</u>	<u>Wetlands</u>	<u>Cypress</u>	<u>0.34</u>	<u>0.01</u>
<u>6250</u>	<u>Wetlands</u>	<u>Hydric pine flatwoods</u>	<u>3.13</u>	<u>0.12</u>
<u>6300</u>	<u>Wetlands</u>	<u>Wetland forested mixed</u>	<u>39.78</u>	<u>1.50</u>
<u>6410</u>	<u>Wetlands</u>	<u>Freshwater marshes</u>	<u>116.68</u>	<u>4.39</u>

<u>6440</u>	<u>Wetlands</u>	<u>Emergent aquatic vegetation</u>	<u>0.46</u>	<u>0.02</u>
<u>6460</u>	<u>Wetlands</u>	<u>Mixed scrub-shrub wetland</u>	<u>50.56</u>	<u>1.90</u>
<u>5200</u>	<u>Water</u>	<u>Lakes</u>	<u>399.46</u>	<u>15.03</u>

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Future land use	Acreage	Density	Intensity	Percent
Agriculture		1 du / acre		
Single family Low Density		3 du / acre		
Single family Medium Density		5 du / acre		
Multi-family Triplex		8 du / acre		
Multi-family-		12 du / acre	70% ISR	
Tourist Commercial		12 du / acre		
Commercial General			75% ISR	
Commercial Wholesale			75% ISR	
Industrial			75% ISR	
Institutional			75% ISR	
Utilities			35% ISR	
Transportation / Aviation			100 based aircraft	
Recreation			30% ISR	
Conservation / Open Space			Passive recreation	

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ADJACENT LAND USES, ~~9J-5.006 (1)(f)~~

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1. The generalized land uses of land adjacent to the City of Umatilla are shown in Map 1-9.

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Adjacent land uses are as of ~~2000~~2011. The primary land uses adjacent to the City are former citrus grove lands now lying fallow or vacant, active citrus, wetlands, lakes, forested uplands, low and medium density residential (fixed single-family and mobile homes), and industrial.

256
257

2. There are no areas of critical state concern that exist in the City of Umatilla or adjacent to the City of Umatilla, therefore, none are shown on the existing map. The Wekiva Study area overlaps a very small portion of the City's southeastern Urban Services Boundary.

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~~Pursuant to 9J-5.006 (1) (f), Florida Administrative Code, the generalized land uses adjacent to the City's boundaries must be shown on the existing land use map or map series. Map 1-3 provides this description for all lands adjacent to the City of Umatilla.~~

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POPULATION PROJECTIONS, ~~9J-5.006(1)(g)~~

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268 Table 1-2 lists the current population estimates. The projections in this table make the
269 assumption that there will be annexations that will increase the City's size and therefore
270 population. The 2000, 2005, and 2008 population numbers are factual numbers and show a
271 growth rate of 18% for that time period. The expected growth rate from 2008 to 2030 is 12%-
272 17%.

273
274 The City is surrounded by vacant lands that once were used for citrus groves that now lay
275 fallow. The City assumes that these property owners will, at some point, request to annex into
276 the City because that has been the historical norm in the area. This assumption is the basis for
277 the population projections found within Table 1-2.

278
279 The City of Umatilla feels most comfortable using the population projections that take into
280 account the possibility of future annexations into the City limits.

281
282 Utilities: The City of Umatilla is a utility provider and has the ability to serve both central water
283 and sewer. Lake County is not a utility provider. If a property owner wants to build a home
284 within unincorporated Lake County, that home will be required to be connected to the City of
285 Umatilla's water and sewer lines, provided they are within an available distance. The property
286 will, in turn, be required by the City of Umatilla to annex into the City. Lake County requires
287 that new commercial development utilize central water and sewer rather than a well and septic
288 tank, yet the County does not provide this service. The interface of the County's requirements
289 for central utilities with the City's ability to serve utilities increases the probability of
290 annexations into the City.

291
292 Vacant Land: The City was historically a citrus community. The City suffered the collapse of the
293 citrus industry due to a succession of freezes, and, as a result, the City is surrounded by non-
294 functioning citrus groves. While many people would like to see these overgrown fields
295 returned to their former glory as functioning groves, this is not an economically viable option
296 for the owners of these lands, some of whom have replanted more than once only to be
297 devastated with yet another freeze.

298
299 Table 1-3 is provided to show the population estimates assuming that the City does not grow
300 with annexations. It is included for consistency with the population projections used by BEBR,
301 Lake County and the Lake County School Board. While the City does assume that there will be
302 annexations, should there not be, these projections would be valid for the growth inside the
303 current City boundary.

304
305 The population projections found within Table 1-3 are provided to show the population
306 estimates assuming that the City does not grow with annexations. This table was provided in
307 the EAR for the purpose of consistency with the estimates of BEBR, Lake County, and the Lake
308 County School Board. The City of Umatilla does consider these numbers to be a valid projection
309 of the population within the current City boundary. Those who are more familiar with the City

find it unlikely that there would be no annexations into the City. The annexation of land into the City will not preclude the City from encouraging infill of its urban areas.

General Planning Information

Planning Time Frames: Resident Seasonal Total
 Year Population Population Population

~~Short Range Increment 2010 4,557 742 5299~~

~~Long Range Increment 2025 23,623 2,054 25,677~~

~~Location: The City of Umatilla is located in the northern half of Lake County along S.R. 19 (Map 1-1). The City is 3.2 square miles in size equally divided between the east and west sides of S.R. 19. The Ocala National Forest is approximately five (5) miles to the north and the City of Eustis is four (4) miles to the south.~~

~~Resident and Seasonal Population Estimates and Projections~~

Year	Resident- Population	Seasonal- Population	Total Population
1980	1872	427	2299
1990	1880	470	2350
2000	1,815	399	2214
2005	2,062	393	2455
*2010	4,557	742	5299
2015	8,497	1157	9644
*2025	23,623	2054	25,677

~~*short range planning period~~

~~**long range planning period~~

~~(Methodology and Sources provided in the Analysis section)~~

~~RESIDENT AND SEASONAL POPULATION ESTIMATES AND PROJECTIONS, 9J 5.006 (1)(g)~~

~~This section presents estimates of existing and projected population for both residents and seasonal population within the City of Umatilla. Pursuant to 9J 5.006 (1) (g), Florida Administrative Code, Table 1-2 provides a summary of these projections.~~

~~The State of Florida has given the Bureau of Economic and Business Research (BEBR), University of Florida, the task of estimating population for the State's counties and municipalities. The projections provided by BEBR were used to estimate population within the City's current City limits (Table 1-2). Population projections, produced by the Lake County Planning Department for the City of Umatilla, incorporate the BEBR estimates and were published in the County's report "Lake County Municipal & Unincorporated Population Projections 2005-2030", 2004.~~

~~In addition, 1980, 1990, and 2000 population numbers were~~ obtained from the United States Bureau of the Census (USBC) ~~for years 2000 to 2010. In order to simplify the population projection process, a distinction must first be made between resident and seasonal population.~~

Resident population, which is synonymous with the term "population", will be considered as the total number of inhabitants whose principal place of residence (a place where one resides for at least six months of the year) is within the corporate limits of the City of Umatilla; a definition similar to what the USBC defines as total population. Seasonal population is considered as the maximum number of inhabitants during a calendar year, within the City, whose principal place of residence is not within the City. The sum of resident and seasonal population will be identified as Total Population. Resident population measures the number of the people living within the City on a permanent basis, while seasonal population measures the number of people able to visit the City or live in the City on a temporary basis. Projections of resident and seasonal population are presented in Table ~~1-2-1-3.~~ ~~by intervals extending from the year 2005 to the year 2025.~~

Table 1-3: Population Projections assuming annexations

<u>Year</u>	<u>Total Population</u>	<u>% Change from previous year</u>
<u>2000*</u>	<u>2,214</u>	
<u>2005*</u>	<u>2,509</u>	<u>13</u>
<u>2008*</u>	<u>2,603</u>	<u>4</u>
<u>2010*</u>	<u>3,456</u>	<u>33</u>
<u>2015</u>	<u>8,660</u>	<u>150</u>
<u>2020</u>	<u>10,165</u>	<u>17</u>
<u>2025</u>	<u>11,415</u>	<u>12</u>
<u>2030</u>	<u>12,885</u>	<u>13</u>
<u>2035</u>	<u>14,560</u>	<u>13</u>

Source: *U.S. Census Bureau, the City of Umatilla's Planning Staff

Table 1-4: Population Projections for the current City boundary

<u>Year</u>	<u>Total Population</u>	<u>% Change from previous year</u>
<u>2000*</u>	<u>2,214</u>	
<u>2005*</u>	<u>2,509</u>	<u>13</u>
<u>2008*</u>	<u>2,603</u>	<u>4</u>
<u>2010*</u>	<u>3,456</u>	<u>33</u>
<u>2015</u>	<u>3,552</u>	<u>3</u>
<u>2020</u>	<u>3,992</u>	<u>12</u>
<u>2025</u>	<u>4,509</u>	<u>13</u>
<u>2030</u>	<u>5,559</u>	<u>23</u>
<u>2035</u>	<u>6,838</u>	<u>23</u>

Source: *U.S. Census Bureau, BEBR, City of Umatilla Planning Staff

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Table 1-5: Seasonal population

<u>Year</u>	<u>Resident Population</u>	<u>Seasonal</u>	<u>Total Population</u>
<u>2000*</u>	<u>2,214</u>	<u>399</u>	<u>2,613</u>
<u>2005*</u>	<u>2,509</u>	<u>395</u>	<u>5,517</u>
<u>2008*</u>	<u>2,603</u>	<u>393</u>	<u>2,996</u>
<u>2010*</u>	<u>3,456</u>	<u>1,321</u>	<u>4,777</u>
<u>2015</u>	<u>8,660</u>	<u>1,558</u>	<u>10,218</u>
<u>2020</u>	<u>10,165</u>	<u>1,838</u>	<u>12,003</u>
<u>2025</u>	<u>11,415</u>	<u>2,054</u>	<u>13,469</u>
<u>2030</u>	<u>12,885</u>	<u>2,321</u>	<u>15,206</u>
<u>2035</u>	<u>14,560</u>	<u>2,793</u>	<u>17,353</u>

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HOUSING

Total residential land use acreage is ~~1,398,412~~ 1,421, excluding tourist commercial, which is predominantly seasonal mobile home residents (54 acres.)

The housing projections for the City of Umatilla are as follows:

Table 1-6: Housing Projections for the City of Umatilla

<u>Year</u>	<u>Total Population</u>	<u>Homes</u>
<u>2000*</u>	<u>2,214</u>	<u>978</u>
<u>2005*</u>	<u>2,509</u>	<u>--</u>
<u>2008*</u>	<u>2,603</u>	<u>--</u>
<u>2010</u>	<u>7,341</u>	<u>2,960</u>
<u>2015</u>	<u>8,660</u>	<u>3,491</u>
<u>2020</u>	<u>10,165</u>	<u>4,099</u>
<u>2025</u>	<u>11,415</u>	<u>4,603</u>
<u>2030</u>	<u>12,885</u>	<u>5,196</u>
<u>2035</u>	<u>14,560</u>	<u>5,871</u>

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Table 1-2

City of Umatilla

Resident and Seasonal Population Estimates and Projections

<u>Year</u>	<u>Resident</u>	<u>Seasonal</u>	<u>Total</u>	<u>Lake Co. Total</u>
<u>1980</u>	<u>1872</u>	<u>427</u>	<u>2299</u>	<u>151,751</u>

1990	1880	470	2350	152,104
2000	1,815	399	2214	210,527
2005	2,062	393	2455	269,932
*2010	4,557	742	5299	323,885
2015	8,497	1157	9644	326,460
**2025	23,623	2054	25,677	460,103

* short range/ ** long range incremental planning period

Source: Lake County Planning Department, "Lake County Municipal & Unincorporated Population Projections 2005-2030", 2004.

1. Resident Population Estimates and Projections

Three methodologies were used to project the population of the City of Umatilla and its Joint Planning Area (JPA) through 2025. These methodologies are described below. An analysis of acreage and location of currently vacant lands was combined with existing and proposed future land use categories for the City and the JPA to determine how projected population trends will affect the future growth of the City. The conclusion draws all of these factors together to offer a projection of how the City will fulfill future housing needs.

Method #1: Population & Housing Projections based on Current Growth Rate

The population for Umatilla was projected for 2005 through 2025 based on the growth rate within the City from 2000 through 2004, as provided by the Bureau of Economic and Business Research (BEBR) and the 2000 U.S. Census. Data from years prior to 2000 was not taken into consideration for this projection due to outstanding factors occurring around that time that affected the population of the City. The population within the City decreased by 136 residents (5.7%) between 1990 and 2000. The decline in population within the City was the result of the closing of the Golden Gem plant in 2001 and the layoffs that preceded its closing. The only year to show a decrease in population was 1999-2000, when the population dropped by 299. The Golden Gem plant employed approximately 850 people, plus additional migrant workers. Support companies for the Golden Gem plant, employing an undetermined number of workers, were also affected by the plant's closing. Over the past four years, the population of the City has once again surpassed the 1990 level. The projections below assume that the rate of growth occurring over the past four years is the most accurate predictor of future growth trends. The increase in population of the immediate surrounding area is evidence of interest in the area for development. The projected number of housing units necessary to accommodate the population is based on Umatilla's persons per household ratio, given in the 2000 Census as 2.48.

Table 1-3

Actual Population:	
Year	Pop.
1980	2299
1990	2350
1999	2513
2000	2214
2001	2262
2002	2300
2003	2356
2004	2405

Projected Population:		
Year	Population	Housing Units
2005	2455	990
2006	2506	1011
2007	2558	1032
2008	2611	1053
2009	2665	1075
2010	2720	1097
2015	3004	1212
2020	3317	1338
2025	3663	1477

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Method #2: Lake County's 2030 Municipal Projections.

Lake County has published population projections from 2005 to 2025 based on average rates of growth for municipalities from 1999 to 2004. These projections utilize the average growth rate over the past five years to project the population through 2010. For the period from 2015-2025, the growth percentages have been reduced by half. This represents the assumption that in all cities in Lake County, including Umatilla, growth will slow to half of its current rate after 2010.

Table 1-4

Umatilla Projected Population Comparison *				
-	Lake County	Umatilla	Tavares	Mount Dora
2000	210,527	2,214	9,700	9,418
2005 (projected)	269,932	2,652	11,891	11,290
2010 (projected)	323,885	2,814	13,356	12,357
2015 (projected)	362,460	2,965	14,343	13,101
2020 (projected)	407,381	3,125	15,404	13,890
2025 (projected)	460,103	3,293	16,544	14,727

* Based on Lake County 2030 Municipal Projections, 2004

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Table 1-5

Projected Housing Units, City of Umatilla*					
2000	2005	2010	2015	2020	2025
893	1070	1135	1196	1261	1328

*Based on Lake County 2030 Municipal Projections, 2004

~~Method #3: Projection based on Umatilla’s population remaining a constant percentage of the County’s population as a whole.~~

~~Lake County has projected its total population through 2025 using Method #2 described above. In 2004, Umatilla comprised 0.98% of the County’s population. The projections below assume that Umatilla will remain 0.98% of the County population through 2025. Although in recent years, growth has been concentrated in South Lake County, that trend is likely to shift in the near future as development pressure moves into the northern parts of the County. Therefore, the City’s growth will keep pace with the County’s as a whole.~~

~~Table 1-6~~

Umatilla Population Projections based on a Constant Percentage of County Population				
-	County*	—Umatilla	Housing Units	-
2004	259,273	2548	1028	
2005 (projected)	269,932	2645	1067	
2010 (projected)	323,885	3174	1280	
2015 (projected)	362,460	3552	1433	
2020 (projected)	407,381	3992	1610	
2025 (projected)	460,103	4509	1819	

~~*County population includes all incorporated and unincorporated areas.~~

Analysis of Growth within the City of Umatilla’s Joint Planning Area

The unincorporated area around the City has shown more rapid growth in recent years and has followed different growth trends than the City itself. ~~This is verified by population data from Census block groups within the JPA.~~ The population of the unincorporated area of the entire Umatilla Census tract increased by 1,413 residents ~~(26.9%)~~ between 1990 and 2000, an increase of 26.9%.

Although this population lives outside the City limits, they may rely on the City for many goods and services. As development pressures continue to increase in the coming years, this area

474 would also benefit from the central water, sewer, and other urban services the City provides
 475 within its City Limits. For this reason, the City has included the JPA/ISBA in its plans for future
 476 annexation. New development in the JPA/ISBA will be annexed into the City, along with some
 477 existing development. Therefore, future growth in the JPA/ISBA should be considered future
 478 growth in the City of Umatilla. The table below shows the number of dwelling units that could
 479 inhabit the JPA area should the area's vacant lands be developed at the density allowed by the
 480 County's Comprehensive Plan. Population projections for the JPA are show below based on the
 481 average growth rate of the three block groups within the JPA from 1990 to 2000. This growth
 482 rate is 5.75% per year. Coincidentally, this growth rate is equal to the average rate given by
 483 Lake County for all unincorporated areas during the period from 1999-2004. This shows that
 484 development pressures experienced throughout the rest of the County for this time frame also
 485 affected Umatilla and its surrounding area.

486
487 **Table 1-**

<u>Umatilla Population Projections (and Housing) for Unincorporated JPA Area-</u>		
<u>2000</u>	<u>6,224 people</u>	<u>2510 homes</u>
<u>2005</u>	<u>8,013</u>	<u>3231</u>
<u>2010 (projected)</u>	<u>10,316</u>	<u>4160</u>
<u>2015 (projected)</u>	<u>13,281</u>	<u>5356</u>
<u>2020 (projected)</u>	<u>17,099</u>	<u>6895</u>
<u>2025</u>	<u>22,014</u>	<u>8877</u>
<u>* projections based on 5.75% growth per year</u>		

488 Vacant Land in the Joint Planning Area (JPA)

489 A vacant lands analysis was also conducted for the Joint Planning Area (JPA). The potential
 490 number of dwelling units was calculated based on proposed future land use zones as shown on
 491 Map 1-9 10. Overall, the JPA has the potential for 5,348 new dwelling units on vacant land
 492 based on adopted future land use category.

493
494 **Table 1-7: Vacant land within the Joint Planning Area (JPA/ISBA)**

<u>Future Land Use</u>	<u>Density</u>	<u>Acreage</u>
<u>Urban Low Density</u>	<u>4 du / acres</u>	<u>568.09</u>
<u>Urban Medium Density</u>	<u>7 du / acres</u>	<u>346.56</u>
<u>Heavy Industrial</u>		<u>76.46</u>
<u>Public Service Facility and Infrastructure</u>		<u>0</u>
<u>Recreation</u>		<u>1.84</u>
<u>Rural</u>	<u>1 du / 5 acres</u>	<u>661.20</u>
<u>Rural Transition*</u>	<u>1 du / 5 acres</u>	<u>2,574.72</u>
<u>Conservation</u>		<u>151.82</u>
<u>Total:</u>	<u>5,345 du</u>	<u>4,380.69</u>

495 *Rural Transition allows for 1 du / 5 acres or alternatively, 1 du / 3 acres may be permitted
 496 provided that any subdivision shall be developed as a clustered Rural Conservation Subdivision

497 utilizing a PUD, and provided that at least 35% of the net buildable area of the entire PUD site
 498 shall be dedicated in perpetuity for preservation as common open space through the use of a
 499 conservation easement or similar recorded and legally binding instrument, as allowed by law. A
 500 proposed Rural Conservation Subdivision shall consist of at least fifteen (15) net buildable acres
 501 in order to be considered for this alternate density.

502 Lake County Comprehensive Plan
 503
 504

505 **Developable Vacant Lands Analysis:**

507 ~~Some of the growth within the City will be absorbed by lands within the City limits that are~~
 508 ~~currently vacant and available for development. There is vacant land within the City limits upon~~
 509 ~~which some new growth might occur.~~ A vacant lands study was conducted to determine how
 510 many acres of vacant land currently ~~lie~~ are within the City limits and within which zoning
 511 districts they are. ~~Table 1-8 below lists the acreage of~~ acreage of vacant land within each land
 512 use category. ~~in. Within residential districts, 131.8+/- acres of developable land are currently~~
 513 ~~vacant.~~ Based on the densities permitted in these residential districts, approximately
 514 ~~1,313~~ 2,383 new dwelling units could be constructed within ~~in~~ the current City limits. At
 515 Umatilla’s persons per household ratio of ~~2.48~~ 2.29, this creates an increase in population of
 516 ~~3,256~~ 5,457. ~~Therefore, t~~ The City will be able to accommodate expected growth from within
 517 the City on currently vacant lands s through 2025.
 518
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Table 1 -8: Vacant land in the City

<u>General Category</u>	<u>FLU Category</u>	<u>Acreage</u>
<u>Agriculture</u>	<u>Agriculture</u>	<u>26</u>
<u>Residential</u>	<u>Single-family Low Density</u>	<u>464</u>
<u>Residential</u>	<u>Single-family Medium Density</u>	<u>219</u>
<u>Residential</u>	<u>Multi-family Medium Density</u>	<u>0</u>
<u>Residential</u>	<u>Mobile Home High Density</u>	<u>2</u>
<u>Residential</u>	<u>Multi-family High Density</u>	<u>46</u>
<u>Tourism</u>	<u>Tourist Commercial</u>	<u>11</u>
<u>Mixed Use</u>	<u>Heritage Mixed Use</u>	<u>0</u>
<u>Mixed Use</u>	<u>Residential Mixed Use</u>	<u>0</u>
<u>Mixed Use</u>	<u>Downtown Mixed Use</u>	<u>0</u>
<u>Mixed Use</u>	<u>Commerce Mixed Use</u>	<u>0</u>
<u>Commercial</u>	<u>General Commercial</u>	<u>48</u>
<u>Commercial</u>	<u>Commercial Wholesale</u>	<u>1</u>
<u>Industrial</u>	<u>Industrial</u>	<u>21</u>
<u>Institutional</u>	<u>Institutional</u>	<u>45</u>
<u>Utilities*</u>	<u>Utilities</u>	<u>60</u>
<u>Airport</u>	<u>Transportation / Aviation</u>	<u>27</u>
<u>Recreation*</u>	<u>Recreation</u>	<u>34</u>
<u>Conservation*</u>	<u>Conservation / Open Space</u>	<u>10</u>

<u>Lake*</u>	<u>Lake</u>	<u>363</u>
<u>ROW</u>	<u>ROW</u>	<u>197</u>
<u>Undesignated</u>	<u>No category given</u>	<u>14</u>
<u>TOTAL</u>		<u>1,588</u>

*Land is not developable

~~A vacant lands analysis was also conducted for the JPA. The potential number of dwelling units was calculated based on proposed future land use zones as shown on Map 1-6. Overall, the JPA has the potential for 11,341 new dwelling units on developable, vacant land based on adopted future land use category. This creates a population increase of approximately 28,125. This is comparable to the projected population of 22,014 through 2025. The proposed future land use categories for the JPA result in a reduction of potential development from 19,550 dwelling units under the current County future land use designations in that area to 11,341 dwelling units, a decrease of 8,209 units.~~

Conclusion:

~~The methodologies outlined above offer a range of population projections for the City of Umatilla. If the City annexes and develops nearly all of the current JPA by the year 2025, the projected population range for 2025 is 25,307 to 26,523. The Department of Community Affairs Economic Opportunity has used multipliers from 1.5 to 2.6, varying by municipality, to determine a range of allowance for market shifts within the timeframe of the projection period. The table below shows the range of projections possible taking this into account. In a document titled The Role of Need in Comprehensive Planning written by the Department of Community Affairs Office Economic Opportunity of Comprehensive Planning, dated June 26, 2009, it is recommended that a market multiplier of 1.25 be used.~~

Table 1-8

DCA market allowance multipliers		
-	x 1.5	x 2.6
Lower projection = 25,307	37,960	65,798
Higher projection = 26,523	39,784	68,959

Table 1-9: Market multiplier

DCA-DEO market allowance multipliers			
<u>Population 2035</u>	<u>x 1.25</u>	<u>x 1.5</u>	<u>x 2.6</u>
<u>Assuming annexations = 14,560</u>	<u>18,200</u>	<u>21,840</u>	<u>37,856</u>
<u>City Limits = 6,838</u>	<u>8,548</u>	<u>10,257</u>	<u>17,779</u>

548 ~~The higher projection (26,523) is concluded to be a more accurate projection of population due~~
 549 ~~the shift in trends stated earlier from rapid growth in other areas of the County to increased~~
 550 ~~growth in the Umatilla area. This is evidenced by the recent increased growth rate of the JPA.~~
 551 ~~Based on the higher projection at the more conservative 1.5 multiplier, the projected need for~~
 552 ~~housing is very close to the potential within both the City and the JPA combined to~~
 553 ~~accommodate development of those dwelling units on currently vacant developable land. This~~
 554 ~~was determined by subtracting the number of housing units in 2005 in both the JPA and the~~
 555 ~~City from the projected total number of housing units (39,784 divided by 2.48) in 2025. This~~
 556 ~~gives a total of 11,820 new housing units needed by 2025. As shown in the preceding analysis,~~
 557 ~~there is the potential for 12,654 new housing units in both the City and the JPA. Therefore, it is~~
 558 ~~concluded that there is a reasonable expectation that the City of Umatilla will accommodate~~
 559 ~~the need for new housing by developing nearly all vacant land within the City and annexing~~
 560 ~~most of it JPA by 2025.~~

561
 562 ~~Combined population projections were determined by combining the projections for the JPA~~
 563 ~~and the existing City using the methodology described below:~~

564
 565 ~~The JPA projections were added to the City population projections in quarters, assuming that~~
 566 ~~approximately one quarter of the JPA would be annexed during every five year period until the~~
 567 ~~annexation of the entire area was completed by 2025. Therefore, the projected population for~~
 568 ~~the JPA in 2010 was multiplied by ¼ and added to the population projection within the City for~~
 569 ~~2010. The 2015 projection was determined by multiplying the JPA projection by ½ and adding it~~
 570 ~~to the 2015 population projection for the current City limits.~~

571
 572 **Table 1-9**

Combined Umatilla Population Estimates and Projections	
Year	Population
1990	2350
2000	2214
2005	2455
2010	5299
2015	9644
2020	16,141
2025	25,677

573 ~~II.~~
 574 ~~LAND USE ANALYSIS REQUIREMENTS, 9J-5.006(2)~~

575
 576 ~~Availability of Public Facilities and Services, 9J-5.006(2)(a)~~
 577 ~~This section includes an analysis of: public facilities and services availability; undeveloped lands;~~
 578 ~~future land use needs; redevelopment needs; and flood prone areas. The analysis of these five~~

579 ~~factors is completed pursuant to the requirements of Section 9J 5.006 (2) (a-e), Florida~~
580 ~~Administrative Code.~~

581 The following is an analysis of the facilities and services, as identified in the Transportation and
582 Public Facilities Elements, to serve the existing land uses included in this chapter and land for
583 which development orders have been issued.

584

585 1. ~~Traffic Circulation~~Transportation

586 An inventory and analysis of the City's Traffic Circulation system is presented in the ~~Traffic~~
587 ~~Circulation-Transportation~~ Element, ~~of this document.~~ Based on the analysis in the ~~Traffic~~
588 ~~Circulation-Transportation~~ Element, the City is meeting existing demand for ~~traffic~~
589 ~~circulation-transportation~~ requirements. ~~Roadway improvements will be needed for~~
590 ~~portions of S.R. 19 in the portions where only two and three lanes currently exist.~~

591

592 2. Wastewater Collection and Treatment

593 The City of Umatilla does have a centralized sanitary sewer system. ~~Residential~~
594 ~~development densities within the City are currently at 1.7 dwelling units per acre which~~
595 ~~adequately supports a municipal wastewater utility.~~ With ~~nearly~~ approximately 100 acres
596 136 acres of commercial ~~activities~~ in the City, adequate flows are present to further support
597 the wastewater utility. Approximately ~~70-75~~ percent of the residents and business in the
598 community are served with centralized service. ~~The City presently has capacity for the next~~
599 ~~few years but will have to expand its facilities to keep pace with expected demand. All new~~
600 ~~development is required to connect to centralized services. However, in areas where~~
601 ~~centralized service is not available, development on infill lots can utilize septic tanks (where~~
602 ~~soils permit).~~

603

604 ~~The U.S. Department of Agriculture, Soil Conservation Service has recently described soil~~
605 ~~limitations for highly permeable soils and stated that these soils can have severe limitations~~
606 ~~for septic tanks (rather than little or no soil limitations) where direct connection to an~~
607 ~~aquifer exists. The Soil Conservation Service has indicated that highly permeable soils can~~
608 ~~be the wrong types of soils in which to place septic tanks where unconfined conditions~~
609 ~~exist.~~ The ~~e~~Conservation ~~e~~Element describes some soils within the City of Umatilla as
610 having limitations for septic tanks (wet soils).

611

612 3. Solid Waste Collection and Disposal

613 The City of Umatilla does provide exclusive solid waste collection service to every
614 residential, commercial, and industrial establishment. Industrial Waste Service (IWS) and
615 AAA Refuse Service are the companies responsible for the collection. The City bills
616 individual customers and collects the fees for refuse service. Lake County maintains
617 operational responsibility for disposal of solid waste generated in Umatilla. Solid waste
618 generated in Umatilla is brought to the Covanta facility in Yalaha or the Astatula Landfill,
619 located north of the Town of Astatula on S.R. 561. The City does provide a recycling
620 program with a central drop-off bin at Ocala Street and S.R. 19. Although the City does not

~~collect hazardous waste, residents and businesses can deliver domestic solid wastes at a collection center located at the Astatula Landfill. This program is managed by Lake County. One of the two collection centers for used oil products operating in Lake County is located in Umatilla.~~

~~Solid waste disposal is achieved through one private solid waste collection service. Some refuse is being handled at the County's landfill near the Town of Astatula. This facility is a Class I landfill but will undergo closure procedures in the near future. The greatest portion of the City's solid waste is disposed at the County's waste to energy facility, located approximately 21 miles southwest of the City. The County is currently depositing waste ash in an ash monofill at a site known as Astatula II. This site is adjacent to the existing Astatula I facility and permitted for five years. Upon purchase and permitting, the County will deposit waste ash in an ash monofill south of the incinerator near the Sumter County Line at a site now known as Site K. There is sufficient capacity at the Astatula I solid waste landfill, the County's incinerator, and the Astatula II ash monofill to accommodate the City's refuse. A former County landfill is located on the northeast side of the City and has undergone closure (see Map 1-2a FLUCCS #835).~~

4. Drainage System

~~The City of Umatilla has the authority and responsibility for maintaining a stormwater drainage system within the City limits. The operational responsibility for site specific stormwater management system, constructed as part of an individual project will either be retained by the owner/developer, by a legally created homeowner's association, or accepted for maintenance by the City as provided in Land Development Regulations. The major components of existing stormwater management systems located within the City's rights-of-way or easements will be maintained by the City. Also, facilities that have been dedicated to and occupied by the City will be maintained as needed.~~

~~The City has no master stormwater drainage system or utility within the City limits. Increased development and land coverage could increase the need to construct drainage facilities to protect Lake Umatilla and other smaller lakes. The City should make assurances that runoff from existing, approved and proposed development does not have any adverse impacts on waterbodies within the City.~~

5. Potable Water Systems

~~All residents of t~~The City of Umatilla ~~presently rely on a~~ operates a municipal water system for domestic and home irrigation needs. The City has ~~two~~ three wells ~~located on the northern edge of the City, just west of S.R. 19~~. The water supply system within the City has the capacity to serve the short and long term demands of existing and approved development.

6. Natural Groundwater Aquifer Recharge

A discussion of the recharge capabilities in the City of Umatilla is presented in the Public Facilities Element, ~~relating to this subject.~~

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7. Recreation and Open Space

The City presently supplies ~~38-52~~ acres of land for recreation and open space purposes. Based on the analysis provided in the Recreation and Open Space Element, the City is meeting the demand for recreation and open space facilities and ~~services. Based on~~ services based upon the Level of Service standard adopted by the City, ~~the City should have sufficient land and facilities through the year.~~

VACANT LAND, ~~9J 5.006(2)(b)~~

~~Pursuant to Section 9J 5.006 (2) (b), Florida Administrative Code, this~~ This section identifies and characterizes the ~~571.91,588~~ 1,588 acres of undeveloped lands within the City. The natural features of undeveloped lands are identified and their suitability for development is analyzed. Total undeveloped land includes fallow cropland, vacant land, and other open land.

1. Undeveloped Lands

There are approximately 1,588 acres of ~~undeveloped~~/vacant land within the City. ~~To analyze development potential of these areas, natural resources mapping (i.e., wetlands, floodplains, upland communities, etc.) was utilized using an overlay technique~~ The vacant land was analyzed to determine if they contained natural resources. Vacant land located adjacent to conservation areas, ~~(wetlands, lakes)~~ shall be required to take protective measures such as placement of silt screens and/or hay bales adjacent to those areas for protection from adjacent activity.

2. Soils and Topography

Topographically, Umatilla ranges from approximately 105 feet ~~msl above sea level~~ to a lower limit of approximately 69 feet ~~msl above sea level~~ adjacent to Lake Umatilla. The City lays in both the Mount Dora Ridge and Ocklawaha Chain of Lakes geohydrologic areas. The City primarily lies within the Mount Dora Ridge geohydrologic area ~~which that~~ is generally described as having a moderate potential for aquifer recharge to the Floridan Aquifer. The Ocklawaha Chain of Lakes physiographic area is characterized as having a fairly low potential for aquifer recharge to the Floridan Aquifer. There are a number of areas where soils are classified as highly permeable (hydrologic group A) and offer some recharge potential.

New development projects within hydrologic Group A type soils must retain 3 inches of runoff of directly connected impervious surfaces or demonstrate that post development recharge meets or exceeds pre-development recharge. The topographic relief poses no limitations to development of vacant land. All upland soils are suitable for development and show few erosion problems if stabilization methods are employed. All developments are required to connect to the City's centralized wastewater system, ~~or are required to sign a commitment to connect when the lines become available.~~ In those few areas where these facilities are not available the use of septic tanks in high groundwater table soils, will be per

705 the criteria of Chapter 10D-6, F.A.C. Such exceptions to the mandatory connection
706 requirement will be allowed only for individual single-family dwelling units not in close
707 proximity to the existing sewer lines.

708
709 3. Natural Resources, Vegetative Communities, and Wetlands

710 ~~As previously emphasized, the~~The Conservation Element provides a detailed discussion of
711 the natural resources ~~which that~~ are found within the City. The Conservation Element
712 provides a more detailed narration of these ~~resources~~resources under the headings fulfilling
713 ~~Section 9J 5.012 (2) (b, g d) and Section 9J 5.013 (1) (a b), F.A.C.~~ Vegetative communities
714 are delineated on Map ~~1-2d~~1-8. ~~Based on the analysis of vegetative communities,~~
715 ~~wetlands, and waterbodies that have been identified in the City, the Future Land Use~~
716 ~~Development is not permitted to encroach in these areas except for passive recreational~~
717 ~~use and those projects where no practical or feasible upland alternative exists and where~~
718 ~~minimization of the impact has been demonstrated.~~ Portions of remnant native upland
719 habitats will be required to be set aside in new developments and credited toward open
720 space and landscaping requirements, particularly those areas where protected species are
721 found. Development is not permitted to encroach in areas of wetlands, waterbodies, and
722 certain protected upland habitats except for passive recreational use and those projects
723 where no practical or feasible upland alternative exists and where minimization of the
724 impact has been demonstrated onto wetland areas, with the exception of passive
725 recreation.

726
727 5.4. Natural Groundwater Aquifer Recharge Areas

728 ~~Under the headings that fulfill Section 9J 5.011 (1) (5) of the The Public Facilities Element~~
729 ~~provides a more detailed analysis of Section 9J 5.011 (1)(5) and Section 9J 5.013 (1)(b) of~~
730 ~~the Conservation Element provides a more detailed analysis of Section 9J 5.013 (1)(b).~~
731 ~~These sSections~~ within the Public Facilities and Conservation elements ~~discuss,~~ the issue of
732 aquifer recharge areas and the potential limitations ~~which that~~ such areas impose on
733 development. ~~is discussed.~~ The City exhibits moderate groundwater recharge potential
734 (between 3 and 10 inches per year) for the Floridan Aquifer as identified by the St. Johns
735 River Water Management District. Different areas of recharge capability of the Floridan
736 Aquifer are identified in the Conservation Element and these resources are delineated on
737 Map 4-1 within of the Conservation Element. ~~The Comprehensive Plan Goals, Objectives,~~
738 ~~and Policies stipulate that r~~Requirements have been incorporated into the Land
739 Development Regulations pursuant to Chapter 163, Florida Statutes to ensure the
740 protection of the aquifer and any identified cones of influence.

741
742 Although not known to exist, to conserve the quality and quantity of deep aquifer water
743 resources, the City shall coordinate with the St. Johns River Water Management District and
744 other applicable regulatory agencies in identifying free flowing deep aquifer wells and in
745 requiring corrective measures, including capping, plugging, grouting or installing regulatory
746 devices ~~which that~~ control the discharge of water from the deep aquifer.

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4.5. Historic Resources

The City contains no historic landmarks on the National Register of Historic Places. ~~There are also, as well as~~ no archaeological sites listed on the Master File of the Florida Department of State.

6. Summary of Issues Relating to the Management and Use of Undeveloped Lands

Development proposals must adhere to the use of best management principles and practices ~~which—that~~ are realized through the Land Development Regulations. Comprehensive Plan Goals, Objectives, and Policies contain specific requirements for preserving the values and functions of natural systems.

Similarly, the Comprehensive Plan stipulates that performance standards must be incorporated within the Land Development Regulations in order to assure that the cumulative impacts of incremental development over the planning time frames maintain the value and function of natural features such as: surficial and potable aquifer recharge areas; floodways, flood prone areas, wetlands, major drainage corridors ~~which—that~~ serve as wildlife corridors; and native vegetation.

It is realized that there are development pressures occurring from outside the City's limits and the City should help prevent urban sprawl by encouraging development within the City limits first. The focus of the Comprehensive Plan Future Land Use Element is to encourage and promote infill of land already platted to maximize the efficient use of existing facilities. The forested uplands should be developed after all other disturbed land is developed. If this hierarchy cannot be achieved in all cases, provisions within the land development regulations should protect these lands from more alteration than is absolutely necessary.

~~FUTURE LAND USE NEEDS, 9J 5.006 (2)(c)~~

~~The following is an analysis of the land needed to accommodate the projected population. The analysis includes the following components:~~

~~This section provides an analysis of future land uses needed to accommodate the projected population. It is an accepted practice of land use planning that only the amount of land needed to accommodate anticipated population growth be set aside for development. An additional amount of land that could accommodate development that would normally occur outside the City is also allocated to absorb that potential demand.~~

- ~~A. The categories of land use and their densities and intensities of use~~
- ~~B. The estimated gross acreage needed by category~~
- ~~C. The methodology used in the analysis~~

1. The following describes the Future Land Use Categories within the City of Umatilla and their densities and intensity of use.

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- A. Agriculture. Development shall be limited to detached single-family dwelling units and agricultural pursuits such as but not limited to grove care taking and maintenance, produce stands, nursery, keeping and grazing of cattle and horses and production of field crops. Densities cannot exceed 1 dwelling unit / acre.
 - B. Single-family Low Density Residential. Development in the Single-family Low Density category shall be limited to detached single-family dwelling units. Densities cannot exceed 3 dwelling units/acre. Mobile homes, multi-family, industrial, or commercial land uses are not permitted.
 - C. Single-family Medium Density Residential. Development in the Single-family Medium Density Residential category shall be limited to detached single-family dwelling units. Densities cannot exceed 5 dwelling units/acre. Mobile homes, multi-family, industrial, or commercial uses are not permitted.
 - D. Multi-family Medium Density Residential. Development shall be limited to single-family residential, duplexes, multi-family, and triplexes. Densities cannot exceed 8 dwelling units/acre.
 - E. Mobile Home High Density. Development shall be limited to mobile homes. Densities cannot exceed 8 dwelling units / acre.
 - F. Multi-family High Density Residential. Development within the multi-family residential category shall be limited to multi-family, detached single-family, attached single-family, and two family (duplex) dwelling units. Limited commercial uses will be allowed including personal and professional services. Densities cannot exceed 12 dwelling units/acre for residential dwelling units. Intensity standards for the personal and professional services are limited to 70% maximum impervious surface ratio. Higher intensity commercial and industrial land uses will not be permitted.
 - G. Tourist Commercial. Development shall be limited to recreational vehicle parks and ancillary uses. Densities cannot exceed 12 dwelling units/acre.
 - H. Heritage Mixed Use. Development shall consist of a mix of agricultural uses with residential, limited commercial, and office development to support the agricultural use. Residential density cannot exceed 1 dwelling unit / acre. Standards for development are outlined in the Goals, Objectives, and Policies of the Future Land Use Element.
 - I. Residential Mixed Use. Development shall consist of a mix of residential uses with neighborhood scale commercial and office development to support the residential. Residential density shall be within 4 to 8 dwelling units / acre. Standards for

831 development are outlined in the Goals, Objectives, and Policies of the Future Land Use
832 Element.

833
834 J. Downtown Mixed Use. Development shall consist of a mix of commercial, office, and
835 residential uses. The residential uses are intended to help generate and support
836 employment and promote development in those areas where infrastructure already
837 exists. Residential density shall not exceed 12 dwelling units / acre.

838
839 K. Commerce Mixed Use. Development shall consist of a mix of commercial, industrial,
840 office, business parks, and residential uses. The residential uses are intended to help
841 generate and support employment. Residential density must be within 6 to 12 dwelling
842 units / acre. Standards for development are outlined in the Goals, Objectives, and
843 Policies of the Future Land Use Element.

844
845 L. Commercial General. Development shall be limited to retail sales and services as defined
846 in Policy 1-2.3.1. The maximum of impervious surface ratio per parcel, which includes
847 building coverage, is ~~75~~ 80%. The minimum open space per parcel is 20%.

848
849 M. Commercial Wholesale. Development shall be limited to wholesale and distribution
850 commercial as defined in Policy 1-2.3.1. The maximum of impervious surface ratio per
851 parcel, which includes building coverage, is ~~75~~ 80%. The minimum open space per parcel
852 is 15%.

853
854 N. Industrial. Development shall be limited to general and wholesale commercial and
855 industrial uses such as warehousing, distributing, and light manufacturing. The maximum
856 of impervious surface ratio per parcel, which includes building coverage, is ~~75~~ 80%. The
857 minimum open space per parcel is 15%.

858
859 O. Institutional. Development shall be limited to public facilities as specified in Policy 1-2.1.2.
860 The maximum of impervious surface ratio per parcel, which includes building coverage, is
861 75%.

862
863 P. Utilities. Development shall be limited to water and sanitary sewer facilities, stormwater
864 facilities and solid waste facilities. The maximum of impervious surface ratio per parcel,
865 which includes building coverage, 35%.

866
867 Q. Transportation / Aviation. Allowable uses are airport facilities and ancillary uses.
868 Maximum intensity standard is 100 based aircraft. Residential dwelling units may be
869 permitted, not to exceed 4 dwelling units per acre. Residential units must support the
870 Umatilla Municipal Airport.

R. Recreation. Development shall be limited to public and private parks and recreational facilities. The maximum of impervious surface ratio per parcel, which includes building coverage, is 30%.

S. Conservation / Open Space. Uses shall include passive recreation that includes but is not limited to elevated boardwalks, nature trails, bird watching, and picnicking.

The following table describes the Future Land Use Categories within the City of Umatilla and their densities and intensity of use.

Table 1-9: Categories of Land Use and their densities and intensities of use

<u>Future land use</u>	<u>Acreage</u>	<u>Density</u>	<u>Intensity</u>	<u>Percent</u>
<u>Agriculture</u>	<u>33</u>	<u>1 du / acre</u>		<u>1.20</u>
<u>Single-family Low Density</u>	<u>703</u>	<u>3 du / acre</u>		<u>25.72</u>
<u>Single-family Medium Density</u>	<u>564</u>	<u>5 du / acre</u>		<u>20.58</u>
<u>Multi-family Medium Density</u>	<u>0</u>	<u>8 du / acre</u>		<u>0</u>
<u>Mobile Home High Density</u>	<u>41</u>	<u>8 du / acre</u>		<u>1.50</u>
<u>Multi-family High Density</u>	<u>109</u>	<u>12 du / acre</u>	<u>70% ISR</u>	<u>3.98</u>
<u>Tourist Commercial</u>	<u>54</u>	<u>12 du / acre</u>		<u>1.97</u>
<u>Heritage Mixed Use</u>	<u>0</u>	<u>1 du / acre</u>	<u>35% ISR</u>	<u>0</u>
<u>Residential Mixed Use</u>	<u>0</u>	<u>4 – 8 du / acre</u>	<u>60% ISR</u>	<u>0</u>
<u>Downtown Mixed Use</u>	<u>23</u>	<u>12 du / acre</u>	<u>100% ISR</u>	<u>.84</u>
<u>Commerce Mixed Use</u>	<u>0</u>	<u>6-12 du / acre</u>	<u>80% ISR</u>	<u>0</u>
<u>Commercial General</u>	<u>118</u>		<u>80% ISR</u>	<u>4.30</u>
<u>Commercial Wholesale</u>	<u>3</u>		<u>80% ISR</u>	<u>0.11</u>
<u>Industrial</u>	<u>37</u>		<u>75% ISR</u>	<u>1.35</u>
<u>Institutional</u>	<u>251</u>		<u>75% ISR</u>	<u>9.16</u>
<u>Utilities</u>	<u>109</u>		<u>35% ISR</u>	<u>3.9</u>
<u>Transportation / Aviation</u>	<u>66</u>		<u>100 based aircraft</u>	<u>2.41</u>
<u>Recreation</u>	<u>37</u>		<u>30% ISR</u>	<u>1.35</u>
<u>Conservation / Open Space</u>	<u>10</u>		<u>Passive recreation</u>	<u>0.37</u>
<u>Lake</u>	<u>363</u>			<u>13.24</u>
<u>ROW</u>	<u>220</u>			<u>8.02</u>
<u>Total</u>	<u>2741</u>			<u>100</u>

2. By the year 2035, the City anticipates a population of 14,560. This is an increase of 11,104 people from the year 2010. The vacant land that exists within the City would accommodate an additional 2,300 dwelling units, assuming maximum coverage of the land would be 75%. Assuming that the average person per household will be 2.21 in 2035, the existing vacant land allows for an additional population of 5,083. The City will need additional land to

accommodate 6,021 people, or an additional 2,724 dwelling units. The City would prefer that this population be within mixed use communities and in its downtown. The following table describes the estimated acreage needed by land use category

Table 1-10: Estimated acreage needs*

<u>Future land use</u>	<u>Existing Acreage</u>	<u>Vacant acreage</u>	<u>Acreage Needs 2035</u>
<u>Agriculture</u>	<u>33</u>	<u>26</u>	
<u>Single-family Low Density</u>	<u>703</u>	<u>464</u>	
<u>Single-family Medium Density</u>	<u>564</u>	<u>219</u>	
<u>Multi-family Medium Density</u>	<u>0</u>	<u>0</u>	<u>21</u>
<u>Mobile Home High Density</u>	<u>41</u>	<u>2</u>	
<u>Multi-family High Density</u>	<u>109</u>	<u>46</u>	<u>14</u>
<u>Tourist Commercial</u>	<u>54</u>	<u>11</u>	
<u>Heritage Mixed Use</u>	<u>0</u>	<u>0</u>	<u>272</u>
<u>Residential Mixed Use</u>	<u>0</u>	<u>0</u>	<u>136</u>
<u>Downtown Mixed Use</u>	<u>23</u>	<u>0</u>	<u>57</u>
<u>Commerce Mixed Use</u>	<u>0</u>	<u>0</u>	<u>170</u>
<u>Commercial General</u>	<u>118</u>	<u>48</u>	
<u>Commercial Wholesale</u>	<u>3</u>	<u>1</u>	<u>82</u>
<u>Industrial</u>	<u>37</u>	<u>21</u>	<u>113</u>
<u>Institutional</u>	<u>251</u>	<u>45</u>	
<u>Utilities</u>	<u>109</u>	<u>60</u>	
<u>Transportation / Aviation</u>	<u>66</u>	<u>27</u>	
<u>Recreation</u>	<u>38</u>	<u>34</u>	
<u>Conservation / Open Space</u>	<u>10</u>	<u>10</u>	
<u>Lake</u>	<u>363</u>	<u>363</u>	
<u>No Category Given ROW</u>	<u>220</u>	<u>14</u>	
<u>Total</u>	<u>2,758</u>	<u>1,588</u>	<u>865</u>

*Projections are made assuming maximum coverage of the land would be 75% for Multi-family Medium Density and Multi-family High Density. Projections are made for Heritage Mixed Use and Downtown Mixed assuming a maximum coverage of land at 100%. Projections are made for Residential Mixed Use and Commerce Mixed Use assuming the mid-range allowable density.

3. The following is the methodology used to assess the future land use acreage needs within the City

1-A. Projected Residential Land Use Needs.

Projection of future residential land use needs is directly related to the projected population found in Table 1-2 and is responsive to the estimated housing need identified in ~~Table 3-15~~ of the Housing Element. The methodology for residential acreage needs is explained in the Housing Element.

908
909 ~~As discussed above, land once used for citrus production or vacant land should be~~
910 ~~developed prior to forested uplands. This will present an opportunity for citrus growers~~
911 ~~to develop land that has previously been altered over those lands that may have native~~
912 ~~species intact. In addition, lands that are presently utilized for citrus production are~~
913 ~~expected to convert to urban uses by the year 2025-2035 to absorb demand which that~~
914 ~~could be expected outside the City limits. Projected future residential land needs are~~
915 ~~summarized below by structure type and estimated density distribution:~~

916
917 B. Projected mixed use land needs

918 The City's land use plan has historically separated land uses. While this has worked for
919 City in the past, the City now has a need to allow a mix of uses. A mix of uses on one
920 site will reduce the number of traffic trips since residential uses can be located closer to
921 commercial uses. This will in turn lower the emission of green house gasses. Mixed use
922 categories would be beneficial in areas of town where redevelopment is desired, so that
923 existing infrastructure is used to the fullest extent. It would also be helpful as
924 development extends beyond the traditional town core, so as to reduce sprawl. With
925 Umatilla's rural framework, an agriculture based mixed use category would give options
926 to rural land owners other than simply residential subdivisions.

927
928 ~~Land is designated on the Future Land Use Map for Residential single family (low and medium~~
929 ~~densities) and multiple family (high density). Additional acreage beyond the minimum needed~~
930 ~~was designated on the Future Land Use Map to prevent land values from increasing because of~~
931 ~~a restricted supply of residential land and to promote affordable housing for all income groups.~~
932 ~~The actual acreage of residential land use is shown in Table 3-13. A description of general~~
933 ~~development characteristics and restrictions for each residential land use type is provided~~
934 ~~below:~~

935
936 ~~Single Family Low Density Residential Development. Development in the Single Family Low~~
937 ~~Density category shall be limited to detached single family dwelling units. Densities cannot~~
938 ~~exceed 3 dwelling units/acre. Mobile homes, multi family, industrial or commercial land uses~~
939 ~~will not be permitted.~~

940
941 ~~Single Family Medium Density Residential Development. Development in the Single Family~~
942 ~~Medium Density Residential category shall be limited to detached single family dwelling units.~~
943 ~~Densities cannot exceed 5 dwelling units/acre. Mobile homes, multi family, industrial or~~
944 ~~commercial uses will not be permitted.~~

945
946 ~~Multi-Family Triplexes 8 dwelling units/acre. Development shall be limited to single-family~~
947 ~~residential, duplexes, multi-family and triplexes.~~

949 ~~Multi-Family Residential. Development within the multi-family residential land use category~~
 950 ~~shall be limited to multi-family, detached single family, attached single family and two family~~
 951 ~~(duplex) dwelling units. Limited commercial uses will be allowed including personal and~~
 952 ~~professional services. Densities cannot exceed 12 units/acre for residential. Intensity standards~~
 953 ~~for the personal and professional services are limited to 70% maximum impervious surface~~
 954 ~~ratio. Higher intensity commercial and industrial land uses will not be permitted.~~

955
 956 ~~Table 1-10-~~
~~Projected Residential Future Land Use Need~~
~~City of Umatilla~~

Land Use Category	Existing- Acreage	Acreage Needs 2025
Single-Family		
Low Density	137.8	1421
Medium Density	403.1	915
Multi-Family High Density		
High Density	47.08	126.5
TOTAL:	587.95	2462.5

~~Source: LPG Urban & Regional Planners, Inc., 2005.~~

957
 958
 959 2-C. _____ ~~Projected Commercial Land Needs~~

960 A primary consideration in the allocation of lands for future commercial development is
 961 the size of the primary market area (in population and radius) to which the City desires
 962 to provide commercial services. ~~It is the intent of the City to provide sufficient land area~~
 963 ~~for commercial development in order to meet the needs of its existing and future~~
 964 ~~residents. In order to be a full service community, it is necessary to provide a full range~~
 965 ~~of uses to serve and support the residential population, including employment centers,~~
 966 ~~retail, entertainment and cultural uses, community facilities, recreation and open~~
 967 ~~spaces, and institutional uses. Ideally, these uses are located within a compact,~~
 968 ~~walkable area integrated within or proximate to residential area. Given increasing~~
 969 ~~trends toward mixed use developments the City anticipates that a significant portion of~~
 970 ~~the additional commercial acreage needs will be incorporated within mixed use land use~~
 971 ~~categories.~~

972
 973 The City of Umatilla currently has enough commercial ~~land use acreage~~development to
 974 accommodate only some of the City's needs. Residents often travel to Eustis or Leesburg
 975 for their larger shopping needs. There is modest demand for retail from within the City
 976 as well as from the surrounding unincorporated area to allow for expanded commercial

977 | general, wholesale, and tourist services. ~~The City can be a transportation trip attractor~~
 978 | ~~by providing for commercial land uses within the City not offered in the service area.~~
 979 | ~~Another consideration is the desire to attract pass-by traffic that is currently traveling to~~
 980 | ~~the Eustis-Golden Triangle via S.R. 19. Therefore, an additional 8.9 acres of commercial~~
 981 | ~~lands will be allocated above that presently found within the City. There is potential for~~
 982 | ~~the City to capture the business of those you intend to drive through the City on their~~
 983 | ~~way to the Ocala National Forest and the North Lake Community Park.~~

984 |
 985 | The amount of future commercial land area to meet the demands of residents within
 986 | the City of Umatilla as well as the surrounding area is projected for both planning time
 987 | frames of population in the following table. There is currently 0.05 acres of commercial
 988 | acreage per resident population (General and Wholesale Commercial, and Downtown
 989 | Mixed Use). The per capita approach assumes that commercial acreage per person will
 990 | grow at the same per capita rate in the future. Although the Golden Triangle and
 991 | Leesburg areas will continue to serve as commercial destinations for residents of
 992 | Umatilla, the City's population is growing at a rate sufficient to accommodate additional
 993 | commercial enterprises. The increase in commercial acreage to maintain that needed
 994 | on a per capita basis reflects the need to divert some vehicle trips from Eustis-Golden
 995 | Triangle and Leesburg areas as well as the capture of pass-by ~~through~~ traffic.
 996 | Commercial acreage along SR 19 north and south of the City is incorporated into the ~~JPA~~
 997 | Interlocal Agreement. As these areas are annexed and developed, they will provide
 998 | needed commercial services to residents.
 999 |

1000 | **Table 1:11 Commercial Acreage Needs**
 1001 |

	<u>2010</u>	<u>2015</u>	<u>2020</u>	<u>2030</u>	<u>2035</u>
<u>Umatilla Population</u>	<u>3,456*</u>	<u>8,660**</u>	<u>10,165**</u>	<u>12,885**</u>	<u>14,560**</u>
<u>Per Capita Commercial Acreage</u>	<u>0.05</u>	<u>0.05</u>	<u>0.05</u>	<u>0.05</u>	<u>0.05</u>
<u>Projected Acreage Needs</u>	<u>173</u>	<u>433</u>	<u>508</u>	<u>644</u>	<u>728</u>

1002 | * US Census Bureau

1003 | ** LPG Urban & Regional Planners, Inc. 2011 JPA/ISBA agreement between City of Umatilla and
 1004 | Lake County

1005 |

<u>YEAR</u>	<u>POPULATION</u>	<u>COMMERCIAL ACREAGE</u>
<u>1990</u>	<u>2,350</u>	<u>84.7</u>

2000	2,214	123.7
2025	25,677	132.6
Actual Future Land Use Acreage 132.6		

~~Source: LPG Urban Regional Planners, Inc., 2005~~

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~~Commercial Designation. General (Retail Office) Commercial. There two areas within the City that have recognized cores of commercial activity. One area is in the southern part of the City along S.R. 19 and the other is north of Lake Umatilla along S.R. 19 and Umatilla Blvd. It is expected that these two areas will remain as the centers of commerce for the City. These areas presently contain general retail and office uses and it is expected that these commercial areas will be bolstered with addition commercial uses. The area near City Hall contains structures that could be considered historic in nature and new uses or adaptive reuses and restoration of buildings in this area should remain compatible with the existing nature of the area. The commercial area in the northern part of the City will continue to develop into the central business district for the City of Umatilla. These two areas should serve the combined needs of residents of unincorporated Lake County and Umatilla.~~

~~Wholesale Commercial. The Wholesale commercial category represents the same location and extent of existing wholesale enterprises and no additional land use is expected to be needed through the year 2025. The existing enterprise is a distribution center for landscape material (primarily decorative stone). Allowable uses in this category will be defined in the Land Development Regulations.~~

~~Tourist R.V. Parks. This land use provides for R.V. park designation for an existing R.V. park as well as for this use in adjacent areas. This land use designation serves the needs of winter residents. As the population projections indicate, there will be an additional 1661 seasonal residents by the year 2025 in the City and this land use designation will accommodate the needs of this anticipated population. Tourist R.V. parks are for the expressed use of short term (less than six months) residents and permanent structures are not allowable uses (excluding activity centers, structures used for hurricane evacuation, laundry facilities and other similar uses ancillary to the park).~~

3.D. Projected Industrial Land Use Needs

The City currently has 18,237 acres of land designated or proposed for industrial use. Of this figure approximately 21 acres are vacant giving a ratio of .0046 acre per person. Based on the projected population it is estimated that there will be a need for 67 acres by 2035.

Table 1-12: Industrial Acreage Needs

1043

	<u>2010*</u>	<u>2015**</u>	<u>2020**</u>	<u>2030**</u>	<u>2035**</u>
<u>Umatilla Population</u>	<u>3,456</u>	<u>8,660</u>	<u>10,165</u>	<u>12,885</u>	<u>14,560</u>
<u>Per Capita Commercial Acreage</u>	<u>0.0046</u>	<u>0.0046</u>	<u>0.0046</u>	<u>0.0046</u>	<u>0.0046</u>
<u>Projected Acreage Needs</u>	<u>14</u>	<u>40</u>	<u>47</u>	<u>60</u>	<u>67</u>

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* US Census Bureau
** LPG Urban & Regional Planners, Inc. 2011 JPA/ISBA agreement between City of Umatilla and Lake County

4.E. Projected Recreation and Open Space Needs

The City currently has ~~38.52~~ acres of recreation area within the City limits. The detailed methodology for calculating recreation demand is described in the Recreation Element. The future demand is derived from future population estimates contained in Table 1-2. An analysis of standards for specific types of parks and consideration of existing land resources within the City as well as within adjacent local governments was conducted to determine recreation and open space needs.

The City may want to consider the development of a linear park from the abandoned rail corridor paralleling S.R. 19 and the shared use of Lake County School Board properties after school hours.

5.F. Projected Institutional Land Needs

The total additional institutional land needs by the year 2025 is estimated to be acres. The City Hall and police station are located on two sites of approximately one acre in size which is sufficient to meet demand through the year 2025. This category also includes government facilities, as well as schools and churches. These uses will be allowed in all areas of the City as Public Facilities Districts under certain criteria. This provides sufficient flexibility for accommodating land needs of additional public and semi-public uses. It is premature to predict with any reasonable certainty the specific location and nature of these uses.

6.G. Projected Utilities/utility land needs

The utilities depicted on the Existing Land Use Map have been designated as utility on the Future Land Use Map. The acreages remain at ~~94.3109~~ acres. ~~(compare Tables 1-1 and 1-4).~~

1076 7.H. Projected Transportation/Aviation land needs

1077 The Umatilla Airport has been depicted on the Future Land Use Map as
1078 Transportation/Aviation. The acreage will remain at ~~21~~ 3466 acres as this area is
1079 anticipated to be sufficient to serve the City's needs through the year 2025. ~~The City has~~
1080 ~~a Master Airport Plan prepared in 1987 by Boyle, Tanner and Associates from which this~~
1081 ~~information was derived. This Plan was also the basis for deriving the maximum~~
1082 ~~intensity standards for future land uses.~~

1083
1084
1085 REDEVELOPMENT NEEDS, ~~9J-5.006 (2)(d)~~

1086 This section ~~is included to comply with requirements of Section 9J-5.006 (2) (d), Florida~~
1087 ~~Administrative Code, which stipulates that~~ is an analysis ~~be undertaken~~ of redevelopment needs
1088 within blighted areas and also within areas characterized by land use inconsistencies.

1089
1090 The City of Umatilla is a planned and well managed residential community. ~~The City does not~~
1091 ~~contain any pockets of substandard or deteriorated residential structures within the City~~
1092 ~~although the Housing Element identified 13 dwelling units as substandard. According to the~~
1093 ~~2000 Census, 72 dwelling units were considered to be overcrowded. This is similar to the~~
1094 ~~County average. The City has not received a housing grant from the Community Development~~
1095 ~~Block Grant Program to redevelop these few residential structures and there is effort underway~~
1096 ~~by the City to improve these structures. The City should consider applying for monies for~~
1097 ~~beautification to improve or renovate the structures in addition to working with the owners of~~
1098 ~~these properties to bring the dwelling units up to a standard condition. No inconsistent land~~
1099 ~~uses have been identified within the City, since all non residential uses are clustered within~~
1100 ~~localized areas.~~ Should any inconsistent land uses be identified, provisions will be made within
1101 the Land Development Regulations to eliminate such uses. These provisions will include
1102 prohibiting the expansion of such uses and prohibiting the uses if discontinued for a period of
1103 six (6) months or longer.

1104
1105 Many of the older properties within the City are located in or close to the Downtown area
1106 Property owners are given ample opportunity to rehabilitate structures prior to any demolition
1107 activity. The majority of housing conservation and rehabilitation is part of on-going
1108 maintenance or remodeling undertaken by individual property owners. The City has an active
1109 Community Redevelopment Agency which provides advice and financial assistance to property
1110 owners within the identified redevelopment area.

1111
1112
1113 MANAGEMENT OF FLOOD PRONE AREAS, ~~9J-5.006 (2)(e)~~

1114 ~~Section 9J-5.006 (2) (e), Florida Administrative Code, requires an analysis of proposed~~
1115 ~~development and redevelopment of flood prone areas.~~

1117 | Map ~~1-2e1-5 illustrates~~ depicts the generalized flood zones within the City of Umatilla as
1118 defined by the Federal Emergency Management Agency. These areas have been delineated by
1119 the Federal Emergency Management Agency which administers the Flood Insurance Program.
1120 A Flood Insurance Rate Map is available for public inspection at the City Hall, and provides the
1121 location of the flood zones. It is noted that although the FEMA map was recently updated not
1122 all flood prone areas are depicted on the map. The City should petition to have the map
1123 amended to include Lake Tutuola and its surrounding wetlands. In this way the City will not
1124 issue permits in an area of potential flood hazard.

1125
1126 Floodplains are those lands that are contained within the 100 year flood zone as designated on
1127 the Federal Flood Insurance Rate Maps (FIRM) for the City of Umatilla. Floodplains serve the
1128 following important functions:

- 1129
- 1130 | ▣ Floodplains provide natural storage and conveyance of flood waters;
 - 1131 | ▣ The water on flooded lands may provide recharges to groundwater and is a basic source of
1132 flow to rivers, streams and estuaries;
 - 1133 | ▣ Temporary storage of surface waters on floodplains regulates flood elevations and the
1134 timing, velocity and rate of flood discharges downstream;
 - 1135 | ▣ Floodplains maintain water quality by reducing erosion, removing nutrients and other
1136 pollutants and allow sediment to settle out;
 - 1137 | ▣ Natural floodplains export detritus and other food sources to open water bodies and are
1138 vital habitat for fish, birds, wildlife and native plant communities.

1139
1140 Regulation of development within floodplains is necessary in order to accomplish the following
1141 objectives:

- 1142
- 1143 | ▣ To minimize the potential for property damage and personal injury from flooding;
 - 1144 | ▣ To restrict adverse interference with the normal movement of surface waters;
 - 1145 | ▣ To maintain optimum storage capacity of watersheds;
 - 1146 | ▣ To maintain desirable groundwater levels;
 - 1147 | ▣ To maintain the natural hydrological and ecological functions of wetlands and other flood
1148 prone lands;
 - 1149 | ▣ To prevent increased erosion and sedimentation;
 - 1150 | ▣ To maintain water quality;
 - 1151 | ▣ To protect the public from the economic and social disruption of flood damage;
 - 1152 | ▣ To protect the public from the costs of flood relief;
 - 1153 | ▣ To avoid the need to construct costly and environmentally disruptive flood management
1154 structures.

1155
1156 | Map ~~1-2e1-5 denotes~~ that some portions of the City of Umatilla are located within the 100 year
1157 floodplain. ~~A review of Map 1-2a, Existing Land Use, and Map 1-2c, 100 Year Floodplain,~~
1158 ~~indicates that urban development has not substantially encroached into the 100 year~~

1159 ~~floodplain.~~The flood plains do not tend to stray beyond the edges of lakes and therefore, urban
1160 development has not substantially encroached into the floodplain. However, the City may
1161 participate in the recommended drainage and surface water management master study
1162 discussed in the Drainage Sub element. The Future Land Use Map does not include any
1163 residential developments on lands partially within the 100 year flood zone. The City adopted an
1164 ordinance relating to FEMA Regulations ~~which that~~ attempts to reduce encroachment into the
1165 100 year floodplain, although it does not prohibit it. By eliminating development within the 100
1166 year floodplain, the functions and values of floodplains will be maintained and property values
1167 will be protected.

1168
1169 ~~As discussed in the Drainage subsection of the Public Facilities analysis, no comprehensive data~~
1170 ~~exists that documents flood or drainage events or problems. However, drainage and surface~~
1171 ~~water management is a major issue confronting the City because of the number of land locked~~
1172 ~~lakes.~~

1173
1174 ~~The City of Umatilla should consider a Stormwater Management and Flood Protection~~
1175 ~~Ordinance which would combine these naturally related subjects to ensure the protection of~~
1176 ~~land and improvements together with natural resources through the use of responsive~~
1177 ~~stormwater management and flood protection practices. The City should also consider the~~
1178 ~~creation of a stormwater utility which would control urban runoff into the lake system.~~The City
1179 has adopted a stormwater chapter into their Land Development Regulations (LDR) and has
1180 requirements pertaining to the protection of flood prone areas within the Subdivision and Plats
1181 chapter of the LDR.

1182
1183 ~~The intent of this multifaceted approach also establishes criteria within the City's subdivision~~
1184 ~~ordinance for managing surface waters and shall be applied in review of development proposed~~
1185 ~~for site plan review. The intent of stormwater management and flood protection is This~~
1186 ~~language to assure~~ to the greatest feasible extent that all future development occurs at an
1187 intensity ~~which that~~ will not impede or adversely impact natural hydrologic systems.
1188 ~~Furthermore, the intent is that N~~new development, redevelopment, and expanded or changed
1189 uses shall be planned, designed, and constructed to include features necessary to achieve the
1190 following objectives:

- 1191
1192 ~~2.~~ 2. Prevent or restrict the construction of buildings in the most frequently flooded areas;
1193 ~~3.~~ 3. Require the elevation or flood-proofing of buildings in less frequently flooded areas;
1194 ~~4.~~ 4. Restrict interference with the normal movement of floodwaters; and
1195 ~~5.~~ 5. Restrict increases in the rate or volume of surface water discharge.

1196
1197 ~~Within the lakefront flood zone, flood hazard management is to be administered by Lake~~
1198 ~~County Pollution Control. Existing regulations require all development located within the~~
1199 ~~lakefront flood plain to be protected so that they are capable of withstanding the impacts of a~~
1200 ~~one hundred (100) year flood.~~

1201
1202 Those areas located within the floodplain that are not currently serviced by central sewage
1203 facilities must have all on-site facilities approved pursuant to the procedures and regulations of
1204 the Florida DEP and St. Johns River Water Management District and be capable of withstanding
1205 the impacts of a one hundred (100) year flood.

1206
1207 The use of septic tanks within the 100 year floodplain will not be allowed. Land uses ~~which that~~
1208 store, use, or handle hazardous waste will also be required to connect to the central sewer
1209 system and such uses will be regulated by the appropriate state and/or federal agency,
1210 however such uses shall not be allowed within the 100 year floodplain.

1211
1212
1213
1214 ~~INAPPLICABLE REQUIREMENTS OF 9J-5.006, F.A.C. pursuant to 9J-11.004 (2)(f), F.A.C.~~

1215
1216 ~~The following list of minimum criteria presented in Section 9J-5.006, Florida Administrative~~
1217 ~~Code is not applicable to the City of Umatilla. Explanation as to why minimum criteria are~~
1218 ~~inapplicable is presented with the list.~~

1219
1220 ~~1.9J-5.006 (1) (a) 11-~~
1221 ~~There are no historic resources on the master site file of the Florida Department of State or~~
1222 ~~on the National Register of Historic Places within the City of Umatilla. See also the Housing~~
1223 ~~Element in reference to 9J-5.010 (1) (g).~~

1224
1225 ~~2.9J-5.006 (1) (b) 1-~~
1226 ~~The St. Johns River Water Management has not mapped any cones of influence within the~~
1227 ~~City of Umatilla. Existing and planned water wells are depicted on Map 1-2b.~~

1228
1229 ~~(9J-5.006(1)(b))~~
1230 ~~There are no beaches, shores, or estuarine systems within the City of Umatilla.~~

1231
1232
1233 ~~3.9J-5.006 (1) (b) 3-~~
1234 ~~There are no rivers, bays or harbors within the City of Umatilla.~~

1235
1236 ~~4.9J-5.006 (1) (b) 5-~~
1237 ~~There are no known mineral deposits within the City of Umatilla. See also the discussion~~
1238 ~~under reference to 9J-5.006 (1) (c) below.~~

1239
1240 ~~5.9J-5.006 (1) (d)~~
1241 ~~The City of Umatilla has chosen to combine subparagraphs (1) (a) 7., (1) (a) 8., and (1) (a) 9~~
1242 ~~and are referred on the Existing Land Use Map Series as Institutional.~~

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~~6.9J 5.006 (1) (e)~~

~~The City of Umatilla will utilize a category called Utilities to describe road communications (telephone switching station), water supply plants, and power substations for the public and private use of land on the existing land use map series.~~

~~7.9J 5.006 (1) (f) 2.~~

~~The City of Umatilla does not fall within a designated Area of Critical State Concern, pursuant to Section 380.05, Florida Statutes.~~

~~9J 5.006 (2)(g)~~

~~The City of Umatilla does not have an existing or future hazard mitigation reports.~~

~~Map 1-1 General Location Map of Umatilla~~

1259 **Table 1-1**
1260 **2005 Existing Land Use Profile**
1261 **City of Umatilla**

-	Table 1-1	-	-
-	City of Umatilla	-	-
2005 Existing Land Use Profile: Land Use Categories, Densities and Intensities of Uses			
Land Use	Maximum Density / Intensity	Acres +/-	Percent
Residential	-	-	-
Single Family Low Density	Up to 3 DU / Acre	137.76	6.57%
Single Family Medium Density	Up to 5 DU / Acre	403.11	19.24%
Multi-Family Low Rise	Up to 12 DU / Acre, 70% isr, 35' mbh	47.08	2.25%
Residential Total	-	587.95	28.06%
Open Space-	-	-	-
Undeveloped Land	-	571.9	27.29%
Recreational	30% isr / 35' mbh	38.52	1.84%
Agricultural	Up to 1 DU / Acre	99.7	4.76%
Wetlands	passive recreation uses*	55.64	2.65%
Utilitarian	35% isr / 35' mbh	7.77	0.37%
Conservation-	-	425	20.28%
Open Space Total	-	1198.53	57.19%
Commercial	75% isr / 35' mbh	123.67	5.90%
Industrial	75% isr / 35' mbh	18.22	0.87%
Institutional	75% isr / 35' mbh	51.28	2%
Transportation / Aviation	70-based aircraft / 28,000 annual operation	26.23	1.25%
Utilities	35% isr / 35' mbh	68.77	3.28%
Roads / Right of Ways	-	21.05	1.00%
Total Land Area (less Lakes)	-	2095.7	100%
Lakes	-	357.58	14.58%
Total Area	-	2453.28	100%

Notes:

isr – impervious surface ratio

mbh – maximum building height

DU / Acre – Dwelling Unit Per Acre

* as defined in Policy 1-2.1.1k, Future Land use Element

- 1262
- 1263 [Map 1 1: General Location map](#)
- 1264 [Map 1 2: Future land use map](#)
- 1265 [Map 1 3: Vacant lands map](#)
- 1266 [Map 1 4: Existing and planned public potable waterwells and wellhead protection areas](#)
- 1267 [Map 1 5: Floodplains \(FEMA\)](#)
- 1268 [Map 1 6: Wetlands](#)

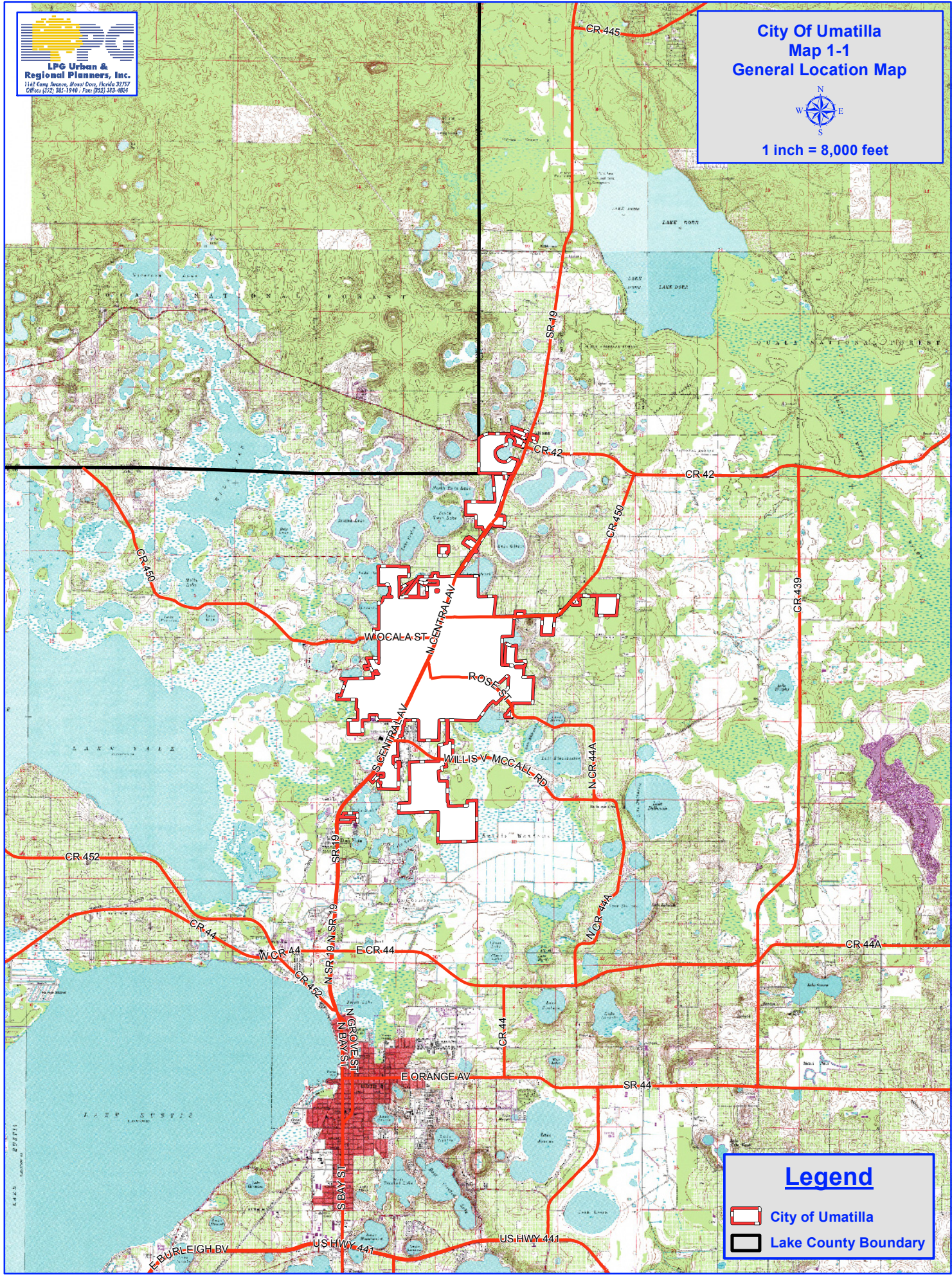
- 1269 ~~Map 1-7: Soils~~
- 1270 ~~Map 1-8: FLUCCS~~
- 1271 ~~Map 1-9: County FLUM~~
- 1272 ~~Map 1-10: Vacant lands of the JPA~~Map 1-2a Existing Land Use
- 1273 ~~Map 1-2b Existing and Planned Water Wells and Floridan Aquifer Recharge Areas~~
- 1274 ~~Map 1-2e FEMA 100 Year Floodplain~~
- 1275 ~~Map 1-2d Lakes and Wetlands~~
- 1276 ~~Map 1-2e Soil Types and Topography~~
- 1277 ~~Map 1-3 Adjacent Land Use~~



City of Umatilla Map 1-1 General Location Map



1 inch = 8,000 feet



Legend

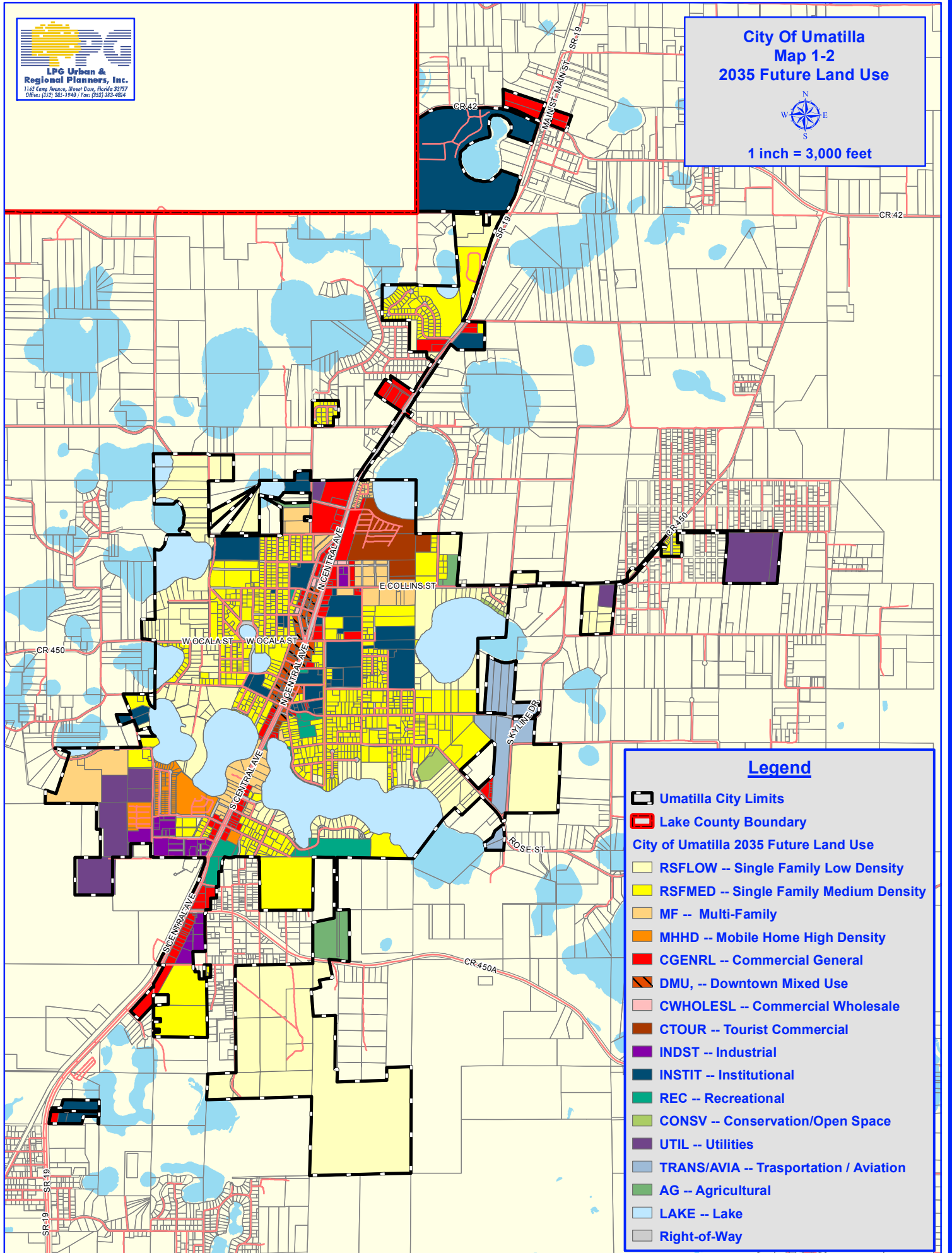
- City of Umatilla
- Lake County Boundary



**City Of Umatilla
 Map 1-2
 2035 Future Land Use**



1 inch = 3,000 feet



Legend

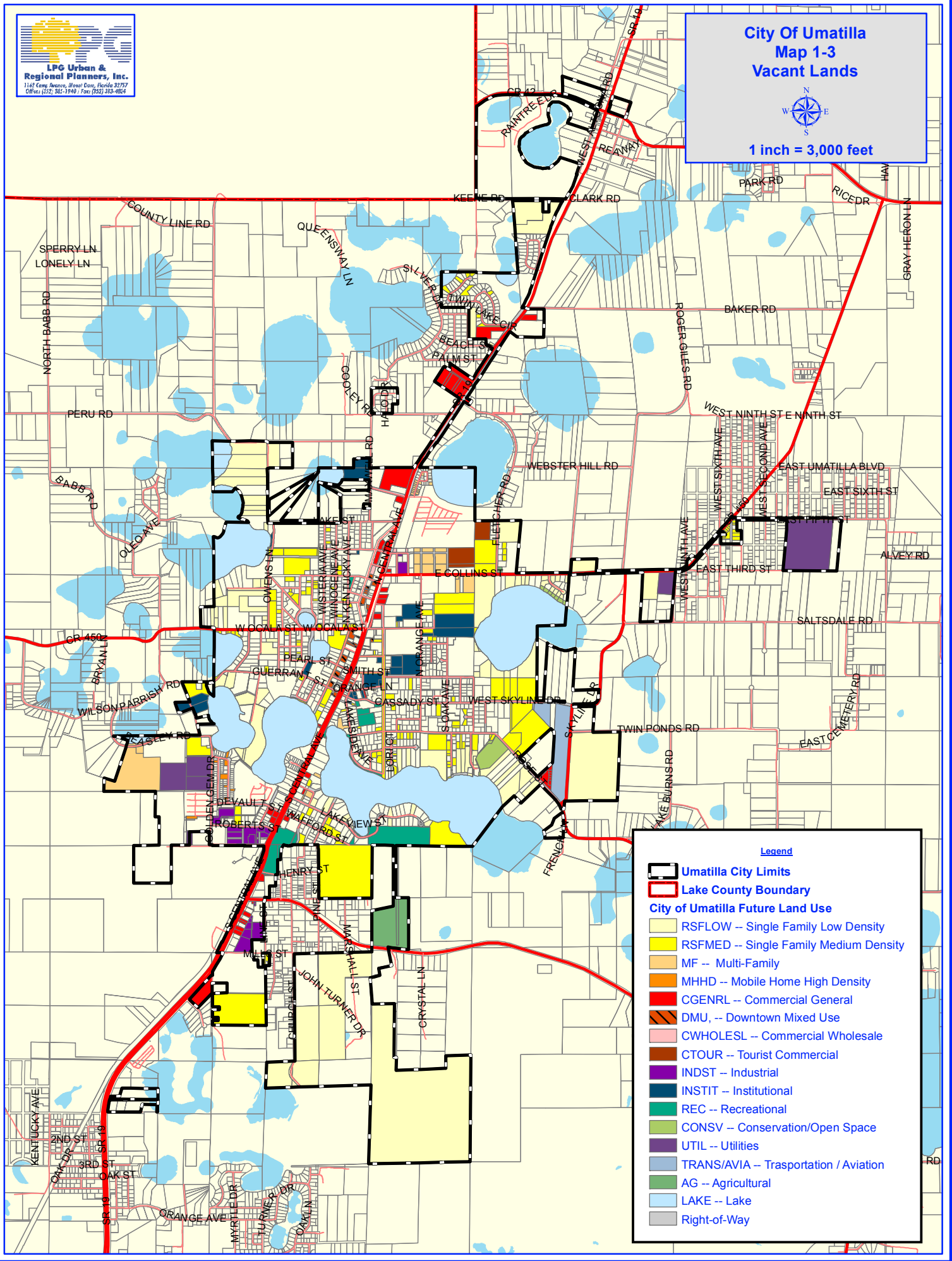
- Umatilla City Limits
- Lake County Boundary
- City of Umatilla 2035 Future Land Use**
- RSFLOW -- Single Family Low Density
- RSFMED -- Single Family Medium Density
- MF -- Multi-Family
- MHHD -- Mobile Home High Density
- CGENRL -- Commercial General
- DMU -- Downtown Mixed Use
- CWHOLESL -- Commercial Wholesale
- CTOUR -- Tourist Commercial
- INDST -- Industrial
- INSTIT -- Institutional
- REC -- Recreational
- CONSV -- Conservation/Open Space
- UTIL -- Utilities
- TRANS/AVIA -- Transportation / Aviation
- AG -- Agricultural
- LAKE -- Lake
- Right-of-Way



City of Umatilla Map 1-3 Vacant Lands



1 inch = 3,000 feet



Legend

- Umatilla City Limits
- Lake County Boundary
- City of Umatilla Future Land Use**
- RSFLOW -- Single Family Low Density
- RSFMED -- Single Family Medium Density
- MF -- Multi-Family
- MHHD -- Mobile Home High Density
- CGENRL -- Commercial General
- DMU -- Downtown Mixed Use
- CWHOLESL -- Commercial Wholesale
- CTOUR -- Tourist Commercial
- INDST -- Industrial
- INSTIT -- Institutional
- REC -- Recreational
- CONSV -- Conservation/Open Space
- UTIL -- Utilities
- TRANS/AVIA -- Transportation / Aviation
- AG -- Agricultural
- LAKE -- Lake
- Right-of-Way

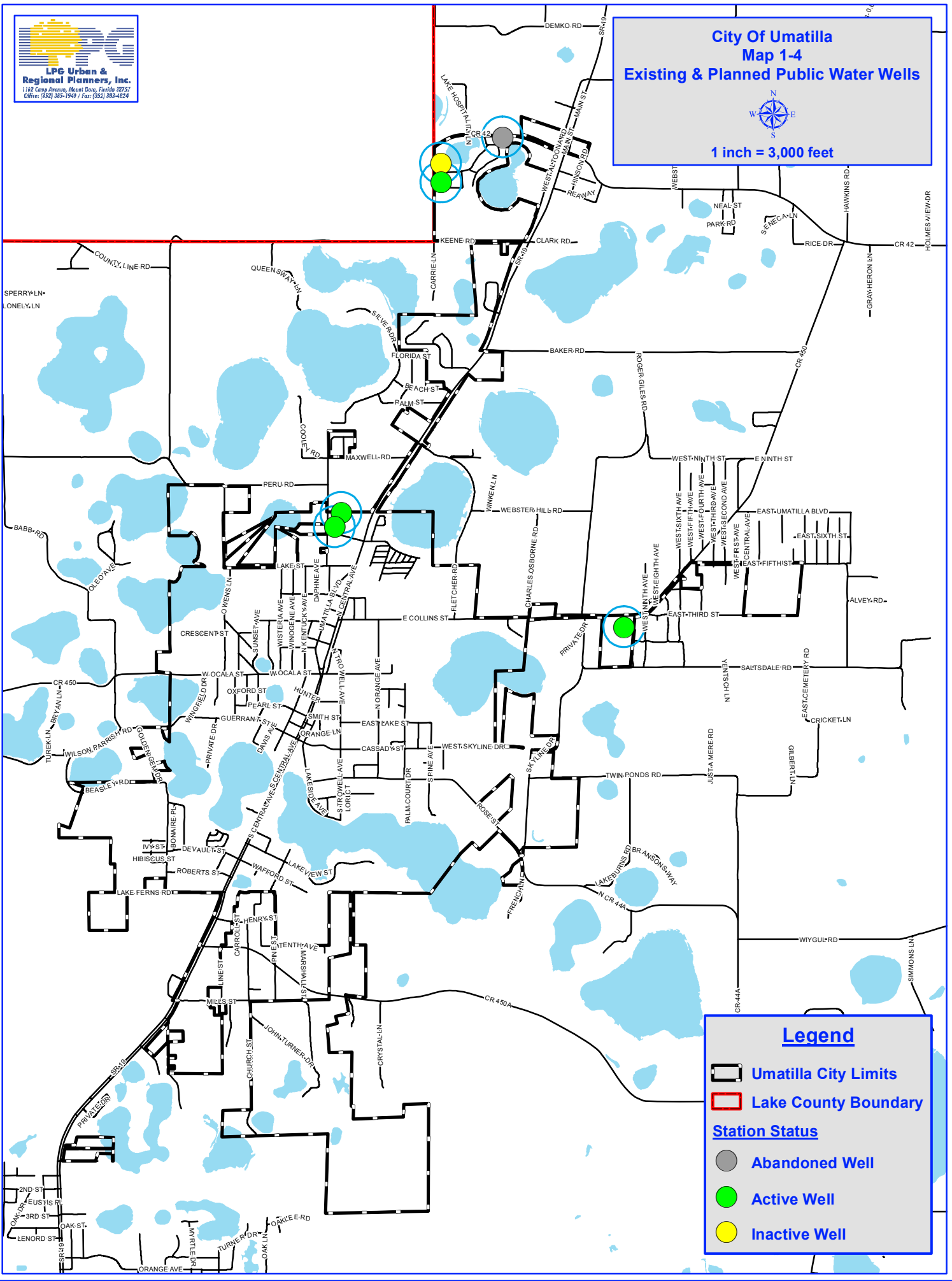


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**City Of Umatilla
 Map 1-4
 Existing & Planned Public Water Wells**



1 inch = 3,000 feet



Legend

- Umatilla City Limits
- Lake County Boundary

Station Status

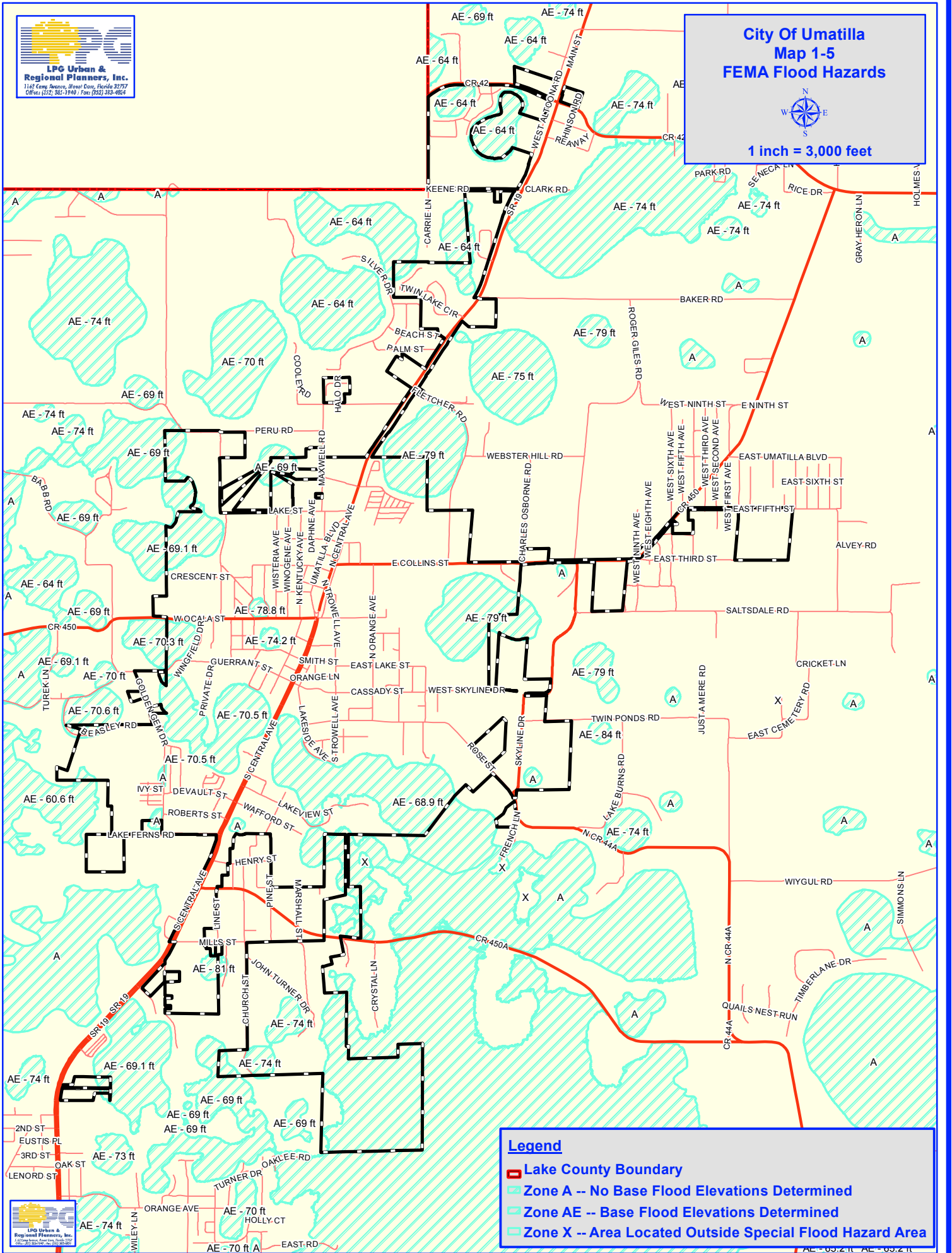
- Abandoned Well
- Active Well
- Inactive Well



City of Umatilla Map 1-5 FEMA Flood Hazards



1 inch = 3,000 feet



Legend

- Lake County Boundary
- Zone A -- No Base Flood Elevations Determined
- Zone AE -- Base Flood Elevations Determined
- Zone X -- Area Located Outside Special Flood Hazard Area

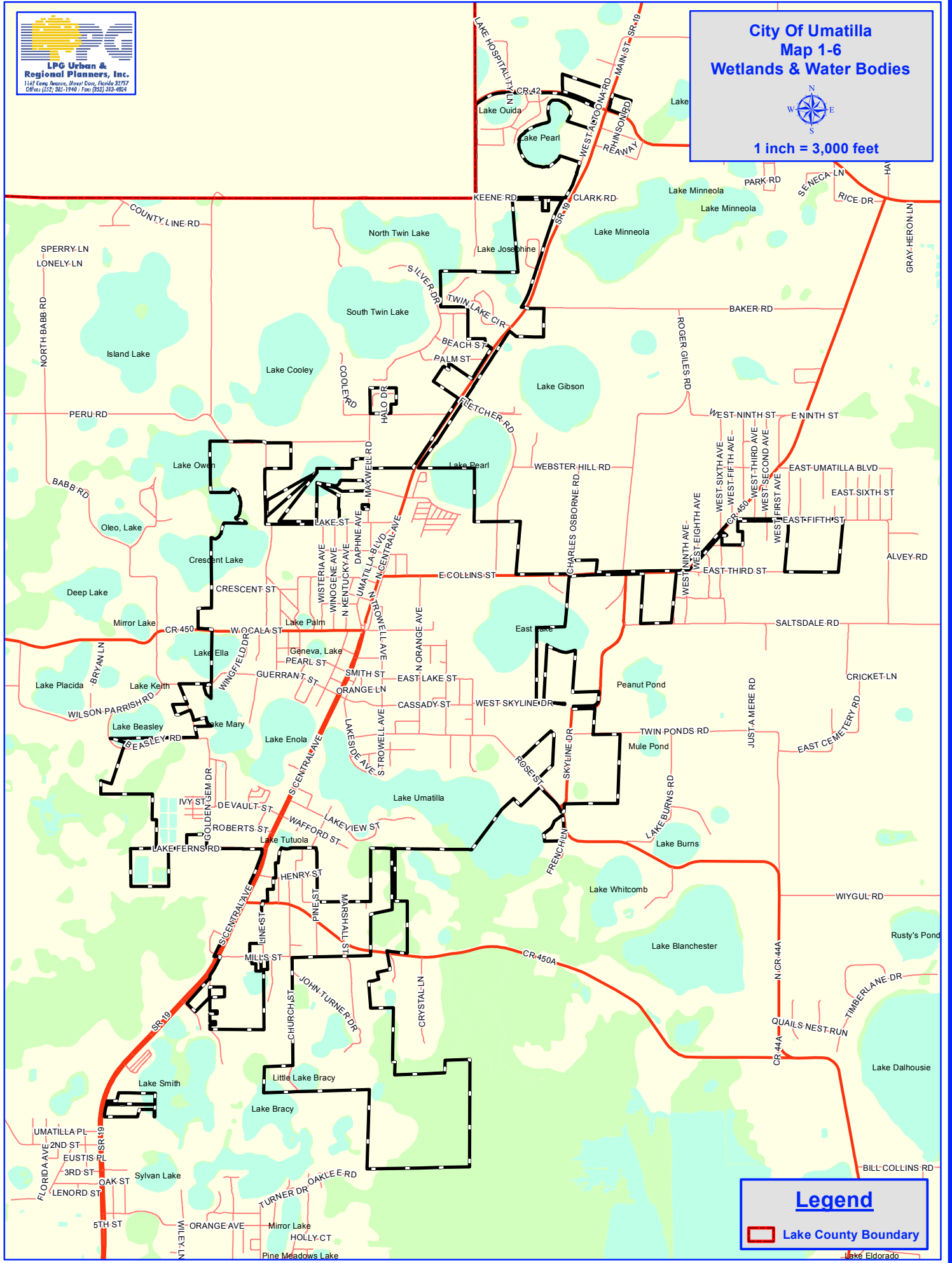




City of Umatilla Map 1-6 Wetlands & Water Bodies



1 inch = 3,000 feet



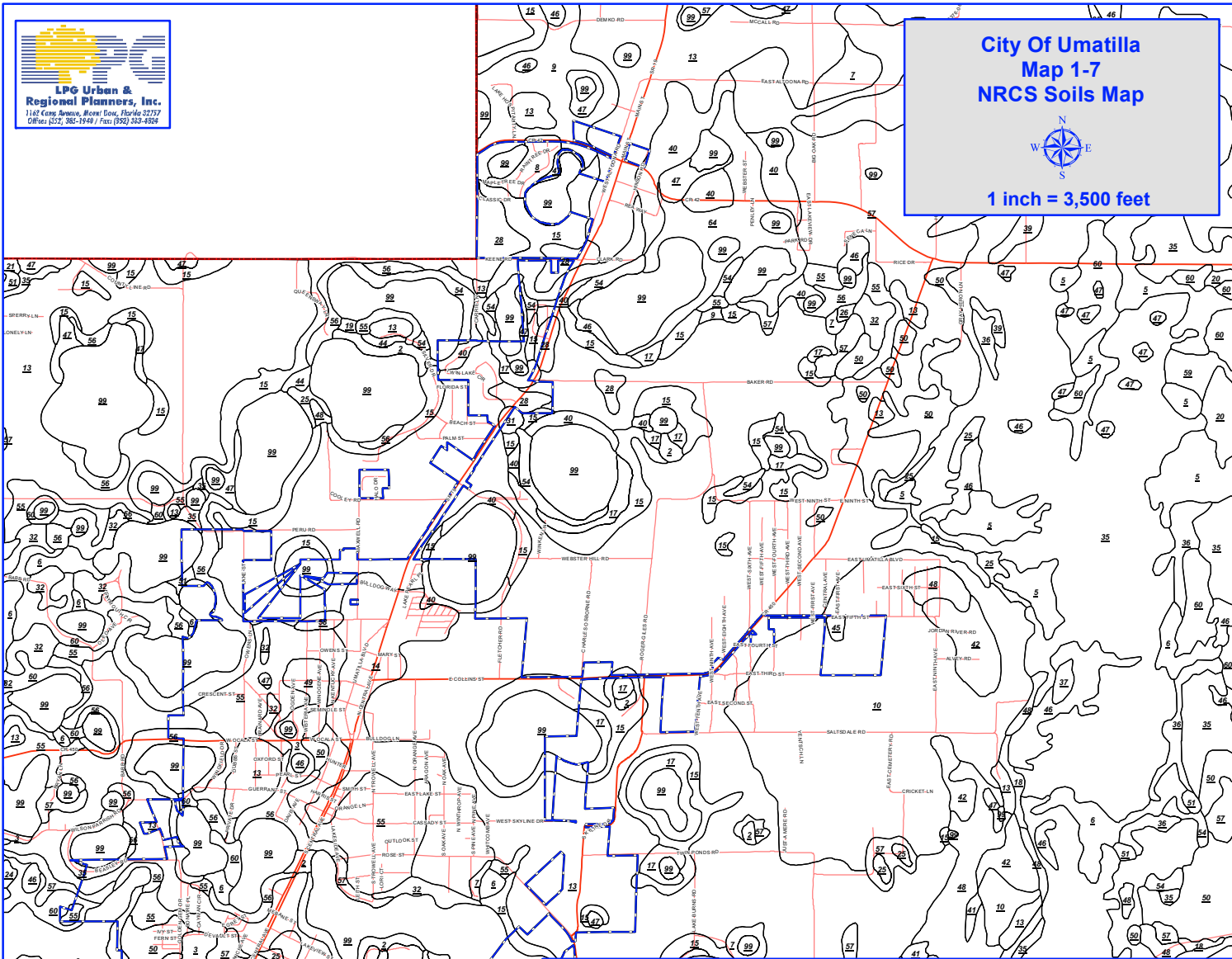
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- Lake County Boundary
- Lake Eldorado



City Of Umatilla
Map 1-7
NRCS Soils Map

1 inch = 3,500 feet



Legend

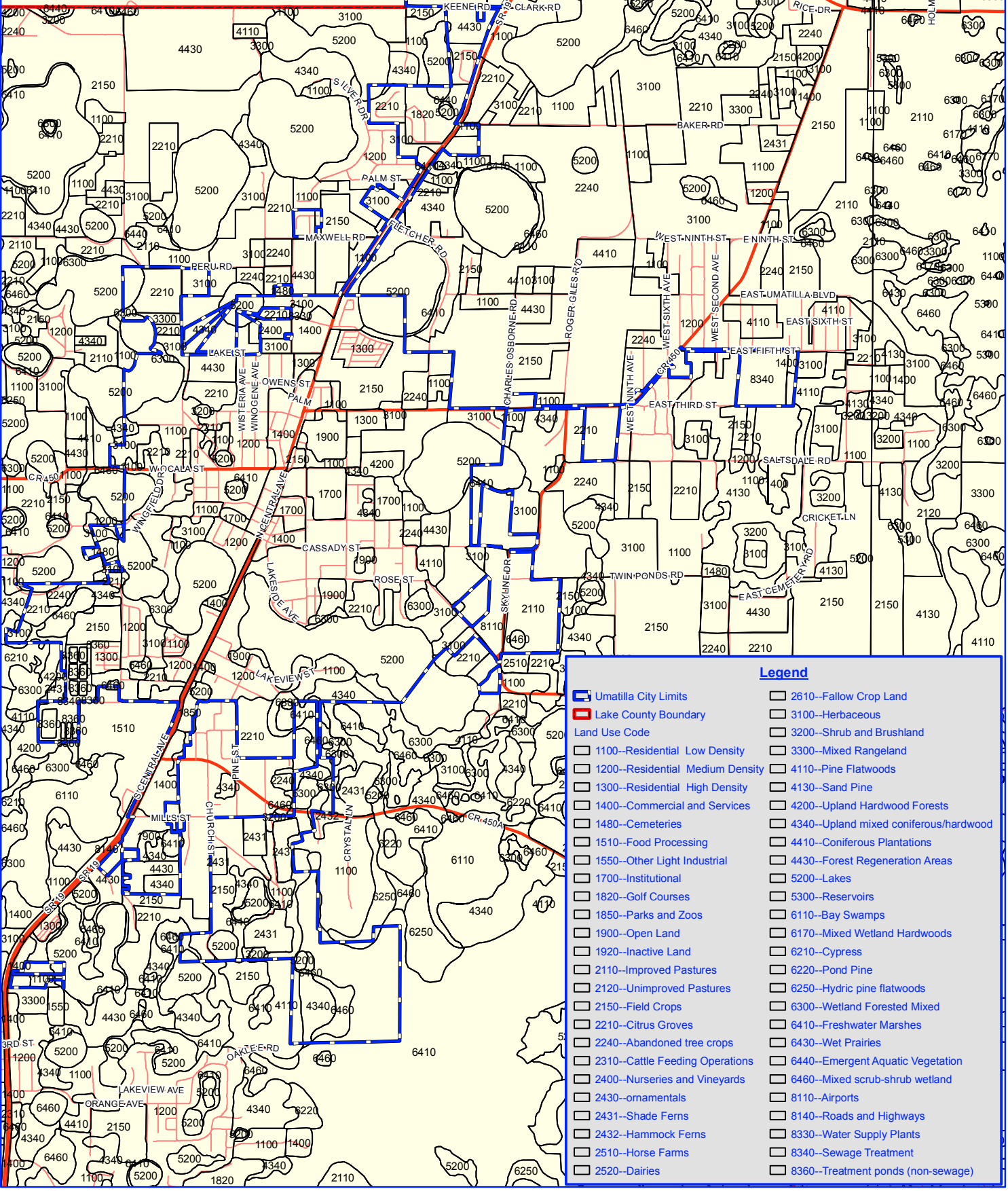
Umatilla City Limits	31 - Lake sand, 12 to 22% slopes
Lake County Boundary	32 - Lochloosa sand, 0 to 5% slopes
NRCS Soils	34 - Martel sandy clay loam, depressional
2 - Arents	35 - Myakka sand
3 - Arents-Urban land complex	36 - Myakka and Placid sands, 0 to 8% slopes
4 - Anclote fine sand, depressional	37 - Ocoee mucky peat, frequently flooded
5 - Anclote, Myakka and Felda soils, depressional	38 - Oklawaha muck, frequently flooded
6 - Anclote, Delray and Hontoon soils	39 - Ona fine sand
7 - Apopka sand, 0 to 5% slopes	40 - Orlando fine sand, 0 to 5% slopes
8 - Apopka-Urban land complex, 0 to 5% slopes	41 - Orsino sand
9 - Apopka sand, 5 to 12% slopes	42 - Paola sand, 0 to 5% slopes
10 - Astatula sand, 0 to 5% slopes	44 - Paola sand, 5 to 12% slopes
11 - Brighton muck, depressional	45 - Pits Water Complex
12 - Bluff and Manatee soils, frequently flooded	46 - Placid sand, depressional
13 - Candler sand, 0 to 5% slopes	47 - Placid and Myakka sands, depressional
14 - Candler-Urban land complex, 0 to 5% slopes	48 - Pomello sand, 0 to 5% slopes
15 - Candler sand, 5 to 12% slopes	49 - Pomello sand, 0 to 5% slopes
17 - Candler sand, 12 to 25% slopes	50 - Pompano sand
18 - Cassia sand	51 - Pompano, Felda and Oklawaha soils, depressional
19 - Ellzey sand	54 - Seffner sand
20 - Emerald fine sand, frequently flooded	55 - Sparr sand, 0 to 5% slopes
21 - Eureka loamy fine sand	56 - Sparr sand, 5 to 8% slopes
22 - Everglades muck, frequently flooded	57 - Tavares sand, 0 to 5% slopes
24 - Fellowship fine sandy loam, depressional	58 - Tavares-Urban land complex, 0 to 5% slopes
25 - Immokalee sand	59 - Wabasso sand
26 - Kendrick sand, 0 to 5% slopes	60 - Wauchula sand
28 - Lake sand, 0 to 5% slopes	64 - Placid and Samsula soils, depressional
30 - Lake sand, 5 to 12% slopes	99 - Water



**City Of Umatilla
 Map 1-8
 Florida Land Use Cover & Classifications**



1 inch = 3,000 feet



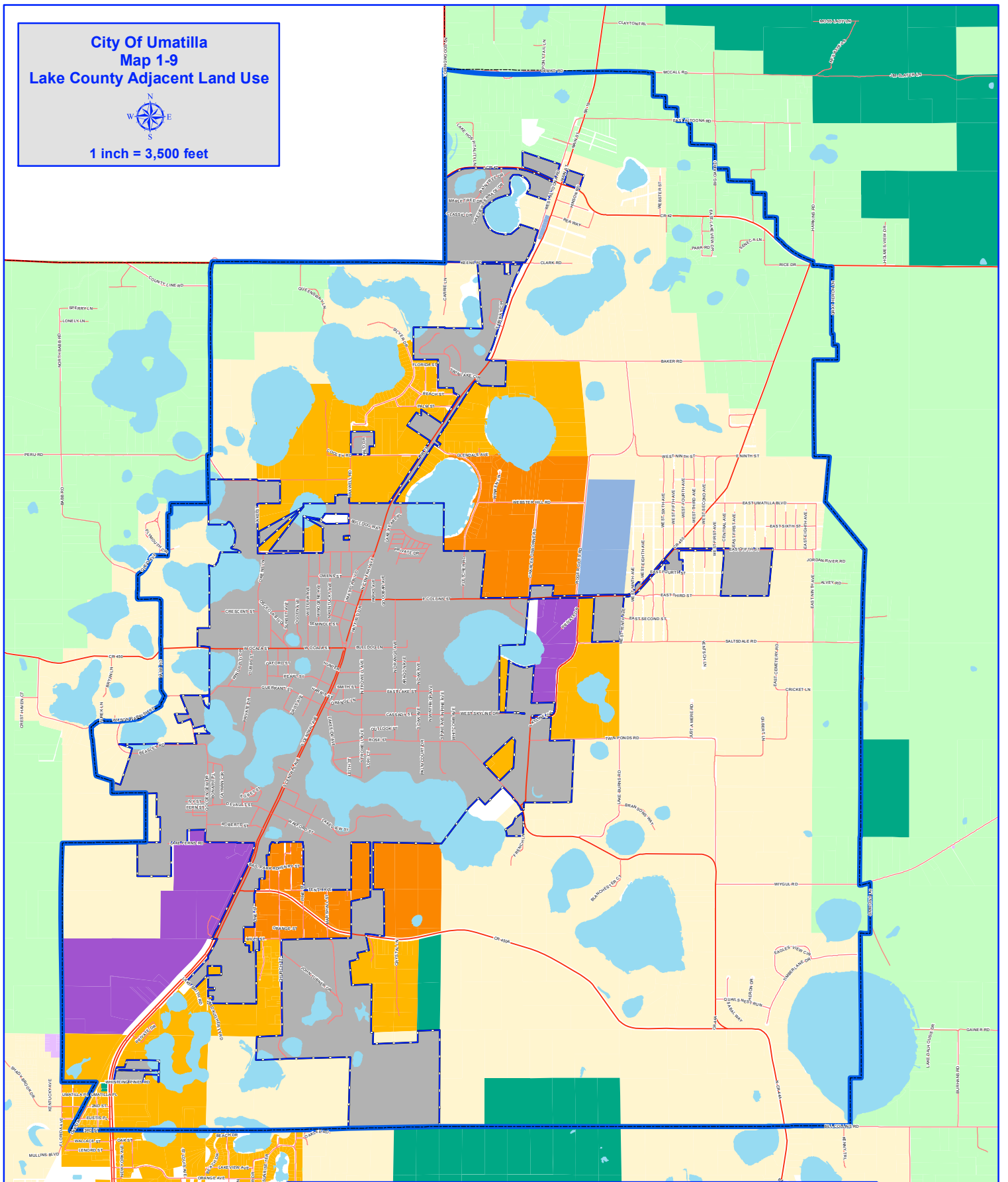
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Umatilla City Limits	2610--Fallow Crop Land
Lake County Boundary	3100--Herbaceous
Land Use Code	3200--Shrub and Brushland
1100--Residential Low Density	3300--Mixed Rangeland
1200--Residential Medium Density	4110--Pine Flatwoods
1300--Residential High Density	4130--Sand Pine
1400--Commercial and Services	4200--Upland Hardwood Forests
1480--Cemeteries	4340--Upland mixed coniferous/hardwood
1510--Food Processing	4410--Coniferous Plantations
1550--Other Light Industrial	4430--Forest Regeneration Areas
1700--Institutional	5200--Lakes
1820--Golf Courses	5300--Reservoirs
1850--Parks and Zoos	6110--Bay Swamps
1900--Open Land	6170--Mixed Wetland Hardwoods
1920--Inactive Land	6210--Cypress
2110--Improved Pastures	6220--Pond Pine
2120--Unimproved Pastures	6250--Hydric pine flatwoods
2150--Field Crops	6300--Wetland Forested Mixed
2210--Citrus Groves	6410--Freshwater Marshes
2240--Abandoned tree crops	6430--Wet Prairies
2310--Cattle Feeding Operations	6440--Emergent Aquatic Vegetation
2400--Nurseries and Vineyards	6460--Mixed scrub-shrub wetland
2430--ornamentals	8110--Airports
2431--Shade Ferns	8140--Roads and Highways
2432--Hammock Ferns	8330--Water Supply Plants
2510--Horse Farms	8340--Sewage Treatment
2520--Dairies	8360--Treatment ponds (non-sewage)

**City of Umatilla
Map 1-9
Lake County Adjacent Land Use**



1 inch = 3,500 feet



Legend

- | | | |
|----------------------|--|----------------------|
| JPA Boundary | Lake County Future Land Use | Regional Commercial |
| Umatilla City Limits | Conservation | Rural |
| Lake County Boundary | Heavy Industrial | Rural Transition |
| | Public Service Facility and Infrastructure | Urban Low Density |
| | Recreation | Urban Medium Density |

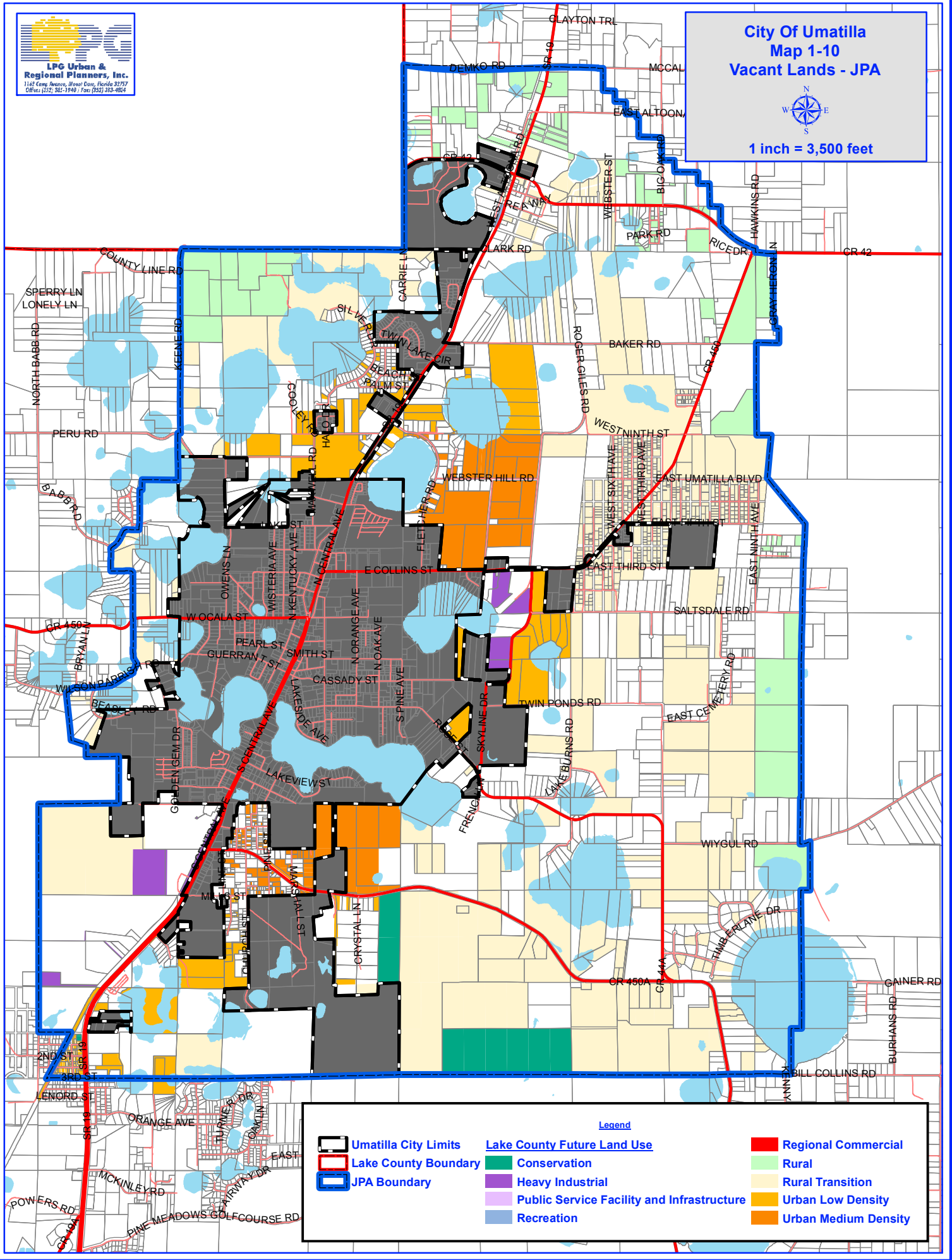
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 1182 Camp Avenue, Moon Lake, Florida 32157
 Office: (352) 385-1949 / Fax: (352) 383-4329



**City of Umatilla
 Map 1-10
 Vacant Lands - JPA**



1 inch = 3,500 feet



Legend

Umatilla City Limits	Lake County Future Land Use	Regional Commercial
Lake County Boundary	Conservation	Rural
JPA Boundary	Heavy Industrial	Rural Transition
	Public Service Facility and Infrastructure	Urban Low Density
	Recreation	Urban Medium Density

1
2
3 **CHAPTER 1**
4 **FUTURE LAND USE ELEMENT**
5 **GOALS, OBJECTIVES, AND POLICIES**
6
7
8

9 | GOALS, OBJECTIVES AND IMPLEMENTING POLICIES. This section stipulates goals, objectives, and
10 policies for implementing the desired future land use of the City of Umatilla.

11
12 **GOAL 1-1: LAND USE.**

13 INSURE THAT THE CHARACTER AND LOCATION OF LAND USES PROMOTE CONSERVATION OF
14 RESOURCES, EFFICIENCY AND CONCURRENCY IN THE PROVISION OF PUBLIC FACILITIES AND
15 SERVICES, MAXIMIZATION OF ECONOMIC BENEFITS FOR EXISTING AND FUTURE CITIZENS, AND
16 COMPLIANCE WITH ADOPTED MINIMUM LEVELS OF SERVICE STANDARDS; AND CONCOMITANTLY
17 | MINIMIZE DETRIMENTAL IMPACTS TO HEALTH, SAFETY, AND WELFARE ~~WHICH-THAT~~ MAY BE
18 JEOPARDIZED BY ENVIRONMENTAL DEGRADATION, NUISANCES, AND INCOMPATIBLE LAND USES.
19

20 **OBJECTIVE 1-1.1: PLANNING FOR RESIDENTIAL QUALITY AND NEIGHBORHOOD COHESIVENESS.**

21 | Designate and ~~P~~promote ~~S~~sufficient ~~A~~areas for ~~Q~~quality ~~R~~residential ~~D~~development and
22 ~~N~~neighborhood ~~C~~cohesiveness, and ~~R~~require the ~~A~~availability of ~~A~~adequate ~~F~~facilities to ~~S~~support
23 ~~D~~demands ~~N~~necessitated by ~~E~~existing and ~~F~~future ~~H~~housing ~~D~~development and ~~A~~associated
24 ~~P~~populations.
25

26 **Policy 1-1.1.1: Adequate Residential Land Area.**

27 The Future Land Use Map shall designate sufficient land area for residential land uses according to
28 | a pattern ~~whichthat~~ promotes neighborhood cohesiveness and identity, and ~~whichthat~~ enables
29 efficient provision of public facilities and services. A minimum of acres shall be allocated for
30 residential land uses on the Future Land Use Map. Residential acreage allocated on the Future
31 Land Use Map shall be sufficient to attract development to the City rather than outside the City
32 limits.
33

34 **Policy 1-1.1.2: Allowance for Open Space.**

35 | The City has incorporated within the Land Development Regulations provisions, ~~which that~~
36 require residential open space in new developments. Such provisions shall include but not be
37 limited to requiring a minimum of 25% open space for residential land uses, maximum
38 | percentages of lot coverage for other land uses ~~based on Table 1-4~~, and requiring proposed
39 development to incorporate such requirements into all development review submittals.
40

41 **Policy 1-1.1.3: Mitigation of Impacts from Adjacent Development.**

42 | The City has incorporated within the Land Development Regulations provisions ~~whichthat~~

43 | establish standards ~~which~~that require non-residential developments located adjacent to
44 | residential developments to provide sufficient buffers and screening for purposes of mitigating
45 | impacts. Such standards shall be incorporated into a landscape ordinance and shall be based on
46 | the type of zoning of the subject property as well as the adjacent property. The zoning districts of
47 | each shall determine the width and the amount of landscaping that will be required of buffers
48 | between incompatible land uses.

49
50 | **Policy 1-1.1.4: Non-Compatible Land Uses.**

51 | The City has incorporated within the Land Development Regulations provisions for eliminating
52 | land uses ~~which~~that are not in conformance with the ~~2025-2035~~ Future Land Use Map adopted
53 | with this Comprehensive Plan. Such provisions shall include prohibiting expansion of non-
54 | conformance land uses and the prohibiting such uses if they cease to exist for longer than six (6)
55 | months.

56
57 | **Policy 1-1.1.5: Access to and Circulation within Residential Areas.**

58 | Transportation systems within designated residential areas delineated on the Future Land Use
59 | Map shall be designed to accommodate traffic conditions that further public safety and limit
60 | nuisances. Access to residential areas shall comply with policies established within the Traffic
61 | Circulation Element that address access management. -The design of new residential subdivisions
62 | must include the dedication of right-of-way to enable pedestrian access between adjacent
63 | residential subdivisions, unless the distance between the furthest lot from the subdivision
64 | entrance is less than 1320 feet to the nearest public entrance to the adjacent residential
65 | subdivision.

66
67 | **Policy 1-1.1.6: Transition of Residential Densities.**

68 | The City shall pattern the transition of residential densities on the Future Land Use Map toward
69 | higher densities in areas accessible to employment and commercial areas and away from
70 | environmentally sensitive areas, while directing lower density residential in areas close to
71 | environmentally sensitive or agricultural areas.

72
73 | **Policy 1-1.1.7: Availability of Facilities to Support Residential Land Uses.**

74 | Residential densities shall be compatible with available public facilities and their capacity to serve
75 | development. Residential areas designated on the Future Land Use Map shall be allocated
76 | according to a pattern that promotes efficiency in the provision of public facilities and services,
77 | and furthers the conservation of natural resources. Public facilities shall be required to be in place
78 | concurrent within the impacts of new residential development as specified in ~~Policy 8A-1.1.3,~~
79 | Concurrency Management System.

80
81 | **OBJECTIVE 1-1.2: PLANNING FOR CONSERVATION OF ENVIRONMENTALLY SENSITIVE LANDS,**
82 | **OTHER NATURAL RESOURCES, AND HISTORICALLY SIGNIFICANT SITES.**

83 | The City ~~M~~manages and ~~C~~controls ~~E~~existing and ~~F~~future ~~L~~land ~~U~~uses ~~L~~located ~~W~~within or
84 | ~~A~~adjacent to ~~E~~environmentally ~~S~~sensitive ~~L~~lands, ~~O~~other ~~S~~significant ~~N~~natural ~~R~~resources, and

85 | ~~H~~historically ~~S~~significant ~~S~~sites, ~~B~~by ~~S~~specifying ~~P~~protection ~~S~~standards ~~W~~within the
86 | Comprehensive Plan and Land Development Regulations.

87

88 | **Policy 1-1.2.1: Wetlands.**

89 | The City has incorporated provisions within the Land Development Regulations that require all
90 | unaltered wetlands to be placed within conservation easements with the exception of alteration
91 | as allowed in Policy ~~5-1.8.2~~ ~~5-2.6.2~~: Conservation Element. ~~Any such alteration shall be permitted~~
92 | ~~by the appropriate jurisdictional agency and shall be mitigated with the result of no net loss of~~
93 | ~~natural functional value. Wetlands placed in conservation easements may be utilized for passive~~
94 | ~~recreation activities and shall include but not be limited to elevated boardwalks, nature trails,~~
95 | ~~hiking, bird watching and picnicking. Wetlands are lands which are identified by being inundated~~
96 | ~~or saturated by surface ground water at a frequency and duration sufficient to support, and that~~
97 | ~~under normal circumstances do or would support, a prevalence of vegetation typically adapted~~
98 | ~~for life in saturated soil conditions. The definition includes all contiguous or isolated wetlands to~~
99 | ~~water, water bodies, and watercourses. Wetlands include but are not limited to, Cypress,~~
100 | ~~Hardwood Swamp, Bayhead, Hydric Hammocks, Shrub Swamp, Shrub Bog, Deep Marsh,~~
101 | ~~Freshwater Marsh, Shallow Marsh and Wet Prairie. An upland buffer or sufficient width which~~
102 | ~~will be determined on an individual basis based upon the wetland size, hydrological functions,~~
103 | ~~human impacts, plant diversity and integration with other ecosystems will be required.~~

104

105 | **Policy 1-1.2.2: Floodplains (Areas Subject to Periodic Flooding or Seasonal Flooding) and**
106 | **Stormwater Management.**

107 | The City has incorporated within the Land Development Regulations provisions that prohibit
108 | development within the 10 year floodplain and allow limited development within the 100 year
109 | floodplain as permitted by St. Johns River Water Management District (SJRWMD), provided that
110 | compensating storage is provided and structures located within the 100 year floodplain shall have
111 | a first floor elevation at least 18" above the floodplain. The following activities shall be prohibited
112 | within the 100 year floodplain: septic tanks and the storing of toxic, hazardous or industrial waste
113 | material. Roads, bridges and other similar public facilities should not be located within the
114 | floodplains, except where no reasonable alternative exists. The Land Development Code ~~shall~~
115 | ~~also establish~~~~es~~ stormwater management standards based stormwater management or drainage
116 | facilities that maintain predevelopment conditions, provide adequate facilities as may be
117 | necessary to insure that the stormwater runoff rate and the quantity shall not be increased, nor
118 | adversely affect existing surface water flow pattern, insure that sediment runoff will not enter
119 | natural drainage way and all systems shall be functionally independent of planned but unbuilt
120 | phases of the development project.

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Policy 1-1.2.3: Aquifer Recharge.

127 The City has incorporated provisions within the Land Development Regulations that prohibit
128 development/land uses ~~which that~~ are likely to generate toxic, hazardous or industrial waste in
129 high recharge areas, unless otherwise approved by DEP, from utilizing septic tanks and where
130 such uses are allowed, must be served by a centralized sanitary sewer system.

131

132 **Policy 1-1.2.4: Sinkholes.**

133 The City has incorporated provisions within the Land Development Regulations that require
134 setbacks from sinkholes. The setback criteria will be based on a case by case basis as determined
135 appropriate by a certified geotechnical engineer and/or the Florida Sinkhole Research Institute.

136

137 **Policy 1-1.2.5: Lake Front and Wetland Littoral Zone.**

138 The City, ~~upon adoption of this Comprehensive Plan,~~ shall continue to protect lakefront and
139 wetland littoral zones through the provisions of Policy 5-1.2.3, Conservation Element. Such
140 provisions are also incorporated within the Land Development Regulations.

141

142 **Policy 1-1.2.6: Natural Upland Communities and Native Vegetation.**

143 The City ~~has~~ included within the Land Development Regulations provisions that require all
144 development to place a percentage of the natural upland communities and native vegetation as
145 defined in the Florida Natural Areas Inventory (FNAI) in conservation easements as specified in
146 ~~Policy 5-1.4.1,~~ the Conservation Element. The set aside requirement may be credited toward
147 meeting the Open Space and Landscaping requirements.

148

149 **Policy 1-1.2.7: By March 2011-2014 identify Historically Significant Sites.**

150 The City by ~~2011~~20124, in cooperation with the Lake County Historical Society, shall apply for
151 grants available through the Department of State, Division of Historical Resources, for the purpose
152 of recording potential sites of historical significance and to inform the public about local, state and
153 Federal historic preservation programs. Any structure, building, or site ~~which that~~ is deemed
154 historically significant and is placed on the Florida Master File or the National Register of Historic
155 Places shall be identified on the Future Land Use Map series.

156

157 **OBJECTIVE 1-1.3: PLANNING FOR COMMERCIAL ACTIVITIES.**

158 The ~~2025-2035~~ Future Land Use Map ~~S~~shall ~~A~~allocate ~~S~~sufficient ~~L~~and ~~A~~area to ~~A~~accommodate
159 ~~E~~commercial ~~A~~activities ~~which-that~~ ~~P~~provide ~~G~~goods and ~~S~~services ~~D~~demanded by ~~L~~local and
160 ~~A~~area-wide Markets, and to ~~A~~allocate ~~S~~sufficient ~~L~~and ~~A~~area to ~~P~~provide for a ~~H~~healthy ~~M~~market
161 for ~~E~~commercial ~~P~~properties, with ~~E~~consideration to ~~F~~fiscal and ~~E~~environmental ~~I~~impacts to the
162 City of Umatilla.

163

164 **Policy 1-1.3.1: Criteria for Identifying Marketable Commercial Sites.**

165 The location and distribution of commercial land use categories delineated on the Future Land
166 Use Map shall be determined according to the following criteria:

167

168 **1. a.**—Ease of access and egress from major thoroughfares to commercial sites and ability to

169 achieve a functional internal circulation and off-street parking system;

170
171 | ~~2. b.~~—Ability to comply with adopted performance standards for preventing or minimizing
172 nuisance impacts, such as emission of air pollutants, noise, odor, and generation of hazardous
173 waste or products;

174
175 | ~~3. c.~~—Development/land uses ~~which~~~~that~~ are likely to generate toxic, hazardous or industrial
176 waste will be prohibited from utilizing septic tanks and must be served by a centralized
177 sanitary sewer system;

178
179 | ~~4. d.~~—Demand on existing and planned public services, utilities, water resources, and energy
180 resources;

181
182 **Policy 1-1.3.2: General Pattern of Commercial Land Use.**

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

188
189 **Policy 1-1.3.3: Access to Commercial Land Uses.**

190 ~~Access to commercial sites shall utilize adjacent streets adjoining S.R. 19, where such streets serve~~
191 ~~to provide safe ingress\egress to the site. Such use of existing streets shall not be designed to~~
192 ~~direct traffic into residential areas.~~

193
194 | ~~a.~~—Commercial development pursuing access to State and County facilities shall be required to
195 obtain all access management (curb cut) permits from those entities in accordance with their
196 established rules and regulations and not prior to a site plan being approved by the City.

197
198 **Policy 1-1.3.4: Mitigation of Impacts to Adjacent Land Uses.**

199 | The City has incorporated within the Land Development Regulations provisions ~~which~~~~that~~ require
200 commercial developments and redevelopment's to provide sufficient buffers and screening for
201 purposes of mitigating impacts to adjacent non-residential land uses. Such standards shall be
202 based on the type of zoning of the subject property as well as the adjacent property. The zoning
203 districts of each shall determine the width and the amount of landscaping that will be required of
204 buffers between incompatible land uses.

205
206 **Policy 1-1.3.5: Availability of Facilities to Support Commercial Development.**

207 The density and intensity of commercial uses shall be compatible with the ability of public
208 facilities to provide adequate services according to adopted level of service standards. The Future
209 Land Use Map shall not designate more commercial areas than that which existing and planned
210 public facilities and roadways can support at adopted minimum level of service standards.

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Policy 1-1.3.6: Provision of Open Space.

The City has incorporated within the Land Development regulations provisions ~~which~~that require non-residential developments to provide open space based on the maximum intensity standards established ~~on Table 1-4 of~~in the Future Land Use Element.

OBJECTIVE 1-1.4: PLANNING FOR PUBLIC FACILITIES AND INSTITUTIONAL ACTIVITIES.

The City shall assure that ~~A~~adequate ~~P~~public ~~F~~facilities are in ~~P~~place ~~E~~concurrent with the ~~i~~impact of ~~N~~new ~~D~~development through the ~~D~~designation of ~~A~~adequate ~~i~~institutional ~~L~~and ~~U~~ses on the ~~2025-2035~~ Future Land Use Map and the Programmed Improvements in the ~~A~~adopted Capital Improvements Element of the Comprehensive Plan. The ~~E~~criteria for ~~M~~meeting ~~E~~concurrency ~~S~~shall be as ~~S~~specified in the Concurrency Management System of the Comprehensive Plan.

Policy 1-1.4.1: Coordinate Public Facilities with Land Use.

The City shall extend public facilities only to existing and proposed land use activities, as shown on the Future Land Use Map, which shall require and demand such services. Undeveloped land shall not be designated for development without assurance through the Comprehensive Plan that public facilities shall be available concurrently with the impacts of development. The impacts of land uses, including their densities and intensities, shall be coordinated with the City's ability to finance or require provision of necessary public facilities at conditions meeting or exceeding the adopted minimum level of service standards.

Policy 1-1.4.1A: Educational Facilities Siting.

Future educational sites shall utilize the state criteria for site selection. The City shall coordinate with the Lake County School Board and evaluate the impacts to the public facilities at conditions meeting or exceeding the adopted minimum level of service standards.

Policy 1-1.4.2: Coordinate Public Facilities and Services with Concurrency Management System.

The timing and location of public facilities shall be coordinated through the Concurrency Management System to assure that development occurs in an orderly and timely manner consistent with the availability of public facilities and services.

Policy 1-1.4.3: Protection of Potable Water Wellfields.

The City has incorporated within the Land Development Regulations provisions that prohibit activities/land uses within the following wellfield protection zones:

- ~~1. a.~~ Within all zones any non-residential land use ~~which~~that stores, handles, produces or uses any regulated substance is prohibited;
- ~~2. b.~~ The location of septic systems within two hundred (200) feet of a public water supply well, unless otherwise approved by DEP or HRS;

- 253 | ~~3. e.~~—The location of stormwater areas, as defined by SJRWMD, within three hundred (300) feet
254 | of a public water supply well, unless otherwise approved by SJRWMD;
255 |
- 256 | ~~4. d.~~—The location of wastewater treatment plant effluent discharges including but not limited to
257 | percolation ponds, surface water discharge, spray irrigation or drainfields within five hundred
258 | (500) feet of a public supply well, unless otherwise approved by DEP;
259 |
- 260 | ~~5. e.~~—The location of a landfill and/or collection center within five hundred-(500) feet of a public
261 | supply well;
262 |
- 263 | ~~6. f.~~—The location of feed lots or other commercial animal facilities within five hundred (500) feet
264 | of a public supply well;
265 |
- 266 | ~~7. g.~~—The location of mining and/or excavation of waterways or drainage facilities ~~which that~~
267 | intersect the water table within one thousand (1000) feet of a public supply well, unless
268 | otherwise approved by SJRWMD;
269 |
- 270 | ~~8. h.~~—The location of underground or above ground stationary tanks containing regulated
271 | substances, including fuel storage tanks, within five hundred (500) feet of a public supply well.
272 |
- 273 | ~~9. i.~~—The Land Development Regulations will also include provisions for exemptions based on the
274 | following criteria:
275 |
- 276 | ~~A. 1.~~—The application of pesticides, herbicides, fungicides, and rodenticides if application is
277 | in strict conformity with EPA guidelines and in strict conformity with Chapters 5E-2 and 5E-
278 | 9 of the Florida Administrative Code;
279 |
- 280 | ~~B. 2.~~—the application of fertilizers containing any form of nitrogen providing that the amount
281 | of fertilizer applied shall not exceed forty (40) pounds of nitrogen per acre per month for a
282 | total area of two (2) pounds per thousand (1000) square feet per month, however, the
283 | applied fertilizer shall not exceed two hundred (200) pounds of nitrogen per acre per year;
284 |
- 285 | ~~C. 3.~~—Retail and wholesale establishments in regulated areas provided that the
286 | establishments only store and handle regulated substances for resale in their original
287 | unopened containers;
288 |
- 289 | ~~D. 4.~~—Regulated substances for the maintenance and cleaning of office buildings and
290 | regulated substances associated with office equipment;
291 |
- 292 | ~~E. 5.~~—Non-residential land uses ~~which that~~ are determined to be exempt in consultation with
293 | the SJRWMD, DEP and/or the City's engineer. Special exemptions may also be issued
294 | subject to written verification by a qualified Florida professional engineer or Florida

certified hydrogeologist that the proposed use or activity will not result in adverse impacts to the protected wellfield potable water supply. A public supply well shall mean a system, ~~which~~~~that~~ provides water service to the public and has at least fifteen (15) service connections or regularly serves an average of at least twenty-five (25) individuals daily for at least sixty (60) days of the year. Regulated substances shall include but not be limited to the following:

1. ~~i.~~ Chapter 38F-41, Florida Administrative Code;
2. ~~ii.~~ Title 40 of the Code of Federal Regulations Part 261 (Identification and listing of Hazardous Wastes);
3. ~~iii.~~ Title 40 of the Code of Federal Regulations Part 302.4 (List of Hazardous Substances and Reportable Quantities);
4. ~~iv.~~ Title 40 of the Code of Federal Regulations Part 355, Appendix A & B (List of Extremely Hazardous Substances), and;
5. ~~v.~~ Title 49 Code of Federal Regulations Parts 172.101 and 172.102.

OBJECTIVE 1-1.5: PLANNING FOR INSTITUTIONAL LAND USES.

The City ~~S~~shall ~~A~~adequately ~~P~~plan for the ~~L~~and ~~N~~needs of ~~I~~institutional ~~A~~activities.

Policy 1-1.5.1: Adequate Sites for Institutional Land Uses.

The City shall designate adequate sites on the Future Land Use Map for institutional land uses, assuring that public facilities are available to meet demands concurrent with impacts of development. Child-care and adult-care centers and religious facilities shall be allowed to locate in residential areas as conditional uses. The Land Development Regulations ~~shall~~ defines performance standards and mandatory conditions, ~~which~~~~that~~ must be met to locate these facilities in residential areas.

Policy 1-1.5.2: Compliance with Concurrency Management System.

All institutional land uses, both private and public, shall comply with requirements stipulated within the Concurrency Management System. Public facilities shall be available concurrent with the impacts of development.

Policy 1-1.5.3: Mitigation of Impacts to Adjacent Land Uses.

The City has incorporated within the Land Development Regulations provisions, ~~which~~~~that~~ establish standards for institutional land uses to provide sufficient buffers and screening for purposes of mitigating impacts. Such standards shall be incorporated into a landscape ordinance and shall be based on the type of zoning of the subject property as well as the adjacent property. The zoning districts of each shall determine the width and amount of landscaping that will be

337 required of buffers between incompatible land uses.

338

339 **OBJECTIVE 1-1.7: COORDINATE FUTURE LAND USES WITH THE CONCURRENCY MANAGEMENT**
340 **SYSTEM.**

341 The City shall not approve development ~~After Adoption of this Comprehensive Plan Which~~
342 ~~that cannot be served by adequate public facilities at adopted levels of service.~~ The
343 provision of such public facilities shall be planned in an efficient manner and
344 programmed in the Capital Improvement Element and the City's Five Year Capital Improvement
345 Program.

346

347 **Policy 1.1.7.1: Availability of Public Facilities.**

348 The City shall not issue development orders or permits after March, 1992, unless public facilities
349 and services are available at adopted levels of service concurrent with the impacts of
350 development as specified in ~~Policy SA 1.1.3,~~the Concurrency Management System.

351

352 **Policy 1.1.7.2: Efficiency in the Provision of Public Facilities.**

353 Allocation of future land use shall occur in a manner, ~~which that~~ promotes efficient distribution
354 and provision of public facilities. Land use allocations shall assure that future sites can be
355 acquired for public facilities programmed within the Five-Year Schedule of Capital Improvements
356 or determined necessary to meet demands generated by growth and development anticipated
357 through the year ~~2005~~2016-19.

358

359 **OBJECTIVE 1-1.8: ENCOURAGE THE REDEVELOPMENT AND RENEWAL OF BLIGHTED AREAS.**

360 The City shall encourage the redevelopment and renewal of blighted areas at the time
361 such areas appear within its jurisdiction and necessary action shall be taken to prevent
362 their occurrence.

363

364 **Policy 1-1.8.1: Amend Future Land Use to Best Encourage the Redevelopment and Renewal of**
365 **Blighted Areas.**

366 At the time blighted areas are identified within Umatilla, the City shall amend the Comprehensive
367 Plan to include appropriate policies ~~which that~~ address the redevelopment needs of that area.
368 Such policies shall be based on an evaluation and analysis, ~~which shall be~~ prepared within the
369 Data Inventory and Analysis Section, the supporting document to the Comprehensive Plan. The
370 City shall also re-evaluate the future land use designation for the blighted area to determine if a
371 more appropriate designation, density and intensity of development would better encourage the
372 private sector to invest in redevelopment.

373

374 **Policy 1-1.8.2: Maintain and Enforce Minimum Standards for Existing and New Development.**

375 The City shall continue to enforce appropriate standards for the design and construction of
376 development, including public and semi-public facilities. The City has amended the Land
377 Development Regulations and Code of Ordinances to include any revisions to design and
378 construction standards, including the administration of enforcement activities, to maintain

379 consistency with development guidelines and requirements established in this comprehensive
380 plan.

381

382 **OBJECTIVE 1-1.9: PLANNING FOR UTILITIES.**

383 The City shall assure that needed utilities are provided concurrent with the impact of
384 new development, ~~including adoptions included in the of a~~ Concurrency Management
385 System within the Comprehensive Plan. Sufficient land area shall be available to
386 accommodate utilities.

387

388 **Policy 1-1.9.1: Coordinate Land Use Needs for Utilities.**

389 The City shall coordinate the Comprehensive Plan with the development and service plans of
390 utility companies to assure that sufficient right-of-way and other land is available for utility
391 placements and distribution lines. A utility land use category shall be used to allocate areas on
392 the Future Land Use Map to accommodate utilities. Distribution lines, such as telephone lines and
393 water mains, shall be permitted in public right-of-way or as otherwise stated in the Land
394 Development Regulations.

395

396 **Policy 1-1.9.2: Coordinate Traffic Plans with Utilities.**

397 As existing utility service lines are placed within existing transportation right-of-ways, the City
398 shall review future land use plans and transportation improvements to assure that appropriate
399 land and air space are available to accommodate utility lines. -The City shall inform the utility
400 company of all transportation improvements scheduled within the Five-Year Schedule of Capital
401 Improvements, ~~which that~~ requires relocation of utility service lines or other ancillary facilities.

402

403 **OBJECTIVE 1-1.10: DISCOURAGE URBAN SPRAWL.**

404 The City shall discourage urban sprawl through the designation of adequate land uses
405 on the ~~2005-2035~~ Future Land Use Map to serve the existing and projected population. Such
406 land uses shall promote orderly development and provide adequate land for a viable
407 real estate market. The extension of public facilities shall be done in a manner to
408 discourage urban sprawl and encourage planned growth.

409

410 **Policy 1-1.10.1: Land Use Allocation.**

411 The City shall designate land use on the Future Land Use Map to accommodate needs identified
412 within the Comprehensive Plan supporting document (i.e., Data Inventory & Analysis). The City
413 shall allocate a reasonable amount of land above identified needs to avoid economic impacts,
414 which a controlled supply of land places on land values and market potential.

415

416

417

418 **Policy 1-1.10.2: Promote Orderly, Compact Growth.**

419 Land use patterns delineated on the Future Land Use Map shall promote orderly, compact
420 growth. The City shall encourage growth and development in existing developed areas where

421 public facilities and services are presently in place and in those areas where public facilities can
422 provide the most efficient service. Land shall not be designated for growth and development if
423 abundant undeveloped land is already present within developed areas served by facilities and
424 services.

425

426 **Policy 1-1.10.3: Coordination with Lake County to Reduce Urban Sprawl.**

427 The City of Umatilla shall continue to coordinate with Lake County ~~to promote a regional~~
428 ~~development concept that directs future growth to urbanized or urban/rural transitional areas~~
429 ~~where public facilities and services are available or proposed to be available by year 2005 with~~
430 ~~whom they recently entered into an Interlocal Service Boundary Agreement, to direct future~~
431 ~~growth to areas where public facilities and services are available or are proposed to be available.~~

432

433 **OBJECTIVE 1-1.11: PROMOTE INNOVATIVE LAND DEVELOPMENT APPLICATIONS.**

434 Promote ~~i~~nnovative ~~l~~and ~~d~~evelopment ~~a~~pplications ~~t~~hrough the ~~u~~se of Planned Unit
435 Development Designations.

436

437 **Policy 1-1.11.1: Application of Planned Unit Development.**

438 The City has included within the Land Development Regulations provisions, ~~which that~~ allow
439 Planned Unit Developments (PUD's) in Residential, Commercial and Industrial designated areas of
440 the Future Land Use Map. Residential PUD's shall be located within residentially designated
441 areas, Commercial PUD's shall be located within commercially designated areas and Industrial
442 PUD's shall be located in industrially designated areas of the Future Land Use Map. A mixed use
443 PUD with a mix of housing types (i.e., single-family and multi-family) shall be allowed and the
444 housing mix shall be flexible, however, multi-family dwelling units within the PUD in the single-
445 family designated areas shall not exceed 49% of the housing stock. Commercial uses shall be
446 allowed within a PUD located within residentially designated areas of the Future Land Use Map
447 provided that the commercial uses are limited to on site day care facilities, personal services and
448 convenience store that are intended to serve the principal use. Commercial uses shall be allowed
449 within Industrial PUD's provided that the commercial uses are intended to serve the primary
450 industrial users. The maximum densities and intensities allowed within each PUD shall be
451 restricted to the overlay land use category (i.e. SF-single-family low density will allow 3 dwelling
452 units/acre). ~~however, densities may exceed the maximum allowed by up to 20% through density~~
453 ~~bonus credits for providing affordable housing.~~ A landscaped buffer requirement shall be
454 established along the perimeter and interior boundaries of the PUD based on the mix of land uses
455 of the PUD and adjacent property. ~~The minimum land requirement for PUD's shall be ten (10)~~
456 ~~acres unless it can be demonstrated that the intent and purpose of the PUD district and expressed~~
457 ~~municipal development policy would be served in such case.~~

458

459

460

461 **Policy 1-1.11.2: Use of Cluster Developments.**

462 The City ~~has included within the~~ shall include within their Land Development Regulations

provisions ~~which~~that encourage a "clustering concept" to promote the conservation of permeable surface area and provide protection to environmentally sensitive areas. The clustering concept shall be encouraged in the application of all new development. Incentives may include but not be limited to density and/or intensity bonuses for all unaltered wetlands placed in conservation easements, preservation of additional areas of natural upland communities and native vegetation placed in conservation easements above the percentage normally required to be set aside and the use of porous concrete, grass blocks and pavers.

Policy 1.1.11.3: Mixed Use Developments

The Cities Land Development Regulations include provisions for Planned Unit Developments. This zoning category will be used in conjunction with the mixed use land use categories.

GOAL 1-2. FUTURE LAND USE MAP

~~ADOPT AND~~ MAINTAIN A FUTURE LAND USE MAP SERIES ~~WHICH THAT SHALL~~ DESIGNATES LAND USE ACTIVITIES TO MEET ANTICIPATED GROWTH AND DEVELOPMENT AND TO CONSERVE NATURAL RESOURCES OF UMATILLA THROUGH THE YEAR ~~2005~~2035.

OBJECTIVE 1-2.1: FUTURE LAND USE MAP SERIES.

The City of Umatilla hereby adopts the Future Land Use Map ~~Sseries, Maps 1-1 through 1-5~~ to ~~R~~represent City ~~P~~policy for ~~M~~managing the ~~A~~allocation of Future Land Use through the ~~Y~~year ~~2025~~2035. The Future Land Use Map ~~Sseries~~ ~~i~~s and ~~S~~shall ~~B~~be ~~S~~supported by the Comprehensive Plan Data Inventory ~~&and~~ Analysis Report ~~(2005)~~ and the Comprehensive Plan Evaluation and Appraisal Report. Land ~~U~~use ~~D~~designations on the Future Land Use ~~M~~maps ~~A~~are and ~~S~~shall Be ~~A~~allocated ~~P~~pursuant to the following:

- ~~1. *~~ 1. *Goals, Objectives and Policies Established in the Comprehensive Plan;
- ~~2. *~~ 2. *Based on Anticipated Growth and Development through Year ~~2025~~2035, as determined within the Data Inventory & Analysis Report;
- ~~3. *~~ 3. *Conservation of Natural Resources Including Lakes Wetlands, Floodplains, Sinkholes, Groundwater High Recharge Areas, Endangered and Threatened Species and their Native Habitats;
- ~~4. *~~ 4. *Efficiency in the Provision of Public Facilities;
- ~~5. *~~ 5. *Preservation of Fiscal Resources and Maximization of Economic Benefit.

500	MAP I-1
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502	FUTURE LAND USE MAP SERIES:
503	LAND USE POLICY DESIGNATION
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505	City of Umatilla MAP I-2
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507	FUTURE LAND USE MAP SERIES:
508	EXISTING AND PLANNED WATER WELLS
509	
510	City of Umatilla
511	MAP I-3
512	
513	FUTURE LAND USE MAP SERIES:
514	100-YEAR FLOODPLAIN
515	
516	City of Umatilla
517	MAP I-4
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519	FUTURE LAND USE MAP SERIES:
520	Natural Features
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522	City of Umatilla
523	MAP I-5
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525	FUTURE LAND USE MAP SERIES:
526	SOIL TYPES
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528	City of Umatilla
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Policy 1-2.1.1: Land Use Designations, and Maximum Intensity and Density.

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

1. ~~a.~~ Agriculture - 1 unit/acre. Development shall be limited to detached single- family dwelling units and agricultural pursuits such as but not limited to grove care taking and maintenance, produce stands, nursery, keeping and grazing of cattle and horses and production of field crops.
2. Single-Family Low Density - 3 dwelling units/acre. Development shall be limited to single-family residential.
3. ~~b.~~ Single-Family Medium Density - 5 dwelling units/acre. Development shall be limited to single-family residential.
4. ~~c.~~ Multi-family ~~triplex~~ Medium Density – 8 dwelling units/acre. Development shall be limited to single-family residential, duplexes, and triplexes.
5. ~~d.~~ Multi-Family High Density - 12 dwelling units/acre. 70% maximum impervious surface ratio. Development shall be limited to single-family and multi-family residential and personal and professional service. Permits mobile homes.
6. Mobile Home High Density – 8 dwelling units / acre. Development shall be limited to mobile homes.
7. Tourist Commercial - 12 dwelling units/acre. Development shall be limited to recreational vehicle parks and ancillary uses.
8. Heritage Mixed Use. –Development shall consist of a mix of agricultural uses with residential, limited commercial, and office development to support the agricultural use. Residential density cannot exceed 1 dwelling unit / acre. Standards for development are outlined in Policy 1-2.1.2.
9. Residential Mixed Use. Development shall consist of a mix of residential uses with neighborhood scale commercial and office development to support the residential. Residential density shall be within 4 to 8 dwelling units / acre. Standards for development are outlined in Policy 1-2.1.2.
10. Downtown Mixed Use. –Development shall consist of a mix of commercial, office, and

572 residential uses. The residential uses are intended to help generate and support
573 employment and promote development in those areas where infrastructure already exists.
574 Residential density must be within 12 dwelling units per acre.

575
576 11. Commerce Mixed Use. Development shall consist of a mix of commercial, industrial, office,
577 business parks, and residential uses. The residential uses are intended to help generate and
578 support employment. Residential density shall be within 3 to 5 dwelling units / acre.
579 Standards for development are outlined in Policy 1-2.1.2.

580
581 12. e.—General Commercial - 75% maximum of impervious surface ratio per parcel, (which
582 includes building coverage). Development shall be limited to retail sales and services as
583 defined in Policy 1-2.3.1. Residential uses may be permitted 2nd floor or above up to 12
584 dwelling units/acre.

585
586 13. f.—Wholesale Commercial - 75% maximum of impervious surface ratio per parcel, (which
587 includes building coverage). Development shall be limited to wholesale and distribution
588 commercial as defined in Policy 1-2.3.1.

589
590 ~~6. g. Tourist Commercial—12 dwelling units/acre. Development shall be limited to recreational~~
591 ~~vehicle parks and ancillary uses.~~

592
593 14. h.—Industrial - 75% maximum of impervious surface ratio per parcel, (which includes building
594 coverage) and a maximum building height of 50 feet. Development shall be limited to general
595 and wholesale commercial and industrial uses such as warehousing, distributing and light
596 manufacturing.

597
598 15. i.—Institutional - 75% maximum impervious surface ratio per parcel, (which includes building
599 coverage). Development shall be limited to public facilities as specified in Policy 1-2.1.2.

600
601 16. j.—Recreation - 30% maximum of impervious surface ratio per parcel, (which includes building
602 coverage). Development shall be limited to public and private parks and recreational facilities.

603
604 17. k.—Conservation/Open Space - maximum intensity standard is passive recreation which
605 includes but not limited to elevated boardwalks, nature trails, bird watching and picnicking.

606
607 18. l.—Transportation/Aviation - maximum intensity standard is 100 based aircraft. Allowable uses
608 are airport facilities and ancillary uses. Residential dwelling units may be permitted, not to
609 exceed 4 dwelling units per acre. Residential units must support the Umatilla Municipal
610 Airport.

611
612 ~~12. m. Agriculture—1 unit/acre. Development shall be limited to detached single-family dwelling~~
613 ~~units and agricultural pursuits such as but not limited to grove care taking and maintenance,~~

614 ~~produce stands, nursery, keeping and grazing of cattle and horses and production of field~~
615 ~~crops.~~

617 ~~19. n.~~ Utilities - 35% maximum of impervious surface ratio per parcel, ~~(~~which includes building
618 coverage~~).~~ Development shall be limited to water and sanitary sewer facilities, stormwater
619 facilities and solid waste facilities.

621 **Policy 1-2.1.2: Standards of development for Mixed Use Land Use Categories**

622
623 **1. Heritage Mixed Use (HMU).**

624 The intent of this land use category is to maintain the agricultural character of the area
625 while allowing for some economic beneficial uses of the land. Development within this
626 category could also include those things that would be beneficial for ecotourism.
627 Development could include, for example, pick-your-own strawberry farms, bed and
628 breakfast that utilize the surround agriculture land or land containing indigenous plant
629 communities.

631 Development shall consist of a mix of agricultural uses with residential, limited commercial,
632 and office development to support the agricultural use. Residential density shall not exceed
633 1 dwelling unit / acre. Development in this category shall be limited to the following four
634 use categories:

- 636 A. Agriculture or indigenous vegetative communities
- 637 B. Agriculture related commercial, office, bed and breakfast
- 638 C. Single family residential, employee housing
- 639 D. Government, civic, institutional, or recreational

641 A project must contain category A and one additional category (B, C, or D) to total 100%. The
642 uses within a site will be determined based on the following criteria:

<u>Category A</u>	<u>Minimum 80%</u>	<u>Maximum 98%</u>
<u>Category B</u>	<u>Minimum 2%</u>	<u>Maximum 20%</u>
<u>Category C</u>	<u>Minimum 2%</u>	<u>Maximum 20%</u>
<u>Category D</u>	<u>Minimum 2%</u>	<u>Maximum 10%</u>

644
645 **Performance and Development Standards**

- 646 • Density: Residential density shall not exceed 1 dwelling unit / acre.
- 647 • Land area: A minimum of 80% of the land area shall remain in active agriculture or
648 indigenous vegetation.
- 649 • ISR: Maximum Impervious Surface Ratio (ISR): 0.35
- 650 • FAR: Maximum Floor Area Ratio (FAR) for non-residential uses: 0.10

- **Open Space:** Minimum 25% open space calculated on categories B, C, and D areas only (excluding up to 3 single-family homes and caretaker’s residence). Open space may consist of all undeveloped uplands. Open space includes all recreation facilities, pedestrian plazas, dry retention ponds that are designed as amenities and the land above the design water elevation on wet retention ponds.
- **Minimum Gross Acreage:** To utilize HMU designation a project must contain 10 contiguous acres minimum.
- **Zoning:** A Planned Unit Development zoning must be obtain in order to utilize the HMU land use. A conceptual development plan and development standards shall be incorporated into the PUD approval.
- **Existing Agricultural Use:** Nothing in this land use category will require that the existing agricultural use of the property be modified.
- **Pedestrian Orientation:** The PUD shall incorporate the following principles to guide development in creating pedestrian friendly neighborhoods and communities:

All developments shall provide for infrastructure and open space interconnectivity both internally and externally with adjacent properties unless physical constraints are present such as wetlands, environmental preservation areas, or rights-of-way that make interconnection detrimental to the public well being. For development located along an arterial or collector road, the number and type of access points shall be limited, as appropriate, so as to minimize disruption of traffic flow on the abutting arterial or collector roadway.

2. Residential Mixed Use (RMU)

Development shall consist of a mix of residential uses with neighborhood scale commercial and office development to support the residential. Residential density shall be within 4 to 8 dwelling units per acre. Development in this category shall be limited to the following three use categories:

- A. Residential townhomes/villas, apartments/condominiums, multi-family residential, single family residential.
- B. Commercial office, retail sales and service, restaurants
- C. Government, civic, institutional, or recreational

A project must contain a minimum of 2 of the 3 uses to total 100%. The uses within a site will be determined based on the following criteria:

<u>Category A</u>	<u>Minimum 70%</u>	<u>Maximum 90%</u>
<u>Category B</u>	<u>Minimum 5%</u>	<u>Maximum 30%</u>
<u>Category C</u>	<u>Minimum 5%</u>	<u>Maximum 30%</u>

Performance and Development Standards

- 690 • Density: Residential density shall be within 4 to 8 dwelling units acre.
- 691 • ISR: Maximum Impervious Surface Ratio (ISR): 0.60
- 692 • FAR: Maximum Floor Area Ratio (FAR) for non-residential uses: 0.2
- 693 • Open Space: Minimum 25% open space. Open space may consist of all undeveloped
- 694 uplands. Open space includes all recreation facilities, pedestrian plazas, dry retention
- 695 ponds that are designed as amenities, and the land above the design water elevation on
- 696 wet retention ponds.
- 697 • Minimum Gross Acreage: There is no minimum acreage requirement.
- 698 • Vertical Mixed Use: Residential dwellings shall be permitted above or attached to
- 699 commercial, office, or civic uses.
- 700 • Zoning: A Planned Unit Development zoning must be obtain in order to utilize the RMU
- 701 land use. A conceptual development plan and development standards shall be
- 702 incorporated into the PUD approval.
- 703 • Pedestrian Orientation: The PUD shall incorporate the following principles to guide
- 704 development in creating pedestrian friendly neighborhoods and communities:
 - 705 • An open space system that compliments the development to include features such as
 - 706 public gathering spaces and plazas, landscaping, statuary, seating, light and water
 - 707 features, recreation amenities and areas, and natural open space.
 - 708 • All developments shall provide for infrastructure and open space interconnectivity both
 - 709 internally and externally with adjacent properties unless physical constraints are
 - 710 present such as wetlands, environmental preservation areas or right-of-way that make
 - 711 interconnection detrimental to the public well being. For development located along an
 - 712 arterial or collector road, the number and type of access points shall be limited, as
 - 713 appropriate, so as to minimize disruption of traffic flow on the abutting arterial or
 - 714 collector roadway.

715 3. Downtown Mixed Use (DMU)

716 Development shall consist of a mix of commercial, office, and residential uses. The

717 residential uses are intended to help generate and support employment and promote

718 development in those areas where infrastructure already exists. Residential density shall

719 not exceed 12 dwelling units per acre. Development in this category shall be limited to the

720 following four use categories:

721 following four use categories:

722

723 A. Commercial sales, retail sales and services, restaurants, hotels

724 B. General office uses and medical facilities

725 C. Residential at 2nd Floor or above ~~townhomes/villas, apartments/condominiums, multi-~~

726 ~~family residential~~

727 D. Government, civic, institutional, recreational

728

729 A project must contain a minimum of 2 of the 4 uses to total 100%. The uses within a site will

730 be determined based on the following criteria:

731

Category A	<u>Minimum 10%</u>	<u>Maximum 75%</u>
Category B	<u>Minimum 10%</u>	<u>Maximum 75%</u>
Category C	<u>Minimum 10%</u>	<u>Maximum</u> <u>*50% (2 story building)</u> <u>66% (3 story building)</u> <u>75% (4 story building)</u>
Category D	<u>Minimum 5%</u>	<u>Maximum 50%</u>

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*Residential percentages are based on the ground floor area of the first floor commercial building. Ex: If your first floor commercial consists of 10,000 sq ft, then the second story residential may also contain 10,000 sq ft.

Performance and Development Standards

- **Density:** Residential density shall not exceed 12 dwelling units per acre
- **ISR:** Maximum Impervious Surface Ratio (ISR): 1.0
- **FAR:** Maximum Floor Area Ratio (FAR) for non-residential uses: 1.0
- **Minimum Gross Acreage:** There is no minimum acreage requirement.
- **Net Acreage:** Total land area less wetlands and open water.
- **Vertical Mixed Use:** Residential dwellings shall be permitted above or attached to commercial, office, or civic uses.
- **Parking:** Parking requirements are addressed in the Land Development Regulations (LDR).

4. Commerce Mixed Use (CMU)

Development shall consist of a mix of commercial, industrial, office, business parks, and residential uses. The residential uses are intended to help generate and support employment. Residential density shall be within 3 to 5 dwelling units per acre. Development in this category shall be limited to the following four use categories:

- A. Commercial sales, retail sales and services, restaurants, hotels
- B. Office park, warehouse facilities, industrial, and medical facilities
- C. Residential townhomes/villas, apartments/condominiums, multi-family residential
- D. Government, civic, institutional, recreational

A project must contain a minimum of 2 of the 4 uses to total 100%. The uses within a site will be determined based on the following criteria:

Category A	<u>Minimum 25%</u>	<u>Maximum 75%</u>
Category B	<u>Minimum 25%</u>	<u>Maximum 75%</u>
Category C	<u>Minimum 10%</u>	<u>Maximum</u> <u>*10% of land area</u> <u>**50% (2 story building)</u> <u>66% (3 story building)</u>

		<u>75% (4 story building)</u>
Category D	Minimum 5%	Maximum 50%

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* If the residential component is not located above the uses in categories A, B, or D, then the percent of coverage is based on the land area. Ex: For a 5 acre parcel, the maximum area for residential would be 0.5 acre.

**If the residential component is located above uses in categories A, B, or D, then the percent of coverage is based on the ground floor area of the first floor commercial building. Ex: If your first floor commercial consists of 10,000 sq ft, then the second story residential may also contain 10,000 sq ft.

Performance and Development Standards

- **Density:** Residential density shall be within 3 to 5 dwelling units per acre
- **ISR:** Maximum Impervious Surface Ratio (ISR): 0.80.
- **FAR:** Maximum Floor Area Ratio (FAR) for non-residential uses: 0.75
- **Open Space:** Minimum 25% open space. Open space may consist of all undeveloped uplands. Open space includes all recreation facilities, pedestrian plazas, dry retention ponds that are designed as amenities, and the land above the design water elevation on wet retention ponds.
- **Minimum Gross Acreage:** There is no minimum acreage requirement.
- **Net Acreage:** Total land area less wetlands and open water.
- **Vertical Mixed Use:** Residential dwellings shall be permitted above or attached to commercial, office, or civic uses.
- **Zoning:** A Planned Unit Development zoning must be obtain in order to utilize the CMU land use. A conceptual development plan and development standards shall be incorporated into the PUD approval.
- **Pedestrian Orientation:** The PUD shall incorporate the following principles to guide development in creating pedestrian friendly neighborhoods and communities:
 - An open space system that compliments the development to include features such as public gathering spaces and plazas, landscaping, statuary, seating, light and water features, recreation amenities and areas, and natural open space.
 - All developments shall provide for infrastructure and open space interconnectivity both internally and externally with adjacent properties unless physical constraints are present such as wetlands, environmental preservation areas, or right-of-way that make interconnection detrimental to the public well being. For development located along an arterial or collector road, the number and type of access points shall be limited, as appropriate, so as to minimize disruption of traffic flow on the abutting arterial or collector roadway.

Policy 1-2.1.3: Consideration of Public Facilities/Services.

The City has incorporated within the Land Development Regulations provisions that allow Public

800 Facilities/Services ~~which that~~ best serve the health, safety, and welfare of citizens in all land use
801 categories of the ~~2025~~2035 Future Land Use Map except Conservation/Open Space. Such areas
802 shall be designated as institutional on the Future Land Use Map. Public facilities/services shall
803 include but not be limited to educational facilities, electrical sub station, water plants,
804 governmental facilities, churches and libraries. The proposed public facility/service must comply
805 with the following criteria:

- 806
- 807 | ~~1. *~~The proposed facility/service serves the majority of the population;
 - 808
 - 809 | ~~2. *~~The proposed facility/service is located in close proximity to the main user group;
 - 810
 - 811 | ~~3. *~~Buffers will be provided along the perimeter property boundary and the width of such buffer
812 shall be determined by the adjacent land use and the proposed public facility/service, and;
 - 813
 - 814 | ~~4. *~~Landscaping will be provided based on the adjacent land use and proposed public
815 facility/service.

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817 **OBJECTIVE 1-2.2: LAND ALLOCATIONS FOR RESIDENTIAL USES.**

818 Allocate ~~S~~sufficient ~~L~~land ~~A~~area on the Future Land Use Map to ~~A~~accommodate ~~A~~anticipated
819 ~~H~~housing ~~N~~needs through the Year ~~2025~~2035.

820

821 **Policy 1-2.2.1: Allocation of Residential Densities.**

822 The ~~2025-2035~~ Future Land Use Map shall allocate residential density based on the following
823 considerations:

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- 825 | ~~1. *~~Past and anticipated future population and housing trends and characteristics;
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 - 827 | ~~2. *~~Provision and maintenance of quality residential neighborhoods and reservation of cohesive
828 neighborhoods;
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 - 830 | ~~3. *~~Protection of Environmentally Sensitive Lands;
 - 831
 - 832 | ~~4. *~~Transition of density between low, medium and, multiple family categories.
 - 833
 - 834 | ~~5. *~~Need to accommodate affordable housing for very low, low, and moderate-income
835 households.

836

837 **Policy 1-2.2.2: Interpretation of Residential Density Designations.**

838 The City has incorporated provisions within the Land Development Regulations that define the
839 maximum gross residential densities to represent the maximum allowable dwelling units,
840 ~~which that~~ may be constructed on the "gross land area" (i.e. dwelling units/gross land area).
841 Residential densities shown on the ~~2025-2035~~ Future Land Use Map shall be construed as the

842 maximum gross residential density permitted for development in that residential district. Gross
843 land areas shall be construed to represent all land under common ownership proposed for
844 residential development excluding wetlands and waterbodies. Although development is not
845 permitted on wetland areas, density rights will transfer to the upland area of the property at a
846 ratio of one dwelling unit per one acre of wetlands, regardless of the Future Land Use designation
847 of the wetlands or the upland areas of the property.
848

849 **Policy 1-2.2.3: Interpretation of Non-Residential Intensities.**

850 The City has incorporated provisions within the Land Development Regulations that define
851 intensity of non-residential development according to a combination of impervious surface area
852 ratio plus maximum building height ~~as specified in Policy 1-2.1.1a-k of this Comprehensive Plan.~~
853

854 **Policy 1-2.2.4: Vested Rights to Density.**

855 Where Land use densities are presented as a range, the maximum density shall not represent a
856 guaranteed right. Subdivision, zoning and site plan review criteria and procedures within the Land
857 Development Regulations shall assure that specific density assigned to new development is
858 compatible and consistent with established residential development patterns and provides
859 equitable use of the land. Criteria to be considered in allocating density shall include, but not be
860 limited to, the following:
861

- 862 | ~~1. a.~~—Protect neighborhood cohesiveness and stability of residential characteristics,
- 863
- 864 | ~~2. b.~~—Assure compatible transitions between abutting low, medium, and high residential
865 districts,
- 866
- 867 | ~~3. c.~~—Require compliance with the City's proposed tree protection and landscaping ordinance,
- 868
- 869 | ~~4. d.~~—Protect environmentally sensitive areas, particularly wetlands and floodplains and;
- 870
- 871 | ~~5. e.~~—Minimize impacts of flood hazards to development.
- 872

873 **Policy 1-2.2.5: Single-Family Low Density Residential Development.**

874 Development in the Single-Family Low Density category shall be limited to detached single-family
875 dwelling units. Densities cannot exceed 3 dwelling units/acre. Mobile homes, multi-family,
876 industrial or commercial land uses will not be permitted however, a mixed use PUD shall be
877 allowed as outlined in Policy 1-1.11.1 and Public Facilities shall be allowed as outlined in Policy 1-
878 2.1.2.
879

880 **Policy 1-2.2.6: Single-Family Medium Density Residential Development.**

881 Development in the Single-Family Medium Density Residential category shall be limited to
882 detached single-family dwelling units. Densities cannot exceed 5 dwelling units/acre. Mobile
883 homes, multi-family, industrial or commercial uses will not be permitted however, a mixed use

884 PUD shall be allowed as outlined in Policy 1-1.11.1 and Public Facilities shall be allowed as
885 outlined in Policy 1-2.1.2.

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887

888 **Policy 1.2.2.7: Multi-family triplex – 8 dwelling units/acre.**

889 Development shall be limited to single-family residential, duplexes, triplexes and multi-family.
890 Mobile homes, industrial or commercial uses will not be permitted however, a mixed use PUD
891 shall be allowed as outlined in Policy 1-1.11.1 and Public Facilities shall be allowed as outlined in
892 Policy 1-2.1.2.

893

894 **Policy 1-2.2.8: Multiple-Family Residential Development.**

895 Development within the multi-family residential land use category shall be limited to multi-family,
896 detached single-family, and attached single-family, two-family (duplex) dwelling units and
897 personal and professional services. Densities cannot exceed 12 dwelling units/acre or 70%
898 maximum impervious surface ratio. Higher intensity commercial and industrial uses are
899 prohibited however, a mixed use PUD shall be allowed as outlined in Policy 1-1.11.1 and Public
900 Facilities shall be allowed as outlined in Policy 1-2.1.2.

901

902 **OBJECTIVE 1-2.3: LAND ALLOCATIONS FOR COMMERCIAL USE.**

903 The Future Land Use Map shall delineate sufficient land to accommodate office/commercial
904 trades.

905

906 **Policy 1-2.3.1: Commercial Designations.**

907 Land shall be allocated on the Future Land Use Map for three commercial types: Commercial
908 General, Commercial Wholesale, and Commercial Tourist.

909

910 ~~1. a.~~ General Commercial. This land use category is generally limited to retail sales and services,
911 which is defined as establishments engaged in the selling of products and services to the
912 public for personal or household consumption, including but not limited to beauty/barber
913 shops, laundries and dry cleaning stores, clothing stores, drug stores, home electronic
914 equipment, food/grocery stores, professional services, and sporting goods. Wholesale
915 commercial uses will be allowed under certain conditions such as: the wholesale use must be
916 incidental to the primary retail use, ~~the use must be located on S.R. 19 or Umatilla Boulevard,~~
917 ~~and; the use must provide landscape buffers based on the adjacent land uses.~~ Industrial land
918 uses are prohibited. Residential uses may be permitted at 2nd floor or above up to 12
919 units/ac subject to overlay zoning. A mixed use PUD as outlined in Policy 1-11.1 and pPublic
920 facilities as outlined in Policy 1-2.1.2 shall be allowed. The intensity standard for this land use
921 category is limited to a maximum of 75% impervious surface ratio per parcel for new
922 construction and 100% for existing development, ~~(which includes building coverage,)~~ and a
923 maximum building height of 35-48 feet.

924

925 ~~2. b.~~ Wholesale Commercial. This land use category is limited to wholesalers and distributors.

926 | which is an establishment engaged in the storage, wholesale, and distribution of
927 | manufactured products, supplies and equipment and incidental retail sales, exclusive of bulk
928 | storage of materials that are flammable or explosive or that create hazardous or commonly
929 | recognized offensive conditions. General commercial land uses will also be allowed in this
930 | category. Industrial land uses are prohibited. A mixed use PUD as outlined in Policy 1-11.1
931 | and public facilities as outlined in Policy 1-2.1.2 shall be allowed. The intensity standard for
932 | this land use category is limited to a maximum of 75% impervious surface ratio per parcel,
933 | ~~(which includes building coverage,)~~ and a maximum building height of 35 feet.

934 |
935 | ~~3. e-~~ Tourist Commercial (R.V. Parks). This land use category is limited to Recreational Vehicle
936 | (R.V.) parks and ancillary uses. Wholesale commercial, industrial and residential land uses are
937 | prohibited. A mixed use PUD as outlined in Policy 1-1.11.1 and public facilities as outlined in
938 | Policy 1-2.1.2 shall be allowed. The intensity standard for this land use category is limited to
939 | 12 dwelling units/acre.

940 |
941 | **Policy 1-2.3.2: Allocation of Commercial Land.**

942 | The Future Land Use Map shall designate lands for commercial uses to accommodate an
943 | identified need to assure that commercial acreage allocations do not create a shortage of
944 | commercial land. ~~The Future Land Use Map shall designate 132.7 acres of land for commercial~~
945 | ~~land uses.~~

946 |
947 | **Policy 1-2.3.3: Coordination with Lake County Future Land Use.**

948 | To discourage urban sprawl, Lake County has oriented land use patterns in its Future Land Use
949 | Map to direct development requiring public services and facilities to urbanized or rural/urban
950 | transitional areas ~~which~~that already provide them. Hence, the Future Land Use Map for Umatilla
951 | shall dedicate sufficient land for commercial activities in order to support regional market
952 | demands and to discourage urban sprawl into rural areas by development requiring facilities and
953 | services of an urban nature.

954 |
955 | **OBJECTIVE 1-2.4: LAND ALLOCATIONS FOR RECREATION ACTIVITIES.**

956 | The ~~2005-2035~~ Future Land Use Map ~~S~~shall ~~D~~designate ~~A~~areas ~~N~~needed for ~~R~~recreation ~~S~~space
957 | and ~~F~~facilities.

958 |
959 | **Policy 1-2.4.1: Designate Recreation Sites.** The City shall designate the existing parks for
960 | continued recreation use. Additional land shall be acquired if necessary to meet the adopted level
961 | of service. At any time land for recreation purposes becomes available to the City, the
962 | comprehensive plan shall be revised to establish the subject site under a designated recreation
963 | land use designation.

964 |
965 | **OBJECTIVE 1-2.5: LAND ALLOCATIONS FOR INSTITUTIONAL SERVICES.**

966 | The Future Land Use Map ~~S~~shall ~~A~~allocate ~~L~~land ~~R~~resources for ~~I~~institutional ~~F~~facilities and
967 | ~~S~~services. The Sites ~~S~~shall ~~B~~be ~~C~~compatible with ~~A~~adjacent ~~L~~land ~~U~~uses.

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Policy 1-2.5.1: Institutional Land Use Designation.

The institutional land use designation shall accommodate land resource needs of existing public and semi-public services, which shall comprise: governmental administration buildings, educational facilities, utilities, and essential public services, and facilities.

Policy 1-2.5.2: Reduce Impacts to Adjacent Land Uses.

Lands designated for institutional uses shall contain sufficient acreage and open space. Such uses shall provide screening and buffer areas to minimize potential adverse impacts to adjacent land uses.

OBJECTIVE 1-2.6: LAND ALLOCATIONS FOR UTILITY SERVICES.

The Future Land Use Map shall allocate land resources for utility facilities and services essential to support urban development within the Utility Land Use category.

Policy 1-2.6.1: Designations for Existing Utilities.

Utility services are designated on the Future Land Use Map as Utility. The Utility land use designation is intended to accommodate necessary major public or semi-public utility plant operations and related facilities required to service urban development. Plants and facilities for which the utility designation is reserved include potable water treatment plants, pumping facilities, and water wells, and wastewater treatment plants and lift stations. Existing land accommodating utilities shall be designated on the Future Land Use Map as Utility land use.

OBJECTIVE 1-2.7: LAND ALLOCATIONS FOR OPEN SPACE.

The City shall designate land resources for open space to conserve environmentally sensitive areas and to prevent development from encroaching upon incompatible land use activities.

Policy 1-2.7.1: Open Space Designations.

Land qualifying as open space shall meet the below cited definitions. Where land serves as both open space and recreation uses, the latter shall be used as the land use designation for the site.

~~a. Conservation Open Space~~ shall be construed to represent areas, ~~which that~~ contain significant natural or historical resources, ~~which that~~ require protection from detrimental impacts associated with the encroachment and intrusion of development. Such areas on the Future Land Use Map shall include wetlands and future designations of conservation areas set aside during the development review process.

~~1. b. Utility Open Space~~ shall be construed to represent areas unsuitable for development due to a potential threat to public health and safety as a result of the presence of a facility or utility, and areas unsuitable for development due to the presence of a public service which would adversely affect the value of investments constructed thereon a particular site. Such

1010 | ~~areas shall include, but are not limited to cemeteries, drainage canals and retention ponds.~~

1011

1012 | **Policy 1-2.7.2: Allocation of Open Space.**

1013 | The Future Land Use Map shall identify the following areas as open space:

1014

1015 | Conservation:

1016 | * All wetlands

1017

1018 | ~~Utility:~~

1019 | ~~* Cemetery~~

1020 | ~~* Stormwater retention ponds~~

1021

1022 | **Policy 1-2.7.3: Consistency with the Recreation & Open Space Element and the Conservation Element.**

1023 | Land identified, as open space on the Future Land Use Map shall be consistent with open space
1024 | identified within the Recreation and Open Space Element and with conservation activities within
1025 | the Conservation Element of this Comprehensive Plan.

1026

1027 | **OBJECTIVE 1-2.8: LAND ALLOCATIONS FOR AGRICULTURAL USE.**

1028 | Agricultural lands ~~which Show Continued Viability for this Land Use S~~ shall ~~B~~e ~~S~~shown on the
1029 | Future Land Use Map.

1030

1031 | **Policy 1-2.8.1: Agriculture Designation.**

1032 | The City has incorporated within the Land Development Regulation provisions for an Agricultural
1033 | Residential zoning district. This district shall allow limited agricultural pursuits and residential
1034 | development.

1035

1036 | **OBJECTIVE 1-2.9: LAND ALLOCATIONS FOR INDUSTRIAL USE.**

1037 | The Future Land Use Map ~~S~~shall ~~D~~elineate ~~S~~sufficient ~~L~~and to ~~A~~ccommodate ~~I~~ndustrial
1038 | ~~T~~rades.

1039

1040 | **Policy 1-2.9.1: Industrial Designation.**

1041 | The City shall designate industrial land use on the Future Land Use Map where existing industrial
1042 | uses are located. The City shall also designate land adjacent to these existing industrial areas
1043 | where future industrial land uses are most appropriate and compatible.

1044

1045 | **GOAL 1-3: IMPLEMENTATION OF FUTURE LAND USE ELEMENT AND MAP SERIES.**

1046 | IMPLEMENT THE FUTURE LAND USE ELEMENT, FUTURE LAND USE MAP SERIES, AND THE
1047 | COMPREHENSIVE PLAN BY EVALUATING AND MONITORING EXISTING AND FUTURE GROWTH
1048 | AND DEVELOPMENT WITHIN THE CITY FOR COMPLIANCE WITH THE GOALS, OBJECTIVES AND
1049 | POLICIES ESTABLISHED IN THE COMPREHENSIVE PLAN.

1050

1051

OBJECTIVE 1-3.1: CONCURRENCY MANAGEMENT SYSTEM.

The City shall monitor impacts generated by future growth and development for compliance with minimum levels of service standards and for the availability of public facilities and resources through a concurrency management system. No development order or permit for development shall be issued by the City unless criteria within the concurrency management system determine that adequate facilities and resources are available concurrent with the impacts of development and at levels which that equal or exceed minimum adopted level of service standards adopted in this comprehensive plan.

Policy 1-3.1.1: Mandatory Compliance with the Concurrency Management System.

The City of Umatilla shall issue no development order or permit for development unless the applicant demonstrates that impacts associated with the proposed development meet criteria set forth within the concurrency management system. Through principles established within the concurrency management system, an applicant shall demonstrate through narrative and graphic information that:

1. ~~a. a~~ Necessary facilities and resources are in place and functional concurrent with the impacts of development;
2. ~~b. b~~ The subject development shall not reduce the levels of service (LOS) below the minimum adopted standard established in policy for each applicable public facility.
3. For proposed developments ~~which that~~ shall require public facilities or services provided by the City of Umatilla, no development order or permit for development shall be issued until a maximum capacity for a public facility is assigned to and reserved for the subject development. The reservation of capacity for a public facility shall be granted to an applicant of development only upon satisfactory compliance with the concurrency management system. The City of Umatilla will not issue a final development order or Certificate of Occupancy if public facilities are not available as specified ~~in Policy 8A-1.1.3, the~~ concurrency management system of this comprehensive plan.

Policy 1-3.1.2: Amendments to the Comprehensive Plan.

The City shall require all applicants pursuing an amendment to the future land use map to demonstrate that all facilities or service capacities are currently available, or shall be available after the implementation of scheduled capital improvements, to meet general needs of the proposed land use. An amendment to the future land use map shall not constitute the reservation of capacity for any public facility. Reservation of capacities shall only be granted to development orders or permits, ~~which that~~ demonstrate specific impacts ~~which that~~ a development will place on public capacities.

OBJECTIVE 1-3.2: MANAGEMENT AND COORDINATION OF FUTURE LAND USE DECISIONS.

Management of land and physical improvements identified on the future land use map shall

1094 | ~~B~~be ~~C~~oordinated with ~~N~~natural ~~S~~ystems, ~~I~~ncluding ~~T~~opography, ~~S~~oil ~~C~~onditions, ~~V~~egetation,
1095 | ~~N~~natural ~~H~~abitat, ~~P~~otable ~~W~~ater ~~W~~ellfields, and ~~O~~ther ~~E~~nvironmentally ~~S~~sensitive ~~L~~and
1096 | and ~~W~~ater ~~R~~esources. In ~~A~~ddition, ~~S~~such ~~C~~oordination ~~S~~shall ~~A~~nalyze Future Land Use for
1097 | ~~C~~onsistency with the ~~F~~furtherance of the City's ~~D~~desired ~~C~~haracter and the ~~P~~promotion of
1098 | ~~N~~neighborhood ~~C~~ohesiveness. Land ~~U~~se ~~D~~ecisions ~~S~~shall ~~A~~also ~~B~~be ~~B~~ased on the
1099 | ~~A~~availability of ~~P~~ublic ~~S~~ervices and ~~I~~nfrastructure ~~R~~required to ~~S~~support ~~L~~and ~~U~~se ~~A~~activities
1100 | ~~P~~ermitted for Land Use Categories on the Future Land Use Map.

1101 |
1102 | **Policy 1-3.2.1: Future Land Use Map and Related Policies.**
1103 | The Future Land Use Map and related policies pertaining to the Future Land Use Map (~~Map 1-1~~)
1104 | provide definitions of land use designations and qualitative standards; ~~which that~~ shall be applied
1105 | in allocating future land uses.

1106 |
1107 | **Policy 1-3.2.2: Land Development Regulations.**
1108 | Existing regulations and other land and water management regulations are hereby superseded by
1109 | the requirements of this comprehensive plan ~~which that~~ shall be incorporated into the revised
1110 | Land Development Regulations to be adopted by March, 1992, pursuant to Chapter 163.3202(1),
1111 | F.S.

1112 |
1113 | **Policy 1-3.2.3: Consistency of Zoning Districts with the Future Land Use Map.**
1114 | The City further regulates land use activities within land use categories shown on the Future Land
1115 | Use Map through the establishment of zoning districts. Such zoning districts are defined within
1116 | the Land Development Regulations, and the Zoning Map illustrates the demarcations of each
1117 | district. The density and intensity of land use activities established for each zoning district shall be
1118 | consistent with density and intensity qualitative standards set forth on the Future Land Use Map
1119 | for the associated land use district. Land development regulations adopted to implement this
1120 | Comprehensive Plan shall be based on and be consistent with the densities and intensities of use
1121 | established in Policy 1-2.1.1.

1122 |
1123 | **Policy 1-3.2.4: Consistency with Performance Standards.**
1124 | The City has incorporated provisions within the Land Development Regulations; ~~which that~~ are
1125 | consistent with the standards established within the Comprehensive Plan.

1126 |
1127 | **OBJECTIVE 1-3.3: PREVENT FUTURE NEEDS FOR REDEVELOPMENT AND RENEWAL.**
1128 | The City ~~S~~shall ~~P~~revent ~~F~~uture ~~N~~needs to ~~U~~ndertake ~~R~~edevelopment and ~~R~~enewal ~~A~~activities
1129 | through ~~C~~ontinuation of Code Enforcement. ~~Activities.~~

1130 |
1131 | **Policy 1-3.3.1: Continuation of Code Enforcement Activities.**
1132 | The City shall continue the enforcement of building codes to maintain safe structures; ~~which that~~
1133 | promote and preserve the desired character of the City of Umatilla.

1134 |
1135 | **OBJECTIVE 1-3.4: PROTECTION OF ARCHAEOLOGICAL AND HISTORIC RESOURCES.**

1136 | The City shall assure that land development and conservation activities further the
1137 | protection of archaeological and/or historic sites that may be discovered in the future.

1138

1139 | **Policy 1-3.4.1: Preventing Detrimental Impacts of Development on Historic Sites.**

1140 | The City has incorporated provisions within the Land Development Regulations that prevent
1141 | detrimental impacts of development to historic sites including provisions within the Land
1142 | Development Regulations which that preclude: 1) destruction or alteration of all or part of such
1143 | site: 2) transfer or sale of a site of historical significance without adequate conditions or
1144 | restrictions regarding continued preservation, maintenance, or use of such property; 3)
1145 | encroachment or introduction of visible, audible, or atmospheric elements which that are
1146 | inconsistent with the character of the property; and 4) alteration or destruction of the site's
1147 | surrounding environment.

1148

1149 | **Policy 1-3.4.2: Preventing Destruction of Discovered Archaeological Sites.**

1150 | Development shall cease construction activities on a development site when unidentifiable
1151 | artifacts are uncovered during either land preparation or construction. The developer shall notify
1152 | the City of such potential discovery, and the City and/or the developer shall contact the Florida
1153 | Department of State of such discovery. Construction shall not begin until the State has
1154 | determined the archaeological significance of the discovery and the restrictions which that shall be
1155 | imposed on development. Development may continue in areas which that will not impact the site
1156 | of the discovery.

1157

1158 | **OBJECTIVE 1-3.5: PROTECTION OF NATURAL RESOURCES.**

1159 | Development and conservation activities assure the protection of natural resources.

1160

1161 | **Policy 1-3.5.1: Future Land Use Policies for Managing Environmentally Sensitive Areas.**

1162 | The City has incorporated within the Land Development Regulations provisions for protecting and
1163 | managing environmentally sensitive area by incorporating the standards established in the
1164 | policies of this Comprehensive Plan. Environmentally sensitive areas include but are not limited
1165 | to lakes, wetlands, floodplain areas, native vegetative communities and habitat for threatened
1166 | and endangered flora and fauna species.

1167

1168 | **Policy 1-3.5.2: Intergovernmental Coordination and Natural Resource Management.**

1169 | The City shall coordinate with the State, the St. John River Water Management District, the East
1170 | Central Florida Regional Planning Council, Lake County, and other agencies concerned with
1171 | managing natural resources for the purpose of protecting the function and existence of natural
1172 | systems. Coordination measures shall include notifying the appropriate jurisdictional agency,
1173 | attending meetings, providing data on existing natural resources and participation on committees
1174 | that may be formed.

1175

1176 | **Policy 1-3.5.3: Protection of Endangered and Threatened Animal and Plant Species.**

1177 | The City has incorporated within the Land Development Regulations provisions that require all

1178 new development and redevelopment to conduct an environmental survey and, if necessary,
1179 provide a management plan and/or relocation plan as outlined in Policy 5-1.6.1 of the
1180 Conservation Element.

1181

1182 **OBJECTIVE 1-3.6: PREVENT LAND USE INCONSISTENT WITH THE CITY'S CHARACTER.**

1183 Future ~~L~~and ~~U~~ses ~~S~~hall ~~B~~e ~~C~~ompatible with the Future Land Use Map, and ~~O~~ther
1184 ~~A~~pplicable ~~L~~aws, ~~O~~rdinances, and ~~A~~administrative ~~R~~rules ~~R~~eregulating ~~L~~and and ~~W~~water
1185 ~~R~~esource ~~M~~anagement.

1186

1187 **Policy 1-3.6.1: Existing Non-Compatible Land Uses.**

1188 The City has incorporated within the Land Development Regulations provisions for eliminating
1189 land uses ~~which-that~~ are not in conformance with the ~~2025-2035~~ Future Land Use Map adopted
1190 along with this Comprehensive Plan. Such provisions shall include prohibiting of such uses if they
1191 cease to exist for longer than six months.

1192

1193 **Policy 1-3.6.2: Managing Future Land Use.** The City has adopted Land Development Regulations
1194 that incorporate the goals, objectives and policies established in the Comprehensive Plan in order
1195 to prevent development of land uses ~~whichthat~~ do not conform to the City's character.

1196

1197 **OBJECTIVE 1-3.7: INTERGOVERNMENTAL COORDINATION.**

1198 The City ~~S~~shall ~~C~~oordinate ~~G~~rowth and ~~R~~esource ~~M~~anagement ~~i~~ssues with ~~O~~ther
1199 ~~A~~pplicable ~~L~~ocal, ~~S~~tate, and ~~F~~ederal ~~A~~gencies ~~A~~ccording to the Intergovernmental
1200 Coordination Element.

1201

1202 **Policy 1-3.7.1: Implementing Intergovernmental Coordination.**

1203 The City shall require that development applications be coordinated with Lake County, Lake
1204 County Board of Education, East Central Florida Regional Planning Council, St. Johns River Water
1205 Management District, the Florida Department of Transportation, as well as other applicable State
1206 and Federal agencies prior to final City approval of the development order. The Land
1207 Development Regulations shall describe all appropriate stages of a formal development review
1208 process ~~which-that~~ shall be followed to receive development approval.

1209

1210 **OBJECTIVE 1-3.8: COORDINATE TIMING AND PHASING OF DEVELOPMENT WITH THE**
1211 **CONCURRENCY MANAGEMENT SYSTEM.**

1212 The ~~L~~ocation, ~~S~~scale, ~~T~~iming, and ~~D~~esign of ~~D~~evelopment ~~S~~shall ~~B~~e ~~C~~oordinated through the
1213 Concurrency Management System in order to promote cost effective land development patterns
1214 and direct future development only to those areas where public facilities are available to meet
1215 level of service standards concurrent with the impacts of development.

1216

1217 **Policy 1-3.8.1: Development Orders and Permitting Process.**

1218 Development orders and permits for all future development shall not be approved until the
1219 Concurrency Management System has determined that adequate public facilities are available at

1220 levels consistent with adopted standards. Development orders and permits shall not be
1221 considered to meet the test for concurrency, and shall not be issued, unless public facilities are
1222 available to serve the development consistent with the adopted level of service standard as
1223 outlined and mandated in the Concurrency Management System found in the Land Development
1224 Regulations.

1225
1226 **Policy 1-3.8.2: Compliance of Sanitary Sewer/Septic Tank Systems with State Regulations.**
1227 All developments serviced by sanitary sewer/septic tank systems shall be governed by applicable
1228 State laws and administrative regulations.

1229
1230 **Policy 1-3.8.3: Accommodating Requisite Infrastructure.**
1231 The City shall include procedures in the development review process applied to site plans,
1232 subdivision review, and permitting procedures to assure that sufficient land area has been
1233 allocated for infrastructure required to support proposed development.

1234
1235 **OBJECTIVE 1-3.9: PRECEDENCE OF GROWTH MANAGEMENT CONTROLS.**
1236 The Comprehensive Plan ~~S~~shall ~~R~~represent the ~~P~~primary ~~M~~mechanism ~~Which that M~~manages
1237 ~~G~~growth and ~~D~~development within the City of Umatilla, ~~I~~n ~~A~~accordance to Florida Statutes
1238 Chapter 163.

1239
1240 **Policy 1-3.9.1: Precedence ~~Overover~~ Other Land Use Control Mechanisms.**
1241 Growth management and land use controls stipulated in the Comprehensive Plan through goals,
1242 objectives and policies shall take precedence over all other land use policies established in other
1243 land use control mechanisms adopted by the City of Umatilla, including but not limited to the
1244 Land Development Regulations and other components of the Code of Ordinances. Standards,
1245 provisions, and restrictions stated in the Land Development Regulations and the Code of
1246 Ordinances shall be consistent with the goals, objectives and policies of the Comprehensive Plan.

1247 **Policy 1-3.9.2: Growth Management through ~~Adoption of Reviseduse of the~~ Land Development**
1248 **Regulations.**

1249 The City shall ~~revise themaintain~~ Land Development Regulations ~~by to that~~ reflect growth
1250 management controls established within the Updated Comprehensive Plan. ~~Until the adoption of~~
1251 ~~the revised Land Development Regulations, all land use decisions made by the City of Umatilla~~
1252 ~~shall be consistent with the goals, objectives and policies of the Comprehensive Plan. The City~~
1253 ~~Council shall hold the right to determine development regulations and standards until the Land~~
1254 ~~Development Regulations are completed and adopted, so long as decisions are consistent with~~
1255 ~~the Comprehensive Plan.~~

1256
1257 **1. a.** The City Council shall reserve the right to declare a moratorium on development under the
1258 following circumstances ~~whichthat~~ may occur during the interim period between the adoption
1259 of the Comprehensive Plan or the future amendment thereof,

1260
1261 **2. b.** Public facilities and infrastructure are not available at minimum level of service standards

1262 | to meet the demands of development proposed ~~with~~in applications for development
1263 | ~~which~~that were submitted immediately before, and after the adoption of the Comprehensive
1264 | Plan and/or the Concurrency Management System.

1265

1266 | **Policy 1-3.9.3: Compliance with State and Federal Laws.**

1267 | The Comprehensive Plan shall not violate Statutes established in Florida Law or Administrative
1268 | Rule, nor shall it violate the Constitution of the State of Florida or that of the United States of
1269 | America. The City shall reserve the right to Challenge State Administrative Rules or Laws;
1270 | ~~which~~that may serve to threaten the health, safety, or welfare of its residents.

CHAPTER 2
TRANSPORTATION ELEMENT
DATA, INVENTORY, AND ANALYSIS

TABLE OF CONTENTS

1
2
3
4
5
6
7
8
9
10 INTRODUCTION 2
11 I. APPLICATION AND PURPOSE 2
12 II. EXISTING TRANSPORTATION DATA REQUIREMENTS 2
13 1. Road System..... 2
14 2. Public Transit System 2
15 3. Significant bicycle and pedestrian ways 2
16 4. Port facilities ~~332~~
17 5. Airport facilities, including clear zones and obstructions..... ~~332~~
18 6. Freight and passenger rail lines and terminals..... 3
19 7. Intermodal terminals and access to intermodal facilities 3
20 8. The existing functional classification and maintenance responsibility for all roads 3
21 9. The number of through lanes of each roadway 3
22 10. Major public transit trip generators and attractors based on land use map 3
23 11. Evacuation Routes 3
24 III. TRANSPORTATION ANALYSIS REQUIREMENTS 3
25 INTRODUCTION 3
26 LEVELS OF SERVICE 3
27 ROAD SYSTEM..... 5
28 TRAFFIC COUNTS ~~665~~
29 ADDITIONAL ROADWAY INFORMATION 9
30

MAPS

- 32 Map 2-1: Transportation System (Roads and Public Transit)
33 Map 2-2: Existing Sidewalks
34 Map 2-3: Major Trip Generators
35 Map 2-4: Future Multimodal Transportation System 2035
36

APPENDICES

- 37
38
39 Appendix A: Traffic Study prepared by the Lake-Sumter Metropolitan Planning Organization
40 (MPO)
41

42 **INTRODUCTION**

43
44 **I. APPLICATION AND PURPOSE, ~~9J-5.019 (1), FAC~~**

45 The purpose of the traffic circulation element is to establish the desired and projected
46 transportation system in the City of Umatilla and particularly to plan for future motorized and
47 non-motorized traffic circulation systems. Results accomplished in the analysis, together with
48 the recommendations, were used to develop goals, objectives, and policies that shall direct the
49 implementation of traffic improvements within the City of Umatilla.

50
51 There are no limited access facilities, ports, high speed rail lines or related facilities identified on
52 the future traffic circulation maps because they are not envisioned for the City of Umatilla. ~~9J-~~
53 ~~5.019 (1) FAC~~

54
55
56 **II. EXISTING TRANSPORTATION DATA REQUIREMENTS, ~~9J-5.019 (2) FAC~~**

57
58 The following transportation system features are shown in maps contained within this element.

59
60 **1. Road System. (Map 2-1)**

61
62 **2. Public Transit System. (Map 2-1)**

63
64 **A. Public Transit routes or service areas**

65 Umatilla is part of the County's Transportation Management System and does utilize the
66 Lake Xpress bus system and does receive bus service

67
68 **B. Public transit terminals or transfer stations**

69 The Lake Xpress has three (3) bus stops serving the City of Umatilla. 1. the most
70 northern stop is at the Altoona Post Office on SR 19. This is not technically in the City
71 limits, but serves the citizens of the City. 2. There is a stop on CR 450 at the Umatilla
72 Health Department. 3. The most southern stop is located along SR 19 at the Umatilla
73 City Hall.

74
75 **C. Public transit rights-of-way and exclusion public transit corridors**

76 The Lake Xpress bus route runs along SR 19 and CR 450.

77
78 **3. Significant bicycle and pedestrian ways. (Map 2-2)**

79
80 There are no dedicated bike paths or trail system within the City other than sidewalks. The
81 Lake County Trails Master Plan (2008) shows a minor trail planned, Lake Yale Loop, entering
82 Umatilla from CR 450 west. Another minor trail is planned, Lake-Volusia Trail, entering
83 Umatilla on the east from CR 42. Both of these trails are in the conceptual planning stage.

The North Lake Trail Phase II, planned along SR 19, is in the conceptual planning stage for the north side of Umatilla and the planned stage for the south half of Umatilla.

The City's Land Development Regulations include provisions within the development review process that require applicants of site plans, master park plans, master development plans, and subdivisions to provide for the needs of bicycle and pedestrian facilities.

4. Port facilities

There are no port facilities within the City of Umatilla

5. Airport facilities, including clear zones and obstructions. (Map 2-1)

The Umatilla Municipal Airport is located inside Umatilla's City limits, one mile east of S.R. 19, and north of C.R. 44A (East Rose Street).

6. Freight and passenger rail lines and terminals. (Map 2-1)

7. Intermodal terminals and access to intermodal facilities

There are currently no intermodal terminals within the City of Umatilla.

8. The existing functional classification and maintenance responsibility for all roads

9. The number of through lanes of each roadway

10. Major public transit trip generators and attractors based on land use map. (2-3)

11. Evacuation Routes

12. The existing peak hour, peak direction levels of service for roads and mass transit facilities and corridors or routes

III. TRANSPORTATION ANALYSIS REQUIREMENTS ~~9J-5.019 (3)~~

INTRODUCTION

LEVELS OF SERVICE

A LOS is defined in the 1985 Highway Capacity Manual, produced by the Transportation Research Board, National Research Council, Washington, D.C., as:

124 "A quantitative measure describing operational conditions within a traffic stream; generally
125 described in terms of such factors as speed and travel time, freedom to maneuver, traffic
126 interruptions, comfort and convenience, and safety."

127
128 Six (6) LOS are commonly used in transportation planning and are as follows:

- 129
130 • LOS A: Highest LOS which describes primarily free-flow traffic operations at average travel
131 speeds. Vehicles are completely unimpeded in their ability to maneuver within the traffic
132 stream. Stopped delay at intersections is minimal.
- 133
134 • LOS B: Represents reasonably unimpeded traffic flow operations at average travel speeds.
135 The ability to maneuver within the traffic stream is only slightly restricted and stopped
136 delays are not bothersome. Drivers are not generally subjected to appreciable tensions.
- 137
138 • LOS C: Represents stable traffic flow operations. However, ability to maneuver and change
139 lanes may be more restricted than in LOS B, and longer queues and/or adverse signal
140 coordination may contribute to lower average travel speeds. Motorists will experience an
141 appreciable tension while driving.
- 142
143 • LOS D: Borders on a range in which small increases in traffic flow may cause substantial
144 increase in approach delay and, hence, decrease in speed. This may be due to adverse
145 signal progression, inappropriate signal timing, high volumes, or some combination of
146 these.
- 147
148 • LOS E: Represents traffic flow characterized by significant delays and lower operating
149 speeds. Such operations are caused by some combination of adverse progression, high
150 signal density, extensive queuing at critical intersections, and inappropriate signal timing.
151 For planning purposes, this LOS equals lane capacity.
- 152
153 • LOS F: Represents traffic flow characterized by extremely low speeds. Intersection
154 congestion is likely at critical signalized locations, with resulting high approach delays.
155 Adverse signal progression is frequently a contributor to this condition.

156
157 The FDOT has developed state-wide minimum acceptable operating LOS standards and
158 generalized daily LOS maximum volume tables in their Florida Highway System Plan; Level of
159 Service Standards and Guidelines Manual (Table 1-1). Generalized daily LOS maximum volumes
160 for each road type are based on the number of signalized intersections per mile and the
161 population residing within urban and rural areas: the City of Umatilla falls under the urban
162 category. This criterion is used to conduct LOS analysis on the traffic circulation system of the
163 City of Umatilla.

The analysis of the following collector roads will use traffic counts taken by the Lake County Public Works Department in conjunction with Lake County's FSUTMS transportation model.

1. An analysis of the existing transportation system levels of service and system needs based upon:

- The existing design and operating capacities;
- The most recently available estimates for average daily and peak hour vehicle trips;
- The existing modal split and vehicle occupancy rates;
- The existing public transit facilities, including ridership by route, peak hour capacities and headways;
- The population characteristics, including transportation disadvantaged;
- The existing characteristics of the major trip generators and attractors within the community.

ROAD SYSTEM

The FDOT classifies roads as urban or rural facilities. All roads within the City's corporate limits function as urban facilities. In addition, a description is provided for local roads within the City which act as collectors. All other roads are classified as local roads and are, therefore, not included in this element. No detailed analysis is provided for any of the local roads.

A. Arterial Roads:

An arterial road means a roadway providing service, which is relatively continuous and of relatively high traffic volume, long trip length, and high operating speed. The FDOT classifies arterial roads as either principal or minor facilities, depending on the volume of traffic using the road.

1. Arterial roads within the City

S.R. 19 (Central Avenue) - S.R. 19 is classified as a minor arterial road by the 2004 FDOT roadway functional classification system. It is a divided four (4) lane roadway that narrows to a three (3) lane facility and then a two (2) lane facility at the north end of the City. Under the jurisdiction of the Florida Department of Transportation (FDOT), it is classified as a minor arterial. S.R. 19 serves as an intra-county road connecting the City of Umatilla with the Cities of Eustis and Tavares, which are located in the middle of Lake County. It also serves inter-county traffic by providing linkage to S.R. 40 approximately 15 miles to the north. S.R. 40 is the State's major east-west road between the Cities of Ocala in Marion County and Daytona Beach in Volusia County. As the primary north-south road in the City, S.R. 19 also is used by local traffic.

A large percentage of traffic found on this road represents through traffic commuting between the north end of Lake County including Astor and the Ocala National Forest and the County's middle sections, which include Eustis and Tavares.

TRAFFIC COUNTS

The FDOT 2009 annual Average Daily Traffic (ADT) counts along the four (4) lane section of S.R. 19, within the City of Umatilla, range from 13,700 vehicles (FDOT Station No. 5036) to 18,300 vehicles (FDOT Station No. 5035). Based on these volumes, this section of S.R. 19 currently maintains a LOS C or better. The FDOT has set a minimum acceptable operating LOS D for this type of road that allows a maximum volume of 61,800 vehicles per day. There are no existing deficiencies with this section of S.R. 19.

The FDOT Generalized Daily Level of Service Maximum Volumes for Florida Urban Areas does not contain tables for three (3) lane roadways. A five (5) percent upward adjustment factor can be used to represent two (2) lane divided roadways with left turn bays that is the same as a three (3) lane roadway. The following adjustments have been made to the Two Way Arterial-Group A two (2) lane undivided maximum volumes to represent three (3) lane maximum volumes:

Two-Way Arterial

<u>Class I (>0.00 to 1.99 signalized intersections per mile)</u>					
<u>Lanes</u>	<u>Levels of Service</u>				
	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>	<u>E</u>
<u>2 undivided</u>	<u>**</u>	<u>9,600</u>	<u>15,400</u>	<u>16,500</u>	<u>**</u>
<u>4 divided</u>	<u>**</u>	<u>29,300</u>	<u>35,500</u>	<u>36,700</u>	<u>**</u>
<u>Legend: *** Cannot be achieved using table input value defaults</u>					
<u>Source: Florida Department of Transportation, 2010</u>					

No traffic volume is available for the two (2) lane or (3) lane section of S.R. 19, thus it will be considered as having the same ADT as the three (4) lane section. The FDOT has set a minimum acceptable operating LOS D for this type of road that allows a maximum volume of 15,400 on the two (2) lane section. There are no existing deficiencies with this section of S.R. 19.

B. Collector Roads:

A collector road means a roadway providing service that is of relatively moderate traffic volume, moderate trip length, and moderate operating speed. Collector roads collect and distribute traffic between local roads and arterial roads. The FDOT classifies collector roads as either major or minor facilities, depending on the volume of traffic using the road.

241
242 1. Collector roads within the City

243
244 The following roads are classified as collector roads under the 2009 FDOT roadway
245 functional classification system. There are no traffic count stations established on
246 these roadways within the City of Umatilla.

247
248 a. C.R. 44A (Rose Street\Lakeside Avenue) - C.R. 44A, an urban collector, runs from
249 S.R. 19 to .8 mile east of S.R. 19 to Whitcomb Avenue, in the southeast section of
250 the City. This portion of the road is under the City's jurisdiction. C.R. 44A (Rose
251 Street) continues southeast from .8 miles east of S.R. 19 for .6 miles to the City
252 limits, and continues on for another 4.6 miles to C.R. 44A. This section of the
253 two-(2) lane undivided facility is under Lake County's jurisdiction. The roadway
254 provides direct access to the south end of Umatilla Municipal Airport.

255
256 C.R. 44A is under the jurisdiction of the City of Umatilla but all major
257 improvements are funded by impact fees.

258
259 b. C.R. 450 N-East (Collins Street) - C.R. 450 N-East , a major collector, is an
260 undivided two (2) lane roadway that runs from S.R. 19 northeast 1.8 miles to the
261 City limits and continues for another 1.6 miles to C.R. 42. The roadway is under
262 Lake County's jurisdiction and access to the Umatilla landfill and area residents.

263
264 C.R. 450 N-East is under the jurisdiction of Lake County. Should any
265 improvements be needed for this road, those improvements would be
266 completed by the Lake County Public Works Department.

267
268 The Lake County Public Works Department recorded a 2010 ADT count of 4,864
269 vehicles for C.R. 450 N-East east of the City (Lake County Station No. 44). C.R.
270 450 currently maintains a LOS C or better. The FDOT has set a minimum
271 acceptable operating LOS D for this type of road. This section of roadway will fall
272 below LOS D when the annual ADT surpasses 16,500 vehicles.

273
274 c. C.R. 450 N-West (Ocala Street) - C.R. 450 N-West, a major collector, is an
275 undivided two (2) lane roadway that runs from S.R. 19 one (1) mile west to the
276 City limits. The road continues for another 4.5 miles to the Marion County line.
277 Ocala Street intersects S.R. 19 a quarter of a mile south of C.R. 450 N-East.

278
279 C.R. 450 N-West is under the jurisdiction of Lake County. Should any
280 improvements be needed for this road, those improvements would be
281 completed by the Lake County Public Works Department.

The Lake County Public Works Department recorded a 2010 ADT count of 2,730 vehicles for C.R. 450 N-West northwest of the City (Lake County Station No. 43). C.R. 450 N-West currently maintains a LOS C or better. The FDOT has set a minimum acceptable operating LOS D for this type of road. This section of roadway will fall below LOS D when the annual ADT surpasses 16,500 vehicles.

- d. C.R. 450A - C.R. 450A, an urban collector, was previously referred to as Willis V. McCall Road. It is an undivided two (2) lane roadway that runs from S.R. 19 to C.R. 44A. Near the south City limits, this road runs east for .1 miles to the City limits and continues for another 2.7 miles to C.R. 44A.

C.R. 450A is under the jurisdiction of Lake County. Should any improvements be needed for this road, those improvements would be completed by the Lake County Public Works Department.

The Lake County Public Works Department recorded a 2010 ADT count of 1,278 vehicles for C.R. 450A east of the City (Lake County Station No 77). C.R. 450A currently maintains a LOS C or better. The FDOT has set a minimum acceptable operating LOS D for this type of road. This section of roadway will fall below LOS D when the annual ADT surpasses 16,500 vehicles.

C. Local Roads:

A local road means a roadway providing service that is of relatively low traffic volume, short average trip length or minimal through traffic movements, and high volume land access for abutting property.

1. Local roads within the City

The following local roads are not classified as collector roads by the FDOT under its functional classification system. These roads, however, function as minor collectors for local traffic. Traffic volumes have not been recorded for any local roads within the City of Umatilla.

Based on traffic conditions estimated by the Lake County Planning Department, these roads currently maintain a LOS C or better. Traffic volumes for these roads are estimated to be less than 1,000 trips per day. There are no identified deficiencies with these roads.

- 321 a. Ocala Street - Ocala Street is an undivided two (2) lane facility that begins at S.R.
322 19, opposite CR 450 N-West and continues east past Umatilla High School. Ocala
323 Street is between S.R. 19 and Orange Avenue.
- 324
- 325 b. Trowell Avenue - Trowell Avenue is a divided two (2) lane facility east of S.R. 19.
326 The street begins one block north of Ocala Street and continues south past C.R.
327 44A (Rose Street) to Lake Umatilla. Trowell Avenue provides local residents with
328 easy access to Umatilla's business district.
- 329
- 330 c. Orange Avenue - Orange Avenue is an undivided two (2) lane facility east of both
331 S.R. 19 and Trowell Avenue. This north-south road begins at C.R. 450 N-East and
332 continues south to C.R. 44A. It provides direct access between the northeast
333 and southeast quadrants of the City allowing for avoidance of S.R. 19.
- 334
- 335 d. Cassady Street\West Skyline Drive -- Cassady Street is a two (2) lane undivided
336 facility that begins at Trowell Avenue and continues east through a residential
337 area to become West Skyline Drive. West Skyline Drive is a two (2) lane clay
338 road that provides access to the north end of Umatilla Municipal Airport.
- 339
- 340 e. Golden Gem Drive - Golden Gem Drive is a two (2) lane undivided facility in the
341 southwest quadrant of the City. The roadway begins at S.R. 19, continues west
342 past a large citrus processing plant. It then continues north past mobile home
343 parks and open areas to Guerrant Street.
- 344
- 345 f. Guerrant Street - Guerrant Street is a two (2) lane undivided east-west facility in
346 the west central section of the City. It provides City residents and rural residents
347 with direct access to S.R. 19.
- 348
- 349 g. Lake Street - Lake Street is a two (2) lane undivided facility in the City's
350 northwest quadrant. This east-west roadway provides access to S.R. 19 for the
351 City's northwest residents.
- 352
- 353 h. Maxwell Road -- Maxwell Road is a two (2) lane facility that begins at Lake Street
354 going north and then east to connect with S.R. 19 near the north City limits. The
355 road functions as a by-pass allowing movement between the northwest
356 quadrant of the City and north S.R. 19 thus decreasing the volume on the two (2)
357 lane section of S.R. 19.

358

359 ADDITIONAL ROADWAY INFORMATION

360 In addition to the local collector roads listed above, other less traveled local roads serve
361 the residential areas of the City. As no traffic flow problems have been identified on

362 these roadways, and no future problems are anticipated for the short or long range
363 planning periods, an analysis of these streets is not warranted in this element. The City
364 should, however, monitor these roadways on an annual basis to identify maintenance
365 needs and any traffic flow problems that may occur in the future.

367 2. An analysis of the availability of transportation facilities and services to serve existing land
368 uses.

369
370 The growth that the City of Umatilla has experienced along with the region's growth will
371 cause an increase in traffic volumes on S.R. 19 within the City. An analysis of the projected
372 traffic circulation levels of service and system needs based only upon the City's future land
373 uses, as determined in the Future Land Use Element, would reflect only the local growth in
374 traffic volumes. Therefore, future analysis is conducted based upon historical traffic growth
375 experienced on S.R. 19 that represents both local and regional traffic growth.

376
377 The Lake County Planning Department has established a county-wide transportation model,
378 as part of its Comprehensive Plan. The results of this model will be compared to the
379 historical traffic growth and will be used, as needed, to update the future traffic circulation
380 analysis for the City.

381
382 A. Arterial Roads

383 The methodology used for traffic volume projections for the years 2011 to 2015 utilizes
384 a straight-line technique that applies annual average traffic growth rates experienced
385 from 2005 to 2010 to future years. This technique, known as linear regression, evaluates
386 the historical rate of growth in traffic volumes experienced by each arterial and collector
387 roadway within the City. Each planning period is evaluated below according to this
388 technique.

389
390 The short range planning period is to 2015~~9~~ while the long range planning period is to
391 2035.

392
393 1. The five (5) year forecast for the two (2) stations on SR 19 are as follows: Station No.
394 5035 has a projected ADT of 19,044 and Station No. 5036 has a projected ADT of
395 14,617. The ADT's for both traffic stations are within the adopted LOS. Applying the
396 same technique as that for the five (5) year forecast, the 25 year forecast for the two
397 (2) stations on SR 19 are as follows: Station No. 5035 has a projected ADT of 21,219
398 and Station No. 5036 has a projected ADT of 16,287.

399
400 B. Collector Roads

It is assumed that traffic growth on collector roads will reflect the growth of the City of Umatilla. The City's resident population is projected to increase from 2,603 persons in 2008 to 8,660 persons in the year 2015 and to 14,560 persons in the year 2035.

1. C.R. 44A (Rose Street) - No traffic count information was available for Rose Street.

2. CR 450 N-East (Collins Street) - Assuming that traffic growth occurs at the same rate as the resident population, C.R. 450 N-East is projected to have an annual ADT volume of 5,037 vehicles in the year 2015 and 6,213 vehicles in the year 2035 (Traffic Station No. 44). C.R. 450 N-East will maintain a LOS C or better during the short, but in long range planning periods, the LOS will fall to an E

3. CR 450 N-West (Ocala Street) - Assuming that traffic growth occurs at the same rate as the resident population, C.R. 450 N-West is projected to have an annual ADT volume of 2,777 vehicles in the year 2015 and 3,075 vehicles in the year 2035 (Traffic Station No. 43). C.R. 450 N-West will maintain a LOS C or better during the short range planning period, but in long range planning periods, the LOS will fall to an E

4. CR 450A - Assuming that traffic growth occurs at the same rate as the resident population, C.R. 450A is projected to have an annual ADT volume of 1,278 vehicles in the year 2015 and 1,378 vehicles in the year 2035 (Traffic Station No. 77). C.R. 450A will maintain a LOS C or better during the short and long range planning periods.

3. An analysis of the adequacy of the existing and projected transportation system to evacuate the coastal population prior to an impending natural disaster.

State Road 19 is used as an evacuation route for those evacuating from the coastal regions.

4. An analysis of the growth trends and travel patterns and interactions between land use and transportation, and the compatibility between the future land use and transportation elements, including land use compatibility around airports.

5. An analysis of existing and projected intermodal deficiencies and needs such as terminals, connections, high occupancy vehicle lanes, park-and-ride lots and other facilities.

Growth within the City of Umatilla and the surrounding region does not necessitate the need for terminal connections, high occupancy vehicle lanes, park-and-ride lots, or other facilities of this nature.

6. An analysis of the projected transportation system levels of service and system needs based

442 upon the future land use categories, including their densities or intensities of use as shown
443 on the future land use map or map series, and the projected integrated transportation
444 system. The analysis shall demonstrate integration and coordination among the various
445 modes of transportation, including rail, airport and seaport facilities. The analysis shall
446 address the need for new facilities and expansions of alternative transportation modes to
447 provide a safe and efficient transportation network and enhance mobility. The
448 methodologies used in the analysis, including the assumptions used, modeling applications,
449 and alternatives considered shall be included in the plan support document. The analysis
450 shall address the effect of transportation concurrency management areas, if any
451 ~~pursuant to subsection 9J-5.0055(5), F.A.C., and the effect of transportation concurrency~~
452 ~~exceptions, if any., pursuant to subsections 9J-5.0055(6) and (7), F.A.C.~~

454 Traffic Analysis

455 The Lake-Sumter Metropolitan Planning Organization (MPO) conducted an analysis to
456 address the impacts to the roadway network within and around the City of the changes to
457 the Future Land Use Map (FLUM). The analysis was conducted for existing, 2019 and 2035
458 conditions. The analysis is included as Appendix A. The study concludes that the roadways
459 within and around the City, including those anticipated to be annexed into the City by 2035,
460 will have sufficient capacity to operate within the adopted level of service through 2035.

462 County's Transportation Management System

463 The City of Umatilla is part of the County's Transporation Management System and does
464 utilize the Lake Xpress buss sytem. The Lake Xpress has three (3) bus stops serving the City
465 of Umatilla. The most northern stop is at the Altoona Post Office on SR 19. This is not
466 technically in the City limits, but serves the citizens of the City. A second stop is on CR 450
467 at the Umatilla Health Department. The third stop located along SR 19 at the Umatilla City
468 Hall and is the most southern stop.

470 Non-Motorized Transportation

471 The City of Umatilla needs to investigate and promote the establishment of bicycle and
472 pedestrian ways. The existing sidewalk system for the City is not continuous and there are
473 no designated bicycle lanes. Non-motorized traffic must use the same facilities as
474 motorized traffic in many cases.

475
476 Financing for bicycle and pedestrian ways can be obtained through assistance provided by
477 Lake County and the State of Florida. Impact fees can also be used to subsidize the cost of
478 providing these facilities. The City of Umatilla will need to coordinate with Lake County and
479 the State of Florida for providing these facilities. More information on financing can be
480 found in the Capital Improvements Element.

The MPO has designated SR 19 through Umatilla as a Multimodal Corridor. The MPO has indicated that a bicycle and/or pedestrian trail is planned along the southern portion of SR 19. There is no specific information available regarding the trail at this time. Lake County's Trails Master Plan (2008) has a minor trail planned, Lake Yale Loop, entering Umatilla from CR 450 west. Another minor trail is planned, Lake-Volusia Trail, entering Umatilla on the east from CR 42. Both the Lake Yale Loop and Lake-Volusia Trail are in the conceptual planning stage. The North Lake Trail Phase II, planned to run along SR 19, is in the conceptual planning stage for the north side of Umatilla and the planned stage for the south half of Umatilla.

Railroad

There are existing railway lines that run parallel to SR 19. The Lake Sumter MPO has designated the portion of this railway that is in southern Umatilla as an Emerging Regionally Significant Rail Corridor (F.C.R.R.)

Airport Facilities

~~Chapter 9J-5.019 FAC requires that local governments with populations of 50,000 or more complete a Ports, Aviation, and Related Facilities Element. While the City does not have a population of over 50,000, The City~~ it has included an Airport Facilities Element to its Comprehensive Plan. The Airport Facilities Data Inventory and Analysis includes more specific information pertaining to the airport than that which is found in this chapter.

The Umatilla Municipal Airport is located inside Umatilla's City limits, one mile east of S.R. 19, and north of C.R. 44A (East Rose Street). This City-owned and operated general aviation facility is primarily used by single engine aircraft. The 21 acre airfield is equipped for VFR operations and has a 2,500 X 60 ft. asphalt runway which is oriented 18/36.

Direct access to the Umatilla Airport from the south is via C.R. 44-A. This facility is a two lane collector. C.R. 44A is accessed from S.R. 19. Umatilla Airport is directly accessed via dirt roads off West Skyline Dr. and C.R. 44A. The Continuing Florida Aviation System Planning Process (CFASPP) states that the airport is a basic utility airport that focuses primarily on serving general aviation. Airport management sees the airport continuing in this role in the foreseeable future. The airport caters to flight training, business, and recreational flying. Man made, environmental, community, and/or financial considerations do not limit the airport's future role. Management sees relatively significant growth of the airport in the coming years. The airports vision is to provide a first-class airport facility and develop it as one of the community's major assets.

7. The analysis shall consider the projects planned for in the Florida Department of Transportation's Adopted Work Program, long range transportation plan and transportation improvement program of the metropolitan planning organization, and the local

transportation authority(ies), if any, and compatibility with the policies and guidelines of such plans.

Metropolitan Planning Organization (MPO)

The MPO has identified SR 19, CR 42, and CR 450 as a 2 lane constrained roadways. In February of 2008, the Lake Sumter MPO adopted plicy 2008-1, The Corridor Constrait Policy. The purpose of this policy is:

- To presere rural character isn areas where exiting ~~conistions~~ conditions and land use ~~desinatins~~ destinations do not require the need for ~~additioan~~ additional ~~capacty~~ capacity
- To limit the extent to which corridors will be widened in order to prevent ~~oradways~~ roadways from becoming ~~diving~~ dividing factors within communities or to ~~previent~~ prevent widening ~~prjects~~ projects causing ~~ethe~~ the erosion of viable neighborhoods or districts
- To enhance the regional transporation network, spread ~~emand~~ demand for ~~transpotiona~~ transportation capacity and ~~mazzimize~~ maximize access to communties and centers
- To promote the goal of migrating away from capcity ~~improemetns~~ improvements through the addition of lanes and to promptoe the migration toward additional capacity through mass tranit ~~improements~~ improvements along appropriate arterial corridors
- To prevent a misallocation of fiscal resoucess toward lane-addition projects in which cost-benefit rations are low in terms of cost versus new capacity.

The MPO has designated SR 19, CR 450 (east and west),and CR 42 as regionally significant coordiors.

The MPOs Tranportation Improments Program, ~~2011-2015~~ 2013 - 2018, reiterates those items that are found on FDOTs 5-year Work Plan

Florida Department of Transportation (FDOT)

Umatilla is located in FDOT District 5. The following is found in the FDOT 5-year workplan:

- ~~— Preliminary engineering and Construction is slated for resurfacing of SR 19 from CR 452 to N or Golden Gem Dr. (2011 \$48,491 and 2012 \$2,266,777)~~
- ~~— Preliminary engineering is slated for traffic operations improvements on SR 19 at CR 450 E (2011 — \$50,000)~~
- ~~— Capital for airport safety priority Improment projects (2011 \$20,908)~~

- ~~— Capital for airport fuel farm (2011 \$64,214)~~
- ~~— Capital for taxiway improvements (2011 \$411,202)~~
- ~~1. Install traffic signals on SR 19 at Cassidy Street/Guerrant St. (2014 \$487,230)~~

Lake County

Lake County has 41 plans for improvements within the City of Umatilla:

- ~~— Connecting Hatfield Dr. with SR 19~~
- ~~— Reconstructing Hatfield Dr.~~
- ~~1. Contributing to the improvements on Orange Ave. (in conjunction with the City of Umatilla and an anticipated EPA grant)~~
- ~~— The alignment of the intersection of CR 450 and SR 19~~

City

Has received a \$226,238 federal grant to reconstruct the alleyway in order to improve its drainage FEMA. The City will provide a 25% match (\$56,559)

8. The analysis shall demonstrate how the local government will maintain its adopted level of service standards for roads and transit facilities within its jurisdiction and how the level of service standards reflect and advance the purpose of this section and the goals, objectives, and policies of the future land use element and other elements of the comprehensive plan.

The City does not have any problems with its adopted level of service, but does have minor improvements planned.

Maintenance

The City has its own program for capital improvements and maintenance to local streets. In many cases, transportation improvement programs such as access management, traffic signal optimization, on-street parking restrictions, and the addition of turn lanes would be sufficient to relieve congestion without a large capital outlay. Through the use of an access management program, the City can create a safe and efficient traffic flow which will lessen traffic problems on major roadways.

The City plans to continuing to overlay pavement on existing roads to keep ensure the quality of the roads. The City hopes to make improvements to Orange Ave, a local road, in the way of adding curb, gutter, drainage, and sidewalks. These improvements are intended to improve drainage issues in the area.

Rights-of-Way

The acquisition and preservation of Rights-of-Way (ROW's) for future road improvements is important in planning the future traffic circulation system for the City of Umatilla. The

605 FDOT expresses concern for the acquisition and preservation of ROW's. The City will need
606 to coordinate with the FDOT regarding the preservation of ROW's.

607
608 Protect and Preserve Rights-of-Way

609 By taking measures to protect and preserve rights-of-way, the City of Umatilla can assist
610 Lake County and the FDOT in protecting road corridors for future road improvements. The
611 City can utilize techniques such as setback requirements, zoning restrictions, right-of-way
612 protection regulations and official highway maps to preserve and protect existing and
613 future rights-of-way.

614
615 In many cases, transportation improvement programs, such as access management, traffic
616 signal optimization, on-street parking restrictions, and the addition of turn lanes, would be
617 sufficient to relieve congestion without a large capital outlay. Through the use of an access
618 management program, the City can create a safe and efficient on-site traffic flow which will
619 lessen the traffic congestion on major roadways. Lake County is currently in the process of
620 establishing a County-wide access management program which the City may want to utilize.

621
622 Traffic Planning Coordination

623 In Lake County, the Transportation Advisory Committee is the coordinating body between
624 the County and its municipalities. The City of Umatilla, along with Cities of Astatula,
625 Clermont, Eustis, Howey-in-the Hills, Leesburg, Mount Dora, Montverde, and Tavares, has
626 signed an inter-local agreement with Lake County for membership on this committee. The
627 primary function of the committee is the development of Lake County's Five-Year Road
628 Capital Improvement Program. This program utilizes funds obtained through Traffic Impact
629 Fees placed on all new development.

630
631 Road Improvements

632 Part of the traffic circulation system for the City of Umatilla is maintained and improved by
633 entities other than the City. Road improvements to S.R. 19 fall under the FDOT, Five-Year
634 Transportation Program, while improvements to collector roads fall under the Lake County's
635 Gas Tax Road Resurfacing, Road Construction Programs and Impact Fee Program. The City
636 will need to coordinate with the FDOT and Lake County if it feels that a better alternative
637 solution than one proposed by the FDOT or Lake County can be achieved. At present, the
638 City has not established any monitoring technique for traffic flow or land development,
639 both inside and outside of the City.

640
641 Traffic Accidents

642 Accident data was not available at the time of this report for the collector or local roads
643 within the City limits. It is assumed that accident frequency does not affect the City's traffic
644 circulation system aside from S.R. 19 at this time. The City should annually summarize
645 accidents occurring on collector and local roads for the purpose of future planning.

646
647 9. The analysis shall explicitly address and document the internal consistency of the plan,
648 especially its provisions addressing transportation, land use, and availability of facilities and
649 services.

650
651 10. An analysis that identifies land uses and transportation management programs necessary to
652 promote and support public transportation systems in designated public transportation
653 corridors.

654
655 The MPO has identified SR 19 through Umatilla as a Multimodal Corridor in its 2035 Long
656 Range Transportation Plan (adopted December 8, 2010). The MPO defines this designation
657 indicating prioritization of project improvements along select corridors to improve transit
658 quality of service, operational strategies to improve traffic flow, select intersection improvements
659 to enhance mobility and pedestrian safety, designated bike lanes or parallel bike routes, and
660 multimodal infrastructure improvements in “centers” located along these corridors to support
661 urban design and land use patterns where walking, biking, and utilizing transit are
662 encouraged as primary modes of transportation.

663
664 11. For multimodal transportation districts established pursuant to Sections 163.3180(15)(a)
665 and (b), F.S., an analysis demonstrating that the proposed community design elements,
666 including the transportation system and the land use distribution, densities and intensities,
667 will reduce vehicle miles of travel and support an integrated, multimodal transportation
668 system that achieves the objectives of the paragraphs cited above.

669
670 While the City of Umatilla is within a Multimodal corridor as defined by the MPO, it is not
671 within a multimodal transportation district as defined by Section 163.3180(15)(a) and (b) of
672 the Florida Statutes.

674
675 INTRODUCTION

676
677 I. EXISTING TRAFFIC CIRCULATION DATA REQUIREMENTS, (1), 9J 5.019 (1) FAC

678
679 The purpose of the traffic circulation element is to establish the desired and projected
680 transportation system in the City of Umatilla and particularly to plan for future motorized and
681 non-motorized traffic circulation systems. This element includes an Inventory section, an
682 Analysis section, and a Comments and Recommendations section. Results accomplished in the
683 analysis, together with the recommendations, were used to develop goals, objectives and
684 policies which shall direct the implementation of traffic improvements within the City of
685 Umatilla. Maps 2-1 and 2-2 provide the City with existing traffic circulation maps, while Maps
686 2-4 and 2-5 provide the City with future traffic circulation maps. Map 2-3 identifies traffic count
687 stations within the City and presents existing traffic volumes. The maps also identify the
688 Umatilla Municipal Airport. There are no limited access facilities, ports, high speed rail lines or
689 related facilities identified on the future traffic circulation maps because they are not
690 envisioned for the City of Umatilla.

691
692
693 II. TRAFFIC CIRCULATION SYSTEM INVENTORY, 9J 5.019 (1) (a-b), FAC

694
695 The City of Umatilla has a current traffic circulation system comprised of three types of traffic
696 facilities that are organized into three separate classifications based on the existing Florida
697 Department of Transportation (FDOT) roadway functional classifications. Arterial and collector
698 facilities are identified on Map 2-1, while Map 2-2 identifies the number of traffic lanes for each
699 facility. These maps comprise the City's existing traffic circulation maps. Inter-county, intra-
700 county, and local traffic all use the traffic circulation system within the City of Umatilla. The
701 three road classifications, as defined in Section 9J 5.003, FAC, are as follows:

702
703 Arterial: _____

704 An arterial road means a roadway providing service, which is relatively continuous and of
705 relatively high traffic volume, long trip length, and high operating speed. The FDOT classifies
706 arterial roads as either principal or minor facilities, depending on the volume of traffic using the
707 road.

708
709 Collector:

710 A collector road means a roadway providing service, which is of relatively moderate traffic
711 volume, moderate trip length, and moderate operating speed. Collector roads collect and
712 distribute traffic between local roads and arterial roads. The FDOT classifies collector roads as
713 either major or minor facilities, depending on the volume of traffic using the road.

714 [Map 2-1](#)
715

- 716 [Map 2-2](#)
- 717 [Existing Traffic](#)
- 718 [Circulation System](#)
- 719 [Number of Lanes](#)
- 720 [City of Umatilla](#)

- 721 [Map 2-3](#)
- 722 [Traffic Count Stations](#)
- 723 [City of Umatilla](#)

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Local:

A local road means a roadway providing service, which is of relatively low traffic volume, short average trip length or minimal through traffic movements, and high volume land access for abutting property.

Based on the above definitions, the following sections provide a description of the arterial and collector roads within the City of Umatilla. The FDOT also classifies roads as urban or rural facilities. All roads within the City's corporate limits function as urban facilities. In addition, a description is provided for local roads within the City which act as collectors. All other roads are classified as local roads and are, therefore, not included in this element. No detailed analysis is provided for any of the local roads.

A.—Arterial Roads

The following road is classified as an arterial road under the 2004 FDOT roadway functional classification system. Map 2-3 identifies 2004 traffic volumes recorded by the FDOT and the Lake County Public Works Department for this facility.

S.R. 19 (Central Avenue) — S.R. 19 is a divided four (4) lane roadway which narrows to a three (3) lane facility and then a two (2) lane facility at the north end of the City. Under the jurisdiction of the Florida Department of Transportation (FDOT), it is classified as a minor arterial. S.R. 19 serves as an intra-county road connecting the City of Umatilla with the Cities of Eustis and Tavares, which are located in the middle of Lake County. It also serves inter county traffic by providing linkage to S.R. 40 approximately 15 miles to the north. S.R. 40 is the State's major east west road between the Cities of Ocala in Marion County and Daytona Beach in Volusia County. As the primary north-south road in the City, S.R. 19 also is used by local traffic.

B.—Collector Roads

The following roads are classified as collector roads under the 2004 FDOT roadway functional classification system. There are no traffic count stations established on these roadways within the City of Umatilla.

(1) C.R. 44A (Rose Street\Lakeside Avenue) — C.R. 44A (Rose Street\Lakeside Avenue) from S.R. 19 to .8 mile east of S.R. 19 to Whitcomb Avenue, in the southeast section of the City is under the City's jurisdiction. C.R. 44A (Rose Street) continues southeast from .8 mile east of S.R. 19 for .6 mile to the City limits, and continues on for another 4.6 miles to C.R. 44A. This section of the two (2) lane undivided facility is under Lake County's jurisdiction. The entire roadway is classified as an Urban collector and provides direct access to the south end of Umatilla Municipal Airport.

765 (2) C.R. 450 N East (Collins Street) — C.R. 450 N East (Collins Street) is an undivided two (2) lane
766 roadway from S.R. 19 northeast 1.8 miles to the City limits and continues for another 1.6 miles
767 to C.R. 42. It is under Lake County's jurisdiction and is classified as a major collector. This
768 roadway provides access to the Umatilla landfill and area residents.

769
770 (3) C.R. 450 N West (Ocala Street) — C.R. 450 N West (Ocala Street) is an undivided two (2) lane
771 roadway from S.R. 19 one (1) mile west to the City limits. The road continues for another 4.5
772 miles to the Marion County line. Under Lake County's jurisdiction it is classified as a major
773 collector. Ocala Street intersects S.R. 19 a quarter of a mile south of C.R. 450 N East (Collins
774 Street).

775
776 (4) C.R. 450A (Willis V. McCall Road) — C.R. 450A (Willis V. McCall Road) is an undivided two (2)
777 lane roadway from S.R. 19 to C.R. 44A. This roadway near the south City limits runs east for .1
778 mile to the City limits and continues for another 2.7 miles to C.R. 44A. Under Lake County's
779 jurisdiction, it is classified as an urban collector.

780 781 C. Local Roads

782 The following local roads are not classified as collector roads by the FDOT under its functional
783 classification system. These roads, however, function as undivided two (2) lane minor collector
784 facilities for local traffic. Traffic volumes have not been recorded for any local roads within the
785 City of Umatilla.

786
787 (1) Ocala Street — Ocala Street is an undivided two (2) lane facility which begins at S.R. 19,
788 opposite CR 450 N West and continues east past Umatilla High School. Ocala Street is between
789 S.R. 19 and Orange Avenue.

790
791 (2) Trowell Avenue — Trowell Avenue is a divided two (2) lane facility east of S.R. 19. The street
792 begins one block north of Ocala Street and continues south past C.R. 44A (Rose Street) to Lake
793 Umatilla. Trowell Avenue provides local residents with easy access to Umatilla's business
794 district.

795
796 (3) Orange Avenue — Orange Avenue is an undivided two (2) lane facility east of both S.R. 19
797 and Trowell Avenue. This north-south road begins at C.R. 450 N East (Collins Street) and
798 continues south to C.R. 44A (Rose Street). It provides direct access between the northeast and
799 southeast quadrants of the City while avoiding S.R. 19.

800
801 (4) Cassidy Street\West Skyline Drive — Cassidy Street is a two (2) lane undivided facility,
802 which begins at Trowell Avenue and continues east through a residential area to become West
803 Skyline Drive. West Skyline Drive is a two (2) lane clay road that provides access to the north
804 end of Umatilla Municipal Airport.

805

806 ~~(5) Golden Gem Drive—Golden Gem Drive is a two (2) lane undivided facility in the southwest~~
807 ~~quadrant of the City. The roadway begins at S.R. 19, continues west past a large citrus~~
808 ~~processing plant. It then continues north past mobile home parks and open areas to Guerrant~~
809 ~~Street.~~

810
811 ~~(6) Guerrant Street—Guerrant Street is a two (2) lane undivided east west facility in the west~~
812 ~~central section of the City. It provides City residents and scattered rural residents with direct~~
813 ~~access to S.R. 19.~~

814
815 ~~(7) Lake Street—Lake Street is a two (2) lane undivided facility in the City's northwest~~
816 ~~quadrant. This east-west roadway provides access to S.R. 19 for the City's northwest residents.~~

817
818 ~~(8) Maxwell Road—Maxwell Road is a two (2) lane facility which begins at Lake Street going~~
819 ~~north and then east to connect with S.R. 19 near the north City limits. The road functions as a~~
820 ~~by-pass allowing movement between the northwest quadrant of the City and north S.R. 19~~
821 ~~thus decreasing the volume on the two (2) lane section of S.R. 19.~~

822
823 ~~In addition to the local collector roads listed above, other less traveled local roads serve the~~
824 ~~residential areas of the City. As no traffic flow problems have been identified on these~~
825 ~~roadways, and no future problems are anticipated for the short or long range planning periods,~~
826 ~~an analysis of these streets is not warranted in this element. The City should, however, monitor~~
827 ~~these roadways on an annual basis to identify maintenance needs and any traffic flow problems~~
828 ~~that may occur in the future.~~

829 III. TRAFFIC CIRCULATION SYSTEM ANALYSIS, 9J-5.019 (2) (a-b), FAC

830

831 This section of the element presents an analysis of existing and projected traffic circulation
832 levels of service and system needs pursuant to 9J-5.019 (2) (a-b).

833

834 A. Levels of Service

835

836 A key factor in measuring the effectiveness of transportation planning is the use of Levels of
837 Service (LOS's), and Level of Service (LOS) analysis must be applied to the traffic circulation
838 system of the City of Umatilla. A LOS is defined in the 1985 Highway Capacity Manual,
839 produced by the Transportation Research Board, National Research Council, Washington, D.C.,
840 as:

841

842 "A quantitative measure describing operational conditions within a traffic stream; generally
843 described in terms of such factors as speed and travel time, freedom to maneuver, traffic
844 interruptions, comfort and convenience, and safety."

845

846 Six LOS's are commonly used in transportation planning and are as follows:

847

848 LOS A: Highest LOS which describes primarily free flow traffic operations at average travel
849 speeds. Vehicles are completely unimpeded in their ability to maneuver within the traffic
850 stream. Stopped delay at intersections is minimal.

851

852 LOS B: Represents reasonably unimpeded traffic flow operations at average travel speeds.
853 The ability to maneuver within the traffic stream is only slightly restricted and stopped delays
854 are not bothersome. Drivers are not generally subjected to appreciable tensions.

855

856 LOS C: Represents stable traffic flow operations. However, ability to maneuver and change
857 lanes may be more restricted than in LOS B, and longer queues and/or adverse signal
858 coordination may contribute to lower average travel speeds. Motorists will experience an
859 appreciable tension while driving.

860

861 LOS D: Borders on a range in which small increases in traffic flow may cause substantial
862 increase in approach delay and, hence, decrease in speed. This may be due to adverse signal
863 progression, inappropriate signal timing, high volumes, or some combination of these.

864

865 LOS E: Represents traffic flow characterized by significant delays and lower operating speeds.
866 Such operations are caused by some combination of adverse progression, high signal density,
867 extensive queuing at critical intersections, and inappropriate signal timing. For planning
868 purposes, this LOS equals lane capacity.

869

870 LOS F: Represents traffic flow characterized by extremely low speeds. Intersection congestion
871 is likely at critical signalized locations, with resulting high approach delays. Adverse signal
872 progression is frequently a contributor to this condition.

873
874 The FDOT has developed state-wide minimum acceptable operating LOS standards and
875 generalized daily LOS maximum volume tables in their Florida Highway System Plan; Level of
876 Service Standards and Guidelines Manual. Generalized daily LOS maximum volumes for each
877 road type are based on the number of signalized intersections per mile and the population
878 residing within urban and rural areas: the City of Umatilla falls under the urban category (Table
879 2-1). This criterion is used to conduct LOS analysis on the traffic circulation system of the City
880 of Umatilla.

881
882 B. Rights of Way

883 The acquisition and preservation of Rights of Way (ROW's) for future road improvements is
884 important in planning the future traffic circulation system for the City of Umatilla. The FDOT
885 expresses concern for the acquisition and preservation of ROW's. The City will need to
886 coordinate with the FDOT regarding the preservation of ROW's.

887
888 The four (4) lane section of S.R. 19 in the City of Umatilla currently has a ROW between 120 and
889 135 feet. Beginning at the three (3) lane section and continuing for about half a mile there is a
890 120 foot ROW. For the next quarter mile the ROW decreases to 60 feet returning to the 120
891 foot three quarters of a mile north of C.R. 450 N West. A rail road ROW parallels or is part of
892 the roadways ROW all through Umatilla. It is generally on the west side of S.R. 19's four (4) lane
893 section and on the east side of the three (3) and two (2) lane sections. A ROW of at least 110
894 feet, urban section, and 130 feet, rural section, is preferred for future road improvements on a
895 roadway similar to S.R. 19.

896
897

898 [Table 2-1](#)
899 [Generalized Daily Level of Service Maximum Volumes](#)
900 [For Florida's Urban \(5,000\) AREAS](#)
901 [City of Umatilla](#)

902 ~~The City's minor collectors have ROW ranging from 22 feet to 100 feet. In particular C.R. 450~~
903 ~~(Collins Street) has a 40 foot ROW which is below the recommended amount of ROW. C.R.~~
904 ~~450A has a 100 foot ROW. C.R. 450 West varies in ROW from 22 to 66 feet due to natural~~
905 ~~obstructions along the side of the roadway. Even though some of these roads are far below the~~
906 ~~recommended ROW, it is not anticipated that additional ROW will be needed over the short or~~
907 ~~long range planning periods since no future road improvements have been projected for these~~
908 ~~minor collectors within the City.~~

909
910 ~~Local collector roads within the City have different ROW widths with some below required ROW~~
911 ~~standards. The City and County/or State, therefore, should anticipate the need to acquire~~
912 ~~additional ROW's over the short or long range planning periods since future road improvements~~
913 ~~have been projected for local collector roads within the City.~~

914
915 ~~C. Existing Traffic Circulation Analysis, pursuant to 9J 5.019 (2) (a)~~

916
917 ~~1. Arterial Roads~~

918
919 ~~This part of the element analyzes the existing traffic circulation on arterial roadways and~~
920 ~~identifies any deficiencies which may currently exist within the City.~~

921
922 ~~S.R. 19 — S.R. 19 (Central Avenue) is classified as a minor arterial road by the FDOT. A large~~
923 ~~percentage of traffic found on this road represents through traffic commuting between the~~
924 ~~north end of Lake County including Astor and the Ocala National Forest and the County's~~
925 ~~middle sections, which include Eustis and Tavares.~~

926

927 [Table 2-2](#)

928 The FDOT 2004 annual Average Daily Traffic (ADT) counts along the four (4) lane section of S.R.
929 19, within the City of Umatilla, range from 14200 vehicles (FDOT Station No. 5036 to 18500
930 vehicles (FDOT Station No. 5035 .526 miles south of CR 450). The location of these stations has
931 been identified on Map 2-3. Based on these volumes, this section of S.R. 19 currently maintains
932 a LOS C or better. The FDOT has set a minimum acceptable operating LOS D for this type of
933 road which allows a maximum volume of 61,800 vehicles per day. There are no existing
934 deficiencies with this section of S.R. 19.

935
936 The FDOT Generalized Daily Level of Service Maximum Volumes for Florida Urban Areas does
937 not contain tables for three (3) lane roadways. A five (5) percent upward adjustment factor can
938 be used to represent two (2) lane divided roadways with left turn bays which is the same as a
939 three (3) lane roadway. The following adjustments have been made to the Two Way Arterial-
940 Group A two (2) lane undivided maximum volumes to represent three (3) lane maximum
941 volumes:

942
943 Two-Way Arterial

944
945 Class I (>0.00 to 1.99 signalized intersections per mile)

946
947 Lanes _____ Levels of Service

	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>	<u>E</u>
<u>2 undivided</u>	<u>**</u>	<u>4,200</u>	<u>13,800</u>	<u>20,580</u>	<u>**</u>
<u>4 divided</u>	<u>4,800</u>	<u>29,300</u>	<u>34,700</u>	<u>35,700</u>	<u>**</u>

948
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950
951

952 Legend: *** Cannot be achieved

953
954 Source: Florida Department of Transportation, 2004

955
956
957 No traffic volume is available for the two (2) lane or (3) lane section of S.R. 19, thus it will be
958 considered as having the same ADT as the three (4) lane section. The FDOT has set a minimum
959 acceptable operating LOS D for this type of road which allows a maximum volume of 13,800 on
960 the two (2) lane section. There are no existing deficiencies with this section of S.R. 19.

961
962 2. Collector Roads

963
964 The analysis of the following collector roads will use traffic counts taken by the Lake County
965 Public Works Department in conjunction with Lake County's FSUTMS transportation model.

966
967 (1) C.R. 44A (Rose Street), an urban collector, is under the jurisdiction of The City of Umatilla
968 but all major improvements funded by impact fees.

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(2) C.R. 450 N East (Collins Street), a minor collector, is under the jurisdiction of Lake County and all major improvements will be completed by the Lake County Public Works Department. The Lake County Public Works Department has no improvements scheduled to increase road capacity on C.R. 450 N East. Analysis criteria for the section of C.R. 450 N East within the City of Umatilla have been summarized in Table 2-2.

The Lake County Public Works Department recorded a 2004 Average Daily Traffic (ADT) count of 4405 vehicles for C.R. 450 N East east of the City (Lake County Station No. 44 — (08 miles east of SR 19). C.R. 450 currently maintains a LOS C or better. The FDOT has set a minimum acceptable operating LOS D for this type of road. This section of roadway will fall below LOS D when the annual ADT surpasses 16,400 vehicles.

(3) C.R. 450 N West (Ocala Street), a minor collector, is under the jurisdiction of Lake County and all major improvements will be completed by the Lake County Public Works Department. The Lake County Public Works Department has no improvements scheduled to increase road capacity on C.R. 450 N West. Analysis criteria for the section of C.R. 450 N West within the City of Umatilla have been summarized in Table 2-2.

The Lake County Public Works Department recorded a 2004 Average Daily Traffic (ADT) count of 2698 vehicles for C.R. 450 N West northwest of the City (Lake County Station No. .06 miles west of Owens Lane). C.R. 450 N West currently maintains a LOS C or better. The FDOT has set a minimum acceptable operating LOS D for this type of road. This section of roadway will fall below LOS D when the annual ADT surpasses 16,400 vehicles.

(4) C.R. 450A (Willis V. McCall Road), an urban collector, is under the jurisdiction of Lake County and all major improvements will be completed by the Lake County Public Works Department. The Lake County Public Works Department has no improvements scheduled to increase road capacity on C.R. 450A. Analysis criteria for the section of C.R. 450A within the City of Umatilla has been summarized in Table 2-2.

The Lake County Public Works Department recorded a 2004 Average Daily Traffic (ADT) count of 1,360 vehicles for C.R. 450 N East east of the City (Lake County Station No 77 — .06 miles west of CR 44A north. C.R. 450A currently maintains a LOS C or better. The FDOT has set a minimum acceptable operating LOS D for this type of road. This section of roadway will fall below LOS D when the annual ADT surpasses 16,400 vehicles.

3. Local Roads

No traffic count data has been recorded for any of the local roads within the City of Umatilla.

1010 Based on traffic conditions estimated by the Lake County Planning Department, these roads
1011 currently maintain a LOS C or better. Traffic volumes for these roads are estimated to be less
1012 than 1,000 trips per day. There are no identified deficiencies with these roads.

1013
1014 D. Future Traffic Circulation Analysis, pursuant to 9J 5.019 (2) (b)

1015
1016 The growth that the City of Umatilla is experiencing along with the region's growth will cause an
1017 increase in traffic volumes on S.R. 19 within the City. An analysis of the projected traffic
1018 circulation levels of service and system needs based only upon the City's future land uses (as
1019 determined in the Future Land Use Element) would reflect only the local growth in traffic
1020 volumes. Therefore, future analysis is conducted based upon historical traffic growth
1021 experienced on S.R. 19 which represents both local and regional traffic growth. The Lake
1022 County Planning Department has established a county-wide transportation model, as part of its
1023 Comprehensive Plan. The results of this model will be compared to the historical traffic growth
1024 and will be used, as needed, to update the future traffic circulation analysis for the City.

1025
1026 1. Arterial Roads

1027 The methodology employed to accomplish traffic volume projections for the years 2005 and
1028 2010 utilizes a straight line technique that applies annual average traffic growth rates
1029 experienced from 2000 to 2004 to future years. This technique, known as linear regression,
1030 evaluates the historical rate of growth in traffic volumes experienced by each arterial and
1031 collector roadway within the City. Each planning period is evaluated below according to this
1032 technique.

1033
1034 a. Short Range Planning Period Year 2009

1035 A five (5) year forecast for the Lake County Annual Traffic Counts, for Station Nos. 43 and 44,
1036 the two (2) lane collector roads was provided. Station No. 43 has a projected ADT of 2,760 and
1037 Station No. 44 has a project ADT of 4,564 for the year 2009. The ADT's for both roads are still
1038 within the adopted LOS.

1039
1040 The five (5) year forecast for the two (2) stations on SR 19 area as follows: Station No. 5035 has
1041 a projected ADT of 19,044 and Station No. 5036 has a projected ADT of 14,617. The ADT's for
1042 both traffic stations are within the adopted LOS.

1043
1044
1045 b. Long Range Planning Period Year 2025

1046 Applying the same technique as that for the five (5) year forecast, the 25 year forecast for the
1047 two (2) stations on the collector roads area as follows: Station No. 43 has a projected ADT of
1048 3,261 and Station No. 44 has a projected ADT of 5,202.

1049
1050 Applying the same technique as that for the five (5) year forecast, the 25 year forecast for the

1051 ~~two (2) stations on SR 19 are as follows: Station No. 5035 has a projected ADT of 21,219 and~~
1052 ~~Station No. 5036 has a projected ADT of 16,287.~~

1053
1054 ~~2. Collector Roads~~

1055
1056 ~~It is assumed that traffic growth on collector roads will reflect the growth of the City of~~
1057 ~~Umatilla. The City's resident population is projected to increase from 2455 persons in 2005 to~~
1058 ~~5,299 persons in the year 2010 (a 115 percent increase 2005) and to 25,677 persons in the year~~
1059 ~~2025 (a 1045 percent increase 2005).~~

1060
1061 ~~(1) C.R. 44A (Rose Street) — No traffic count information was available for Rose Street.~~

1062
1063 ~~(2) CR 450 N East (Collins Street) — Assuming that traffic growth occurs at the same rate as the~~
1064 ~~resident population, C.R. 450 N East is projected to have an annual ADT volume of 5,065~~
1065 ~~vehicles in the year 2010 and 46,032 vehicles in the year 2025 (Traffic Station No. 44). C.R.~~
1066 ~~450 N East will maintain a LOS C or better during the short, but in long range planning periods,~~
1067 ~~the LOS will fall to an E~~

1068
1069 ~~(3) CR 450 N West (Ocala Street) — Assuming that traffic growth occurs at the same rate as the~~
1070 ~~resident population, C.R. 450 N West is projected to have an annual ADT volume of 3,102~~
1071 ~~vehicles in the year 2010 and 28,194 vehicles in the year 2025 (Traffic Station No. 43). C.R. 450~~
1072 ~~N West will maintain a LOS C or better during the short range planning period, but in long range~~
1073 ~~planning periods, the LOS will fall to an E~~

1074
1075 ~~(4) CR 450A (Willis V. McCall Road) — Assuming that traffic growth occurs at the same rate as~~
1076 ~~the resident population, C.R. 450A is projected to have an annual ADT volume of 1,564 vehicles~~
1077 ~~in the year 2010 and 14,212 vehicles in the year 2025 (Traffic Station No. 77). C.R. 450A will~~
1078 ~~maintain a LOS C or better during the short range planning period, but in long range planning~~
1079 ~~periods, the LOS will fall to a D.~~

1080
1081 ~~E. Traffic Accidents~~

1082 ~~Accident data was not available at the time of this report for the collector or local roads within~~
1083 ~~the City limits. It is assumed that accident frequency does not affect the City's traffic circulation~~
1084 ~~system aside from S.R. 19 at this time. The City of Umatilla will need to address the S.R. 19~~
1085 ~~deficiency via access management, turn lanes, proper signage and /or other methods of~~
1086 ~~increasing capacity. The City should annually summarize accidents occurring on collector and~~
1087 ~~local roads for the purpose of future planning.~~

1088

- 1089 [Map 2-4](#)
- 1090 [Existing Traffic Circulation System 2005](#)
- 1091 [City of Umatilla](#)

- 1092 [Map 2-5](#)
- 1093 [Future Traffic Circulation System](#)
- 1094 [2025](#)
- 1095 [City of Umatilla](#)

1096 IV. COMMENTS AND RECOMMENDATIONS

1097

1098 A. Road Improvements

1099 Part of the traffic circulation system for the City of Umatilla is maintained and improved by
1100 entities other than the City. Road improvements to S.R. 19 fall under the FDOT, Five Year
1101 Transportation Program, while improvements to collector roads fall under the Lake County's
1102 Gas Tax Road Resurfacing, Road Construction Programs and Impact Fee Program. The City will
1103 need to coordinate with the FDOT and Lake County if it feels that a better alternative solution
1104 than one proposed by the FDOT or Lake County can be achieved. At present, the City has not
1105 established any monitoring technique for traffic flow or land development, both inside and
1106 outside of the City.

1107

1108 1. Maintenance

1109 The City has its own program for capital improvements and maintenance to local streets. In
1110 many cases, transportation improvement programs such as access management, traffic signal
1111 optimization, on-street parking restrictions, and the addition of turn lanes would be sufficient
1112 to relieve congestion without a large capital outlay. Through the use of an access management
1113 program, the City can create a safe and efficient traffic flow which will lessen traffic problems
1114 on major roadways.

1115

1116 2. Traffic Planning Coordination

1117 In Lake County, the Transportation Advisory Committee is the coordinating body between the
1118 County and its municipalities. The City of Umatilla, along with Cities of Astatula, Clermont,
1119 Eustis, Howey in the Hills, Leesburg, Mount Dora, Mountverde and Tavares, has signed an
1120 inter-local agreement with Lake County for membership on this committee. The primary
1121 function of the committee is the development of Lake County's Five Year Road Capital
1122 Improvement Program. This program utilizes funds obtained through Traffic Impact Fees
1123 placed on all new development.

1124

1125 3. Protect and Preserve Rights-of-Way

1126 By taking measures to protect and preserve rights-of-way, the City of Umatilla can assist Lake
1127 County and the FDOT in protecting road corridors for future road improvements. The City can
1128 utilize techniques such as setback requirements, zoning restrictions, right-of-way protection
1129 regulations and official highway maps to preserve and protect existing and future rights-of-way.

1130

1131 In many cases, transportation improvement programs, such as access management, traffic
1132 signal optimization, on-street parking restrictions, and the addition of turn lanes, would be
1133 sufficient to relieve congestion without a large capital outlay. Through the use of an access
1134 management program, the City can create a safe and efficient on-site traffic flow which will
1135 lessen the traffic congestion on major roadways. Lake County is currently in the process of
1136 establishing a County wide access management program which the City may want to utilize.

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B. Non-Motorized Transportation

The City of Umatilla needs to investigate and promote the establishment of bicycle and pedestrian ways. The City currently does not require the private sector to provide parking facilities for bicycles. The existing sidewalk system for the City is not continuous and there are no designated bicycle lanes. Non-motorized traffic must use the same facilities as motorized traffic in many cases.

Financing for bicycle and pedestrian ways can be obtained through assistance provided by Lake County and the State of Florida. Impact fees can also be used to subsidize the cost of providing these facilities. The City of Umatilla will need to coordinate with Lake County and the State of Florida for providing these facilities. More information on financing can be found in the Capital Improvements Element.

C. Airport Facilities

Chapter 9J-5.019 FAC requires that local governments with populations of 50,000 or more complete a Ports, Aviation and Related Facilities Element. The City of Umatilla has a municipal airport but does not meet the population threshold and is not required to prepare the element. However, Lake County has prepared a Ports, Aviation and Related Facilities Element pursuant to 9J-5.019 which contains a discussion of the Umatilla Municipal Airport, a portion of which is repeated below. A complete discussion of the Umatilla Municipal Airport can be found in the Lake County Ports, Aviation and Related Facilities Element.

1. Inventory

The Umatilla Municipal Airport is located inside Umatilla's City limits, one mile east of S.R. 19, and north of C.R. 44A (East Rose Street). This City-owned and operated general aviation facility is primarily used by single-engine aircraft. The 21-acre airfield is equipped for VFR operations and has a 2,290 X 50 ft. asphalt runway which is oriented 18/36 (See Table 2-3). Landside facilities include T-hangars and conventional hangars, nine of which are covered parking spaces for aircraft. There are currently 15 tie-downs and a small terminal building. Based aircraft numbered eight in 1984, seven in 1986, eight in 1987 and 15 in 2002. It is projected by the Continuing Florida Aviation System Planning Process (CFASPP) that the based aircraft will number 16 in 2007, 18 in 2012 and 21 in 2022. Corresponding airport operations were 2,700 in 1984, 2,715 in 1986 and approximately 5,000 in 1987 and 2002. The airport is projected by the CFASPP to have general aviation operations of 5,198 in 2007, 5,404 in 2012, and 5,841 in 2022. The airport also has a parachute club. The airport's layout is shown in Map 2-6, while Map 2-7 depicts airport facilities, including clear zones and obstructions, adjacent land uses and natural resources, existing points of ingress and egress for surface transportation, if applicable.

a. Adjacent Land Uses and Natural Resources

The Umatilla Airport is adjacent to unincorporated Lake County to the east, while land to the

1178 ~~west side of the airport is within the City limits. The unincorporated areas are zoned for~~
1179 ~~agriculture and contain some citrus groves, vacant land and lakes. This area is, however,~~
1180 ~~changing character and being developed as a residential area. Environmentally sensitive areas~~
1181 ~~include: East Lake—500 ft. to the north; Lake Umatilla—1500 ft. to the southwest; and Lake~~
1182 ~~Witcomb—1000 ft. to the southeast.~~

1183
1184 ~~b. Approach Zone Land Use~~

1185 ~~The approach zone land use in unincorporated Lake County for Runway 36 consists of a few~~
1186 ~~single family low density residential units and lakes. The approach zone land use in the~~
1187 ~~unincorporated Lake County for Runway 18 consists of a lake, low density residential units, and~~
1188 ~~citrus crop land.~~

1189
1190 ~~c. Ground Access~~

1191 ~~Direct access to the Umatilla Airport from the south is via C.R. 44-A. This facility is a two lane~~
1192 ~~collector. C.R. 44A is accessed from S.R. 19. S.R. 19 is a four lane minor arterial whose ADT was~~
1193 ~~18,500 in 2004, which is a LOS C.~~

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Table 2-3

Umatilla Municipal Airport

General Information

<u>FAA ID</u>	<u>X23</u>
<u>Approach Control</u>	<u>No</u>
<u>Nav aids</u>	<u>No</u>
<u>Runway Lights</u>	<u>Yes</u>
<u>Pilot Activated Lights</u>	<u>Yes (Radio Signal 122.9)</u>
<u>IFR Approach</u>	<u>No</u>
<u>Beacon</u>	<u>Yes</u>
<u>Wind Indicator</u>	<u>Yes</u>
<u>Radar Service</u>	<u>No</u>

Runway Data

<u>Runway ID</u>	<u>18</u>	<u>36</u>
<u>Length/Width (ft)</u>	<u>2,500/ 60</u>	<u>2,500/ 60</u>
<u>Surface</u>	<u>Asphalt</u>	<u>Asphalt</u>
<u>Taxiway Length/Width (ft)</u>	<u>3500 / 50</u>	<u>3500/50</u>
<u>Type</u>	<u>N/A</u>	<u>N/A</u>
<u>Surface</u>	<u>N/A</u>	<u>N/A</u>

Obstruction

<u>Existing Slope</u>	<u>40:1</u>	<u>20:1</u>
<u>Required Slope</u>	<u>20:1</u>	<u>20:1</u>
<u>Displaced Threshold</u>	<u>0</u>	<u>201</u>
<u>Controlling Obstruction</u>	<u>Roads</u>	<u>Roads</u>
<u>Elevation of Obstruction (ft)</u>	<u>36</u>	<u>19</u>
<u>Distance from Threshold (ft)</u>	<u>1250</u>	<u>500</u>

Source: CFASPP

- 1236 [Map 2-6](#)
- 1237 [Umatilla Airport](#)
- 1238 [Existing Facilities](#)
- 1239 [City of Umatilla](#)
- 1240

- 1241 [Map 2-7](#)
- 1242 [Umatilla Municipal Airport](#)
- 1243 [Existing Facilities,](#)
- 1244 [Adjacent Land Uses,](#)
- 1245 [Natural Resources,](#)
- 1246 [City of Umatilla](#)

1247 2. Analysis of Facility Demand and System Needs

1248

1249 a. Freight and Cargo Usage, Community Needs

1250

1251 Economic Development

1252

1253 The number of planes has increased from 8 in 1986 to 15 in 2002. Currently operations have
1254 remained steady with 5000 in 1986 and in 2002.

1255

1256 b. Proposed Facilities in Relation to Projected Population, Future Land Use, Traffic Circulation,
1257 and Natural Resources.

1258 Umatilla Airport is directly accessed via dirt roads off West Skyline Dr. and C.R. 44A. The

1259 CFASPP states that the airport is a basic utility airport that focuses primarily on serving general

1260 aviation. Airport management sees the airport continuing in this role in the foreseeable future.

1261 The airport caters to flight training, business, and recreational flying. Manmade,

1262 environmental, community, and/or financial considerations do not limit the airport's future

1263 role. Management sees relatively significant growth of the airport in the coming years. The

1264 airports vision is to provide a first-class airport facility and develop it as one of the community's

1265 major assets.

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Table 2-4

Source: CFASPP Airport Needs Database, p. 20, Sept. 1989.

3. Summary

a. Airport Protection

Lake County passed an Airport Ordinance in 1977, pursuant to Chapter 333 Florida Statutes, to ensure that adjacent development does not create obstructions which intersect an airport's clear zones, approach surfaces, conical surfaces, horizontal surfaces, or transitional surfaces. The ordinance regulates and restricts the height of structures and objects of natural growth and lights in the unincorporated areas in the vicinity of Umatilla Airport.

b. Compatible Land Uses

The designation of suitable and compatible land should consider the restrictions of the FAA, applicable State statutes and local ordinances. These regulations serve to protect the approach zones for aircraft and ensure the enforcement of noise controls. Desirable land uses in these areas will be further discussed in the Future Land Use Element.

c. Financial Considerations

The key to the implementation of aviation programs is the level of financial assistance that will be available; that is, an adequate supply of funds must be available from local, state, and federal levels. Funding of the improvements to Umatilla Airport comes from the FAA and State as well as the City itself.

d. Rail Facilities

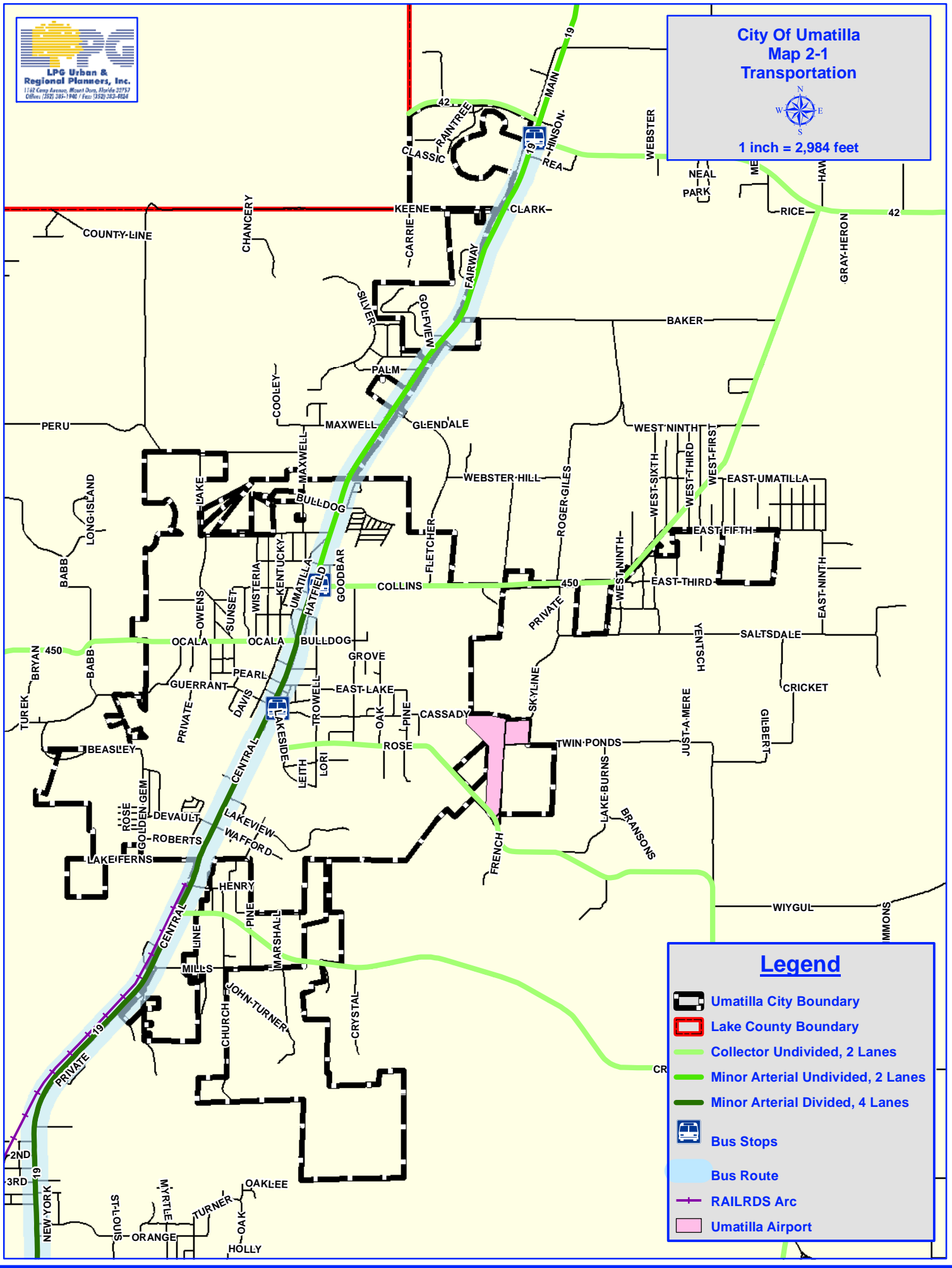
The Florida Central Railroad operates a spur line traversing north from Tavares to the City of Umatilla.

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City Of Umatilla
Map 2-1
Transportation

1 inch = 2,984 feet



Legend

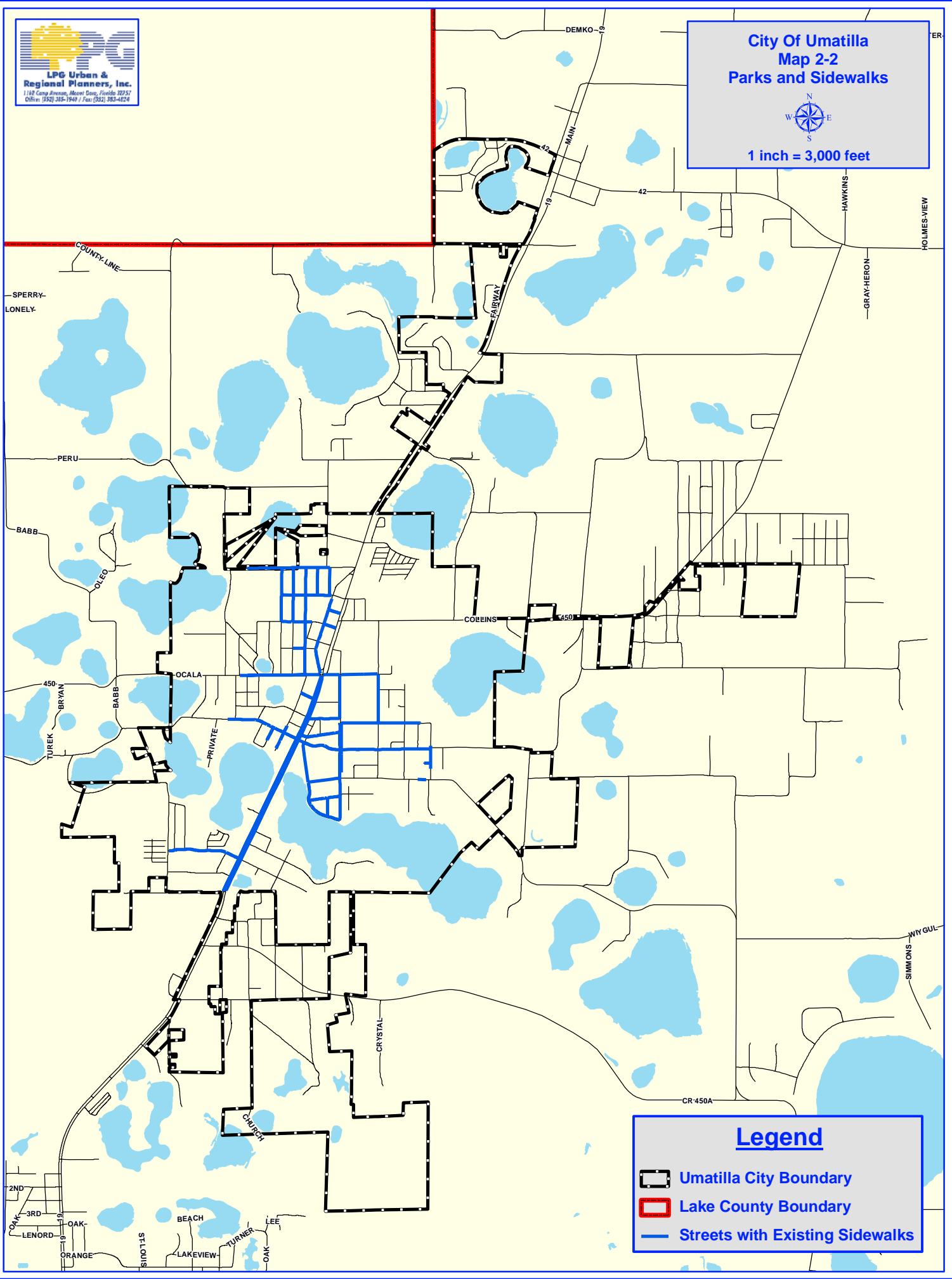
- Umatilla City Boundary
- Lake County Boundary
- Collector Undivided, 2 Lanes
- Minor Arterial Undivided, 2 Lanes
- Minor Arterial Divided, 4 Lanes
- Bus Stops
- Bus Route
- RAILRDS Arc
- Umatilla Airport



City Of Umatilla Map 2-2 Parks and Sidewalks



1 inch = 3,000 feet



Legend

- Umatilla City Boundary
- Lake County Boundary
- Streets with Existing Sidewalks



City of Umatilla Map 2-3 Major Trip Generators



1 inch = 6,000 feet

Ocala National Forrest

Eustis

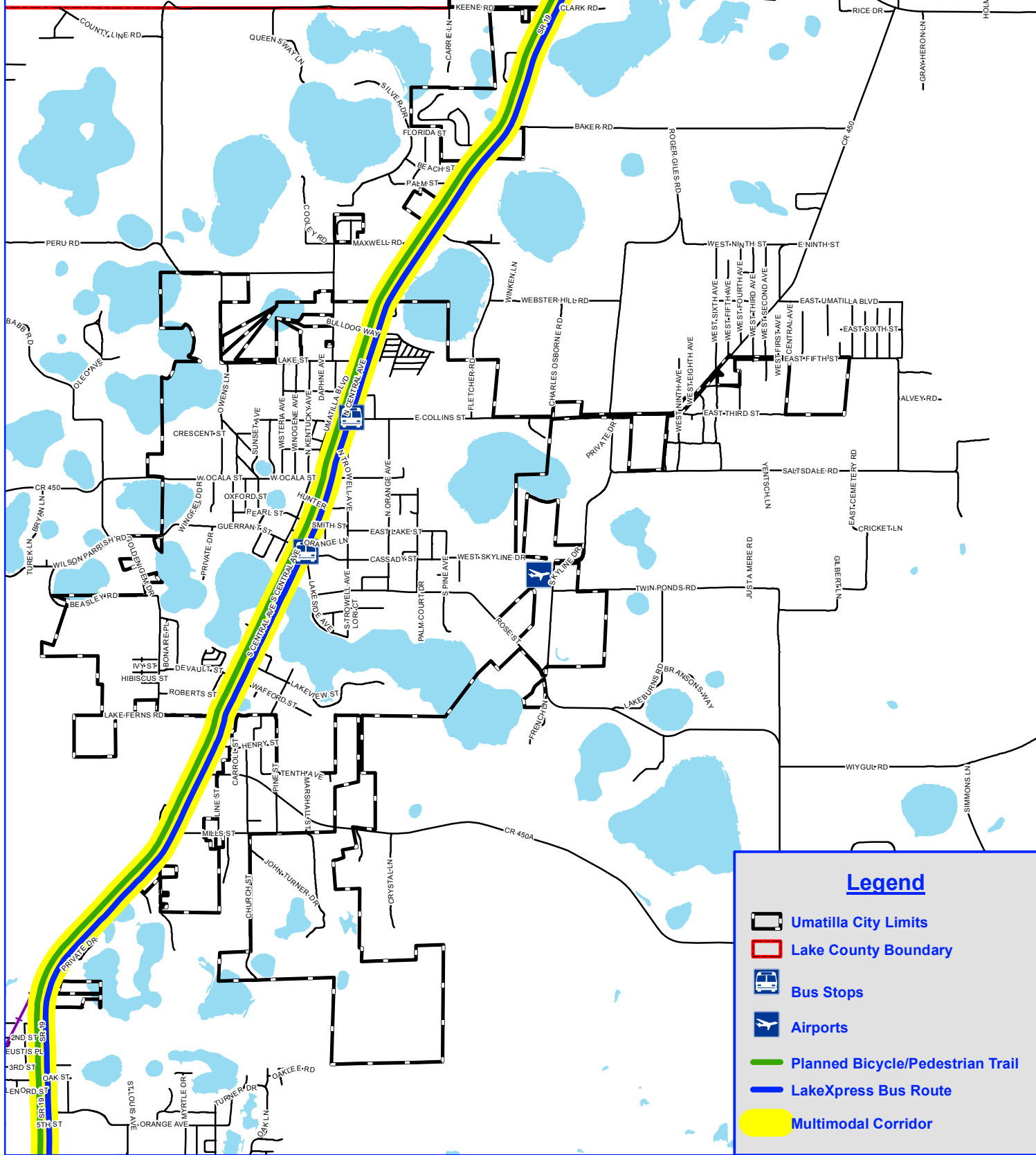
Legend

- Umatilla City Boundary
- Lake County Boundary
- Commercial, Public Facilities, School
- County Parks
- Ocala National Forrest



**City Of Umatilla
 Map 2-4
 Future Multimodal
 Transportation System 2035**

1 inch = 3,000 feet



Legend

- Umatilla City Limits
- Lake County Boundary
- Bus Stops
- Airports
- Planned Bicycle/Pedestrian Trail
- LakeXpress Bus Route
- Multimodal Corridor

CHAPTER 2
TRANSPORTATION ELEMENT
GOALS, OBJECTIVES, AND POLICIES

GOALS, OBJECTIVES, AND IMPLEMENTING POLICIES. This section stipulates goals, objectives, and policies for implementing the desired multimodal transportation ~~traffic circulation~~ system of the City of Umatilla.

GOAL 2-1:

PROVIDE A SAFE, CONVENIENT, EFFICIENT ~~TRAFFIC CIRCULATION~~ MULTIMODAL TRANSPORTATION SYSTEM FOR BOTH MOTORIZED AND NON-MOTORIZED TRANSPORTATION MODES.

OBJECTIVE 2-1.1: SAFE, CONVENIENT, AND EFFICIENT MULTIMODAL TRANSPORTATION SYSTEM. In cooperation with the FDOT, Lake County, and the Lake Sumter MPO, to provide a safe, convenient, and efficient multimodal transportation system through the establishment of minimum level of service standards and the joint provision of non-motorized transportation facilities with proposed road improvements, and to provide high-volume, multi-lane facilities with access controls, as needed, to preserve the through traffic carrying capacity of the facilities.

~~**OBJECTIVE 2-1.1: SAFE, CONVENIENT, AND EFFICIENT TRAFFIC CIRCULATION MULTIMODAL TRANSPORTATION SYSTEM.** Provide a Safe, Convenient, and Efficient Traffic Circulation multimodal transportation System through the Establishment of Minimum Level of Service Standards and the Joint Provision of Non-Motorized Transportation Facilities with Proposed Road Improvements.~~

Policy 2-1.1.1: Minimum Level of Service Standards.

The City of Umatilla hereby adopts the following level of service (peak hour) standards for the below listed roadway classifications:

<u>Road Class</u>	<u>Peak Hour Minimum Level of Service*</u>
<u>Principal Arterials: None are present</u>	<u>GD</u>
<u>Minor Arterials: S.R. 19 (Central Ave)</u>	<u>D</u>
<u>Major Collectors: C.R. 44A (Lakeside Ave/Rose St.)</u>	<u>D</u>
<u>Minor Collectors:</u>	<u>-</u>
<u>C.R. 450 (Ocala St.)</u>	<u>D</u>
<u>C.R. 450 (Collins St.)</u>	<u>D</u>
<u>C.R. 450A</u>	<u>D</u>

<u>Local Roadways **</u>	<u>D</u>
--------------------------	----------

33 *Level of service shall be predicated on the lowest quality design hour, which shall represent
 34 the thirtieth- 100th highest hour of traffic, as determined by FDOT.

35 **All public roadways not classified as collectors or arterials

<u>Road Class</u>	<u>Peak Hour Minimum</u>	<u>Level of Service (*)</u>
<u>Principal Arterials:</u>		
<u>None are present</u>		<u>C</u>
<u>Minor Arterials:</u>		
<u>S.R. 19 (Central Ave.)</u>		<u>D</u>
<u>Major Collectors:</u>		
<u>C.R. 44A (Lakeside Ave\Rose St.)</u>		<u>D</u>
<u>Minor Collectors:</u>		
<u>C.R. 450 (Ocala St.) C.R. 450 (Collins St.)</u>		
<u>C.R. 450A (Willis V. McCall Rd.)</u>		<u>D</u>
<u>Local Roadways:</u>		
<u>All public roadways not classified as collectors or arterials.</u>		<u>D</u>

42 Principal Arterials:

43 None are present C

45 Minor Arterials:

46 S.R. 19 (Central Ave.) D

48 Major Collectors:

49 C.R. 44A (Lakeside Ave\Rose St.) D

51 Minor Collectors:

52 C.R. 450 (Ocala St.) C.R. 450 (Collins St.)

53 C.R. 450A (Willis V. McCall Rd.) D

55 Local Roadways:

56 All public roadways not classified as collectors or arterials. D

58 ~~(*) Level of service shall be predicated on the lowest quality design hour, which shall represent~~
 59 ~~the thirtieth highest hour of traffic, as determined by FDOT.~~

61 **Policy 2-1.1.2: Review of Proposed Developments.**

62 The City of Umatilla shall review all proposed development for compliance and consistency with
 63 Policy 2-1.1-1: Minimum Levels of Service Standards. Levels of service analysis shall be
 64 conducted through the Concurrency Management System. No development above a specified
 65 threshold shall be approved until an evaluation has determined that estimated impacts will not
 66 cause the level of service on roads impacted by the development to decrease below the
 67 adopted minimum standard. Available capacity on roads impacted by the development must
 68 be present concurrent with the impacts placed on those roads as specified in ~~Policy 8A-1-1.3 of~~
 69 the Concurrency Management System by the development.

71 **Policy 2-1.1.3: Use of Traffic Impact Fees.**

72 The City of Umatilla shall designate revenues, if any, distributed to the City's Impact Fee District
 73 from Lake County's traffic impact fees for only arterial and collector road improvements

74 included in the City's five-year Capital Improvement Program through the City's participation in
75 the Technical Advisory Committee.

76

77 | **Policy 2-1.1.4: Use of Traffic Impact Fees for ~~the~~ Bicycle and Pedestrian Transportation**
78 **Facilities.**

79 The City of Umatilla shall continue to coordinate with Lake County to amend the Lake County
80 Traffic Impact Fee Ordinance to make bicycle and pedestrian transportation improvements
81 identified within the City's five-year Capital Improvement Program eligible to receive traffic
82 impact fee funds.

83

84 **Policy 2-1.1.5: Access Management for State and Local Roads.**

85 The City hereby adopts standards that require applicants of development or redevelopment
86 approval after adoption of the Comprehensive Plan that are located adjacent to State roads to
87 comply with Chapter 14-96 and Chapter 14-97, F.A.C. Such standards have been incorporated
88 into the Land Development Regulations. The City's development review process requires
89 applicants of development or redevelopment approval to obtain a development order from the
90 City prior to obtaining curb cut permits from the Florida Department of Transportation.

91

92 **Policy 2-1.1.6: Access Management for County and Local Roads.**

93 The City hereby adopts standards which define regulations and design standards for access to
94 local or collector or arterial roads under the jurisdictional authority of the City of Umatilla; and
95 requires new development and redevelopment along County roads upon adoption of the
96 Comprehensive Plan to comply with or exceed Lake County curb cut regulations and design
97 standards. Such standards shall include but not be limited to requirements for frontage roads,
98 cross-access easements and joint driveway and have been incorporated into the City's Land
99 Development Regulations.

100

101 **Policy 2-1.1.7: Functional Classification System.**

102 The City of Umatilla shall classify all roadways within its jurisdictional area according to the
103 most current functional classification system established by the Florida Department of
104 Transportation (FDOT). The City shall request FDOT to reevaluate the functional classification
105 of a roadway upon reaching the capacity threshold for the established minimum level of
106 service.

107

108 **Policy 2-1.1.8: On-Site Transportation Improvements.**

109 The City of Umatilla has incorporated provisions in the Land Development Regulations to
110 require new developments to establish safe and convenient on-site traffic flow that provides
111 circulation and parking needs of both motorized and non-motorized transportation modes.

112

113 | **Policy 2-1.1.9: Minimize Conflicts Between Motorized and Non-Motorized Transportation**
114 **Modes.**

115 To minimize conflicts between motorized and non-motorized transportation modes, the City of
 116 Umatilla coordinates with the Florida Department of Transportation and Lake County to assure
 117 that shoulders are added to S.R. 19, C.R. 450, and C.R. 450A within the City boundaries at the
 118 time reconstruction or additional capacity improvements occur.

119
 120 **OBJECTIVE 2-1.1A: MULTIMODAL LEVEL OF SERVICE.** The City of Umatilla shall establish level
 121 of service standards for non-automobile modes of transportation, including pedestrian, bicycle
 122 and transit. These level of service standards are not regulatory, but provide a basis to monitor
 123 congestion and coordinate improvements **when physically and fiscally possible.**

124
 125 **Policy 2-1.1A.1: Pedestrian Level of Service Classifications.** The City of Umatilla hereby adopts
 126 the following level of service classifications for pedestrian facilities within its jurisdiction:
 127

<u>LOS</u>	<u>Facility</u>	<u>Amenities</u>	<u>Conflicts</u>	<u>Maintenance</u>
<u>A</u>	<u>Sidewalks continuous on both sides. Min. width 5'.</u>	<u>Buffer (min. width 3'), shade trees, benches & pedestrian scale lighting.</u>	<u>Crossing width 18.3 m (60') or less. Posted speed 40 mph or less. Medians present. Crosswalks, signals and crossing guards at major intersections.</u>	<u>No problems.</u>
<u>B</u>	<u>Sidewalks continuous on one side. Min. width 5'.</u>	<u>Intermittent shade trees and benches. Pedestrian scale lighting.</u>	<u>Crossing width 18.3 m (60') or less. Posted speed 40 mph or less. Crosswalks and signals at major intersections.</u>	<u>No problems.</u>
<u>C</u>	<u>Sidewalks non-continuous on both sides. Min. width 4'.</u>	<u>Intermittent shade trees, benches & lighting.</u>	<u>Posted speed 45 mph or less. Crosswalks and signals at major intersections.</u>	<u>Minor or infrequent problems.</u>
<u>D</u>	<u>Sidewalks non-continuous on one side. Min. width 4'.</u>	<u>Intermittent shade trees & lighting.</u>	<u>Posted speed 45 mph or less. Limited crosswalks and signals.</u>	<u>Minor or infrequent problems.</u>
<u>E</u>	<u>Sporadic provision. Min. width 3'.</u>	<u>None</u>	<u>Limited crosswalks and signals. No reduced speed limits.</u>	<u>Major or frequent problems.</u>
<u>F</u>	<u>None</u>	<u>None</u>	<u>No signalized crossings or reduced speed limits.</u>	<u>N/A</u>

128

129 **Policy 2-1.1A.2: Pedestrian Level of Service.** The City of Umatilla has jurisdiction in setting the
 130 LOS for pedestrian facilities and adopts LOS D.

131
 132 **Policy 2-1.1A.3: Bicycle Level of Service Standards.** The City of Umatilla hereby adopts the
 133 following level of service classifications for bicycle facilities within its jurisdiction:
 134

<u>LOS</u>	<u>Facility</u>	<u>Connectivity</u>	<u>Conflicts</u>	<u>Maintenance</u>
<u>A</u>	<u>Completely separated facility designed for the exclusive use of bicycles and pedestrians with minimal interruption by motorists. Minimum width 8 ft.</u>	<u>Bike paths connect residential areas with education facilities, recreation areas, retail and employment areas.</u>	<u>Minimal.</u>	<u>No problems.</u>
<u>B</u>	<u>Restricted right-of-way designated for the exclusive or semi-exclusive use of bicycles. Minimum five-foot striped and/or signed lane.</u>	<u>Bike paths connect residential areas with education facilities, recreation areas, retail and employment areas.</u>	<u>Vehicle parking and cross flows by pedestrians and motorists permitted. Posted speed 40 mph or less. Crosswalks and signals at major intersections.</u>	<u>No problems.</u>
<u>C</u>	<u>Restricted right-of-way designated with a single direction bike path on either side of all travel lanes for the exclusive or semi-exclusive use of bicycles. Minimum 4' striped lane and/or signed lane. One side only</u>	<u>Bike paths connect residential areas with majority of education facilities, recreation areas, retail and employment areas.</u>	<u>Vehicle parking and cross flows by pedestrians and motorists permitted. Posted speed 45 mph or less. Crosswalks and signals at major intersections.</u>	<u>Minor or infrequent problems.</u>
<u>D</u>	<u>Areas where bicycles share the road with other modes of travel (hard shoulders).</u>	<u>Limited connection between residential areas, education facilities, recreation areas, retail and employment areas.</u>	<u>Posted speed 45 mph or less. Crosswalks and signals at major intersections.</u>	<u>Minor or infrequent problems.</u>
<u>E</u>	<u>Areas where bicycles share the road with other modes of travel (hard shoulders).</u>	<u>Sporadic connection between residential areas and local facilities.</u>	<u>Limited crosswalks and signals. No reduced speed limits.</u>	<u>Major or frequent problems.</u>
<u>F</u>	<u>No designated bike paths.</u>	<u>N/A</u>	<u>No signalized crossings or reduced speed limits.</u>	<u>N/A</u>

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Policy 2-1.1A.4: Bicycle Level of Service. The City of Umatilla has jurisdiction in setting the LOS for bicycle facilities and adopts LOS D.

Policy 2-1.1A.5: Transit Level of Service Standards. The City of Umatilla hereby adopts the following level of service classifications for transit service and facilities within its jurisdiction:

<u>LOS</u>	<u>Availability</u>	<u>Frequency & Reliability</u>	<u>Safety & Comfort</u>	<u>Accessibility & Affordability</u>
<u>A</u>	<u>Weekday service available</u>	<u>Less than two vehicles per hour, or peak hour provision only. Information on routes, schedules, fares, connections, and destinations available at stops.</u>	<u>Clean bus shelters and enclosed waiting areas. Shade trees and awnings. Well lit waiting areas.</u>	<u>Stops within walking or cycling distance of destinations. Payment options available</u>
<u>B</u>	<u>Weekday service available</u>	<u>Less than two vehicles per hour, or peak hour provision only. Information on routes, schedules, fares, connections, and destinations available online and/or select locations.</u>	<u>Covered shelters at some stops. Well lit waiting areas.</u>	<u>Stops within walking or cycling distance of destinations. Payment options available.</u>
<u>C</u>	<u>Weekday service available</u>	<u>Less than one vehicle per hour or peak hour provision only. Information on routes, schedules, fares, connections, and destinations available online and/or select locations.</u>	<u>Covered shelters at some stops.</u>	<u>Stops within walking or cycling distance of destinations.</u>
<u>D</u>	<u>Weekday service and paratransit demand service available.</u>	<u>Less than one vehicle per hour or peak hour provision only. Information on routes, schedules, fares, connections, and destinations available online and/or select locations. Reservations required for paratransit service.</u>	<u>Very limited facilities. Door to door service available with paratransit service.</u>	<u>Stops within walking or cycling distance of destinations.</u>
<u>E</u>	<u>On demand service available</u>	<u>No set route. Reservations required for door to door service.</u>	<u>Door to door service available.</u>	<u>Door to door service available. Fixed price.</u>

F	<u>No service available</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
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Policy 2-1.1A.6: Transit Level of Service. The City of Umatilla has jurisdiction in setting the LOS for transit facilities and service, and adopts LOS D.

Policy 2-1.1A.7: The City will work with Lake County to implement the County’s newly adopted ADA Transition plan to bring the pedestrian network within the City up to ADA standards. The plan identified and prioritized needed retrofits of existing infrastructure and gaps in the sidewalk network that need to be closed.

Policy 2-1.1A.8: Partner with Lake County, the MPO and FDOT to pursue funding opportunities to improve the pedestrian network.

Policy 2-1.1A.9: The City will continue to work with Lake County Transit to implement the Lake County Transit Development Plan and its subsequent updates, and will strive to improve transit level of service through increased frequency of service and hours of operation as funding and need become available.

Policy 2-1.1A.10: The City will partner with Lake County, the MPO and FDOT to pursue funding opportunities to improve the transit network.

OBJECTIVE: 2-1.2: COORDINATE THE ~~TRAFFIC—CIRCULATION—MULTIMODAL TRANSPORTATION SYSTEM WITH FUTURE LAND USES OF THE FUTURE LAND USE MAP.~~

The City shall ensure that the ~~Traffic-Circulation-multimodal transportation system~~ System shall be sufficient to meet Adopted levels of service for the land uses designated on the ~~2005-2035~~ Future Land Use Map.

Policy 2-1.2.1: Future ~~Traffic-Circulation~~Multimodal Transportation System Map. The City of Umatilla hereby adopts Map ~~H-1 2-4~~, "Future ~~2035 Multimodal Transportation System Traffic Circulation~~ Map", as the City's future ~~Multimodal Transportation System traffic-circulation~~ map.

Policy 2-1.2.2: Coordination with Future Land Uses.

The Future Land Use Map shall delineate all arterial and collector roadways on the City's Future ~~Multimodal Transportation System Traffic-Circulation~~ Map. Land use pattern and development densities and intensities illustrated on the Future Land Use Map shall be designed to minimize motorized traffic impacts on residential local roads while directing impacts generated by higher intensity land uses to arterial and collector roads with adequate capacity to serve anticipated future traffic.

Policy 2-1.2.3: Coordination with Lake County Development Impacts.

The City of Umatilla coordinates with Lake County to assure that impacts generated by future development occurring within adjacent unincorporated Lake County will not cause levels of

181 service on arterial and collector roads within the City to diminish below adopted minimum
182 standards. The City coordinates with Lake County to also assure that development occurring
183 within the City will not cause levels of service on arterial and collector roads in the
184 unincorporated areas to diminish below adopted level of service standards. The City
185 coordinates with Lake County on issues pertaining to road improvements along S.R. 19, C.R.
186 450, and C.R. 450A, including the provision of roadway shoulders.

187
188 **Policy 2-1.2.4: Regulate Impacts of Development on Adopted Levels of Service.**

189 The City of Umatilla regulates the impacts created by new development on adopted levels of
190 service by implementation of the Land Development Regulations that (1) require future
191 development to comply with level of service standards, (2) deny approval of or regulate the
192 density of development according to available capacity on adjacent roadways, and (3) require
193 future development to pay an equitable share of the costs necessary to support transportation
194 facilities demanded by the development.

195
196 **Policy 2-1.2.5: Establish a Concurrency Management System and Adequate Facilities**
197 **Ordinance.**

198 The City of Umatilla has implemented a concurrency management system to monitor impacts
199 on the multimodal transportation ~~traffic circulation~~ system created by development and
200 growth occurring in the designated land use districts established on the Future Land Use Map
201 and established within the Future Land Use Element. Procedures and provisions of the
202 concurrency management system shall monitor and evaluate impacts of existing and future
203 land development on the transportation system to assure integration of future land uses with
204 available capacities on transportation corridors.

205
206 The City and Lake County have developed a mutually compatible concurrency management
207 system.

208
209 The Land Development Regulations have been revised to incorporate an adequate facilities
210 requirement that is consistent with procedures established within the City's Concurrency
211 Management System. These procedures shall mandate that future development applications
212 above a specified acreage and intensity or density threshold evaluate all associated traffic
213 impacts placed on roadways impacted by the development according to criteria set forth within
214 the Concurrency Management System. Prior to the issuance of a development order or permit,
215 an applicant must:

- 216
217 1. Prove that the proposed development shall not degrade levels of service below minimum
218 adopted standards;
219
220 2. Assure that adequate roadway capacity shall be available concurrent with the impacts of
221 development as specified in Policy 8A 1.1.3the, Concurrency Management System of the
222 Comprehensive Plan;

- 223
224 | 3. Assure that development along State-state roads complies with or exceeds State access
225 management regulations;
226
227 4. Improvements are outlined within the City's Capital Improvements Program.
228
229

230 **OBJECTIVE 2-1.3: COORDINATE THE TRANSPORTATION SYSTEM WITH APPROPRIATE**
231 **AGENCIES**

232 Upon adoption of the Comprehensive Plan, the City shall ensure coordination with the
233 Metropolitan Planning Organization (MPO), transportation authority, Florida Transportation
234 Plan, and the Florida Department of Transportation's Adopted Work Program.
235

236 **Policy 2-1.3.1: Five-Year Transportation Improvement Program.**

237 The City of Umatilla does not currently have any transportation improvement identified on
238 their Five-Year Schedule of Capital Improvements. While the City, in conjunction with the MPO
239 and Lake County, does plan to make improvements in the way of, for example, traffic operation
240 improvements. There are no improvements that relate to level of service. Should any State,
241 County, or MPO road projects be scheduled for roads within Umatilla's boundaries that relate
242 to level of service, those improvements shall be listed in the Five-Year Schedule of Capital
243 Improvements.
244

245 **Policy 2-1.3.2: FDOT Five-Year Work Program Requests.**

246 There are currently no requests
247

248 **Policy 2-1.3.3: State and County Proposed Plans and Improvements.**

249 The City of Umatilla shall annually analyze transportation plans and programs of the FDOT,
250 ECFRPC, and Lake County to establish consistency and compatibility to plans and policies set
251 forth within the City's Comprehensive Plan. The City shall likewise notify these three entities of
252 all programs and improvements, amendments to the Comprehensive Plan, and status of the
253 Concurrency Management System that pertain to transportation.
254

255 **Policy 2-1.3.4: Monitor Transportation System.**

256 The City of Umatilla has adopted a concurrency management system that establishes
257 procedures to annually monitor the available capacity on all collector and arterial roads. The
258 City shall use the most recent traffic count figures recorded by Lake County or FDOT to update
259 roadway capacities, or use traffic counts recorded specifically by the City or a designated
260 professional engineering firm. The Concurrency Management System shall include provisions
261 requiring developers to perform, or pay fees for services in lieu thereof, a traffic impact study
262 to measure proposed impacts on the current availability of road capacities may be required in
263 the development review process.
264

OBJECTIVE 2-1.4: ADDRESS THE PROVISION OF EFFICIENT PUBLIC TRANSIT SERVICES

Upon adoption of the Comprehensive Plan, the City shall ensure the provision of efficient public transit services based upon existing and proposed major trip generators and attractors, safe and convenient public transit terminals, land uses, and accommodation of the special needs of the transportation disadvantaged.

Policy 2-1.4.1: Public Transit

Address the provision of efficient public transit services based upon existing and proposed major trip generators and attractors, safe and convenient public transit terminals, land uses and accommodation of the special needs of the transportation disadvantaged;

OBJECTIVE 2-1.35: RIGHT-OF-WAY PRESERVATION AND ACQUISITION.

Upon ~~A~~adoption of the Comprehensive Plan, the City ~~S~~shall ~~E~~ensure the ~~P~~reservation and ~~A~~acquisition of ~~S~~sufficient ~~R~~ights-of-~~W~~ay ~~T~~hrough ~~P~~rograms and ~~S~~tandards ~~Which that~~ ~~H~~ave ~~B~~een ~~i~~ncorporated ~~i~~nto the Land Development Regulations.

Policy 2-1.35.1: Right-of-Way Preservation.

The City of Umatilla shall continue to enforce setback requirements in order to protect existing and future right-of-ways. ~~as required by Policy 2-1.3.2 and Policy 2-1.3.3.~~ Such requirements have been incorporated into the Land Development Regulations.

Policy 2-1.35.2: Minimum ROW Standards.

The City of Umatilla hereby adopts the following right-of-way standards (measured according to corridor width), and have incorporated these as provisions in the Land Development Regulations:

<u>Roadway Classification</u>	<u>Minimum ROW Standards (width)</u>
<u>Minor Arterials</u>	<u>200 ft</u>
<u>Major Collectors</u>	<u>80 ft</u>
<u>Minor Collectors</u>	<u>66 ft</u>
<u>Local Streets</u>	<u>50 ft</u>

~~Roadway Classification~~ ~~Minimum ROW Standards (Width)~~

~~Principal Arterials: N/A~~
~~Minor Arterials: 200 ft~~
~~Major Collectors: 80 ft~~
~~Minor Collectors: 66 ft~~
~~Local Streets: 50 ft~~

The City shall revise these standards as required by FDOT. Right-of-way widths for local roads within planned unit developments shall be determined during the development review process.

Policy 2-1.35.3: Right-of-Way Acquisition.

~~By March 2011, the City of Umatilla shall develop include in their Five-Year Schedule of Capital Improvements five-year schedule any planned to acquire acquisition of~~ additional right-of-way for existing roads that are scheduled for improvements in the Five-Year Schedule of Capital Improvements ~~and do not meet current ROW standards.~~ The City's ~~has revised the~~ Land Development Regulations ~~to~~ include provisions that mandate dedication of right-of-way, or fees in lieu thereof, as a required condition of a development approval associated with Planned Unit Developments (PUDs), site plans, and plats.

OBJECTIVE 2-1.6: AIRPORT.

Upon adoption of the Comprehensive Plan, the City shall ensure the coordination of the siting of the airport as well as surface transportation access to the airport.

Policy 2-1.6.1

The City shall coordinate the use of the Umatilla Municipal Airport with the future land use and conservation elements.

Policy 2-1.6.2

The City shall coordinate transportation to the access points of the Umatilla Municipal Airport with the multimodal transportation system map. In addition, the City shall ensure that access routes to the airport are property integrated with other modes of surface transportation.

Policy 2-1.6.3

The City shall, when applicable, coordinate any plans related to the Umatilla Municipal Airport with the United States Army Corp of Engineers, Federal Aviation Administration, Metropolitan planning organization, military service, or resource planning and management plan prepared pursuant to Chapter 380, F.S., and approved Florida Department of Transportation 5-Year Transportation Plan, and the Continuing Florida Aviation System Planning Process as adopted.

OBJECTIVE 2-1.7: RAIL ROAD

Assure Safe Operation of Rail Facilities and Protection of Public Safety.

Policy 2-1.7.1: Compatible Land Uses.

The City shall assure that development located adjacent to the rail line operated by the Florida Central Rail Road promotes safe operation of rail transportation together with the protection of public safety.

Policy 2-1.7.2: Safe Rail Road Crossing Intersections.

The City shall coordinate with the Florida Central Rail Road to assure that adequate rail road crossing devises are installed at intersection of roadways and rail concurrent with the development of new roads or where traffic volumes increase necessitate additional rail road warning structures.

OBJECTIVE 2-1.: FUTURE ROADWAY IMPROVEMENTS.

The City Shall Ensure that Necessary Improvements to the Traffic Circulation System are Made to Comply with the Adopted Levels of Service Through Programmed Improvements Within the City's Five Year Schedule of Capital Improvements.

Policy 2-1.4.1: Five-Year Transportation Improvement Program.

Based on needs identified in the analysis accomplished for the Traffic Circulation Element, the City of Umatilla hereby adopts the following transportation improvements to be implemented by year 2011:

- S.R. 19 – The widening to four lanes from the existing four-lane segment north to the City limits is undergoing study by the Florida Department of Transportation.

Improvements shall be implemented according to priorities enumerated above. State and County road projects scheduled for roads within Umatilla's boundaries shall be listed in the Five Year Schedule of Capital Improvements.

Policy 2-1.4.2: State and County Proposed Plans and Improvements.

The City of Umatilla shall annually (by the month of March) analyze transportation plans and programs of the FDOT, ECFRPC, and Lake County to establish consistency and compatibility to plans and policies set forth within the City's Comprehensive Plan. The City shall likewise notify these three entities of all programs and improvements, amendments to the Comprehensive Plan, and status of the Concurrency Management System there, which pertain to transportation.

Policy 2-1.4.3: Monitor Traffic Circulation System.

The City of Umatilla has adopted a concurrency management system, which establishes procedures to annually monitor the available capacity on all collector and arterial roads. The City shall use the most recent traffic count figures recorded by Lake County or FDOT to update roadway capacities, or use traffic counts recorded specifically by the City or a designated professional engineering firm. The Concurrency Management System shall include provisions requiring developers to perform, or pay fees for services in lieu thereof, a traffic impact study to measure proposed impacts on the current availability of road capacities may be required in the development review process.

OBJECTIVE 2-1.4A: COORDINATE STATE AND COUNTY ROAD IMPROVEMENTS WITH FDOT AND LAKE COUNTY.

~~The City Shall Coordinate Annually with the Florida Department of Transportation and Lake County to Schedule Improvements Necessary to Maintain Adopted Levels of Service.~~

~~**Policy 2-1.4A: FDOT Five-Year Work Program Requests.**~~

~~The City shall coordinate with Lake County to annually request the inclusion of the four-laning of S.R. 19 in the FDOT Five-Year Work Program. The average daily traffic on S.R. 19 shall be annually monitored to determine the current and projected levels of service. This monitoring program shall determine the basis for such requests.~~

GOAL 2-2: IMPLEMENTATION

IMPLEMENT POLICIES TO PROVIDE A SAFE, CONVENIENT, EFFICIENT, MULTIMODAL TRANSPORTATION SYSTEM FOR BOTH MOTORIZED AND NON-MOTORIZED TRANSPORTATION MODES.

OBJECTIVE 2-2.1: IMPLEMENTATION

The City shall implement the goals, objectives, and policies.

Policy 2-2.1.1: Level of Service (LOS)

The City shall maintain language within its Land Development Regulation that requires applicants of new developments to submit a traffic analysis to determine the impact that new development may have on the roadways Level of Service.

Policy 2-2.1.2: Access points of driveways

The City shall maintain language within the Land Development Regulations that set standards to control the connections and access points of driveways and roads to roadways.

Policy 2-2.1.3: Parking strategies

The City shall maintain language within the Land Development Regulations that outlines parking standards to promote the transportation goals set forth in this element.

Policy 2-2.1.4: Acquire, Preserve, Protect right-of-way

In the event the Florida Central Rail Road Company abandons the rail line traversing Umatilla and right-of-way is not transferred to another rail road company, the City shall coordinate with the Florida Central Rail Road to assure that rights to purchase the right-of-way are first offered to a local or State government.

Policy 2-2.1.5: Promote use of bicycles and walking

The City shall continue to work with the MPO with regards to a planned bicycle and or pedestrian trail that is planned along the southern portion of SR 19.

The City shall continue to work with Lake County regarding the County's Trails Master Plan (2008) that shows a minor trail planned, Lake Yale Loop, entering Umatilla from CR 450 west.

427 Another minor trail is planned, Lake-Volusia Trail, entering Umatilla on the east from CR 42.
428 Both the Lake Yale Loop and Lake-Volusia Trail are in the conceptual planning stage. The North
429 Lake Trail Phase II, planned to run along SR 19, is in the conceptual planning stage for the north
430 side of Umatilla and the planned stage for the south half of Umatilla.

431
432 The Land Development Regulations for the City of Umatilla include provisions within the
433 development review process that require applicants of PUDs, site plans, subdivisions, and
434 replats to provide for the needs of bicycle and pedestrian facilities.

435
436 The City of Umatilla shall continue to provide bicycle storage facilities at existing City parks and
437 at other City public buildings within the proposed bicycle and pedestrian plan.

438
439 **Policy 2-2.1.6: Transportation demand management program**

440 The City shall work with the applicable agencies, when necessary, in the establishment of
441 transportation demand management programs to modify peak hour travel demand and reduce
442 the number of vehicle miles traveled per capita within the community and region.

443
444 **Policy 2-2.1.7: Improve system efficiency, ensure safety**

445 The City shall work with the applicable agencies, when necessary, to establish transportation
446 system management strategies as appropriate to improve system efficiency and enhance
447 safety.

448
449 **Policy 2-2.1.8: Coordination with the airport and railroad**

450 The City shall coordinate roadway and transit service improvements with the future needs of
451 the Umatilla Municipal Airport and the rail road.

452
453 Assure that land uses adjacent to the airport are compatible with the ability to provide safe air
454 space required for aircraft approach and departure.

455
456 Coordination shall continue with Lake County to assure that only compatible land uses are
457 designated on the County Future Land Use Map for unincorporated areas adjacent to the
458 Umatilla Airport. The City shall coordinate with the County to revise regulations limiting the
459 height of structures and objects of natural growth, lights, and density and intensity of
460 development allowed in the adjacent unincorporated areas.

461
462 All new facilities and replacement or expansion of existing facilities shall comply with or exceed
463 Federal Aviation Administration development standards, including audible levels reasonably
464 allowed for airports serving small aircraft.

465
466 Plans to expand or redevelop the Umatilla airport shall occur in a manner consistent with the
467 regional plans prepared by the East Central Florida Metropolitan Aviation System Plan.

Policy 2-2.1.9: Land use, site, building design guidelines for public transit

The City shall continue to maintain language in the Land Development Regulations that provides guidelines for development in public transit corridors to assure the accessibility of new development to public transit.

Policy 2-2.1.10: Area wide coordination

The City of Umatilla shall coordinate with Lake County, the Lake Sumter Metropolitan Planning Organization, and the Florida Department of Transportation to ensure consistency between this element and the agencies adopted work program.

Policy 2-2.1.11: Coordination with Future Land Use element

The City of Umatilla shall develop a transportation system that provides the infrastructure associated with future land use designations in a manner consistent with the goals of the Comprehensive Plan.

Policy 2-2.1.12: Local traffic

Establishment of strategies to facilitate local traffic to use alternatives to the Florida Intrastate Highway System to protect its interregional and intrastate functions;

Policy 2-2.1.13: Access to airport and railroad

The City of Umatilla shall encourage and promote safe and effeicnet access to aviation facilities using mulimodal approaches when such access methods are compatible with the safe and efficient movement of people, goods, and services.

Policy 2-2.1.14: On-site traffic flow, consideration to parking

The City shall continue to maintain language in the Land Development Regulations that promotes the safe and convenient on-site traffic flow, considering the needs of motorized and non-motorized vehicle parking.

Policy 2-2.1.15: Measures for the acquisition and preservation of transit right-of-ways

The City of Umatilla shall continue to work towards the development of land use policies and land development regulations with regards to the preserving, protecting, and acquiring of transportation corridors to ensure that the City transportation system is adequate to meet future needs

Policy 2-2.1.16: Airports and railroad expansion, consistent with Future Land Use and Conservation elements

The City shall ensure that any development or expansion of the Umatilla Municipal Airport or Railway system will be consistent with the provisions set forth in the Future Land Use and Conservation elements.

Policy 2-2.1.17: Mitigation of impacts

511 The City shall ensure that any mitigation necessary will be achieved should there be any
512 adverse structural or non-structural impacts to the natural resources and land uses pursuant to
513 activities related to the airport or railways.

514
515 **Policy 2-2.1.18: Protection of natural resources**

516 The City shall ensure that conservation areas and natural resources will be protected within the
517 Umatilla Municipal Airport.

518
519 **Policy 2-2.1.19: Intermodal management**

520 The City will strive to coordinate intermodal management of surface transportation with other
521 modes of transportation.

522
523 **Policy 2-2.1.20: Protection from incompatible land uses**

524 The City will protect the airport and railways from incompatible land uses.

525
526 **OBJECTIVE 2-1.5: FACILITIES FOR BICYCLE AND PEDESTRIAN WAYS; AND ESTABLISHMENT OF**
527 **SCENIC ROADWAYS.—**

528 ~~Promote a System of Bicycle and Pedestrian Ways in Planning for Transportation Facilities and~~
529 ~~Analyze Roadways for Scenic Designations.~~

530
531 **Policy 2-1.5.1: Planning for Bicycle and Pedestrian Facilities.—**

532 ~~By August 2011 the City of Umatilla shall prepare a plan for promoting bicycle and pedestrian~~
533 ~~ways which connect residential areas to recreation areas and major activity centers.~~

534
535 **Policy 2-1.5.2: Provision of Bicycle and Pedestrian Ways for New Developments.—**

536 ~~The Land Development Regulations for the City of Umatilla include provisions within the~~
537 ~~development review process that require applicants of PUDs, site plans, subdivisions, and~~
538 ~~replats to provide for the needs of bicycle and pedestrian facilities.~~

539
540 **Policy 2-1.5.3: Consideration of Bicycle Storage Facilities for Existing Public Facilities and for**
541 **New Developments.—**

542 ~~The City of Umatilla shall provide bicycle storage facilities at existing City parks by 2011, and~~
543 ~~shall analyze the need to provide such facilities at other City public buildings within the~~
544 ~~proposed bicycle and pedestrian plan.~~

545
546 ~~The City hereby adopts requirement of all new shopping centers, recreation areas and other~~
547 ~~public uses to provide storage facilities for bicycles. Such requirements have been incorporated~~
548 ~~into the Land Development Regulations.~~

549
550 **GOAL 2-2:**

551 ~~PROVIDE APPROPRIATE LAND USE PLANNING TO ASSURE SAFE OPERATION OF AVIATION AND~~
552 ~~RAIL FACILITIES IN UMATILLA.~~

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~~**OBJECTIVE 2-2.1: COMPATIBLE ADJACENT LAND USES.**~~

~~Assure that land uses adjacent to the airport are compatible with the ability to provide safe air space required for aircraft approach and departure.~~

~~**Policy 2-2.1.1: Compatible Adjacent Land Uses in the Unincorporated Areas.**~~

~~Coordination shall continue with Lake County to assure that only compatible land uses are designated on the County Future Land Use Map for unincorporated areas adjacent to the Umatilla Airport. The City shall coordinate with the County to revise regulations limiting the height of structures and objects of natural growth, lights, and density and intensity of development allowed in the adjacent unincorporated areas.~~

~~**Policy 2-2.1.2: Land Use in Umatilla.**~~

~~The City assures that compatible development is located in areas adjacent to the airport by designating low density\intensity land uses in the airport vicinity. The Land Development Regulations include regulations and restrictions controlling the height of natural growth and development adjacent to the airport.~~

~~**OBJECTIVE 2-2.2: COORDINATE WITH REGIONAL AVIATION PLANS.**~~

~~Coordinate Aviation Activities and Facility Expansion with the Plans of Regional Aviation Authorities and the Federal Aviation Administration.~~

~~**Policy 2-2.2.1: Compliance with FAA Regulations.**~~

~~All new facilities and replacement or expansion of existing facilities shall comply with or exceed Federal Aviation Administration development standards, including audible levels reasonably allowed for airports serving small aircraft.~~

~~**Policy 2-2.2.2: Coordination with Regional Aviation.**~~

~~Plans to expand or redevelop the Umatilla airport shall occur in a manner consistent with the regional plans prepared by the East Central Florida Metropolitan Aviation System Plan.~~

~~**OBJECTIVE 2-2.3: RAIL FACILITIES.**~~

~~Assure Safe Operation of Rail Facilities and Protection of Public Safety.~~

~~**Policy 2-2.3.1: Compatible Land Uses.**~~

~~The City shall assure that development located adjacent to the rail line operated by the Florida Central Rail Road promotes safe operation of rail transportation together with the protection of public safety.~~

~~**Policy 2-2.3.2: Safe Rail Road Crossing Intersections.**~~

~~The City shall coordinate with the Florida Central Rail Road to assure that adequate rail road crossing devises are installed at intersection of roadways and rail concurrent with the~~

595 ~~development of new roads or where traffic volumes increase necessitate additional rail road~~
596 ~~warning structures.~~

597
598 ~~**Policy 2-2.3.3: Abandonment of Rail Line.**~~

599 ~~In the event the Florida Central Rail Road Company abandons the rail line traversing Umatilla~~
600 ~~and right-of-way is not transferred to another rail road company, the City shall coordinate with~~
601 ~~the Florida Central Rail Road to assure that rights to purchase the right-of-way are first offered~~
602 ~~to a local or State government.~~

603
604 ~~Map 2-1~~

605 ~~Map II-1~~

606
607 ~~Traffic Circulation Element~~

608
609 Future ~~Multimodal Transportation Traffic Circulation System~~ ~~2025~~2035

610

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2
3 **CHAPTER 3**
4 **HOUSING ELEMENT**
5 **DATA, INVENTORY, AND ANALYSIS**
6
7 **TABLE OF CONTENTS**
8
9

10 INTRODUCTION 2
11 I. DATA REQUIREMENTS 3
12 II. HOUSING ANALYSIS..... 10
13

14 **TABLES**

15
16 Table 3-1: Population Growth 1970 - 2010..... 3
17 Table 3-2: Population Projections 2010-2035 3
18 Table 3-3: Type of Dwelling Unit (2009 American Community Survey) 4
19 Table 3-4: Tenure of Dwelling Unit 4
20 Table 3-5: Age of Housing Stock..... 5
21 Table 3-6: Gross Rent, 2009 – Renter-Occupied Housing Units 5
22 Table 3-7: Value of Owner Occupied Units, 2009 6
23 Table 3-8: Number of Dwellings with Mortgage 6
24 Table 3-9: Cost Burden, Rental..... 7
25 Table 3-10: Cost Burden, Owner 7
26 Table 3-11: Housing Conditions, 2000..... 8
27 Table 3-12: Inventory of Federal, State and Locally Assisted Rental Housing 8
28 Table 3-13: Population Projections 10
29 Table 3-14: Projected Number of Households..... 11
30 Table 3-15: Households Size 11
31 Table 3-16: Households by Income Range 11
32 Table 3-17: Projected Demand of Housing Units by Type..... 13
33 Table 3-18: Projected Demand of Housing Units by Tenure..... 13
34 Table 3-19: Future land use categories, density and intensity 13
35 Table 3-20: Vacant Lands 15
36

37 **MAPS**

38 Map 3-1: Historically Significant Properties

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INTRODUCTION

Housing is an important element in the analysis of present and future characteristics of a community. The type, structure, and condition of an area's housing stock influences the community's quality of life. Neighborhoods play an important part in determining the vitality, stability, and way of life of the residents within a community. An appropriate mix of different housing types and housing that lends itself to accommodating different life styles helps to encourage the development of a well-balanced community.

The purpose of the Housing Element is to guide the City of Umatilla in ensuring an adequate supply of housing units for current and future residents. Of prime importance in this area is the continuation of zoning and building policies that exist to promote public safety and community harmony. At the same time, these policies provide support for new development of higher quality that meets the needs and goals of the community.

The location of Umatilla, relative to the rapidly growing Orlando urban area, means that the housing market has predominantly been demand-based. Generally, private market forces have met housing needs with success. The City's responsibility has primarily been enforcing and implementing minimum health, safety and construction codes. It is anticipated that the City's role will remain non-active in terms of the actual construction of housing, but will encourage the provision of a variety of housing stock through various codes and programs.

The City of Umatilla does not collect or analyze extensive housing information, therefore the housing element data and analysis utilizes data from other sources, such as the US Census, local building permit data and statewide projections of housing demand such as the Florida Housing Data Clearing House.

The Housing Element analyzes the present condition of housing within Umatilla by examining the characteristics and conditions of the current housing stock, as well as the characteristics of the families who reside in the City. An overview of current low to moderate-income housing is included.

Based on population projections and trend indicators of housing growth, the demand and supply of housing is considered, including a determination of the need for replacement of existing substandard housing. The demographic characteristics of the present and projected City residents are useful in determining the future demand for housing types and the location of these units.

Growth Trends

The City of Umatilla was founded in 1856 by Nathan J. Trowell and incorporated in 1904. It is located in the northern half of Lake County along S.R. 19 (Map 1-1). The City is approximately

80 4.2 square miles in size equally divided between the east and west sides of S.R. 19. The Ocala
81 National Forest is approximately five (5) miles to the north and the City of Eustis is four (4)
82 miles to the south.

83
84 Umatilla is predominately a residential community of approximately 3,456 persons (2010
85 estimates). Table 3-1 shows population figures for the City and the County for the last 50 years.
86 The table shows that the most significant change in the City's population was between 2000
87 and 2010. During the 1990s population growth declined, but since 2000, the City has started to
88 see a steady growth, with the population increasing by 56% between the 2000 census and
89 2010.

90
91 **Table 3-1: Population Growth 1970 - 2010**

	1970	1980	1990	2000	2010
City of Umatilla	1,600	2,299	2,350	2,214	3,456*
Lake County	69,305	104,870	152,104	210,528	297,052*

92 * 2010 Census

93
94 The trend in Umatilla is a reflection of growth in Lake County that has experienced a 41%
95 growth during the past 10 years and that BEBR population projections indicate as continuing to
96 grow. In March 2010, the BEBR “medium” projected population for Lake County for 2035 was
97 487,700 (Florida Population Studies, Vol. 43, Bulletin 156). Table H2 indicates that the City will
98 maintain a constant share of the County population through the planning period.

99
100 **Table 3-2: Population Projections 2010-2035**

Year	Total Population	% Change from previous year
2000*	2,214	
2005*	2,509	13
2008*	2,603	4
2010*	3,456	33
2015	8,660	150
2020	10,165	17
2025	11,415	12
2030	12,885	13
2035	14,560	13

101 Source: *U.S. Census Bureau, the City of Umatilla’s Planning Staff

102
103 **I. DATA REQUIREMENTS**

104
105 **Housing Inventory ~~(9J-5-5.010(1)(a)&(b), F.A.C)~~**

106

107 The data utilized in this analysis is based on the 2010 Census data for total population, total
108 housing units and occupancy status. More detailed data is based on percentages previously
109 identified in the 2000 Census and 2009 American Community Survey.
110

111 **1. Dwelling Units by Type**

112 As shown in Table 3-3, there were 1,747 dwelling units in the City of Umatilla in 2010.
113 Approximately 59% of these were single-family homes, 29% were multifamily units, and
114 11% were mobile homes. A comparison with Lake County shows that the proportion of
115 single-family homes is less than the county (66%), while the proportion of mobile homes is
116 less.
117

118 **Table 3-3: Type of Dwelling Unit (2009 American Community Survey)**

	City of Umatilla	Lake County
Total	1,747	<u>138,560</u>
Single Family	1,031	<u>89,791</u>
Multi-Family	507	<u>13,816</u>
Mobile Home	192	<u>34,963</u>
Other	17	<u>290</u>

119 2010 Census, 2009 American Community Survey
120

121 **2. Dwelling Units by Tenure**

122 Housing tenure refers to the occupancy of housing units by owners or renters. The most
123 recent data available on vacancy and occupancy rates in Umatilla is from the 2010 Census
124 and 2009 American Community Survey. The figures for the City of Umatilla and Lake County
125 are set out in Table H4. This indicates of the City's occupied housing units, 807 units or 60%
126 were owner-occupied; and 535 units, or 40% were renter-occupied. By comparison 85% of
127 the housing units in the County were occupied, with 81% of the occupied units being owner
128 occupied.
129

130 **Table 3-4: Tenure of Dwelling Unit**

	City of Umatilla	Lake County
Total	1,747	144,996
Vacant	243	23,707
Occupied	1,504	121,289
Owner Occupied	902	98,244
Renter Occupied	602	23,045

131 2010 Census, 2009 American Community Survey
132

133 **3. Age of Housing Stock**

134 The City of Umatilla has experienced a steady growth in new housing construction since the
135 1970s with the greatest number of homes being constructed between 2000 and 2010.

Residential growth is occurring in two major areas with single family and multi-family dwellings dominating the local market. At the present time, construction rates in Umatilla fluctuate based on the housing market and the overall reduction in housing construction rates.

New housing (units built between 1980 and 2010) comprise approximately 60% of the City's total housing stock. Housing units built prior to 1960 (40 years and older) constitute approximately 28% of the existing housing stock. Table 3-5 shows the age of housing units in the City and the County.

Table 3-5: Age of Housing Stock

Year Built	City of Umatilla	Lake County
Total	1,747	144,996
2005 or later	293	15,718
2000-2004	124	25,718
1990-2000	197	33,903
1980-1990	464	27,535
1970-1980	200	20,332
1960-1970	38	8,129
1950-1960	122	8,060
1940-1950	45	2,202
Prior to 1939	264	3,429

2010 Census, 2009 American Community Survey.

4. Cost of Housing

The median monthly rent in 2009 for the City of Umatilla was \$1,238, for Lake County it was \$851, and statewide the median rent was \$934. In 2009, approximately 26% of the rental units in the City, and 55% in the County, had rents below \$1,000. Approximately 3% of rental units in the City had no cash rent. It is probable that these rental units are occupied by custodians of seasonal units, persons renting from relatives, or site management for no cash rent. The rent ranges for gross rent are shown in Table H6.

Table 3-6: Gross Rent, 2009 – Renter-Occupied Housing Units

	City of Umatilla	Lake County
Less than \$200	6	408
\$200 to \$299	11	395
\$300 to \$499	12	526
\$500 to \$749	88	5,035
\$750 to \$999	22	5,753
\$1,000 to \$1,499	82	4,723
\$1,500 or more	228	2,183

No Cash Rent	14	2,003
Total	535	22,028

Source: 2009 American Community Survey.

According to the 2009 American Community Survey, the median value of owner-occupied homes in Umatilla was \$155,300 as compared with \$173,700 in Lake County. Table H7 shows owner-occupied housing units by home value in 2009. The housing stock of the City of Umatilla and of Lake County can accommodate different income needs and provide housing for numerous family income groups.

Table 3-7: Value of Owner Occupied Units, 2009

	City of Umatilla	Lake County
Less than \$50,000	93	11,932
\$50,000 to \$99,999	131	13,147
\$100,000 to \$149,999	156	13,891
\$150,000 to \$199,999	170	16,328
\$200,000 to \$299,999	168	21,771
\$300,000 to \$499,999	47	13,184
\$500,000 to \$999,999	27	3,930
> \$1 Million	15	975
Total	807	95,158

Source: 2009 American Community Survey.

5. Number of Dwelling Units by Monthly Cost of Owner-Occupied Units

According to the 2009 American Community Survey, approximately 40% of owner occupied housing in Umatilla was not mortgaged.

Table 3-8: Number of Dwellings with Mortgage

	City of Umatilla	Lake County
Less than \$300	0	204
\$300 to \$499	20	1,314
\$500 to \$699	32	3,760
\$700 to \$999	130	8,511
\$1,000 to \$1,499	130	15,596
\$1,500 to \$1,999	80	10,273
> \$2,000	87	11,041
Sub Total	479	50,699
No Mortgage	328	44,459
Total	807	95,158

Source: 2009 American Community Survey.

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6. Cost to Income Ratio

The Florida Department of Community Affairs (DCA) estimates that a family is paying too high a percentage of their income for housing if the cost to income ratio is greater than 30%. The market for owned housing is self regulating; meaning lenders are hesitant to risk a mortgage loan on households whose income is too low to afford housing costs that exceed 30% of their income. Rental housing, however, does not have this regulating feature and a percentage of families, usually those with low to moderate income levels, may spend a greater than acceptable share of their income on housing. Households are defined as very low, low, and moderate income based on thresholds tied to the median income of a county or metropolitan statistical area. These thresholds are 50, 80, and 120 percent of the County's median income, respectively. The median household income in Lake County was \$54,245 in 2009. For the same year, the median household income in the City of Umatilla was \$47,527.

Table 3-9: Cost Burden, Rental

	City of Umatilla	Lake County
< 20%	37	4,337
20-24%	6	2,257
25-29%	37	2,536
30-34%	67	1,822
>35%	361	8,938
Not computed	14	2,138

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Table 3-10: Cost Burden, Owner

	City of Umatilla	Lake County
< 20%	385	47,339
20-24%	88	11,035
25-29%	71	8,805
30-34%	99	6,414
>35%	164	20,866
Not computed	0	699

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Source: 2009 American Community Survey.

The above tables indicate that approximately 82% percent of the City's renters and 33% of homeowners paid more than 30% of their income for housing in 2009. For both renters and home owners, these figures are higher than Lake County, where 49% of County renters and 29% of County homeowner households were paying more than thirty (30) percent of their incomes on housing.

Standard & Substandard Housing Conditions [\(9J-5.010\(1\)\(c\), F.A.C.\)](#)

202 This section is an inventory using data from the 2000 Census, or more recent estimates,
203 including the Florida Housing Data Clearing House, showing the number of dwelling units that
204 are substandard.

205
206 The 2000 Census provides an indicator of housing that is substandard by measuring certain
207 "quality of housing" indicators such as the lack of complete plumbing or kitchen or heating
208 facilities and the lack of a water system or means of sewage disposal.

209
210 Overcrowding is also an indicator of substandard housing. According to the U.S. Bureau of the
211 Census, overcrowding exists if there are more than 1.01 persons per room living in a dwelling
212 unit. In making these computations a "room" is defined as a living room, dining room, kitchen,
213 bedroom, finished recreation room, or enclosed porch suitable for year-round use. Excluded
214 are bathrooms, open porches, balconies, halls and utility rooms. Table 3-11 shows that 72
215 dwelling units or approximately 3% of the homes in Umatilla were considered to be
216 overcrowded, similar to the County average.

217
218 **Table 3-11: Housing Conditions, 2000**

Place	Persons per Room		House Heating Fuel		Kitchen Facilities		Plumbing Facilities	
	1.01 or more persons per room	Share of occupied units (%)	No fuel used (%)	Share of occupied units (%)	Lacking complete facilities (%)	Share of occupied units (%)	Lacking complete facilities (%)	Share of occupied units (%)
Umatilla	72	5.4%	0	0%	15	0.1%	0	0
Lake	1,700	1.5%	469	0.4%	1,308	0.1%	309	0.3%

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220 In summary a total of 72 housing units in Umatilla (5.4%) were overcrowded, meaning that they
221 housed more than one person per room, compared to a statewide percentage of 2.5%. No
222 units in Umatilla were found to not use home heating fuel, compared to a statewide
223 percentage of 1.6%. Fifteen units in Umatilla lacked complete kitchen facilities, compared to a
224 statewide percentage of 1.3%, and no units in Umatilla lacked complete plumbing facilities,
225 compared to a statewide percentage of 0.4%.

226
227 Housing Using Federal, State or Local Subsidies (~~9J-5.010(1)(d), F.A.C.~~)
228 In 2010 there were three renter-occupied housing developments using federal, state or local
229 subsidies within the City of Umatilla.

230
231 **Table 3-12: Inventory of Federal, State and Locally Assisted Rental Housing**

Name	Address	# Units	Program
Pearl Lane	Umatilla Blvd.	34	FMHA
Orange Wood Villas	E. Collins St.	46	FMHA
East Lake Apartments	E. Collins St.	42	FMHA

Group Homes ~~(9J-5.010(1)(e), F.A.C.)~~

Adult Congregate Living Facilities, known as ACLFs, serve a wide range of needs including categories for congregate living, developmentally disabled individuals, foster care, youth shelters, mental health care, and substance abuse care. In addition, group homes can provide a form of shelter and social support for special needs populations. A group home is a facility that provides a living environment for unrelated residents in a single housekeeping unit or, ~~as Chapter 9J-5, F.A.C. states,~~ "for unrelated residents who operate as the functional equivalent of a family". The Department of Children and Family Services licenses and monitors group homes; foster care homes, nursing homes, and family childcare homes. Additionally, the Agency for Health Care Administration licenses and monitors assisted living facilities, adult family care homes, and adult day care centers. There are two of these facilities within Bushnell.

The City has no records of any group homes, nursing homes or foster homes within the City. Transitional housing is provided at Ruth House.

Mobile Home Parks ~~(9J-5.1(1)(f), F.A.C.)~~

Approximately 11% of the City's housing stock in 2009 consisted of mobile homes, less than the share of mobile homes in the County. The City provides guidelines for the development of these communities and requires responsible ownership standards for development and upkeep.

There are currently four (4) mobile home parks within the City of Umatilla. The Golden Estate Mobile Home Park, the Olde Mill Stream RV Resort, the Land Trailer Park and Lake Mary Estates Mobile Home Park.

Historically Significant Housing ~~(9J-5.010(1)(g), F.A.C.)~~

The Division of Historical Resources of the Florida Department of State maintains a central archive for Florida's historical and archaeological sites known as the Florida Master Site File (FMSF). These properties are not required to meet any minimum level of historical or scientific importance, but usually are at least fifty years old and adequately located and documented. These sites represent the known physical remains of Florida's prehistoric and historic cultural heritage.

The Florida Master Site File indicates a total of 29 cultural resources within or adjacent to the City boundary. Included on the FMSF are the Umatilla Public Library, the Methodist Episcopal Church, and the Colonial Hotel Building (Map 3-1).

Housing Activity Since 2000 Census ~~(9J-5.010(1)(h), F.A.C.)~~

The City contracts with outside consultants to issue building permits and conduct building inspections for the City. Between September 2007 and January 2010, the City issued 13 permits for dwelling units within the City of Umatilla. Of the 13 permits issued, 10 were issued

for single family dwelling units and 3 were issued for mobile homes. An additional 8 permits were issued for replacement mobile homes.

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The City does not have a record of any recent residential demolition or conversion activity.

II. HOUSING ANALYSIS, ~~9J-5.010 (2)~~, FAC

This section of the element presents an analysis of housing trends and characteristics expected to be experienced by the City of Umatilla in the future. Projections are made based on the population projections presented at the front of this element, estimates made by the Bureau of Economic and Business Research (BEBR), University of Florida and statistics reported by the U.S. Bureau of the Census (2000) and in the 2009 American Community Survey.

Table 3-13: Population Projections

<u>Year</u>	<u>Total Population</u>
<u>2000</u>	<u>2,214</u>
<u>2010</u>	<u>3,456</u>
<u>2020</u>	<u>10,165</u>
<u>2025</u>	<u>11,415</u>
<u>2030</u>	<u>12,885</u>
<u>2035</u>	<u>14,560</u>

PROJECTED HOUSEHOLDS ~~(9J-5.010 (2) (a)~~, FAC

In 2000 the City of Umatilla had 867 households with an average household size of 2.48 persons per household. In comparison, Lake County had 88,413 households with an average household size of 2.34 persons per household. The 2010 Census indicates an average household size of 2.29 persons per household, based on a total population of 3,456 and 1,504 occupied housing units. In general, there has been a trend toward the reduction of household size in the U.S. and Florida since the 1960's.

The City's anticipates a modest decline in the average household size throughout the short and long range planning periods. By 2025 a reduction to 2.21 pph figure is assumed. Post 2025, the figure is anticipated to remain constant.

The 2020 and 2035 persons per household figures can be divided into the City's projected resident population for the years 2020 and 2035, respectively, to obtain a projected number of households for the City during the planning time frames. Table 3-14 identifies the projected number of households and average household size for the City of Umatilla. It is assumed that each household will occupy one dwelling unit in the future. The seasonal population of the City represents a very small portion of the total population and will not affect future housing needs.

Table 3-14: Projected Number of Households

<u>YEAR</u>	<u>NUMBER OF HOUSEHOLDS</u>	<u>PERSONS PER HOUSEHOLD</u>
<u>2010</u>	<u>1,504</u>	<u>2.29</u>
<u>2015</u>	<u>3,781</u>	<u>2.29</u>
<u>2020</u>	<u>4,478</u>	<u>2.27</u>
<u>2025</u>	<u>5,165</u>	<u>2.21</u>
<u>2030</u>	<u>5,830</u>	<u>2.21</u>
<u>2035</u>	<u>6,588</u>	<u>2.21</u>

1. Projected Households by Size

Table 3-15 identifies the number of households by household size for the City of Umatilla for year 2000. Percentage distribution is also presented to allow for the projection of households by size. For the purpose of this analysis, the breakdown of different household sizes remains constant.

Table 3-15: Households Size

<u>Size</u>	<u>2000</u>	<u>Percent</u>	<u>2015</u>	<u>2020</u>	<u>2025</u>	<u>2030</u>	<u>2035</u>
<u>1</u>	<u>261</u>	<u>30</u>	<u>1,110</u>	<u>1,344</u>	<u>1,550</u>	<u>1,749</u>	<u>1,976</u>
<u>2</u>	<u>280</u>	<u>32.5</u>	<u>1,203</u>	<u>1,455</u>	<u>1,679</u>	<u>1,895</u>	<u>2,141</u>
<u>3</u>	<u>148</u>	<u>17</u>	<u>629</u>	<u>761</u>	<u>878</u>	<u>991</u>	<u>1,120</u>
<u>4</u>	<u>107</u>	<u>12.5</u>	<u>463</u>	<u>560</u>	<u>646</u>	<u>729</u>	<u>824</u>
<u>5</u>	<u>47</u>	<u>5.5</u>	<u>203</u>	<u>246</u>	<u>284</u>	<u>320</u>	<u>362</u>
<u>6</u>	<u>13</u>	<u>1.5</u>	<u>55</u>	<u>67</u>	<u>77</u>	<u>88</u>	<u>99</u>
<u>7 or more</u>	<u>10</u>	<u>1</u>	<u>37</u>	<u>45</u>	<u>51</u>	<u>58</u>	<u>66</u>
<u>Total</u>	<u>866</u>		<u>3,700</u>	<u>4,478</u>	<u>5,165</u>	<u>5,830</u>	<u>6,588</u>

Approximately 30 percent of the household size will consist of only one (1) person, and 32.5% will consist of two (2) persons as projected for the year through 2035. The remaining 37.5% consists of three (3) or more persons household size.

2. Projected Households by Income Range

Table 3-16 identifies the number of households by household income for the City of Umatilla, based on the 2009 American Community Survey. Percentage distribution is also presented to allow for the projection of households by income range.

Table 3-16: Households by Income Range

<u>INCOME</u>	<u>2009</u>	<u>PERCENT</u>
<u>Less than \$10,000</u>	<u>112</u>	<u>14.90</u>

<u>\$10,000 to \$14,999</u>	<u>112</u>	<u>9.60</u>
<u>\$15,000 to \$24,999</u>	<u>127</u>	<u>19.30</u>
<u>\$25,000 to \$34,999</u>	<u>115</u>	<u>13.40</u>
<u>\$35,000 to \$49,000</u>	<u>253</u>	<u>19.20</u>
<u>\$50,000 to \$74,999</u>	<u>247</u>	<u>11.50</u>
<u>\$75,000 to \$99,999</u>	<u>166</u>	<u>6.50</u>
<u>\$100,000 to \$149,000</u>	<u>79</u>	<u>3.30</u>
<u>\$150,000 to \$199,999</u>	<u>0</u>	<u>1.00</u>
<u>\$200,000 or more</u>	<u>23</u>	<u>1.40</u>
<u>Median Household income</u>	<u>\$40,682</u>	<u>100</u>

2009 American Community Survey

Using the percent distribution presented in Table 3-16, the number of households projected through 2035 can be distributed by income range, where income is measured in 2009 U.S. dollars, assuming that the percentage distribution will remain the same.

PROJECTED HOUSING NEEDS, ~~9J-5.010(2)(b)~~, FAG

This section of the element uses the number of occupied dwelling units projected for the City of Umatilla in Table 3-9 to determine the City's projected housing needs.

1. Rural and Farmworker Households

The 2000 Census indicated that 1.8% of the City's working population 16 years and older was employed in agriculture, forestry and fishing. In view of the changing nature of the working population, the City does not consider it necessary to include specific provision within the comprehensive plan for agricultural workers.

2. Dwelling Unit Demolition and Removal

The 2009 American Community Survey estimates that only 0.1% of properties lacked complete kitchen facilities and none lacked complete plumbing facilities or had no heat available. The City of Umatilla does not undertake surveys of substandard dwelling units. It is assumed that all substandard dwelling units will be removed by the private sector and will need to be replaced in order to provide standard dwelling units for the residents of the City.

3. Dwelling Unit Conversions

At present, homes within the City are located on sites designated for commercial uses on the Future Land Use Map (Future Land Use Element). Conversion of residential units for commercial use is anticipated to occur within the City over the short or long range planning periods.

4. Projected Dwelling Units by Type and Tenure, Incorporating an Adequate Vacancy Rate

Assuming that each household will occupy one (1) dwelling unit in the future, the City of Umatilla is projected to have 4,478 occupied dwelling units in the year 2020 and 6,588 occupied dwelling units in the year 2035. Based on the City's 2010 vacancy rate of 14 percent and tenure (Table 3-4), and the percent distributions presented in Table 3-3, Tables 3-17 and 3-18 present the City's projected dwelling units by type and tenure.

Table 3-17: Projected Demand of Housing Units by Type

	Demand				Growth in Households		
	2009	2020	2025	2035	2020	2025	2035
Single Family	1,031	2,642	3,047	3,887	1,611	405	840
Multi-Family	507	1,299	1,498	1,910	792	199	412
Mobile Home/Other	209	537	620	791	328	83	171
Total Demand	1,747	4,478	5,165	6,588	2,731	687	1,423

Table 3-18: Projected Demand of Housing Units by Tenure

	Demand				Growth in Households		
	2009	2020	2025	2035	2020	2025	2035
Owner Occupied	902	2,311	2,665	3,400	1,409	354	735
Renter Occupied	602	1,540	1,777	2,266	938	237	489
Total Occupied Units	1,504	3,851	4,442	5,666	2,347	591	1,224

LAND REQUIREMENTS FOR PROJECTED DWELLING UNITS, 9J-5.010 (2) (c), FAC

The following table describes the Future Land Use Categories within the City of Umatilla and their densities and intensity of use.

Table 3-19: Future land use categories, density and intensity

Future land use	Acreage	Density	Intensity	Percent
Agriculture	33	1 du / acre		1.5
Single family Low Density	689	3 du / acre		32.0
Single family Medium Density	558	5 du / acre		26.0
Multi-family Medium Density	0	8 du / acre		0.00
Mobile Home High Density	41	8 du / acre		2.0
Multi-family High Density	110	12 du / acre	70% ISR	5.1
Tourist Commercial	54	12 du / acre		2.5
Heritage Mixed Use	0	1 du / acre	35% ISR	0
Residential Mixed Use	0	4-8 du / acre	60% ISR	0
Downtown Mixed Use	0	12 du / acre	100% ISR	0
Commerce Mixed Use	0	3-5 du / acre	35% ISR	0

<u>Commercial General</u>	<u>119</u>		<u>75% ISR</u>	<u>6.0</u>
<u>Commercial Wholesale</u>	<u>4</u>		<u>75% ISR</u>	<u>0.2</u>
<u>Industrial</u>	<u>37</u>		<u>75% ISR</u>	<u>1.7</u>
<u>Institutional</u>	<u>241</u>		<u>75% ISR</u>	<u>11.2</u>
<u>Utilities</u>	<u>109</u>		<u>35% ISR</u>	<u>5.1</u>
<u>Transportation / Aviation</u>	<u>34</u>		<u>100 based aircraft</u>	<u>4.4</u>
<u>Recreation</u>	<u>38</u>		<u>30% ISR</u>	<u>1.8</u>
<u>Conservation / Open Space</u>	<u>10</u>		<u>Passive recreation</u>	<u>0.5</u>
<u>Total</u>	<u>2077</u>			<u>100</u>
<u>Future land use</u>	<u>Acreage</u>	<u>Density</u>	<u>Intensity</u>	<u>Percent</u>
<u>Agriculture</u>	<u>33</u>	<u>1 du / acre</u>		<u>1.20</u>
<u>Single-family Low Density</u>	<u>703</u>	<u>3 du / acre</u>		<u>25.69</u>
<u>Single-family Medium Density</u>	<u>558</u>	<u>5 du / acre</u>		<u>20.39</u>
<u>Multi-family Medium Density</u>	<u>0</u>	<u>8 du / acre</u>		<u>0</u>
<u>Mobile Home High Density</u>	<u>41</u>	<u>8 du / acre</u>		<u>1.50</u>
<u>Multi-family High Density</u>	<u>110</u>	<u>12 du / acre</u>	<u>70% ISR</u>	<u>4.02</u>
<u>Tourist Commercial</u>	<u>54</u>	<u>12 du / acre</u>		<u>1.97</u>
<u>Heritage Mixed Use</u>	<u>0</u>	<u>1 du / acre</u>	<u>35% ISR</u>	<u>0</u>
<u>Residential Mixed Use</u>	<u>0</u>	<u>4 – 8 du / acre</u>	<u>60% ISR</u>	<u>0</u>
<u>Downtown Mixed Use</u>	<u>0</u>	<u>12 du / acre</u>	<u>100% ISR</u>	<u>0</u>
<u>Commerce Mixed Use</u>	<u>0</u>	<u>3 – 5 du / acre</u>	<u>35% ISR</u>	<u>0</u>
<u>Commercial General</u>	<u>134</u>	<u>12 du / acre</u>	<u>100% ISR</u>	<u>4.89</u>
<u>Commercial Wholesale</u>	<u>3</u>		<u>75% ISR</u>	<u>0.11</u>
<u>Industrial</u>	<u>37</u>		<u>75% ISR</u>	<u>1.35</u>
<u>Institutional</u>	<u>241</u>		<u>75% ISR</u>	<u>8.81</u>
<u>Utilities</u>	<u>109</u>		<u>35% ISR</u>	<u>3.98</u>
<u>Transportation / Aviation</u>	<u>66</u>		<u>100 based aircraft</u>	<u>2.41</u>
<u>Recreation</u>	<u>38</u>		<u>30% ISR</u>	<u>1.39</u>
<u>Conservation / Open Space</u>	<u>10</u>		<u>Passive recreation</u>	<u>0.37</u>
<u>Lake</u>	<u>363</u>			<u>13.26</u>
<u>ROW</u>	<u>237</u>			<u>8.66</u>
<u>Total</u>	<u>2,737</u>			<u>100</u>

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378 [Utilizing these same percentages and the categories and densities outlined in the Future Land](#)
379 [Use Element the projected land requirements can be calculated as shown in Table 1-10 of the](#)
380 [Future Land Use Element.](#)
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20 Projected Residential Needs 2010-	-	-
Type of Dwelling Unit	# of D.U.	Acres
SF low density (3 units/acre)	880	293.3

SF medium density (5 units/acre)	943	188.6
Multi-family (12 units/acre)	322	26.8
TOTAL	2145	508.7
-	-	-
Projected Residential Needs 2025	-	-
Type of Dwelling Unit	# of D.U.	Acres
SF low density (3 units/acre)	4,263	1,421
SF medium density (5 units/acre)	4,575	915
Multi-family (12 units/acre)	1,518	126.5
TOTAL	10,396	2462.5

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PRIVATE SECTOR HOUSING DELIVERY PROCESS, ~~9J 5.010 (2) (e), FAC~~

It is expected that all the future housing needs identified in this analysis can and will be met by the private sector. While the City of Umatilla can estimate future housing needs, it cannot take a major role in supplying housing. That aspect is controlled for the most part by the private sector. The City can only assist in the delivery of housing by developing flexible regulations, providing appropriate land use designations and zoning categories, and by planning infrastructure facilities and services that are adequate to serve future development. The private sector is currently meeting the needs of the community in terms of providing much of the needed housing.

1. Land

The City of Umatilla currently has 731883 acres of land within the City limits that is vacant and available for residential development. (Table 3-20)

Table 3-20: Vacant Lands

<u>General Category</u>	<u>FLU Category</u>	<u>Acreage</u>
<u>Agriculture</u>	<u>Agriculture</u>	<u>26</u>
<u>Residential</u>	<u>Single-family Low Density</u>	<u>464</u>
<u>Residential</u>	<u>Single-family Medium Density</u>	<u>219</u>
<u>Residential</u>	<u>Multi-family Medium Density</u>	<u>0</u>
<u>Residential</u>	<u>Mobile Home High Density</u>	<u>2</u>
<u>Residential</u>	<u>Multi-family High Density</u>	<u>46</u>
<u>Tourism</u>	<u>Tourist Commercial</u>	<u>11</u>
<u>Mixed Use</u>	<u>Heritage Mixed Use</u>	<u>0</u>
<u>Mixed Use</u>	<u>Residential Mixed Use</u>	<u>0</u>
<u>Mixed Use</u>	<u>Downtown Mixed Use</u>	<u>0</u>
<u>Mixed Use</u>	<u>Commerce Mixed Use</u>	<u>0</u>
<u>Commercial</u>	<u>General Commercial</u>	<u>48</u>

<u>Commercial</u>	<u>Commercial Wholesale</u>	<u>1</u>
<u>Industrial</u>	<u>Industrial</u>	<u>21</u>
<u>Institutional</u>	<u>Institutional</u>	<u>45</u>
<u>Utilities*</u>	<u>Utilities</u>	<u>60</u>
<u>Airport</u>	<u>Transportation / Aviation</u>	<u>27</u>
<u>Recreation*</u>	<u>Recreation</u>	<u>34</u>
<u>Conservation*</u>	<u>Conservation / Open Space</u>	<u>10</u>
<u>Lake*</u>	<u>Lake</u>	<u>363</u>
<u>ROW*</u>	<u>ROW</u>	<u>197</u>
<u>Undesignated*</u>	<u>No category given</u>	<u>14</u>
<u>TOTAL</u>		<u>883</u>
<u>General Category</u>	<u>FLU Category</u>	<u>Acreage</u>
<u>Agriculture</u>	<u>Agriculture</u>	<u>26</u>
<u>Residential</u>	<u>Single family Low Density</u>	<u>537</u>
<u>Residential</u>	<u>Single family Medium Density</u>	<u>146</u>
<u>Residential</u>	<u>Multi family Medium Density</u>	<u>0</u>
<u>Residential</u>	<u>Mobile Home High Density</u>	<u>2</u>
<u>Residential</u>	<u>Multi family High Density</u>	<u>46</u>
<u>Tourism</u>	<u>Tourist Commercial</u>	<u>11</u>
<u>Mixed Use</u>	<u>Heritage Mixed Use</u>	<u>0</u>
<u>Mixed Use</u>	<u>Residential Mixed Use</u>	<u>0</u>
<u>Mixed Use</u>	<u>Downtown Mixed Use</u>	<u>0</u>
<u>Mixed Use</u>	<u>Commerce Mixed Use</u>	<u>0</u>
<u>Commercial</u>	<u>General Commercial</u>	<u>56</u>
<u>Commercial</u>	<u>Commercial Wholesale</u>	<u>1</u>
<u>Industrial</u>	<u>Industrial</u>	<u>21</u>
<u>Institutional</u>	<u>Institutional</u>	<u>45</u>
<u>Utilities*</u>	<u>Utilities</u>	<u>60</u>
<u>Airport</u>	<u>Transportation / Aviation</u>	<u>47</u>
<u>Recreation*</u>	<u>Recreation</u>	<u>34</u>
<u>Conservation*</u>	<u>Conservation / Open Space</u>	<u>10</u>
<u>Undesignated</u>	<u>No category given</u>	<u>14</u>
<u>TOTAL</u>		<u>1,056</u>

*Land is not developable

2. Services

The City of Umatilla provides its residents with potable water and wastewater treatment facility and has recently upgraded its water system. The present availability of services will adequately handle the projected population.

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406 3. Financing

407 Financing for residential development has generally been readily available for new
408 construction within the City. No residential area within the City has historically been known
409 to be avoided by financial institutions.

411 4. Regulations and Administrative Roles of Government Agencies

412 Local home builders and the development community have generally been supportive of
413 the administration of planning and development within the City. As the Comprehensive
414 Plan update materializes, the city will develop a program for carrying out any needed
415 refinements in its Code of Ordinances. The overall objective of the City is to first accomplish
416 the Comprehensive Plan update, which will provide a planning and management framework
417 for updating the Land Development Code.

418
419 COMMENTS AND RECOMMENDATIONS; ~~9J 5.010 (2) (f), FAC~~

420
421 The following list of strategies shall be programmed as a means to accommodate special
422 housing needs.

423
424 1. Provision of Infrastructure Supportive to Low and Moderate Income Housing

425 The City shall analyze the feasibility of timely wastewater facilities for areas within the City
426 that lack adequate facilities.

427
428 2. Elimination of Substandard Housing Conditions and for Structural and Aesthetic
429 Improvement of Housing

430 Continue to enforce the Florida Building Code in order to protect and preserve the
431 structural integrity and aesthetics of the City's housing stock. The City shall continue to
432 monitor for substandard housing and contact owners of substandard dwelling units in order
433 to communicate necessary corrective actions and assist by informing owners of available
434 federal, state and local housing assistance programs.

435
436 3. Provision of Adequate Sites for Housing for Low and Moderate Income Families, and for
437 Mobile Homes

438
439 The City's Future Land Use Map and uniform Land Development Code shall designate
440 substantial acreage for dwelling units that can be marketed and developed for all income
441 ranges.

442
443 4. Provisions of Adequate Sites in Residential Areas or Areas of Residential Character for
444 Group Homes and Foster Care Facilities Licensed or Funded by the Department of Health
445 and Rehabilitative Services

447 Presently, the City of Umatilla’s Land Development Regulations provides adequate sites in
448 residential areas for licensed community residential homes, group homes and foster care
449 facilities with 1-6 residents by allowing them to locate in the majority of residential areas.

450 5. Identification of Conservation, Rehabilitation, of Demolition Activities, and Historically
451 Significant Housing or Neighborhoods

452 Many of the older properties within the City are located in or close to the Downtown area
453 Property owners are given ample opportunity to rehabilitate structures prior to any
454 demolition activity. The majority of housing conservation and rehabilitation is part of on-
455 going maintenance or remodeling undertaken by individual property owners. The City has
456 an active Community Redevelopment Agency that provides advice and financial assistance
457 to property owners within the identified redevelopment area.

458
459
460 6. Energy efficiency in the design and construction of new housing and the use of renewable
461 energy resources.

462 With increasing national and state emphasis on sustainable development, new policies are
463 proposed to promote and encourage a variety of techniques to reduce energy consumption
464 and greenhouse gas emissions. These include the promotion of mixed use developments
465 and ensuring that development patterns encourage pedestrian and bicycle interconnectivity
466 and minimize traffic impact, encouraging developers to use green building standards
467 through the use of energy efficient materials and design, and energy efficient technologies
468 such as solar, and promoting conservation programs and energy efficient practices and
469 programs that reduce housing operation costs for energy, sewer and water. The City will
470 also consider the development of a Green Building Ordinance and a related LEED
471 Certification Program for development and redevelopment, including the development of a
472 Neighborhood Development Rating System that integrates the principles of smart growth,
473 urbanism and green building into a national system for neighborhood design, by 2015
474 (FLUE).

475
476
477 III. INAPPLICABLE REQUIREMENTS OF 9J-5.010, FAC pursuant to 9J-11.004 (2) (f), FAC
478 There are no minimum requirements presented in Chapter 9J-5.010, FAC that are inapplicable
479 to the City of Umatilla.

480
481
482
483
484
485 **General Planning Information**
486

Planning Time Frames:	Resident	Seasonal	Total
Year	Population	Population	Population
Short Range Increment 2010	4,557	742	5299
Long Range Increment 2025	23,623	2054	25,677

Location: The City of Umatilla is located in the northern half of Lake County along S.R. 19 (See Map 1-1). The City is 3 square miles in size equally divided between the east and west sides of S.R. 19. The Ocala National Forest is approximately five (5) miles to the north and the City of Eustis is four (4) miles to the south

Resident and Seasonal Population Estimates and Projections

Year	Resident	Seasonal	Total
1980	1872	427	2299
1990	1880	470	2350
2000	1,815	399	2214
2005	2,062	393	2455
*2010	4,557	742	5299
2015	8,497	1157	9644
*2025	23,623	2054	25,677

(Methodology and Sources provided in the Future Land Use Element)

INAPPLICABLE REQUIREMENTS OF 9J 5.010, FAC pursuant to 9J 11.004 (2) (f), FAC

There are no minimum requirements presented in Chapter 9J 5.010, FAC which are inapplicable to the City of Umatilla.

THE CITY OF UMATILLA COMPREHENSIVE PLAN HOUSING ELEMENT
9J 5.010, FLORIDA ADMINISTRATIVE CODE

I. HOUSING DATA INVENTORY AND ANALYSIS
9J 5.010, FAC

The purpose of this element is to provide guidance for the City of Umatilla to develop appropriate plans and policies to demonstrate its commitment to meet the identified and projected deficits in the supply of housing. This element includes an inventory section and an analysis section. The analysis presented in this element is used to develop Goals, Objectives and Policies which will provide a methodology for implementing strategies.

H. HOUSING INVENTORY

~~9J-5.010 (1), FAC~~

~~This section of the element presents an inventory of housing trends and characteristics. A comparison of the City with Lake County is presented, based on the 2000 U.S. Census of Population and Housing. The 2000 U.S. Census is then used along with a 1989 survey conducted by the Lake County Planning Department to determine the condition of housing within the City. This section concludes by presenting the City's historically significant housing and summarizing housing construction between 1990 and 1999 within the City.~~

~~A. Housing Characteristics and City County Comparison~~

~~9J-5.010 (1) (a-b), FAC~~

~~Tables 3-1 through 3-8 provide an inventory and comparison of housing characteristics for the City of Umatilla and Lake County.~~

~~1. Dwelling Units by Type~~

~~Table 3-1 identifies the number of dwelling units by type, as they were reported in the 2000 U.S. Census of Population and Housing, for the City of Umatilla and Lake County. Percentage distribution is also presented for each category in Table 3-1 to allow for a City-County comparison. The term dwelling unit refers to what the U.S. Bureau of the Census (USBC) defined as a year-round housing unit in the 2000 U.S. Census.~~

~~Table 3-1~~

~~Dwelling Units by Type, 2000~~

Type of Unit	City of Umatilla		Lake County	
	Number	Percent	Number	Percent
Single-Family	570	66%	53,818	61%
Multi-Family	180	21%	10,827	12%
Mobile Home	116	13%	23,768	27%
TOTAL	866	100.00%	88,413	100%

~~Source: USBC, 2000 U.S. Census~~

~~Approximately 0.9% of the total numbers of dwelling units within Lake County were located within the City of Umatilla in 2000. From Table 3-1, it is evident that the City had a somewhat higher percentage of single family dwelling units in 2000 than did Lake County (66% for the City compared to 61% for the County). Lake County however, had a considerably higher percentage of mobile homes than did the City, (13% for the City compared 27% for the~~

County in 2000. The percentage of multi-family dwelling units for the City was higher than the County 21% for the City and 12% for the County).

2. Dwelling Units by Tenure

Table 3-2 presents an overview of housing for the City of Umatilla and for Lake County, as reported by the USBC in the 2000 U.S. Census. Table 3-2 identifies the number of dwelling units by tenure, as defined in the 2000 U.S. Census, within the City of Umatilla and Lake County. Aside from the term dwelling unit, all terms are as they were defined in the 2000 U.S. Census.

Table 3-2

2000 Housing Summary

	City of Umatilla	Lake County
Total Dwelling Units	987	102,830
Occupied Dwelling Units	867	88,413
Renter-Occupied Dwelling Units	267	16,366
Owner-Occupied Dwelling Units	600	72,047
Vacant Dwelling Units	120	14,417
Persons per Occupied Dwelling Unit	2.55	2.38
Households	867	88,413
Persons per Household	2.48	2.34

Source: USBC, 2000 U.S. Census

Nearly 88 percent of the dwelling units within the City of Umatilla were occupied in 2000. The City had 267 renter-occupied dwelling units and 600 owner-occupied dwelling units in 2000, as reported in the 2000 U.S. Census. This equates to 30.8 percent of the occupied dwelling units being renter-occupied and 69.2 percent being owner-occupied. In comparison, Lake County had 18.5 percent of its occupied dwelling units classified as renter-occupied and 81.5 percent classified as owner-occupied in 2000.

3. Dwelling Units by Length of Residence

Table 3-3 identifies the number of occupied dwelling units by length of residence, as presented in the 2000 U.S. Census for the City of Umatilla and Lake County. Percentage

588 ~~distribution is also presented for each category in Table 3-3 to allow for a City County~~
589 ~~comparison.~~

590
591 ~~Table 3-3~~

592
593 ~~Occupied Dwelling Units by Length of Residence, 2000~~

Year Moved into	City of Umatilla		Lake County	
Dwelling Unit	Number	Percent	Number	Percent
1999 to March 2000	199	23%	17,007	19.20%
1995 to 1998	242	27.90%	29,170	33%
1990 to 1994	156	18%	17,979	20.30%
1980 to 1989	202	23.30%	15,777	17.80%
1970 to 1979	44	5.10%	5,497	6.20%
1969 or earlier	23	2.70%	2,983	3.40%
TOTAL	867	100%	88,413	100%

594
595 ~~Source: USBC, U.S. 2000 Census, STF3 Table 28~~

596
597 ~~————— The length of time that a person holds a house is important in determining the~~
598 ~~availability of housing when few houses are being constructed. Table 3-3 indicates that both the~~
599 ~~City and the County have more people holding houses for two (2) to five (5) years than for any~~
600 ~~other length of time. Overall, residents of the City hold their houses a little longer than residents~~
601 ~~of the County.~~

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603
604 ~~————— 4. Dwelling Units by Age~~

605
606 ~~————— Table 3-4 identifies the number of occupied dwelling units by age, as they were~~
607 ~~presented in the 2000 U.S. Census for the City of Umatilla and Lake County. Percentage~~
608 ~~distribution is also presented for each category in Table 3-4 to allow for a City County~~
609 ~~comparison.~~

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Table 3-4

Occupied Dwelling Units by Age, 2000

	City of Umatilla		Lake County	
Year Constructed	Number	Percent	Number	Percent
1999 to March 2000	21	2.10%	4,669	4.50%
1995 to 1998	34	3.50%	14,838	14.40%
1990 to 1994	76	7.80%	15,887	15.40%
1980 to 1989	271	27.70%	26,621	25.90%
1970 to 1979	138	14.10%	19,059	18.50%
1960 to 1969	69	7.10%	8,560	8.30%
1940 to 1959	191	19.50%	9,749	9.50%
1939 or earlier	178	18.20%	3,447	3.40%
TOTAL	978	100.00%	102,830	100.00%

Source: USBC, U.S. 2000 Census

Approximately 58.9 percent of the occupied dwelling units within the City of Umatilla were over 20 years of age in 2000. In comparison, Lake County had less than 40 percent of its occupied dwelling units over 20 years of age in 2000.

5. Dwelling Units by Rent

Table 3-5 identifies the number of renter-occupied dwelling units by gross rent, as they were presented in the 2000 U.S. Census for the City of Umatilla and Lake County. Percentage distribution is also presented for each category in Table 3-5 to allow for a City-County comparison.

Table 3-5

Renter-Occupied Dwelling Units by Gross Rent, 2000

	City of Umatilla		Lake County	
Gross Rent	Number	Percent	Number	Percent
Less than \$200	46	17.90%	835	5.20%
\$200 to \$299	18	7%	768	4.70%

\$300 to \$499	115	44.70%	4,819	29.70%
\$500 to \$749	52	20.20%	5,663	34.90%
\$750 to \$999	12	4.70%	1,672	10.30%
\$1000 to \$1499	5	1.90%	697	4.30%
\$1500 or more	0	0%	461	2.80%
No Cash Rent	9	3.50%	1,290	8.00%
Median (dollars)	421	(X)	534	(X)

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Source: USBC, U.S. 2000 Census,

The 2000 median monthly gross rent for renter-occupied housing units was \$421 for City of Umatilla and \$534 for Lake County in 2000, as reported in the 2000 U.S. Census.

6. Dwelling Units by Value

Table 3-6 identifies the number of specified owner-occupied non-condominium dwelling units by value, as presented in the Summary file (SF 3) of the 2000 U.S. Census, for the City of Umatilla and Lake County. Percentage distribution is also presented for each category in Table 3-6 to allow for a City-County comparison.

Table 3-6
Specified Owner-Occupied Housing Units by Value, 2000

	City of Umatilla		Lake County	
Value	Number	Percent	Number	Percent
Less than \$50,000	100	20.00%	3,846	8.20%
\$50,000 to \$99,999	285	57.10%	19,527	41.40%
\$100,000 to \$149,999	69	13.80%	13,142	27.90%
\$150,000 to \$199,999	26	5.20%	5,933	12.60%
\$200,000 to \$299,999	19	3.80%	3,146	6.70%
\$300,000 to \$499,999	0	0.00%	1,221	2.60%
\$500,000 to \$999,999	0	0.00%	256	0.50%
\$1,000,000 or more	0	0.00%	61	0.10%
Median	\$69,800	(X)	\$100,600	(X)

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Source: USBC, U.S. 2000 Census, SF 3 Summary Data

All of the dwelling units presented in Table 3-6 are classified as single family. Table 3-6 identifies that housing value was much lower within the City of Umatilla than it was in Lake

County as a whole in 2000. In particular, approximately 77.1 percent of the 2000 specified owner-occupied housing units, reported in the 2000 U.S. Census SF3 file, had a value less than \$100,000 for the City while less than 50 percent had the same value for the County.

The median value of a specified owner-occupied housing unit in City of Umatilla in 2000 was \$69,800 as reported in the 2000 U.S. Census. This figure is 69 percent lower than the County's median of \$ \$100,600.

7. Dwelling Units by Monthly Cost

Table 3-7 identifies the number of owner-occupied housing units by monthly cost, as they were presented in the 2000 U.S. Census, for the City of Umatilla and Lake County. Percentage distribution is also presented for each category in Table 3-7 to allow for a City-County comparison.

Table 3-7
Owner-Occupied Housing Units
By Monthly Cost, 2000

	City of Umatilla		Lake County	
Monthly Cost	Number	Percent	Number	Percent
With a Mortgage	333	66.70%	30,430	64.60%
Less than \$300	5	1.00%	265	0.60%
\$300 to \$499	48	9.60%	2,321	4.90%
\$500 to \$699	104	20.80%	5,857	12.40%
\$700 to \$999	102	20.40%	10,039	21.30%
\$1,000 to \$1,499	64	12.80%	8,355	17.70%
\$1,500 to \$1,999	5	1.00%	2,402	5.10%
\$2,000 or more	5	1.00%	1,191	2.50%
Median	\$717	(X)	891	(X)
Not Mortgaged	166	33.30%	16,702	35.40%
Median	\$246	(X)	\$267	(X)

Source: USBC, U.S. 2000 Census, SF 3 Summary Data

Approximately 31.4 percent of the units within the City had a monthly cost less than \$500, while less than 18 percent of the units within the County had the same monthly cost. In contrast, approximately 35.2 percent of the units within the City had a monthly cost of \$700 or greater, while the County's percentage was less than 47 percent. The USBC however, also

reported that the median monthly owner costs of an owner-occupied dwelling unit in the City was \$717 with a mortgage and \$246 without, while the County's was \$891 with a mortgage and \$267 without.

8. Dwelling Units by Cost to Income Ratio

Table 3-8 identifies the number of owner-occupied housing units by selected cost to income ratio, as they were presented in the 1990 U.S. Census, for the City of Umatilla and Lake County. Percentage distribution is also presented for each category in Table 3-8 to allow for a City County comparison.

Table 3-8

City of Umatilla

Owner Occupied Housing Units by Selected Cost to Income Ratio, 2000

Cost/Income Ratio	City of Umatilla		Lake County	
	Number	Percent	Number	Percent
Less than 15 percent	193	38.70%	19,056	40.40%
15 to 19 percent	68	13.60%	8,059	17.10%
20 to 24 percent	70	14.00%	5,749	12.20%
25 to 29 percent	22	4.40%	4,434	9.40%
30 to 34 percent	41	8.20%	2,587	5.50%
35 percent or more	101	20.20%	6,905	14.70%
Not computed	4	0.80%	342	0.70%

Source: USBC, 2000, Census, SF 3 Summary Data

According to the Florida Department of Community Affairs (DCA), a family is considered to be paying too high of a percentage of their income for housing if more than 30 percent of the household income is needed to meet the cost of housing. For the City of Umatilla in 2000, 28.4 percent of owner-occupied dwelling units allocated 30 percent or greater of income for housing. The County by comparison, had 20.2 percent allocating 30 percent or more.

B. INVENTORY OF HOUSING CONDITIONS

727 ~~—9J-5.010 (1) (c), FAC~~

728

729 ~~—This subsection of the element inventories housing conditions, both internal and external, and~~
730 ~~defines standard and substandard housing. Internal housing conditions are obtained from the~~
731 ~~2000 U.S. Census~~

732

733 ~~1. Dwelling Units Lacking Complete Plumbing~~

734

735 ~~—The USBC reported 14 dwelling units lacking complete plumbing facilities in the City of~~
736 ~~Umatilla. This accounts for 1.4 percent of the total dwelling units as reported in the Census~~
737 ~~2000 Summary File—Sample Data for the City of Umatilla.~~

738

739 ~~2. Dwelling Units Lacking Telephone Service~~

740

741 ~~—The USBS reported 16 dwelling units without any telephone service as reported in the Census~~
742 ~~2000 Summary File—Sample Data for the City of Umatilla.~~

743

744 ~~3. Dwelling Units Lacking Heating~~

745

746 ~~—The USCB reported 5 dwelling units, accounting for 0.6 percent, which do not use any source~~
747 ~~of fuel for heating. For units with heating sources, 729 or 84.2 percent of dwelling units use~~
748 ~~electricity as their house heating source. A total of 103, or 11.2 percent, units reported heating~~
749 ~~by gas. The remaining 10, or 1.2 percent, use wood as their fuel source as reported in the U.S.~~
750 ~~Census 200.~~

751

752 ~~4. Overcrowded Dwelling Units~~

753

754 ~~—The USBC reported 862 occupied dwelling units with less than 1.01 persons per room and 4~~
755 ~~occupied dwelling units with 1.01 or more persons per room in the 2000 U.S. Census (for the~~
756 ~~City of Umatilla. This accounts for all of the occupied dwelling units within the City in 2000, as~~
757 ~~reported in the 2000 U.S. Census. Using 1.01 or more persons per room as criteria for~~
758 ~~determining when an occupied dwelling unit is overcrowded, the City had 4 overcrowded~~
759 ~~occupied dwelling units in 2000. This criteria however, does not account for families with~~
760 ~~children of the same sex sharing a room.~~

761

762 ~~5. Standard and Substandard Dwelling Units~~

763

764 ~~—The general housing conditions of the City of Umatilla are improving as more residents are~~
765 ~~remodeling and renovating older homes. In order to be more precise, definitions must first be~~
766 ~~made for standard and substandard housing. The following structural condition classifications~~
767 ~~supplied by the U.S. Department of Housing and Urban Development were used by the Lake~~
768 ~~County Planning Department to conduct a 1989 external housing condition survey.~~

769

770 a. ~~Standard Housing:~~ Needs no repair or rehabilitation is not taken care of as part of
771 normal maintenance.

772 —
773 b. ~~Deteriorated Housing:~~ Dwelling units needing more repair than would be provided in
774 the course of regular maintenance. Those structures which have one (1) or more
775 critical defects that require considerable repair. Such a unit must be repaired if it to
776 continue to provide safe and adequate shelter.

777 —
778 c. ~~Dilapidated Housing:~~ Those structures which have one (1) or more defects that
779 would prevent a structure from providing safe and adequate shelter for its occupants.

780 —
781 d. ~~Substandard Housing:~~ Those structures classified as deteriorated or dilapidated.

782 —
783 —Based on the above definitions, the Lake County Planning Department found 13 substandard
784 housing within the City upon completion of its 1989 external housing condition survey.
785 However, the majority of the dwelling units within the City are classified as standard.

786 —
787 ~~C. RENTER OCCUPIED HOUSING DEVELOPMENTS USING FEDERAL,
788 STATE OR LOCAL SUBSIDIES.
789 —9J 5.010 (1) (d), FAC~~

790 —
791 —In 1996 there were three renter occupied housing developments using federal, state or local
792 subsidies within the City of Umatilla: Pearl Lane, Orange Wood Villas (both FMHA & elderly),
793 and East Lake Apartments (FMHA & family). Pearl Lane consisted of 34 units, Orange Wood
794 Villas consisted of 46 units and East Lake Apartments consisted of 42 units.—

795 —
796 ~~D. GROUP HOMES
797 —9J 5.010 (1) (e), FAC~~

798 —
799 —Human service facilities licensed by FDHRS consists of group homes of 14 or more persons,
800 community residential communities between 7 and 14 persons, and foster care facilities of
801 between 0 to 6 persons based on bed rooms available licensed by HRS.—

802 —
803 —As of April 1990 there were apparently no group homes operating within the City of
804 Umatilla, licensed by the Florida Department of Health and Rehabilitative Service (FDHRS).
805 The Southside Halfway Haven is the only adult congregate living facility located within the City
806 limits with a capacity of 5 persons.

807 —
808 Currently, there are only six foster homes located within the City of Umatilla. The location of
809 the foster homes for obvious reasons cannot be disclosed.

810 —
811 —The Umatilla Academy for Girls is also located within the City of Umatilla.—
812 —

813 ~~E. MOBILE HOME PARKS, CONDOMINIUMS, COOPERATIVES AND~~
814 ~~—SUBDIVISIONS~~
815 ~~—9J 5.010 (1) (f), FAC~~

816
817 ~~—There are currently four mobile home parks licensed by the FDHRS within the City of~~
818 ~~Umatilla. The Golden Estate Mobile Home Park (80 sites) and the Olde Mill Stream RV Resort~~
819 ~~(201 sites) are both filled to capacity. The other two parks are the Land Trailer Park (17 sites)~~
820 ~~and Lake Mary Estates Mobile Home Park (81). However, there are no condominiums,~~
821 ~~cooperatives or subdivisions located in the City.—~~

822
823 ~~F. HISTORICALLY SIGNIFICANT HOUSING~~
824 ~~—9J 5.010 (1) (g), FAC~~

825
826 ~~—The Robert Lee Collins Home is of some historical significance and is located within the City~~
827 ~~of Umatilla. However, it is not listed on the National Register of Historic Places or the 1989~~
828 ~~Florida Master Site File.—~~

829
830 ~~G. HOUSING CONSTRUCTION ACTIVITY~~
831 ~~—9J 5.010 (1) (h), FAC~~

832
833 ~~—The City Building Department issues building permits, collects impact fees (fees are received~~
834 ~~by the County) and conducts building inspections for the City. Between January 1, 1981 and July~~
835 ~~1, 1989, the City's Building Department issued 247 permits for dwelling units within the City of~~
836 ~~Umatilla. Of the 247 permits issued, 106 were issued for single family dwelling units, 105 were~~
837 ~~issued for multi family dwelling units and 36 were issued for mobile homes.~~

838 ~~-~~
839 ~~—~~
840 ~~—Records kept by the City indicate the occurrence of residential demolition or conversion~~
841 ~~activity. A total of 4 have occurred since 1988.~~

842
843
844 ~~III. HOUSING ANALYSIS~~
845 ~~—9J 5.010 (2), FAC~~

846
847 ~~—This section of the element presents an analysis of housing trends and characteristics expected~~
848 ~~to be experienced by the City of Umatilla in the future. Projections are made based on the~~
849 ~~population projections presented at the front of this element, estimates made by the Bureau of~~
850 ~~Economic and Business Research (BEBR), University of Florida and statistics reported by the~~
851 ~~U.S. Bureau of the Census (USBC) in the 1980 U.S. Census of Population and Housing.~~

852
853 ~~A. PROJECTED HOUSEHOLDS (9J 5.010 (2) (a), FAC)~~
854

— In 2000 the City of Umatilla had 867 households with an average household size of 2.48 persons per household. In comparison, Lake County had 88,413 households with an average household size of 2.34 persons per household (Table 3-2).

— The City's 2000 average household size has been assumed to decrease at the same rate as the County's. The methodology used on project households for the City of Umatilla also assumes that this trend will continue throughout the short and long range planning periods. Applying the .54 average percent per year rate of decrease to the City's 2000 persons per household figure (2.48), presents the City with a 2010 persons per household figure of 2.34 and a 2025 persons per household figure of 2.21.

— The 2010 and 2025 persons per household figures can be divided into the City's projected resident population for the years 2010 and 2025, respectively, to obtain a projected number of households (as defined in the 2000 U.S. Census) for the City during the planning time frames. Table 3-9 identifies the projected number of households and average household size for the City of Umatilla. It is assumed that each household will occupy one dwelling unit in the future. The seasonal population of the City represents a very small portion of the total population and will not affect future housing needs.

Table 3.9
Projected Number of Households

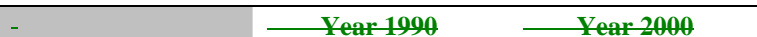
YEAR	NUMBER OF HOUSEHOLDS	PERSONS PER HOUSEHOLD
2000	867	2.48
2005	990	2.47
2010	2,265	2.34
2025	11,618	2.21

1. Projected Households by Size

— Table 3-10 identifies the number of households by household size for the City of Umatilla for year 2000. Percentage distribution is also presented to allow for the projection of households by size.

Table 3-10
Households by Size, 1990 & 2000

City of Umatilla



	Number	Percent	Number	Percent
1 Person	302	29.60%	244	28.10%
2 Person	350	34.30%	276	31.80%
3 Person	173	17%	151	17.40%
4 Person	112	11%	125	14.40%
5 Person	36	3.50%	48	5.50%
6 Person	22	2.20%	14	1.70%
7 or more Persons	25	2.40%	9	1%
Total	1020	100%	867	100%

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Source: USBC, BEBR, Lake County Planning Department

— Using the percent distribution presented in Table 3-10, the number of households projected for the years 2010 and 2025 can be distributed by size. This methodology however, leads to projected persons per household figures which are greater than those reported earlier because the average household size has been determined to be decreasing over time (BEBR). It is assumed that there will be a higher percentage of one (1), two (2) and three (3) person households and a lower percentage (possibly 0.0 percent in some cases), five (5) and six (6) or more person households in the future. In order to account for this anticipated future trend, the portion of households in 2000 containing one (1) and two (2) persons has been assumed to increase by an amount equal to the proportion of five (5) and six (6) or more persons households, which concomitantly are assumed to elapse to negligible numbers for this period. The proportion of three (3) and four (4) person households in 2000 has been assumed to remain constant throughout the planning periods. Table 3-11 presents projected households by size for the City of Umatilla.

Table 3-11

Projected Household by Size

City of Umatilla

	2010	2025	Percent
1 Person	762	3,909	33.65%
2 Persons	869	4,456	38.35%
3 Persons	385	1,975	17%
4 or more Persons	249	1,278	11%
Total	2,265	11,618	100%

915
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918

— Approximately 33.65 percent of the household size will consist of only (1) person, and 38.35% will consist of (2) persons as projected for the years 2010 and 2025. The remaining 18%

consists of (3) or more persons household size. This trend of decreasing household size is assumed to remain constant for the projected years and to be prevalent throughout the state of Florida.

2. Projected Households by Income Range

Table 3-12 identifies the number of households by household income for the City of Umatilla, as reported in the 2000 U.S. Census. Percentage distribution is also presented to allow for the projection of households by income range.

Table 3-12

Households by Income Range, 1999

City of Umatilla

INCOME	NUMBER	PERCENT
Less than \$10,000	128	14.90%
\$10,000 to \$14,999	83	9.60%
\$15,000 to \$24,999	166	19.30%
\$25,000 to \$34,999	115	13.40%
\$35,000 to \$49,000	165	19.20%
\$50,000 to \$74,999	99	11.50%
\$75,000 to \$99,999	56	6.50%
\$100,000 to \$149,000	28	3.30%
\$150,000 to \$199,999	9	1.00%
\$200,000 or more	12	1.40%
Median Household income	\$29,628	(X)

Using the percent distribution presented in Table 3-12, the number of households projected for the years 2010 and 2025 can be distributed by income range, where income is measured in 2000 U.S. dollars, assuming that the percentage distribution will remain the same.

B. PROJECTED HOUSING NEEDS

9J 5.010 (2) (b), FAC

This subsection of the element uses the number of occupied dwelling units projected for the City of Umatilla in Table 3-9 to determine the City's projected housing needs.

1. Rural and Farmworker Households

950 —Using the USBC 2000 U.S. Census definitions for rural areas and farm residences, all of the
951 City's population was living in a rural area in non farm residences in 2000, as reported in the
952 2000 U.S. Census. Approximately 867 households within the City were classified as rural in
953 2000. Based on the City's anticipated slow rate of growth, all projected households will be
954 classified as rural. It is significant to note that the agricultural lands within the City of Umatilla
955 will be replaced by urban uses by the year 2000 the demand for farm worker housing will be
956 negligible. In addition, adequate sites for farm worker households already exist within the
957 existing residential areas in the city as well as directly south adjacent to the city.—
958

959 2. Dwelling Unit Demolition and Removal

960
961 —The City of Umatilla had 13 substandard dwelling units, as identified by the Lake County
962 Planning Department in their 1989 external housing condition survey. These 13 dwelling units
963 represented approximately 1.70 percent of the number of dwelling units (763) estimated to be
964 within the City. Assuming that this percentage will remain throughout the short and long range
965 planning periods presents the City with 23 substandard dwelling units in 2010 and 33 in the year
966 2025. It is assumed that all substandard dwelling units will be removed by the private sector and
967 will need to be replaced in order to provide standard dwelling units for the residence of the City.—
968

969 3. Dwelling Unit Conversions

970
971 —At present, homes within the City are located on sites designated for commercial uses on the
972 Future Land Use Map (Future Land Use Element). Conversion of residential units for
973 commercial use is anticipated to occur within the City over the short or long range planning
974 periods.—
975

976 4. Projected Dwelling Units by Type, Cost and Tenure Incorporating an Adequate Vacancy 977 Rate

978 —Assuming that each household will occupy one (1) dwelling unit in the future, the City of
979 Umatilla is projected to have 2,145 occupied dwelling units in the year 2010 and 10,396
980 occupied dwelling units in the year 2025. Based on the City's 2000 vacancy rate of 12.1
981 percent and tenure (Table 3-2), and the percent distributions presented in tables 3-1 and 3-6,
982 Table 3-13 presents the City's projected dwelling units by type, cost, and tenure.—
983

984 C. LAND REQUIREMENTS FOR PROJECTED DWELLING UNITS

985 —9J 5.010 (2) (c), FAC

986
987
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989
990
991 The existing land use profile outlined in Table 1-1 (Future Land Use Element) identifies that
992 587.95 acres were classified into the following categories:

993
994 ~~SF low density 137.76 acres 23.4%~~
995 ~~SF medium density 86.6 acres 68.6%~~
996 ~~MF Low Rise 47.08 acres 8%~~

997
998 ~~Utilizing these same percentages and the categories and densities outlined in the Future Land~~
999 ~~Use Element the projected land requirements can be calculated as shown in Table 3-13~~

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~~Table 3-13
Projected Residential Needs~~

~~City of Umatilla~~

Projected Residential Needs 2010-		
Type of Dwelling Unit	# of D.U.	Aeres
SF low density (3 units/acre)	880	293.3
SF medium density (5 units/acre)	943	188.6
Multi-family (12 units/acre)	322	26.8
TOTAL	2145	508.7
-		
Projected Residential Needs 2025		
Type of Dwelling Unit	# of D.U.	Aeres
SF low density (3 units/acre)	4,263	1,421
SF medium density (5 units/acre)	4,575	915
Multi-family (12 units/acre)	1,518	126.5
TOTAL	10,396	2462.5

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~~Source: The Land Planning Group, Inc., 2005~~

~~Based on the data presented in Table 3-13, approximately 508.7 acres will be required for residential land use in the year 2010 and 2,462.5 acres will be required for residential land use in the year 2025. Based on the City's existing land use (Table 1-1, Future Land Use Element) there is sufficient land available to meet the projected housing requirements.~~

~~E. PRIVATE SECTOR HOUSING DELIVERY PROCESS
—9J-5.010 (2) (e), FAC~~

~~This subsection of the element provides a review of the housing delivery process with regards to land, services, financing, regulations and administrative goals of government agencies.~~

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~~1. Land~~

~~—The City of Umatilla currently has 2,095.7 acres designated on the Existing Land Use Table 1-1, Future Land Use Element) as undeveloped land that is available for residential development therefore the City has sufficient land available to meet the projected land requirements for housing.~~

~~2. Services~~

~~—The City of Umatilla provides its residents with potable water and wastewater treatment facility and has recently upgraded its water system. The present availability of services will adequately handle the projected population.~~

~~3. Financing~~

~~—Financing for residential development has generally been readily available for new construction within the City. No residential area within the City has historically been known to be avoided by financial institutions.~~

~~4. Regulations and Administrative Roles of Government Agencies~~

~~—Local home builders and the development community have generally been supportive of the administration of planning and development within the City. As the Comprehensive Plan update materializes, the city will develop a program for carrying out any needed refinements in its Code of Ordinances. The overall objective of the City is to first accomplish the Comprehensive Plan update, which will provide a planning and management framework for developing a uniform Land Development Code.~~

~~F. COMMENTS AND RECOMMENDATIONS TO MEET SPECIAL HOUSING~~

~~—NEEDS~~

~~—9J 5.010 (2) (f), FAC~~

~~—The following list of strategies shall be programmed as a means to accommodate special housing needs:~~

~~1. Provision of Infrastructure Supportive to Low and Moderate Income Housing~~

~~—The City shall analyze the feasibility of timely wastewater facilities for areas within the City which lack adequate facilities.~~

~~2. Elimination of Substandard Housing Conditions and for Structural and Aesthetic Improvement of Housing~~

1066 ~~—Continue to enforce the Southern Standard Building Code in order to protect and preserve the~~
1067 ~~structural integrity and aesthetics of the City's housing stock. The City shall continue to monitor~~
1068 ~~for substandard housing and contact owners of substandard dwelling units in order to~~
1069 ~~communicate necessary corrective actions and assist by informing owners of available federal,~~
1070 ~~state and local housing assistance programs.~~

1071
1072 ~~3. Provision of Adequate Sites for Housing for Low and Moderate Income Families, and for~~
1073 ~~Mobile Homes~~

1074
1075 ~~—The City's Future Land Use Map and uniform Land Development Code shall designate~~
1076 ~~substantial acreage for dwelling units which can be marketed and developed for all income~~
1077 ~~ranges.~~

1078
1079 ~~4. Provisions of Adequate Sites in Residential Areas or Areas of Residential Character for~~
1080 ~~Group Homes and Foster Care Facilities Licensed or Funded by the Department of~~
1081 ~~Health and Rehabilitative Services~~

1082
1083 ~~—The City should update the Comprehensive Plan Housing Element policies to include~~
1084 ~~provisions for group home and foster care facilities licensed by the Department of Health and~~
1085 ~~Rehabilitative Services.~~

1086
1087 ~~5. Identification of Conservation, Rehabilitation, of Demolition Activities, and Historically~~
1088 ~~Significant Housing or Neighborhoods~~

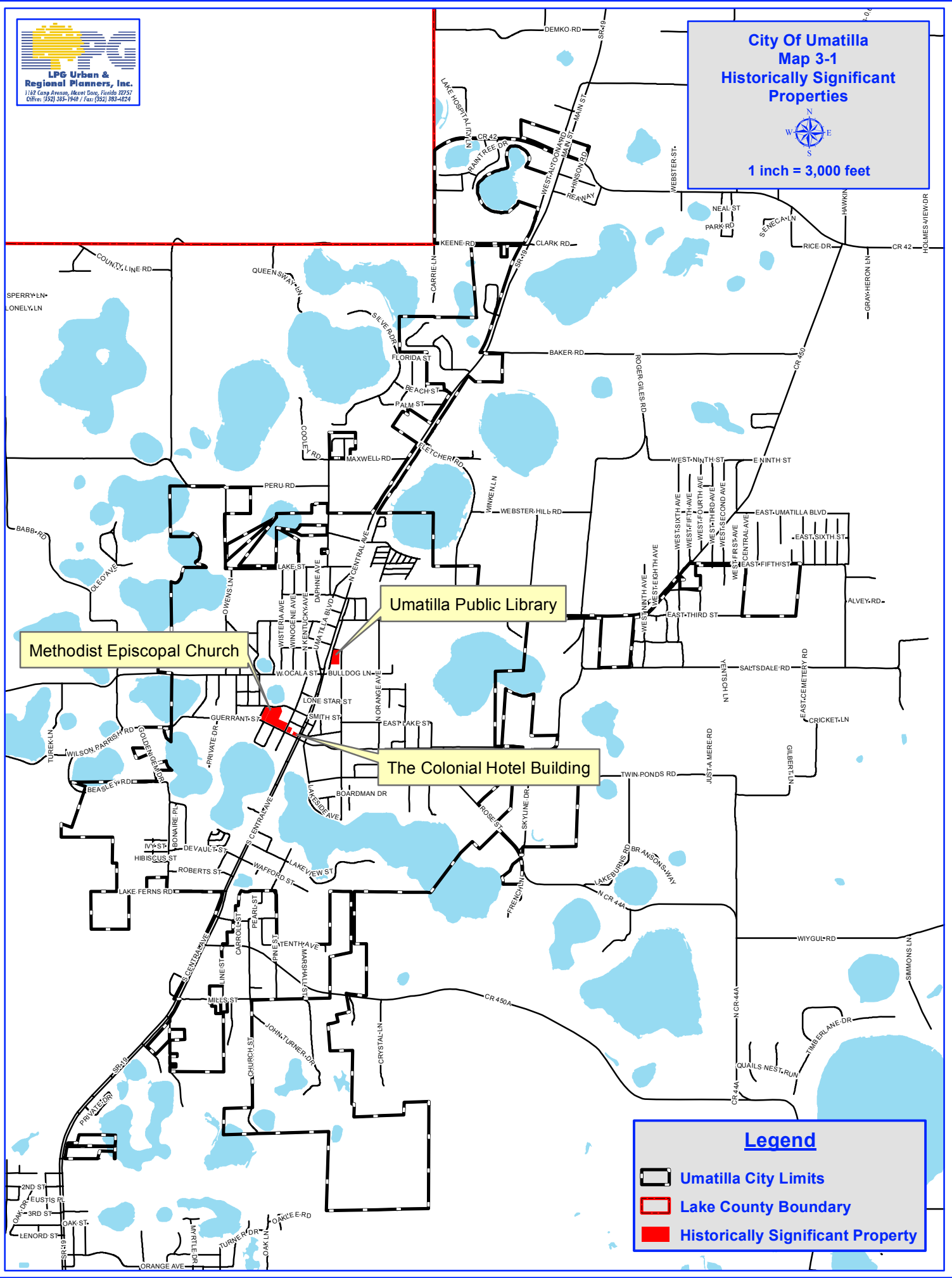
1089
1090 ~~—The City shall initiate a program of housing stock conservation, rehabilitation and demolition.~~
1091 ~~The City shall initiate a program to identify all historic structures by January 2010. The program~~
1092 ~~should consist of applying for grants from the Department of State, Division of Historical~~
1093 ~~Resources by January, 2009 to identify potential sites and educate the public about identification,~~
1094 ~~renovation and preservation of historic structures with the cooperation of the Lake County~~
1095 ~~Historical Society.~~

1096



City Of Umatilla
Map 3-1
Historically Significant Properties

1 inch = 3,000 feet



Methodist Episcopal Church

Umatilla Public Library

The Colonial Hotel Building

Legend

- Umatilla City Limits
- Lake County Boundary
- Historically Significant Property

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CHAPTER 3 HOUSING ELEMENT GOALS, OBJECTIVES, AND POLICIES

GOAL 3-1: HOUSING.

ALLOCATE SUFFICIENT LAND AREA TO ACCOMMODATE THE DIVERSE NEEDS OF EXISTING AND FUTURE POPULATIONS, CREATE OPPORTUNITIES FOR THE PRIVATE HOUSING DELIVERY SYSTEM TO MEET ALL HOUSING NEEDS, AND PROTECT THE CHARACTER OF RESIDENTIAL NEIGHBORHOODS BY ASSURING THE AVAILABILITY OF SUPPORTING INFRASTRUCTURE AND BY PRECLUDING THE ENCROACHMENT OF INCOMPATIBLE LAND USES.

OBJECTIVE 3-1.1: ASSURE THE AVAILABILITY OF AFFORDABLE AND ADEQUATE HOUSING. ~~(9J-5.010(3)(b)(1))~~

Assure the availability of affordable and adequate housing for all current and anticipated future residents, including special needs and rural/farmworker housing. Affordable housing is defined in Chapter 420.0004(3), F.S.

Policy 3-1.1.1: Provide Ample Land Area for Residential Uses. ~~(9J-5.010(3)(c)(9))~~

The City shall provide an adequate supply of land to meet the projected residential needs of 14,560 residents by 2035.

Policy 3-1.1.2: Promote a Diversity of Housing Types. ~~(9J-5.010(3)(c)(9))~~

The City's Future Land Use Map shall designate acreage to accommodate a diversity of housing needs.

Policy 3-1.1.3: Incompatible Land Uses. ~~(9J-5.010(3)(c)(3))~~

The City shall continue to maintain Land Development Regulations that allow for the transition of incompatible land uses located in designated land use districts. These standards shall include limitations to expansion of such incompatible uses and provisions for discontinuing the incompatible use if that use should cease for 6 months.

OBJECTIVE 3-1.2: ELIMINATION OF SUBSTANDARD HOUSING CONDITIONS, AND STRUCTURAL AND AESTHETIC IMPROVEMENT OF EXISTING HOUSING. ~~(9J-5.010(3)(b)(2))~~

The City shall seek to reduce the number of substandard dwelling units within the City boundary on an incremental basis, and will consider strategies for mitigating the negative impacts that may result from the intrusion of intensive land uses on residential communities through the land development regulations.

Policy 3-1.2.1: Regulate the Demolition of Housing. ~~(9J-5.010(3)(c)(4))~~

42 To protect the useful life of existing housing, and to preserve the availability of affordable
43 housing, the City shall ~~incorporate provisions into the~~continue to enforce the Land
44 Development Regulations ~~by 2015~~ which regulate the demolition of housing ~~by establishing a~~
45 ~~permitting program to review the merits of all proposed demolitions. Principles within the~~
46 ~~permitting program shall evaluate demolition applications predicated on its contribution to the~~
47 ~~improvement of public health, safety, and welfare, and to the preservation and stabilization of~~
48 ~~the surrounding neighborhood.~~—No housing unit shall be demolished without issuance of a
49 demolition permit. The City shall notify owners of the existing substandard housing stock of
50 corrective measures that must be taken and available federal, state and local housing
51 assistance programs.

52
53 **Policy 3-1.2.2: Promote Maintenance of Housing. ~~(9J-5.010(3)(c)(4)~~**

54 The City shall continue to enforce building and housing codes; and enforce construction,
55 electrical, septic and plumbing requirements to maintain the quality of existing housing stock
56 and to protect public health and safety. The City shall continue to enforce the Florida Building
57 Code and Code Enforcement activities.

58
59 **Policy 3-1.2.3: Provide Supportive Services and Facilities to Maintain Quality Residential**
60 **Neighborhoods. ~~(9J-5.010(3)(c)(4)~~**

61 The City shall assure that necessary potable water, sanitary sewer, solid waste collection, and
62 drainage facilities are available for existing and proposed residential areas, including
63 neighborhoods containing concentrations of very low, low, and moderate income households,
64 through an annual update of the City's Concurrency Management System. If the audit
65 determines there are existing public facility level of service deficiencies then the City will
66 address any such deficiencies in the Capital Improvement Element.

67
68 The City shall also coordinate with Lake County, the State of Florida, and the private sector to
69 plan for facilities and services that cannot be provided within due to the regional nature or
70 economy-of-scales associated with the provision of such facilities and services.

71
72 **Policy 3-1.2.4 Protect Existing Residential Areas.** The City shall implement development
73 policies that protect existing residential areas from adjacent, conflicting land uses. Such
74 regulations shall include, but are not limited to:

- 75
76
 1. Providing appropriate buffering between residential neighborhoods and more intensive
77 uses.
 2. Ensuring that applications for land use amendments, rezoning, and special exception
78 approval result in new proposed land uses that are compatible with existing residential
79 uses, and will not significantly contribute to the degradation of residential
80 neighborhoods.

81

82 3. Working cooperatively with neighborhood groups to develop strategies designed to
83 promote comprehensive neighborhood revitalization in older established residential
84 areas.

85 4. Encouraging innovative land uses that provide appropriate residential densities for the
86 different neighborhoods.

87
88
89 **OBJECTIVE 3-1.3: THE CITY SHALL ASSURE ADEQUATE SITES FOR EXTREMELY LOW, VERY**
90 **LOW, LOW AND MODERATE INCOME HOUSING, AND ADEQUATE SITES FOR MOBILE AND**
91 **MANUFACTURED HOMES BY DESIGNATING A VARIETY OF RESIDENTIAL LAND USES ON THE**
92 **2035 FUTURE LAND USE MAP. ~~(9J-5.010(3)(b)(3))~~**

93 The City shall assure housing opportunities for extremely low, very-low, low, and moderate
94 income households by allowing varied types of housing including, but not limited to, single
95 family and multi-family homes. This objective is reflected through delineation of land uses
96 on the Future Land Use Map to accommodate different housing types that can
97 accommodate different income groups and groups with special needs such as the elderly
98 and disabled, for all current and anticipated future residents. The City will consider
99 opportunities to allow varied types of housing include, but are not limited to, the
100 construction of lifetime homes, smaller homes and accessory units for family members.

101
102 **Policy 3-1.3.1: Coordination. ~~(9J-5.010(3)(c)(1))~~**

103 The City shall further housing opportunities for very-low, low and moderate income households
104 by supporting public\private partnerships to improve the efficiency of the housing delivery
105 system to meet demands for affordable housing.

106
107 **Policy 3-1.3.2: Streamlined Permitting. ~~(9J-5.010(3)(c)(2))~~**

108 The City shall include in the Land Development Regulations a streamlined permitting process
109 for all developments.

110
111 **Policy 3-1.3.3: Multi-Generation Housing. ~~(9J-5.010(3)(c)(5))~~**

112 The City shall support the development of innovative retirement/multi-generation housing
113 including "Granny Cottages", and accessory apartments.

114
115 **OBJECTIVE 3-1.5: THE 2035 FUTURE LAND USE MAP SHALL PROVIDE ADEQUATE SITES FOR**
116 **GROUP HOMES, COMMUNITY RESIDENTIAL FACILITIES, AND FOSTER CARE FACILITIES**
117 **LICENSED OR FUNDED BY THE FLORIDA DEPARTMENT OF CHILDREN AND FAMILY SERVICES.**
118 **~~(9J-5.010(3)(b)(4))~~**

119 The City shall maintain Land Development Regulations that assure that adequate sites are
120 available for group homes, community care facilities, and foster care facilities licensed or
121 funded by the Florida Department of Children and Family Services in residential areas and areas
122 of residential character.

123 **Policy 3-1.4.1: Mandatory License to Operate Foster Care, Community Residential or Group**
124 **Home Facilities. ~~(9J-5.010(3)(c)(6))~~**

125 The City shall continue to maintain Land Development Regulations that prohibit new
126 development supporting the operation of any group homes, community residential or foster
127 care facilities not operating under an approved license issued by the Florida Department of
128 Children and Family Services. The development review process shall require applicants of
129 group home and community residential home developments to provide evidence of
130 appropriate licenses prior to the issuance of a development order or permit. Residential care of
131 family members (related by blood or marriage) shall be exempt from this policy.
132

133
134 **Policy 3-1.4.2: Provide Adequate Sites for Group Homes, Community Residential Facilities,**
135 **and Foster Care Facilities in Residential Areas. ~~(9J-5.010(3)(c)(6))~~**

136 The City shall continue to maintain Land Development Regulations that will allow foster care
137 facilities and group homes with less than six (6) residents and community residential facilities
138 with less than seven (7) residents in areas designated on the Future Land Use Map as Single
139 Family Residential and Multi-Family.

140
141 **Policy 3-1.4.3: Provide Adequate Sites for Community Residential Facilities in Areas of**
142 **Residential Character. ~~(9J-5.010(3)(c)(6))~~**

143 The City shall continue to maintain Land Development Regulations that allow Community
144 Residential Facilities with more than seven (7) residents and group homes and foster care
145 facilities with more than six (6) residents in areas designated on the Future Land Use Map as
146 multi-family, institutional and commercial.

147
148 **Policy 3-1.4.4: Provide Adequate Sites for Community Residential Facilities with more than**
149 **six (6) residents in Residential Areas. ~~(9J-5.010(3)(c)(6))~~**

150 The City shall continue to maintain Land Development Regulations that will allow Community
151 Residential Facilities with more than seven (7) residents, group homes and foster care homes
152 with more than six (6) residents in areas designated as Single Family Residential provided that
153 the facility meet certain criteria such as but not limited to the proposed facility is compatible
154 with the neighborhood in its physical size; the proposed facility is not within 1,200 feet of an
155 existing facility; the proposed structure would not alter the character of the neighborhood; and
156 adequate parking and infrastructure facilities will be provided.

157
158 **OBJECTIVE 3-1.5: HISTORICALLY SIGNIFICANT HOUSING. ~~(9J-5.010(3)(b)(5))~~**

159 The City shall preserve and protect the archaeological, historic, architectural and cultural
160 resources of the City through the designation of local historic properties and other appropriate
161 measures.

162
163 **Policy 3-1.5.1: Identify Historic Structures. ~~(9J-5.010(3)(c)(3))~~**

164 The City will investigate opportunities to work with local historical societies, to seek funds from
165 the Department of State, Division of Historical Resources, for the purpose of recording potential
166 sites of historically significant structures.

167
168 **Policy 3-1.5.2: Protection of Historic Resources. ~~(9J-5.010(3)(c)(3))~~**

169 The City by 2015, shall incorporate within the Land Development Regulations provisions for
170 protecting historic and archaeological resources. Protection measures shall include but not be
171 limited to protecting historic and/or archaeological sites and structures from adverse
172 activities, land uses, excavations, construction, destruction and other impacts and to prevent
173 the unnecessary removal of historic structures and archeological artifacts. Proposed
174 development projects which are determined to potentially contain historic resources will be
175 required to submit, at a minimum, a request to the State Division of Historic Resources for any
176 sites listed on Florida’s Master Site File.

177
178 **Policy 3-1.5.3: Preventing Destruction of Discovered Archaeological Sites. ~~(9J-5.010(3)(c)(3))~~**

179 The City by 2015, shall incorporate within the Land Development Regulations provisions which
180 require development to cease construction activities on a site when unidentifiable artifacts are
181 uncovered during either land preparation or construction. The developer shall notify the
182 Florida Department of State of such discovery. Construction shall not begin until the State has
183 determined the archaeological significance of the discovery and the restrictions which shall be
184 imposed on development. Development may continue in areas which will not impact the site
185 of discovery.

186
187 **Policy 3-1.5.4: Public Assistance Programs. ~~(9J-5.010(3)(c)(7))~~**

188 The City will assist property owners of historically significant housing, to the extent feasible, in
189 applying for and utilizing federal, state and local assistance programs.

190
191 **OBJECTIVE 3-1.6: RELOCATION HOUSING. ~~(9J-5.010(3)(b)(6))~~**

192 The City shall assist households in the relocation of housing due to public initiated removal or
193 demolition of residential structures.

194
195 **Policy 3-1.6.1: Assist Households in the Relocation of Housing Due to Removal or Demolition.**
196 **~~(9J-5.010(3)(c)(9))~~**

197 No projects scheduled within the Five-Year Schedule of Capital Improvements require a taking
198 of land occupied by existing housing stock. However, if an unanticipated need should arise
199 where housing must be razed to provide right-of-way or land for a public facility or service
200 required to protect or enhance public health, safety, and welfare or to meet minimum level of
201 service standards, the City shall when necessary assist in the relocation of households to homes
202 located within the incorporated area, adjacent unincorporated areas, or nearby municipalities.

204 The City shall pursue funds from the Federal Housing Relocation Program, administered by the
205 Department of Housing and Urban Development, to financially assist displaced households.
206 The City shall also coordinate with Lake County and the private sector to assure the availability
207 of comparable or improved housing for those requiring relocation.

209 **Policy 3-1.6.2: Private Sector Initiated Housing Projects for Low and Moderate Income**
210 **Households. ~~(9J-5.010(3)(c)(9))~~**

211 Developers initiating housing projects for very low, low and moderate income households that
212 require the demolition and removal of existing dwelling units shall assume full responsibility to
213 find and obtain temporary housing for households requiring relocation.

215 An applicant of a development order or permit for such a project must provide evidence that
216 measures will be taken to assure equal or better housing for those household requiring
217 relocation. No development order or permit shall be issued until such evidence is provided.

219 **OBJECTIVE 3-1.7: FORMULATION OF HOUSING IMPLEMENTATION PROGRAMS AND**
220 **STRATEGIES. ~~(9J-5.010(3)(b)(7))~~**

221 The City shall establish mechanisms to improve the implementation of housing programs by
222 2015.

224 **Policy 3-1.7.2: Public/Private Coordination. ~~(9J-5.010(3)(c)(10))~~**

225 The City shall coordinate with Lake County, other municipalities, and private and not-for-profit
226 sectors, to foster improvements in the housing delivery system. The City will actively join any
227 committees that are formed, provide data to the County on the condition of the existing
228 housing stock, provide data on existing subsidized housing and provide data on lands within the
229 City that may be available for subsidized housing.

231 **Policy 3-1.7.3: Analyze Housing Demands and Trends. ~~(9J-5.010(3)(c)(11))~~**

232 The City shall monitor housing demands to evaluate the effectiveness of housing policies within
233 the Housing Element and the effectiveness of residential land use allocations on the Future
234 Land Use Map to meet housing trends as well as State and Federal-laws affecting the
235 construction and the placement of housing.

237 **Policy 3-1.7.4: Update Housing and Population Characteristics of the City.** The City shall
238 continue to review and update housing and population figures as new information becomes
239 available through population estimates, population projections and the 2010 Census.

245
246
247
248
249 **CHAPTER III**

250 **HOUSING ELEMENT**

251 **City of Umatilla Comprehensive Plan**

252 **Goals, Objectives and Implementing Policies**

253 ~~GOALS, OBJECTIVES AND POLICIES. This section establishes goals, objectives and~~
254 ~~implementing policies for the Housing Element. (9J 5.010(3), F.A.C.)~~

255
256 ~~GOAL 3-1: HOUSING. ALLOCATE SUFFICIENT LAND AREA TO ACCOMMODATE~~
257 ~~THE DIVERSE NEEDS OF EXISTING AND FUTURE POPULATIONS, CREATE~~
258 ~~OPPORTUNITIES FOR THE PRIVATE HOUSING DELIVERY SYSTEM TO MEET ALL~~
259 ~~HOUSING NEEDS, AND PROTECT THE CHARACTER OF RESIDENTIAL~~
260 ~~NEIGHBORHOODS BY ASSURING THE AVAILABILITY OF SUPPORTING~~
261 ~~INFRASTRUCTURE AND BY PRECLUDING THE ENCROACHMENT OF~~
262 ~~INCOMPATIBLE LAND USES.~~

263
264 ~~OBJECTIVE 3-1.1: ASSURE THE AVAILABILITY OF AFFORDABLE AND ADEQUATE~~
265 ~~HOUSING. Assure the Availability of Affordable and Adequate Housing By Adopting Land~~
266 ~~Development Regulations by June 2008, which are conducive to an efficient housing delivery~~
267 ~~system and which implement the goals, objectives and policies contained in the Comprehensive~~
268 ~~Plan to provide an adequate supply for a projected need for 880 single family (low density~~
269 ~~category) dwelling units, 943 single family (medium density category) dwelling units and 322~~
270 ~~multi-family dwelling units, for a total of 2,145 dwelling units by the year 2010. In addition, the~~
271 ~~projected need for the year 2025 is 4,263 single family (low density category) dwelling units,~~
272 ~~4,575 single family (medium density category) dwelling units, 1,518 multi family dwelling~~
273 ~~units, for a total of 10,396 dwelling units.~~

274
275 ~~Policy 3-1.1.1: Provide Ample Land Area for Residential Uses. The City shall allocate a~~
276 ~~minimum of approximately 508.7 acres for residential uses to meet housing demands anticipated~~
277 ~~to year 2010 and 2,462.5 acres for residential uses on the Future Land Use Map to meet housing~~
278 ~~demands anticipated to year 2025.~~

279
280 ~~Policy 3-1.1.2: Promote a Diversity of Housing Types. The City's Future Land Use Map shall~~
281 ~~designate acreage to accommodate a diversity of housing needs. The Future Land Use Map shall~~
282 ~~designate a minimum of 2,327 acres for single family residential (low and medium density~~
283 ~~categories) and 126.5 acres for multi family residential for a total of 2,462.5 acres to~~
284 ~~accommodate housing demands and needs anticipated for the year 2025. The projected~~
285 ~~residential needs can be seen in Table 3-13 of the Housing Data Inventory and Analysis.~~

286
287 ~~Policy 3-1.1.3: Planned Unit Development. The City shall continue to maintain Land~~

~~Development Regulations that allow Planned Unit Development (PUD's) in Residential, Commercial and Industrial designated areas of the Future Land Use Map. Residential PUD's will be located within residentially designated areas, Commercial PUD's will be located in commercially designated areas and Industrial PUD's will industrial designated areas of the Future Land Use Map. A mixed-use PUD with a mix of housing types (i.e., single family & multi-family) shall be allowed within residentially designated areas of the Future Land Use Map and the housing mix shall be flexible; however, multi-family units within the PUD in the single family designated areas shall not exceed 49% of the housing stock. Commercial uses shall be allowed within a PUD located within residentially designated areas provided that the commercial uses are limited to on-site day care facilities, personal services and convenience store that are intended to service the principal use. Commercial uses shall be allowed within Industrial PUD's provided that the commercial uses are intended to service the primary industrial users. The maximum densities and intensities allowed within each PUD will be restricted to the overlay land-use category (i.e., SF low density will allow 3 units/acre) however, densities may exceed the maximum allowed up to 20% through density bonus credits for providing affordable housing. A landscape buffer shall be established along the perimeter and interior boundaries of the PUD based on the mix of land uses of the PUD and adjacent property. The minimum land requirement for PUD's shall be ten (10) acres unless it can be demonstrated that the intent and purpose of the PUD district and expressed municipal development policy would be served in such case.~~

~~Policy 3-1.1.4: Incompatible Land Uses. The City shall continue to maintain Land Development Regulations that allow for the transition of incompatible land uses located in designated land use districts. These standards shall include limitations to expansion of such incompatible uses and provisions for discontinuing the incompatible use if that use should cease for 6 months.~~

~~Policy 3-1.1.5: Affordable Housing Program. The City shall encourage Lake County to establish a task force comprised of representatives of local government, and private and non-profit sectors involved in housing production to identify improvements to the housing delivery system for Lake County, particularly with emphasis on the provision of affordable housing.~~

~~OBJECTIVE 3-1.2: HOUSING OPPORTUNITIES FOR RURAL AND FARMWORKER HOUSEHOLDS. The 2025 Future Land Use Map shall provide Housing Opportunities for Rural and Farmworker Households. (NOTE: The State of Florida considers the entire City to represent a rural area).~~

~~Policy 3-1.2.2: Agriculture. The City shall continue to maintain Land Development Regulations that have provisions for an Agriculture Residential zoning district that allows limited agricultural pursuits.~~

~~OBJECTIVE 3-1.3: UPON ADOPTION OF THE COMPREHENSIVE PLAN, THE CITY SHALL ASSURE ADEQUATE SITES FOR VERY LOW, LOW AND MODERATE INCOME HOUSING BY DESIGNATING A VARIETY OF RESIDENTIAL LAND USES ON THE 2025 FUTURE LAND USE MAP. Assure Adequate Housing Opportunities for Very Low, Low and Moderate Income Households.~~

~~Policy 3-1.3.1: Promote Diversity in Housing Types. The City shall promote a diversity of housing types by designating sites for single-family, multiple-family, and mobile home housing on the Future Land Use Map.~~

~~Policy 3-1.3.2: Reduction of Fees. The City shall continue to maintain Land Development Regulations that allow for reducing review fees by 20% for projects constructing affordable housing.~~

~~Policy 3-1.3.3: Housing Task Force. The City of Umatilla shall participate with Lake County in their efforts of establishing an Affordable Housing Task Force by January, 2008.~~

~~Policy 3-1.3.4: Streamlined Permitting. The City shall include in the Land Development Regulations a streamlined permitting process for all developments.~~

~~Policy 3-1.3.5: Housing Assistance. By January, 2011, the City shall sponsor a volunteer citizen based program that will assist individuals in applying for assistance from local, state and federal agencies.~~

~~Policy 3-1.3.6: Inventory: Vacant residential land has been identified by the City and will continue to be monitored to determine possible infill areas as well as land that is underutilized. The vacant lands analysis can be found in the Future Land Use Data Inventory and Analysis.~~

~~Policy 3-1.3.7: Housing Study. The City by January, 2008, shall conduct a study of existing neighborhoods to evaluate the need for redevelopment and by 2011 shall apply for federal, state and local subsidies that are available for very low, low and moderate income housing, if found to be feasible by the study.~~

~~Policy 3-1.3.8: Density Bonuses. The City shall continue to maintain Land Development Regulations that allow for higher density bonuses for those developments that include the construction affordable housing. Affordable housing shall be defined as a dwelling unit which has a market value less than two (2) times 80% of the median annual household income of Lake County or has a monthly rent less than or equal to 1/12 x 25% of 80% of the median household income. Notwithstanding the bonuses, density may not exceed the maximum density allowed by the adopted Future Land Use Category.~~

~~OBJECTIVE: ADEQUATE SITES FOR MOBILE HOMES. THE 2025 FUTURE LAND USE~~

~~MAP SHALL DESIGNATE SUFFICIENT ACREAGE FOR MOBILE HOMES. Assure Adequate Sites Are Available for Mobile Home Placements.~~

~~Policy 3-1.4.1: Sites for Mobile Homes. The City shall designate adequate sites on the Future Land Use Map of the Comprehensive Plan for the placement of detached single family housing, manufactured units and mobile homes.~~

~~OBJECTIVE 3-1.5: THE 2025 FUTURE LAND USE MAP SHALL PROVIDE ADEQUATE SITES FOR GROUP HOMES, COMMUNITY RESIDENTIAL FACILITIES, AND FOSTER CARE FACILITIES LICENSED OR FUNDED BY THE FLORIDA DEPARTMENT OF HEALTH AND REHABILITATIVE SERVICES (HRS). The City shall maintain Land Development Regulations that Assure that Adequate Sites Are Available for Group Homes, Community Care Facilities, and Foster Care Facilities Licensed or Funded by the Florida Department of Health and Rehabilitative Services in residential areas and areas of residential character.~~

~~Policy 3-1.5.1: Mandatory HRS License to Operate Foster Care, Community Residential or Group Home Facilities. The City shall continue to maintain Land Development Regulations that prohibit new development supporting the operation of any group homes, community residential or foster care facilities not operating under an approved license issued by the Florida Department of Health and Rehabilitative Services (HRS). The development review process shall require applicants of group home and community residential home developments to provide evidence of appropriate HRS licenses prior to the issuance of a development order or permit. Residential care of family members (related by blood or marriage) shall be exempt from this policy.~~

~~Policy 3-1.5.2: Provide Adequate Sites for Group Homes, Community Residential Facilities, and Foster Care Facilities in Residential Areas. The City shall continue to maintain Land Development Regulations that will allow foster care facilities and group homes with less than six (6) residents and community residential facilities with less than seven (7) residents in areas designated on the Future Land Use Map as Single Family Residential and Multi-Family.~~

~~Policy 3-1.5.3: Provide Adequate Sites for Community Residential Facilities in Areas of Residential Character. The City shall continue to maintain Land Development Regulations that allow Community Residential Facilities with more than seven (7) residents and group homes and foster care facilities with more than six (6) residents in areas designated on the Future Land Use Map as multi-family, institutional and commercial.~~

~~Policy 3-1.5.4: Provide Adequate Sites for Community Residential Facilities with more than six (6) residents in Residential Areas. The City shall continue to maintain Land Development Regulations that will allow Community Residential Facilities with more than seven (7) residents, group homes and foster care homes with more than six (6) residents in areas designated as Single Family Residential provided that the facility meet certain criteria such as but not limited to the proposed facility is compatible with the neighborhood in its physical size; the proposed facility~~

417 ~~is not within 1,200 feet of an existing facility; the proposed structure would not alter the~~
418 ~~character of the neighborhood; and adequate parking and infrastructure facilities will be~~
419 ~~provided.~~

420
421 ~~OBJECTIVE 3-1.6: THE CITY BY JANUARY, 2010, SHALL IDENTIFY HISTORICALLY~~
422 ~~SIGNIFICANT HOUSING AND PROMOTE CONSERVATION AND RESTORATION OF~~
423 ~~SUCH STRUCTURES. Identify Historically Significant Housing and Promote Conservation~~
424 ~~and Restoration of Such Structures.~~

425
426 ~~Policy 3-1.6.1: Identify Historic Structures. The City will by January, 2010, with the assistance~~
427 ~~of the Lake County Historical Society, apply for funds from the Department of State, Division of~~
428 ~~Historical Resources, for the purpose of recording potential sites of historically significant~~
429 ~~structures.~~

430
431 ~~Policy 3-1.6.2: Rehabilitation of Historic Structure. The City will utilize the Department of~~
432 ~~State, Division of Historical Resources, technical services and grantsmanship in the~~
433 ~~rehabilitation of historically significant structures identifies in Policy 3-6.1.~~

434
435 ~~Policy 3-1.6.3: Public Education. The City will by January, 2016, apply for grants through the~~
436 ~~Department of State, Division of Historical Resources, to inform and educate the public about~~
437 ~~local, state and Federal historic preservation programs.~~

438
439 ~~Policy 3-1.6.4: Historic & Archaeological Protection. The City by March, 2008, shall~~
440 ~~incorporate within the Land Development Regulations provisions for protecting historic and~~
441 ~~archaeological resources. Protection measures shall include but not be limited to protecting~~
442 ~~historic and/or archaeological sites and structures from adverse activities, land uses, excavations,~~
443 ~~construction, destruction and other impacts and to prevent the unnecessary removal of historic~~
444 ~~structures and archeological artifacts.~~

445
446 ~~Policy 3-1.6.5: Preventing Destruction of Discovered Archaeological Sites. The City by March,~~
447 ~~2011, shall incorporate within the Land Development Regulations provisions which require~~
448 ~~development to cease construction activities on a site when unidentifiable artifacts are uncovered~~
449 ~~during either land preparation or construction. The developer shall notify the Florida~~
450 ~~Department of State of such discovery. Construction shall not begin until the State has~~
451 ~~determined the archaeological significance of the discovery and the restrictions which shall be~~
452 ~~imposed on development. Development may continue in areas which will not impact the site of~~
453 ~~discovery.~~

454
455 ~~OBJECTIVE 3-1.7: PROMOTE COHESIVE NEIGHBORHOODS THROUGH~~
456 ~~STABILIZATION OF RESIDENTIAL AREAS AND PROTECTION OF THE QUALITY OF~~
457 ~~THE HOUSING STOCK THROUGH PRINCIPLES GUIDING REHABILITATIVE~~
458 ~~SERVICES AND DEMOLITION OF HOUSING. Upon adoption of the Comprehensive Plan,~~
459 ~~the City Shall Establish Principles and Guidelines within the Comprehensive Plan which will be~~

460 ~~included in the revised Land Development Regulations to Promote the Rehabilitation of~~
461 ~~Housing, Regulate Demolition, and Improve Housing Quality of Housing to Preserve Quality of~~
462 ~~Housing, Support Neighborhood Character, and to Promote the Availability of Affordable~~
463 ~~Housing.~~

464
465 ~~Policy 3 1.7.1: Regulate the Demolition of Housing. To protect the useful life of existing~~
466 ~~housing, and to preserve the availability of affordable housing, the City shall incorporate~~
467 ~~provisions into the Land Development Regulations by March 2008 which regulate the~~
468 ~~demolition of housing by establishing a permitting program to review the merits of all proposed~~
469 ~~demolitions. Principles within the permitting program shall evaluate demolition applications~~
470 ~~predicated on its contribution to the improvement of public health, safety, and welfare, and to the~~
471 ~~preservation and stabilization of the surrounding neighborhood. No housing unit shall be~~
472 ~~demolished without issuance of a demolition permit. The City by January, 2016, shall notify~~
473 ~~owners of the existing substandard housing stock of corrective measures that must be taken and~~
474 ~~available federal, state and local housing assistance programs.~~

475
476 ~~Policy 3 1.7.2: Promote Maintenance of Housing. The City shall continue to enforce building~~
477 ~~and housing codes; and enforce construction, electrical, septic and plumbing requirements to~~
478 ~~maintain the quality of existing housing stock and to protect public health and safety. The City~~
479 ~~shall continue to enforce Southern Building codes and Code Enforcement activities. On a yearly~~
480 ~~basis the City shall notify property owners whose units are classified as substandard housing of~~
481 ~~corrective measures that may be taken and available federal, state and local housing assistance~~
482 ~~programs.~~

483
484 ~~Policy 3 1.7.3: Provide Supportive Services and Facilities to Maintain Quality Residential~~
485 ~~Neighborhoods. The City shall assure that necessary potable water, sanitary sewer, solid waste~~
486 ~~collection, and drainage facilities are available for existing and proposed residential areas,~~
487 ~~including neighborhoods containing concentrations of very low, low, and moderate income~~
488 ~~households, through an annual update of the City's Concurency Management System. If the~~
489 ~~audit determines there are existing public facility level of service deficiencies then the City will~~
490 ~~address any such deficiencies in the Capital Improvement Element.~~

491
492 ~~The City shall also coordinate with Lake County, the State of Florida, and the private sector to~~
493 ~~plan for facilities and services that can not be provided within due to the regional nature or~~
494 ~~economy of scales associated with the provision of such facilities and services.~~

495
496 ~~OBJECTIVE 3 1.8: RELOCATION HOUSING. The City by January, 2008, shall adopt a Fair~~
497 ~~Housing Ordinance that will incorporate provisions to assist Households in the Relocation of~~
498 ~~Housing Due to Public Initiated Removal or Demolition of Residential Structures.~~

499
500 ~~Policy 3 1.8.1: Assist Households in the Relocation of Housing Due to Removal or Demolition.~~
501 ~~No projects scheduled within the Five Year Schedule of Capital Improvements require a taking~~
502 ~~of land occupied by existing housing stock. However, if an unanticipated need should arise~~

503 ~~where housing must be razed to provide right-of-way or land for a public facility or service~~
504 ~~required to protect or enhance public health, safety, and welfare or to meet minimum level of~~
505 ~~service standards, the City shall assist in the relocation of households to homes located within~~
506 ~~the incorporated area, adjacent unincorporated areas, or nearby municipalities.~~

507
508 ~~The City shall pursue funds from the Federal Housing Relocation Program, administered by the~~
509 ~~Department of Housing and Urban Development, to financially assist displaced households. The~~
510 ~~City shall also coordinate with Lake County and the private sector to assure the availability of~~
511 ~~comparable or improved housing for those requiring relocation.~~

512
513 ~~Policy 3-1.8.2: Private Sector Initiated Housing Projects for Low and Moderate Income~~
514 ~~Households. Developers initiating housing projects for very low, low and moderate income~~
515 ~~households that require the demolition and removal of existing dwelling units shall assume full~~
516 ~~responsibility to find and obtain temporary housing for households requiring relocation.~~

517
518 ~~An applicant of a development order or permit for such a project must provide evidence that~~
519 ~~measures will be taken to assure equal or better housing for those household requiring relocation.~~
520 ~~No development order or permit shall be issued until such evidence is provided.~~

521
522 ~~OBJECTIVE 3-1.9: FORMULATION OF HOUSING IMPLEMENTATION PROGRAMS~~
523 ~~AND STRATEGIES. Establish Mechanisms to Improve the Implementation of Housing~~
524 ~~Programs by January, 2011.~~

525
526 ~~Policy 3-1.9.1: Promote Public/Private Partnerships to Improve Coordination in Housing~~
527 ~~production for Low and Moderate Income Households. The City shall actively seek to~~
528 ~~participate through meetings and correspondence with Lake County by January, 2009, to~~
529 ~~encourage the formation of a county wide Housing Authority directed to further involvement,~~
530 ~~including partnerships, of local government with the private and non profit sectors to improve~~
531 ~~coordination among participants active in housing production.~~

532
533 ~~Policy 3-1.9.2: Coordination with Lake County. As cited in above policies, the City shall~~
534 ~~coordinate with Lake County to foster improvements in the housing delivery system through the~~
535 ~~establishment of a county wide (1) Affordable Housing Task Force, and (2) a Housing Authority~~
536 ~~by January, 2011, by actively joining any committees that are formed, provide data to the County~~
537 ~~on the condition of the existing housing stock, provide data on existing subsidized housing and~~
538 ~~provide data on lands within the City that may be available for subsidized housing.~~

539
540 ~~Policy 3-1.9.3: Analyze Housing Demands ad Trends. The City shall annually (by the month of~~
541 ~~March) monitor and evaluate housing demands to evaluate the effectiveness of housing policies~~
542 ~~within the Housing Element and the effectiveness of residential land use allocations on the~~
543 ~~Future Land Use Map to match housing trends as well as State and Federal laws effecting the~~
544 ~~construction and the placement of housing. Should the evaluation reveal the need to revise the~~
545 ~~Land Development Regulations, Comprehensive Plan, Future Land Use Map or other~~

546 ~~regulations, the City shall make any required revisions within six (6) months.~~

547

548 ~~Policy 3 1.9.4: Update Housing and Population Characteristics of the City. The City shall~~
549 ~~update housing and population information within the Comprehensive Plan within two years~~
550 ~~after the completion and distribution of the 2000 U.S. Census of Housing and Population.~~

551

552 ~~Policy 3 1.9.5: Administer Housing Codes and Development Regulations. The City shall~~
553 ~~annually evaluate (by the month of March) the effectiveness of its housing code enforcement~~
554 ~~program and the adequacy of all City construction codes, and shall improve the regulatory and~~
555 ~~permitting processes as deemed necessary to promote public health, safety, and welfare, and to~~
556 ~~maintain the desired character of neighborhoods and the City.~~

557

558 ~~Policy 3 1.9.6: Intergovernmental Coordination. The City shall coordinate housing issues,~~
559 ~~concerns, and problems with other relevant State, Federal, and local agencies pursuant to policies~~
560 ~~stipulated within the Intergovernmental Coordination Element.~~

<u>Year</u>	<u>Resident Population</u>	<u>Seasonal Population</u>	<u>Total Population</u>
1980	1872	427	2299
1990	1880	470	2350
2000	1815	399	2214
2005	2062	393	2455
*2010	4557	742	5299
2015	8497	1157	9644
*2025	23623	2054	25677

*short range planning period

**long range planning period

(Methodology and Sources provided in the Future Land Use Element)

~~INAPPLICABLE REQUIREMENTS OF 9J 5.011, FAC pursuant to 9J 11.004 (2) (f), FAC~~

~~1. 9J 5.011 (1) (b)~~

~~With the exception of potable water service, the City of Umatilla does not provide any facilities to serve areas within other local government jurisdictions.~~

~~2. 9J 5.011 (1) (c)~~

~~The City of Umatilla does not share any facilities with any other local government. Though 120 residences in the county use Umatilla's water service, there is no agreement between the City and the County and the County does not contribute funds in any way for the use by these residences for the City's service.~~

II. SANITARY SEWER SUB-ELEMENT, 9J 5.011(1)(e), F.A.C.

~~This element provides an inventory and analysis of four public facilities: sanitary sewer, solid waste, drainage, and potable water. The existing natural groundwater aquifer recharge system is also inventoried and analyzed. Analysis accomplished herein was used to develop appropriate goals, objectives and policies that will implement public facilities required by existing and future development within the City of Umatilla.~~

1. DEFINITIONS

~~The following definition is found in 9J 5.003, FAC:~~

~~* Sanitary Sewer Facilities are structures or systems designed for the collection, transmission, treatment, or disposal of sewage and includes trunk mains, interceptors, treatment plants and disposal systems.~~

~~The following definition comes from the Lake County Department of Environmental Services, Division of Pollution Control:~~

~~* Package Treatment Plants are essentially small treatment systems which have a collection network, treatment plant and disposal system.~~

B.1. FACILITY OPERATIONAL RESPONSIBILITY

The City of Umatilla provides most residents with a central sanitary sewer system. About 25% of the City's residents and businesses are on septic systems.

~~Umatilla development regulations have historically required minimum lot sizes (10,000 sq. ft.) that allowed for installation of septic systems with provision of municipal water supply. The present residential land development regulations require 10,000 sq. ft. minimum lot sizes which will not allow septic systems with public water supply since the Florida Department of Health and Rehabilitative Services (FDHRS), Public Health Unit Environmental Health Section, requires a minimum of 10,890 sq. ft. for septic systems with public water supply, except for those lots recorded before 1971.~~

The ~~HRS~~ County Public Health ~~Unit Environmental Health Section~~Department has administrative control over permitting of septic systems up to 5,000 gallons. Regulations in amended Chapter 64E-6, Florida Administrative Code (FAC) are designed to avoid or lessen many of the potential problems associated with these systems.

No systematic monitoring program is presently conducted by the City, County, or ~~state~~ State for the purpose of evaluating the performance of septic systems. System checks are done on a complaint basis. The Florida Department of Environmental Regulation (FDER) issues permits for sanitary sewer systems having a capacity exceeding 5,000 gallons effluent and maintains an inspection program for operation and permit compliance. There ~~are is~~ one no-property in Umatilla that contains a package plants. The package plant existed prior the property's annexation into the City. ~~located within the City that provide service to private facilities.~~

C.2. GEOGRAPHIC SERVICE AREA

The geographic service area is the corporate boundaries of the City of Umatilla. Approximately 75% of the residents and business establishments are served by the municipal sanitary sewer system.

~~As previously noted, there are no private package plants located within the City.~~ Several ~~projects-properties~~ do have private collection and transmission systems that deliver the sewage to the public gravity sewer system operated by the City. These private systems serve only individual ~~projects-properties~~ and are maintained by the ~~project-property~~ owners (apartment projects, R.V. parks). These systems were constructed to meet City requirements.

~~D.3.~~ TYPES OF LAND USES SERVED

About 75% of the developed land uses, residential and commercial, within the City are served by the municipal sanitary sewer system.

5. SEPTIC SYSTEMS

~~The important element in septic systems is the suitability of the soils. It is estimated that under 35 percent of the soils in the U.S. are suitable for conventional septic tank/soil absorption system operation. Septic systems, specifically the leach bed(s) must have soils with appropriate percolation rates in order for the system to function properly. If the percolation rate is too fast, then the effluent will not be cleansed by the soil and contamination of the aquifer will result. If the percolation rate is too slow, then backup of effluent will occur in the bed and tank. There is further discussion of the utilization of septic tanks in areas of high aquifer recharge in the Future Land Use Element.~~

~~The major soil type located in the City of Umatilla is "Astatula". This soil type covers much of the south east, north and east parts of the City. Astatula soil is characterized by nearly level to severely sloping, excessively drained sandy soils on broad ridges interspersed with large lakes, ponds and depressions. This soil association is generally well suited to handle the disposal of septic tank effluent in areas of moderate population density. There is a brief discussion in the Future Land Use Element outlining the need to examine the placement of septic tank systems in areas of high aquifer recharge. There are significant areas where septic systems have limitations due to high water table. These areas are located mostly in the very south part of the City around S.R. 19 and C.R. 450A (See Map 1-2e in the Future Land Use Element and Map 5-2 along with the Soil Limitations Table for appropriate symbols and land use limitations in the Conservation Element). For a further discussion of areas with limitations for septic systems, see Section II(A)(5) of the Conservation Element.~~

~~F.4.~~ DESIGN CAPACITY

The municipal wastewater treatment plant has a design capacity of ~~300,000~~300.300 million gallons per day. With the partial use of septic systems, the state requirements of performance standards for their location and capacity assures properly designed septic systems with the requisite capability for service to users. The minimum size of septic tanks for single-family, multi-family, and commercial is as indicated in 64E-6, F.A.C.

~~The City's zoning requirement of a minimum lot size of 10,000 square feet in the R-10 Residential District is equivalent to a density of 4.35 units per acre. This is not within the desired guideline of four (4) units per acre with municipal well and septic system indicated by the FDHRS, Lake County Public Health Unit Environmental Health Section. In the R-12 District, the minimum lot size is 12,000 sq. ft. for a density of 3.63 units per acre; in the R-15 District, the minimum lot size is 15,000 sq. ft. for a density of 2.90 units per acre; and in the R-18 District, the minimum lot size is 18,000 sq. ft. for a density of 2.42 units per acre.~~

G.5. DEMAND

~~The figure of 100 gallons per day per capita represents the existing~~The minimum level of service for sanitary sewer is 100 gallons per day per capita.

This data was developed from historic flow records obtained from the monthly reports that are required under the FDEP Operation Permit for the Wastewater Treatment Plant. ~~Please see Table 4-1 for details.~~

H.6. LEVEL OF SERVICE

1.A. Minimum

The minimum level of service throughout the planning period to 2025-2035 is and will be 100 gallons per capita per day (250 gpd / Equivalent Residential Unit (ERU)) for the municipal sanitary sewer system. For on-site sanitary sewer systems (septic systems), the flow established in Chapter 64E-6, F.A.C., will be used.

As approximately 25% of development is presently served by septic systems, the minimum septic tank capacity shall equal 900 gallons. New development that the City requires to provide a central system shall be evaluated according to 100 gallons capacity per day.

B. 2. Current

The figure of 100 gallons of sanitary sewer effluent per day per capita is the Current Level of Service of the municipal sanitary sewer system in the City of Umatilla. The annual average daily flow was 0.185 mgd in 2006.

C. 3. Future

The future level of service throughout the planning period to 2025-2025 will be 100 gallons per capita per day. The available reserve treatment capacity is limited. The City's treatment facility permitted capacity is 0.300 mgd. When the facility expansion is complete the permitted capacity will be 0.600mgd0.900mgd. This will accommodate the City's short-long term needs. The City's Consulting Engineer has proposed a Wastewater Facilities Plan that identifies the wastewater capacity needed for the next ten (10) and twenty (20) years. The projected capacity for the year 2025 is 0.900 mgd.

~~Wastewater Collection and Transmission:~~

~~The City's wastewater collection and transmission system is currently in fair condition. Some older sections have been identified as having inflow problems due to high groundwater or aging pipes and structures. These are being corrected on an "as needed basis". The main pumping station (Central Ave.) is at capacity and engineering is currently underway to upgrade the pumping equipment and force main.~~

~~The privately owned and maintained systems (collection and transmission only) are mostly new systems recently constructed; consequently these systems are in good condition and pose no problems to the City.~~

The City has adopted an ordinance regulating the connection to the City's wastewater system. This prohibits discharge into the sewer system, any substance, flow etc. that would harm the system or treatment facility. All new and existing contributors in the system have been thoroughly evaluated. The ordinance also requires connection to the City system when new projects are developed. Also where the system is available, residence or business are required to connect when the existing septic systems fail or needs to be expanded.

Existing and Projected Needs and Condition

1. Existing Conditions

The geographic service area for the municipal sewer system is the corporate boundary of the City of Umatilla. Approximately 75% of the residents and business establishments are served by the municipal sanitary sewer system. The remaining 25% of residences and businesses are served by septic systems.

The current level of service of the sanitary sewer system is 100 gallons of sanitary sewer effluent per day per capita. The annual average daily flow was 0.185 mgd in 2006. This data was developed from historic flow records obtained from the monthly reports that are required under the FDEP Operation Permit for the Wastewater Treatment Plant. Adequate sewer capacity is available to service the existing demand. Please see Table 4-1 for details.

Table 4-1: Historic Water Use

<u>Year</u>	<u>Past population (a)</u>	<u># of units</u>	<u>Per capita usage (gpcd)</u>	<u>Household avg. day (mgd)</u>	<u>Commercial / industrial Avg Day (mgd)</u>	<u>Irrigation Urban Landscape Avg (c)</u>	<u>Water utility (mgd) / (b)</u>	<u>Unaccounted water (mgd)</u>	<u>Total (from EN50s) (mgd)</u>
<u>2007</u>	<u>3,225</u>	<u>1,245</u>	<u>91</u>	<u>0.293</u>	<u>0.098</u>		<u>0.001</u>	<u>0.026</u>	<u>0.418</u>

<u>2006</u>	<u>3,178</u>	<u>1,227</u>	<u>98</u>	<u>0.312</u>	<u>0.097</u>			<u>0.060</u>	<u>0.469</u>
<u>2005</u>	<u>3,085</u>	<u>1,191</u>	<u>86</u>	<u>0.267</u>	<u>0.089</u>			<u>0.059</u>	<u>0.414</u>
<u>2004^(b)</u>	<u>2,405</u>	<u>974</u>	<u>112</u>	<u>0.268</u>	<u>0.087</u>	<u>0.004</u>	<u>0.017</u>	<u>0.052</u>	<u>0.428</u>
<u>2003^(b)</u>	<u>2,356</u>	<u>954</u>	<u>121</u>	<u>0.284</u>	<u>0.092</u>	<u>0.005</u>	<u>0.018</u>	<u>0.038</u>	<u>0.437</u>
<u>Based on population per household of 2.59 per GIS Associates</u>									
<u>Only partial data from 2003 and 2004 was available</u>									
<u>For 2005 through 2007, Commercial / Industrial includes the Irrigatin / Urban Landscape, public bldg uses</u>									
<u>Table Definitions</u>									
<u>Household Use: Amount sold or given to domestic customers. Typically 5/8 and 3/4 inch metered accounts. Includes private lawn irrigation</u>									
<u>Population Estimated number of residents served.</u>									
<u># of Units: Number of residential units served.</u>									
<u>Per Capita Use: Use per person per household; Average household use (column 5) divided by population (column 2)</u>									
<u>Commercial/Industrial Use: Amount sold to commercial customers. Typically includes meters larger than 1 inch. Include bulk customers in this use.</u>									
<u>Irrigation Use: Amount used for common area irrigation owned or maintained by a public entity. This does not include areas privately owned or amount previously accounted for under household use.</u>									
<u>Water Utility Misc. monitored used (eg. Fire protection, sewer flushing, construction use, and maintenance features)</u>									
<u>Unaccounted Water: Unaccounted for water use. Obtained from an audit of system.</u>									
<u>Total Use: Sum of all uses – household + comm/ind. + irrigation + water utility = EN50's for year</u>									
<u>6-30-2008 by SMW GeoSciences</u>									

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Several properties have private collection and transmission systems that deliver the sewage to the public gravity sewer system operated by the City. These private systems serve only individual properties and are maintained by the property owners (apartment projects, R.V. parks). These systems were constructed to meet City requirements.

The municipal sanitary sewer system consists of a series of gravity sewer lines, lift stations and force mains. The gravity sanitary sewers have diameters from 6 inches to 12 inches. The larger sewer network serves the area to the north of Lake Enola and Lake Umatilla. Effluent from this area is pumped by the Central Avenue lift station near Lake Enola to the wastewater treatment plant where it then goes through the treatment process. Approximately 90% of the sewage flow comes from these areas. Six inch force mains carry the wastewater from the Central Avenue lift station to the wastewater treatment plant, while effluent from two other lift stations combine into the six inch force main from the Central Avenue lift station and flow directly to the wastewater treatment plant.

The disposal of reclaimed water from the treatment facility is accomplished by seven percolation ponds along with a 22 acre spray field. Such treatment plants are required to process through secondary treatment; the treatment plant processes involve pretreatment, de-nitrification, nitrification, aeration, settling, gravity filtration, disinfection, and sludge digestion. The capacity of the ponds and the spray field together is approximately 250,000 gallons per day.

2. Available Capacity Short Term

The municipal wastewater treatment plant has a design capacity of 0.300 million gallons per day. The available reserve treatment capacity is limited, but adequate for the short term (5 years). The minimum level of service short term is and will be 100 gallons per capita per day (250 gpd / Equivalent Residential Unit (ERU)) for the municipal sanitary sewer system. For on-site sanitary sewer systems (septic systems), the flow established in Chapter 64E-6, F.A.C., will be used.

3. Available Capacity Long Term

The future level of service throughout the planning period to 2025 will be 100 gallons per capita per day. The City's current treatment facility permitted capacity is 0.300 mgd. When the facility expansion is complete the permitted capacity will be 0.900mgd. This will accommodate the City's long term needs. The City's Consulting Engineer has proposed a Wastewater Facilities Plan that identifies the wastewater capacity needed for the next ten (10) and twenty (20) years. The projected capacity for the year 2025 is 0.900 mgd.

4. Facility Performance

The City's wastewater collection and transmission system is currently in fair condition. Some older sections have been identified as having inflow problems due to high groundwater or aging pipes and structures. The City has adopted a Work Plan to repair and rehabilitate the existing gravity sewer within the existing service area. Funding has been obtained and a renewal and replacement project has been engineered and the project construction is expected to begin in early 2015 with completion by the end of the year. This will correct the current infiltration/inflow problems. These are being corrected on an "as needed basis". The main pumping station (Central Ave.) is at capacity and engineering is currently underway to upgrade the pumping equipment and force main. With the correction of the infiltration/inflow contribution to the upstream collection system, the overall operation of all City pump stations will be improved.

The privately owned and maintained systems (collection and transmission only) are mostly new systems recently constructed; consequently these systems are in good condition and pose no problems to the City.

The City's wastewater treatment plant is operating in compliance with current local, state, and Federal requirements. A high level of treatment is provided and no contamination of groundwater has occurred as a result of the effluent disposal system. The facility presently exceeds the requirements for secondary treatment which creates no measurable impact on adjacent natural systems. Upgrades to the waste water treatment plant were recently completed which enable the Facility to produce reclaimed water for direct reuse on areas of

311 public access. Also, a bio-solids treatment process was constructed to provide more
312 efficient processing of the waste solids generated by the plant.

313
314
315 PROBLEMS AND OPPORTUNITIES, ~~9J-5.011(1)(f)(3)~~

316
317 1. Problems

318 While the City desires to have all new development connect to the City's central sewer
319 system this has not always proven to be feasible.

320
321
322 2. Opportunities

323 If the City allows new development to occur on septic tanks, an agreement should be
324 entered into whereby those on septic tanks commit to connect to the City's central sewer
325 system at the time it becomes available. Development is encouraged to concentrate in
326 areas within the City where there will be the greatest efficiency of the central sanitary
327 sewer system.

328
329 The City will have opportunities to provide sewer service to areas currently not served and
330 to future development adjacent to the City.

331
332 SOILS, ~~9J-5.011(1)(f)(4)~~

333 The major soil type located in the City of Umatilla is "Astatula". This soil type covers much of
334 the south east, north, and east parts of the City. Astatula soil is characterized by nearly level to
335 severely sloping, excessively drained sandy soils on broad ridges interspersed with large lakes,
336 ponds and depressions. This soil association is generally well-suited to handle the disposal of
337 septic tank effluent in areas of moderate population density. There are significant areas where
338 septic systems have limitations due to high water table. These areas are located mostly in the
339 very south part of the City around S.R. 19 and C.R. 450A (Map 1-7, Soils)

340
341 IMPACT ON ADJACENT NATURAL RESOURCES/ENVIRONMENT, ~~9J-5.011(1)(g)~~

342 Within the City, there is no evidence of pollution resulting from septic systems not functioning
343 properly. The County Health Department responds to requests or complaints concerning a
344 potential problem of a malfunctioning septic system. This agency upon finding a problem will
345 issue an order to correct the situation within a certain period of time. If septic systems do not
346 receive periodic maintenance there will be negative impacts to the environment in the future
347 such as contamination of the Surficial and Floridian Aquifer leading to outbreaks of sickness
348 and/or the fouling of the air with the smell of Fecal Coliform Bacteria and occasional blackish-
349 grey water appearance on the surface.

350
351 Given the unsuitability of certain soils in the City for septic systems septic systems may not be a
352 satisfactory method of sewage disposal in some areas. Residential designated land near

wetlands, lakes, and soils with limited septic tank potential should contain low density development or if possible connect to the municipal sanitary sewer system.

Most soils within the City display rapid percolating rates that are conducive to septic tank systems. The City overlies a prime Floridian Aquifer recharge area, but at the present time there is no available data indicating that septic tanks within the City are resulting in either surficial or Floridian aquifer contamination. The low density development within the City is within State guidelines and does not appear to have any negative impact on the surficial or Floridian aquifer resources.

The City's wastewater treatment plant is operating in compliance with current local, state, and Federal requirements. A high level of treatment is provided and no contamination of groundwater has occurred as a result of the effluent disposal system. The facility presently exceeds the requirements for secondary treatment.

~~I. WASTEWATER COLLECTION AND TRANSMISSION~~

~~The municipal sanitary sewer system consists of a series of gravity sewer lines, lift stations and force mains. The gravity sanitary sewers have diameters from 6 inches to 12 inches. The larger sewer network serves the areas to the north of Lake Enola and Lake Umatilla and effluent from this area is pumped by the Central Avenue lift station near Lake Enola to the wastewater treatment plant where it then goes through the treatment process. Most of the sewage flow comes from these areas, about 90%. Six inch force mains carry the wastewater from the Central Avenue lift station to the wastewater treatment plant, while effluent from two other lift stations combine into the six inch force main from the Central Avenue lift station and flow directly to the wastewater treatment plant.~~

~~J. TREATMENT AND DISPOSAL OF SEPTAGE~~

~~The disposal of reclaimed water from the treatment facility is accomplished by seven percolation ponds along with a 22 acre sprayfield. Such treatment plants are required to process through secondary treatment; the treatment plant processes involve pretreatment, denitrification, nitrification, aeration, settling, gravity filtration, disinfection, and sludge digestion. The capacity of the ponds and the sprayfield together is approximately 250,000 gallons per day.~~

~~Septic tanks generally require cleaning every three to five years to remove accumulated solids. These solids, called septage, are transported after treatment to a Class I Landfill for disposal or are land spread on agricultural lands in the unincorporated area of Lake County. Regulations governing the disposal of septage are found in Chapter 64E-6, F.A.C. The septage is treated to reduce the level of contaminants prior to land spreading or disposal at a Class I Landfill.~~

~~K. IMPACT ON ADJACENT NATURAL RESOURCES/ENVIRONMENT~~

~~Within the City, there is no evidence of pollution resulting from septic systems not functioning properly. If septic tanks are not cleaned periodically, eventual pollution will~~

395 ~~result from an improperly operating drain pipes and field. The liquid, not properly treated,~~
396 ~~filters down into the aquifer contaminating it in the immediate area and further down in the~~
397 ~~direction of underground water flow, thus threatening people with disease from bacteria,~~
398 ~~virus and chemicals as a result of contaminated well water. The H.R.S., Public Health Unit-~~
399 ~~Environmental Health Section, responds to requests or complaints concerning a potential~~
400 ~~problem of a malfunctioning septic system. This agency upon finding a problem will issue~~
401 ~~an order to correct the situation within a certain period of time. If septic systems do not~~
402 ~~receive periodic maintenance there will be negative impacts to the environment in the~~
403 ~~future such as contamination of the Surficial and Floridian Aquifer leading to outbreaks of~~
404 ~~sickness and/or the fouling of the air with the smell of Fecal Coliform Bacteria and~~
405 ~~occasional blackish-grey water appearance on the surface.~~

406
407 ~~Given the unsuitability of certain soils in the City for septic systems and the City's minimum~~
408 ~~lot requirement of 10,000 sq. ft., septic systems may not be a satisfactory method of~~
409 ~~sewage disposal in some areas. Residential designated land near wetlands, lakes and soils~~
410 ~~with limited septic tank potential should contain low density development or if possible~~
411 ~~connect to the municipal sanitary sewer system.~~

412
413 ~~Most soils within the City display rapid percolating rates which are conducive to septic tank~~
414 ~~systems. The City overlies a prime Floridian Aquifer recharge area, but at the present time~~
415 ~~there is no available data indicating that septic tanks within the City are resulting in either~~
416 ~~surficial or Floridian aquifer contamination. The low density development within the City is~~
417 ~~within State guidelines and does not appear to have any negative impact on the surficial or~~
418 ~~Floridian aquifer resources.~~

419
420 ~~The City's wastewater treatment plant is operating in compliance with current local, state~~
421 ~~and Federal requirements. A high level of treatment is provided and no contamination of~~
422 ~~groundwater has occurred as a result of the effluent disposal system. The facility presently~~
423 ~~exceeds the requirements for secondary treatment.~~

424 ~~L. PROBLEMS AND OPPORTUNITIES~~

425 ~~1. Problems~~

426
427 ~~As all new development is required to connect to the City's central sewer system, the~~
428 ~~installation of new septic tank systems will not be allowed. However, approximately~~
429 ~~25% of existing development is currently using septic systems, which were permitted~~
430 ~~prior to the adoption of mandatory central sewer connection requirements.~~
431 ~~_____~~

432
433 ~~The City should assist the Florida Department of Health and Rehabilitative Services~~
434 ~~(DHRS) in the monitoring of septic tank performance by notifying the DHRS if any~~
435 ~~failures are noticed.~~

~~Due to the limited reserve capacity available at the wastewater treatment facility, the City will need additional capacity within five (5) years. Based upon current technology, the City can expand the capacity of the present treatment plant to accommodate the projected future flows. Additional land area for effluent disposal will be needed. The City has initiated preliminary studies and efforts to locate suitable land for future effluent disposal system. The expansion of the Wastewater Treatment Facility will involve providing a level of treatment that will allow the reclaimed water to be reused on public access area and new development. A Reuse Plan is currently being prepared to identify the feasibility of reuse and alternate disposal methods.~~

~~2. Opportunities~~

~~The City should consider installing the municipal sewer system in those areas where evidence begins to appear that surface waters and or the aquifer is becoming contaminated with effluent from septic systems not operating properly. The placement of central sanitary sewer lines will allow the City to develop a growth policy that directs development to available land within or adjacent to development areas within the City. If development is encouraged in concentrated areas in the City there will be greater efficiency of the central sanitary sewer system.~~

~~Based upon the recommendations contained in the Wastewater Facilities Plan, the City will have opportunities to provide sewer service to areas currently not served and to future development adjacent to the City.~~

III. SOLID WASTE SUB-ELEMENT, 9J-5.011, F.A.C.

1. DEFINITIONS

~~The following definitions are found in 9J-5.003, FAC.~~

~~* Solid Waste means sludge from a waste treatment works, water supply treatment plant, or air pollution control facility or garbage, rubbish, refuse, or other discarded material, including solid, liquid, or semi-solid, or contained gaseous material resulting from domestic, industrial, commercial, mining, agricultural, or governmental operations.~~

~~* Solid Waste Facilities means structures or systems designed for collection, processing or disposal of solid wastes, including hazardous wastes, and includes transfer stations, processing plants, recycling plants, and disposal systems.~~

~~* Hazardous Waste means solid waste, or a combination of solid wastes, which, because of its quantity, concentration, physical, chemical or infectious characteristics, may cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible or incapacitating reversible illness or may pose a substantial present or potential hazard to~~

~~human health or the environment when improperly transported, disposed of, stored, treated, or otherwise managed.~~

B.1. OPERATIONAL RESPONSIBILITY

1.A. Collection

The City of Umatilla ~~does~~ provides exclusive solid waste collection service to every residential, commercial, and industrial establishment, and has a franchise agreement with IWS/AAA Refuse Services for residential and commercial collection. The City bills individual customers and collects the fees for refuse service. ~~The cost for their residential waste collection is \$12.40 per month. Rates vary for commercial depending on the size of the dumpster. The Astatula Landfill is located just north of the Town of Astatula on S.R. 561.~~

2.B. Recycling

The City ~~does~~ provides ~~an initial~~ a recycling program with a central drop-off bin at Ocala Street and S.R. 19. ~~The City plans franchise with IWS/AAA Refuse Service to commence curb side pickup by January, 1991.~~

Lake County maintains operational responsibility for disposal of solid waste generated in Umatilla.

3.C. Disposal and Processing

~~All refuse is presently disposed of either at the Astatula Landfill or the County waste-burning facility. The County's incinerator facility will accommodate the majority of refuse generation in the county. After the Astatula Land fill is closed in 1993, all All refuse generated in Umatilla will at that time either be recycled or disposed at the waste-burning facility. Items not recyclable or burnable will be disposed of at the new County landfill site. Alternative disposal opportunities for hazardous waste are addressed below. Solid waste generated in Umatilla is brought to the Covanta facility in Yalaha or the Astatula Landfill, located north of the Town of Astatula on S.R. 561.~~

4.D. Hazardous Waste

Although the City does not collect hazardous waste, residents and businesses can deliver domestic solid wastes at a collection center located at the Astatula Landfill. This program is managed by Lake County. One of the two collection centers for used oil products operating in Lake County is located in Umatilla.

C.2. GEOGRAPHIC SERVICE AREA

519 ~~Industrial Waste Service (IWS) and~~ AAA Refuse Service completely services all residential
520 and commercial areas of the City.

521
522 The predominant types of land uses served by the private solid waste collection services
523 are: residential, approximately 35.7%, and commercial, approximately 6.5%, out of the total
524 land uses in the City.

526 3. DESIGN CAPACITY

527 —

529 ~~4. TYPES OF LAND USES SERVED~~

530 ~~The predominant types of land uses served by the private solid waste collection services~~
531 ~~are: residential, approximately 35.7%, and commercial, approximately 6.5%, out of the total~~
532 ~~land uses in the City.~~

533
534 ~~Both refuse services collect household/domestic solid waste and small amounts of yard~~
535 ~~solid waste on Tuesday and Friday for residences and commercial collection is on Monday~~
536 ~~and Thursday and any of the five days upon request. Collection takes place in the front yard~~
537 ~~at the edge of the road for residences, except for those residences with disabled or~~
538 ~~handicapped people. These residences have rear yard pick up at no extra charge, since~~
539 ~~there are only a few needing this service. The solid waste collection service is considered~~
540 ~~adequate with very few complaints.~~

541 ~~The City picks up all yard solid waste.~~

544 ~~5. CAPACITY, DEMAND AND LEVEL OF SERVICE~~

546 ~~5.A.~~ Design Capacity – Landfill

547 The County landfill and incinerator is owned operated and permitted through Lake
548 County. The City utilizes the County facilities through an interlocal agreement.

550 ~~5.B.~~ Design Capacity - Collection Service

551 Refuse collection in the City is picked up by one garbage truck for domestic waste and
552 one truck for commercial waste. As of ~~2005~~2010, no problems have been identified
553 with the existing private collection services. Records kept by the City indicate that the
554 private collection services collect approximately 43.48 tons per week or a total of
555 approximately 2,087 tons per year. The maximum capacity of the garbage truck is six
556 tons.

557
558 ~~The life expectancy of a garbage compactor truck is approximately 10 years. The~~
559 ~~current private refuse collection service trucks are approximately five to seven years~~

~~old. The useful life of these trucks can be extended through regular maintenance and repairs.~~

For residential collection of garbage, the existing level of service is one garbage truck per 508 single family dwelling units and 1,016 for the single dump truck the City uses for ~~Wednesday~~ residential yard waste collection. The existing level of service for the commercial land uses is based on individual customer demand.

~~The maximum number of customers that can be served by a garbage or refuse truck per haul is 600.~~

3.C. Design Capacity - Waste-To-Energy Facility

Lake County’s waste-to-energy facility is generating 130,000 tons per year within the County to be delivered to the incinerator (waste-to-energy facility) to be burned in the production of electricity. Maximum capacity is 163,000 tons per year.

4. DEMAND

4.A. Current Demand

Based on data recorded by City of Umatilla for solid waste picked up in the City, 43.48 tons of waste are generated by Umatilla's residents on a weekly basis. Information on tons of waste generated by the commercial establishments was not available. Table 4-2 provides information on average daily solid waste generation.

With a resident population of ~~2455~~ 3.456 in ~~2001~~2010, the current level of service provided by the private refuse collection services is ~~4.695.0~~ pounds per day per resident. As information is not available on the amount of solid waste transferred to the County landfill or transfer station by the residents or businesses on their own, an accurate determination of the current demand cannot be estimated.

~~Table 4-2 (based on population projections in Future Land Use table 1-4)~~

~~Average Daily Solid Waste Generation (in tons)~~

~~City of Umatilla~~

~~Table 4-2: Average Daily Solid Waste Generation (in tons)~~

<u>Population</u>	<u>2005</u>	<u>2010</u>	<u>2035</u>
<u>Resident</u>	<u>6.27</u>	<u>8.64</u>	<u>36.4</u>
<u>Seasonal</u>	<u>1.00</u>	<u>3.30</u>	<u>6.98</u>
<u>Total:</u>	<u>7.27</u>	<u>11.94</u>	<u>43.38</u>
<u>Lake County</u>	<u>400.5+</u>	<u>485.0+</u>	<u>947.26+</u>
<u>City Proportional Share</u>	<u>1.82%</u>	<u>2.46%</u>	<u>4.60%</u>

	Year			
	2005	2010	2025	2035
Population				
Resident	6.2127	7.878.64	10.8728.54	36.4
Seasonal (peak season)	1.2500	1.443.30	1.715.13	6.98
Total:	7.4627	9.3111.94	12.5833.67	43.38
Lake County	400.5+	485.0+	623.2+	947.26+
City Proportional Share	1.8682%	1.922.46%	2.025.40%	4.60%

Source: Lake County Planning Department, 1990

5. LEVEL OF SERVICE

5.A. Current Level of Service.

Based on analysis described under the sub-heading "Current Demand", the current level of service for collection of solid waste is 4.695.00 pounds per day per resident. The City should adopt through policy that a minimum level of service standard for collection services represent five pounds per day per resident.

The County manages the level of service established for disposal service. According to the City Clerk of Umatilla, additional collection service can be provided by commercial collection service if additional demand warrants. The current demand estimates for solid waste collection reflect the local situation.

6.B. Future Demand

As can be seen in Table 4-2 ~~above, by 20102025, it is projected that the resident population of the City will be generating 733.67.87 tons per day or 2,872.512,290 tons per year. By by~~ the end of the planning period in the year ~~20252035~~, the generation rate is projected to be 10.8743.38 tons per day or 3,967.515,870 tons per year.

7.C. Future Level of Service

The level of service is anticipated to remain at five pounds per day per resident by ~~2010~~ 2035 for collection service, with pick-up continuing on a twice-weekly basis.

F.6. HAZARDOUS WASTE GENERATION AND MANAGEMENT

Very little hazardous waste is generated in Umatilla as compared to some of the more highly industrialized sections of Lake County. Most of what is produced comes from

638 households and small business operations. Such common household hazardous waste
639 includes household paint thinner, used automobile oil, and commercial cleaning fluids.
640 ~~Household hazardous waste is easily and often included in the normal waste stream. The~~
641 ~~FDER realizing this instituted a program known as "Amnesty Days" from 1984 through the~~
642 ~~Spring of 1986 and again in 1989.~~

643
644 ~~In 1984, the FDER commissioned a study of hazardous waste generation including that of~~
645 ~~households. The study found that hazardous waste is generated at a rate of 25 pounds per~~
646 ~~person per year. Given a 2010 population projection of 5,299 persons for the City, it is~~
647 ~~estimated that domestic generation of hazardous waste is approximately 66.2 tons per~~
648 ~~year.~~

649
650 ~~A second study conducted in 1984 by the East Central Florida Regional Planning Council~~
651 ~~found that there was reportedly one small quantity hazardous waste generator located~~
652 ~~within the City. Lake County is currently in the process of updating the inventory of~~
653 ~~hazardous waste generators. A mail out to approximately 1,200 potential generators of~~
654 ~~hazardous waste was completed in November, 1988. Only those businesses generating less~~
655 ~~than 1,000 kilograms of hazardous waste per month were surveyed. As required by Florida~~
656 ~~Statute 403, 20 percent of the facilities were to be inspected by June 30, 1989 (every~~
657 ~~County was given a one year extension.)~~

658
659 ~~Presently, Lake County has instituted a four point hazardous waste program. According to~~
660 ~~the County Department of Environmental Services, the program's components are:~~

661
662 ~~A. Hazardous Waste Verification Program — provides information about both the quantities~~
663 ~~and diversity of hazardous waste produced in the County.~~

664
665 ~~B. Permanent Collection Center Operation — establishment of a Household/CESQG~~
666 ~~Hazardous Waste Collection Center at the Astatula Landfill (until the new landfill is~~
667 ~~constructed, at which time the Collection Center would be re-established there).~~

668
669 ~~C. Battery and Hazardous Materials Recycling Program — a coordinator is responsible for~~
670 ~~working with businesses to establish collection points and arranging transportation of~~
671 ~~the batteries from participating retail establishments to the County hazardous waste~~
672 ~~collection facility. In addition, a cooperative waste exchange program will be established~~
673 ~~with civic groups, government agencies, and businesses to recycle reusable materials~~
674 ~~that are collected.~~

675
676 ~~D. Waste Reduction Assistance Program (WRAP) — a Department of Environmental~~
677 ~~Regulation Program (DER) in which a DER engineer will work with small businesses in~~
678 ~~cooperation with the County Hazardous waste staff.~~

~~G~~. PROBLEMS AND OPPORTUNITIES

1. Problems

~~There are currently no problems identified with the disposal of solid waste.
Astatula Landfill was closed per permit.~~

2. Opportunities

~~The City will continue to work with the entities involved with solid waste disposal.~~

~~The Solid Waste Management Act of 1988 (Chapter 80-130, F.S.), required a 30 percent reduction in the amount of solid waste deposited at a landfill by 1994. Counties with incinerators were only required to have a five percent reduction in solid waste by 1994.~~

~~Since Lake County was to reduce the amount of solid waste generation by 30 percent by 1994, the City had to review this Solid Waste Sub-Element in 1996 to revise the estimates and projections of waste generation and level of service. One of the goals of the law is to extend the useful life of a landfill. The responsibility for solid waste management was given to counties and this law also mandates that every County initiate a recycling program by July 1, 1989. Lake County, in cooperation with the 14 municipalities in the County, met this deadline through submission and approval of a recycling grant application. To meet the 30 percent goal up to 1/2 can be met by recycling yard trash, white goods; i.e. washing machines, dryers and construction and demolition debris from the solid waste stream. Presently, the County has instituted a curb-side collection of recyclables and disperses grant monies to the various municipalities to begin their programs. The County has the option of instituting a county-wide recycling program that would include the municipalities as well.~~

~~A benefit from a recycling program should be an improvement in the control of potentially hazardous waste materials. Through a public education program on recycling there will be increased awareness of items that people discard. Public education programs aimed at explaining and involving people in recycling can easily be developed to educate the public on the identification and proper disposal of potentially hazardous materials.~~

TYPES OF LAND USES SERVED (where does this go?)

The predominant types of land uses served by the private solid waste collection services are: residential, approximately 35.7%, and commercial, approximately 6.5%, out of the total land uses in the City.

Both refuse services collect household/domestic solid waste and small amounts of yard solid waste two times a week for residences and commercial businesses. Service can be obtained

721 | ~~any day, Monday through Friday, upon request. The solid waste collection service is adequate~~
722 | ~~to serve the City's needs. The City picks up all yard solid waste.~~

IV. NATURAL GROUNDWATER AQUIFER RECHARGE AREAS SUB-ELEMENT, 9J-5.011, F.A.C.

A. DEFINITIONS

~~The following definitions are from the FDHRS Lake County Public Health Unit Environmental Health Section:~~

~~* Aquifers are water bearing layers of porous rock, sand or gravel holding sufficient amount of water to be usable.~~

~~* Recharge Areas are those areas that have a high rate of absorption of precipitation into the underlying aquifer(s).~~

B. EXISTING CONDITIONS

The City of Umatilla lies among the north-south trending hills known as the Mt. Dora Ridge. These hills are a major recharge zone for the Floridian Aquifer (Map 4-1). Recharge here averages 6 inches annually according to the publication, Hydrology of Lake County, Fl. 1976. Where the subsoil is permeable and there are no confining beds of impermeable material found between the subsoil and the aquifer, recharge is usually moderate. Where impermeable beds of material block the downward movement of water, recharge is usually limited. At this time no survey exists of the City's general area that more specifically identifies the variations within the recharge zone.

1. Ground Water Quality

Ground water quality has not been researched as extensively as surface water quality, hence there is very little data on current ground water contamination. ~~The Florida Nonpoint Source Assessment, published by the Florida Department of Environmental Regulation in 1988, gave no indication that the surficial or Floridian aquifers around the City of Umatilla were contaminated.~~ The City of Umatilla municipal water system treats the water drawn from the Floridian aquifer according to the regulations of the FDER.

2. Surficial Aquifer

The surficial aquifer underlies all of the City of Umatilla and consists primarily of various beds of sand and gravel with lenses of clay and limestone especially toward the bottom of this unit where contact is made with the Floridian aquifer. The vertical thickness ranges up to as much as 400 feet in parts of the St. Johns River Valley. The Hawthorne Formation, in places, serves as the lower unit of this aquifer and, where present, generally serves as a confining (mostly impermeable) layer for the Floridian aquifer. This formation tends to have low yields of potable water in Lake County. Presently, individuals may use their own wells for lawn irrigation.

763 | Since the soils have high percolation rates and the surficial aquifer is close to the surface,
764 | the City of Umatilla is considered to be a moderate recharge area for the surficial aquifer as
765 | well as the Floridian aquifer. Recharge for this aquifer is primarily from rainfall.

766 |
767 | The City of Umatilla does not withdraw water from the surficial aquifer to meet its potable
768 | water demand.

769 |
770 | 3. Floridian Aquifer

771 | The Floridian aquifer underlies all of Lake County and consists of beds of alternating
772 | limestone and dolomitic limestone with a maximum thickness of approximately 2000 feet.
773 | The bottom of the Floridian aquifer is generally considered the lowest level for fresh water.
774 | The Cedar Keys and Oldsmar Limestone, which consist of dolomitic limestone interbedded
775 | with chert, gypsum and anhydrite beds, form the lower confining unit to the aquifer. The
776 | Floridian aquifer is highly jointed, fractured and occasionally cavernous. It is one of the
777 | most productive aquifers in the United States and is the source of the majority of the
778 | groundwater utilized as potable water in Lake County, as well as much of the rest of central
779 | peninsular Florida. It is the sole source of ground water used in the City of Umatilla since
780 | potable water must only come from the municipal water system which taps into the
781 | Floridian aquifer. The St. Johns River Water Management District indicates that the water
782 | quality is good-to- excellent.

783 |
784 | The Floridian aquifer is generally artisan with, confining beds of material often found
785 | between this aquifer and the land surface. Where these confining beds are not present, as
786 | in many parts of Lake County, ground water recharge or discharge tends to occur depending
787 | on the elevation of the land surface in relation to the potentiometric surface of the water in
788 | the aquifer. The potentiometric surface means the surface that water in an aquifer would
789 | rise by the pressure exerted by the water at any given point in a body of water at rest.

790 |
791 | As of August ~~1990~~2009, the City's consumptive use permit issued by the St. Johns River
792 | Water Management District enables the municipal water system to withdraw a maximum
793 | annual volume of ~~189-238.44~~ million gallons per year (and 1.07.653 million gallons per day,
794 | annual average) ~~for maximum daily use. The City is currently in the process of increasing~~
795 | the total to 1.5 million gallons.

796 |
797 | 4. Recharge Areas

798 | Large portions of Lake County fall both in recharge and discharge zones. In general, the
799 | recharge zones are in the hilly areas, especially around and east of Mount Dora, and in the
800 | Lake Wales Ridge, Sumter Upland, and Palatlahaha Upland. The City of Umatilla is located in
801 | the Mount Dora Ridge.

802 |
803 | Map 4-1 portrays the recharge zones of the Floridian aquifer by geohydrologic areas in Lake
804 | County. The amount of precipitation recharging the Floridian aquifer varies from zero at

805 discharge points to approximately 14" or more in the Lake Wales Ridge and 10" in the
806 Sumter Upland. Most land use activities within the recharge area in Umatilla are low
807 density development. No heavy industries ~~which that~~ may threaten ground water supplies
808 are located in the recharge area; though a number of small quantity generators of
809 hazardous waste, such as gasoline stations, are present and are likely to increase in
810 numbers as the region grows.

811
812 **REGULATIONS AND PROGRAMS**

813
814 **1. Programs**

815 The task of identifying the nature and extent of ground water resources available within the
816 state has been delegated to the regional water management districts. Each district must
817 prepare and make available to local governments a Ground Water Basin Resource
818 Availability Inventory (GWBRAI), which the local governments are to use to plan for future
819 development in a manner ~~which that~~ reflects the limits of available resources. The criteria
820 for the inventories, and legislative intent for their use, are found in Chapter 373, Florida
821 Statutes.

822
823 The ground water basin resource inventory undertaken by the St. Johns River Water
824 Management District has been completed. ~~Now underway and not yet completed as of this
825 writing is an inventory and mapping of the prime aquifer recharge areas of the County.
826 Once this inventory becomes available, it should be possible to better address the problem
827 of maintaining, protecting, and enhancing the ground water recharge function in the City.~~ A
828 considerable degree of protection is currently afforded the recharge function in that Lake
829 County and St. Johns River Water Management District rules and regulations generally
830 prohibit the draining of wetlands while at the same time requiring that post development
831 runoff not exceed pre-development runoff.

832
833 When the prime aquifer recharge area inventory and mapping is completed, Umatilla will
834 assess the data, and where necessary, implement protective zoning and other appropriate
835 measures as may be required for the protection and maintenance of the ground water
836 resources.

837
838 **2. Regulatory Framework**

839 In 1986, the Federal Safe Drinking Water Act (PL 93-523) was amended to strengthen
840 protection of public water system wellfields and aquifers that are the sole source of
841 drinking water for a community. ~~The amendments for wellfield protection require states to
842 work with local governments to map wellhead areas and develop land use controls that will
843 provide long term protection from contamination for these areas. The aquifer protection
844 amendments require EPA to develop criteria for selecting critical aquifer protection areas.
845 The program calls for state and local governments to map these areas and develop
846 protection plans, subject to EPA review and approval. Once a plan is approved, EPA may~~

~~enter into an agreement with the local government to implement the plan. As of this writing, EPA has not completed development of the criteria needed to implement this program.~~

~~In implementing the Florida Safe Drinking Water Act (Ch. 403, F.S.), Florida Department of Environmental Regulation (DER) has developed rules classifying aquifers and regulating their use (Chapter 17-22, Part III, FAC.). These rules are currently being amended to strengthen protection of sole source aquifers and wellfields tapping them. DER has also established regulatory requirements for facilities which discharge to ground water (Section 17-4.245, FAC.) and which inject materials directly underground (Chapter 17-28, FAC.).~~

D. PROBLEMS AND OPPORTUNITIES

1. Problems

Covering a recharge area with impervious surfaces, such as roads, parking lots and buildings reduces the area available for rainfall percolation, altering the total rate and volume of recharge in that area. Increasing the rate at which stormwater drains from recharge area surfaces also decreases recharge potential.

A concern related to development with aquifer recharge areas is the potential for contamination of ground water within the aquifer. Just as with stormwater runoff to surface waters, pollutants picked up by runoff which enters an aquifer can degrade the quality of the ground water. Residential development also can have an adverse impact on ground water through improperly filtered septic tank effluent seeping down into the surficial and Floridian aquifers. Individually, the effluent is insignificant, but when many septic systems are used, the potential is much more severe. At the present density of septic systems in the City, in relation to the underlying soils, along with the majority of the city on municipal sanitary sewer system, there is not a significant threat of contamination to the Floridian aquifer according to the Florida Department of Health, ~~and Rehabilitative Services- Lake County Health Unit.~~

Since water flows within an aquifer in a manner similar to surface water flow, downstream portions of the ground water may be polluted over time also. This becomes particularly significant when the aquifer is tapped as a potable water supply downstream.

2. Opportunities

The Water Resources Act of 1972 mandated each water management district to "promote the conservation, development and proper utilization of surface and ground water" (Section 373.013, F.S.). The St. Johns River Water Management District and Lake County have promulgated rules to afford a considerable degree of protection to the recharge function of the aquifer. These rules and regulations generally prohibit drainage of wetlands, while at the same time require that post development runoff not exceed pre-development runoff.

889 The district is mandated by Section 373.207, F.S., to have an ongoing program to identify
890 and plug free-flowing artisan wells and restore them to the original hydrologic conditions.
891 The plugging of these wells can prevent wasting of water resources while preventing
892 contamination of the aquifer.

893
894 ~~The City must include in their Land Development Regulations a section on "Aquifer~~
895 ~~Recharge and Wellfield Protection" especially as it relates to potential contamination~~
896 ~~from septic systems.—~~

897
898

899 ~~Map 4-1~~

900 ~~V. POTABLE WATER SUB-ELEMENT, 9J 5-011, F.A.C.~~

901
902 ~~A. DEFINITIONS~~

903 ~~The following definition is found in Webster's third New International Dictionary:~~

904
905 ~~* Potable Water means water that is suitable, safe or prepared for drinking.~~

906
907 ~~The following definition is found in 9J 5.003, FAC.~~

908
909 ~~* Potable Water Facilities means a system of structures designed to collect, treat, or~~
910 ~~distribute potable water, and includes water wells, treatment plants, reservoirs, and~~
911 ~~distribution mains.~~

912
913 ~~B.1. WATER SERVICE PROVIDERS~~

914 Potable water is provided to City residents by a City owned and operated system. The City
915 retained Booth, Ern, Straughan and Hiott, Inc. (BESH) in 2008 to prepare a Water Master
916 Plan. The plan provides a planning tool for the City of Umatilla to utilize in planning future
917 capital needs of the potable water system as well as expansions and upgrades to the system
918 through the year 2030. Recommended capital projects to overcome existing deficiencies in
919 water system and to provide additional system capacity needed for projected growth, if
920 required, are included in the Water Master Plan and the 10-Year Facilities Work Plan. A
921 copy of the plans may be viewed at City Hall.

922
923 ~~C.2. MUNICIPAL WATER SYSTEM~~

924
925 ~~1.A. Wells and Pumps~~

926 The City's municipal water system first began operation around 1920 and now has ~~two~~
927 ~~three~~ operational supply wells. Both Wells #1 and #2 are located in WTP #1 wells are
928 located at Bulldog Way and Maxwell Drive. Both wells have a 30 horsepower vertical
929 turbine pumps and are 12 inches in diameter, 450 and 500 feet deep, respectively, and
930 each pumps approximately ~~700-900~~ gallons per minute. WTP #2 includes well #3 and is

931 located on CR 450. The well is 18" in diameter and 510' feet deep. Water is pumped
932 from the well using a 100 horsepower pump rated at 1,000 gallons per minute.

933
934 Water from each well is treated by gaseous chlorination and is fluoridated, aerated,
935 then combined with water previously treated and pumped into the distribution line and
936 storage tank.

937
938 ~~The City has constructed an additional well (Well #3). This well has a casing diameter of~~
939 ~~12 inches and will be equipped with 1000 gpm turbine pumps. This well will be placed~~
940 ~~in production in early 2007.~~

941
942 Three additional water plants are planned to be located strategically throughout the
943 Service Area.

944
945 2-B. Distribution System

946 All development within the City (agricultural lands such as citrus are connected but use
947 City water only in an emergency), are connected to the municipal water system. ~~As of~~
948 ~~2005, the system has performed adequately with no service deficiencies or leakage~~
949 ~~problems known.~~ The existing water distribution system consists of a network of
950 various sizes and materials of pipe ranging from 1-inch diameter to 16-inch diameter.
951 There are approximately 30 miles of potable water lines within the City's service area.
952 Much of the original water system components date back to the early 1950's or earlier.
953 In many parts of the City, the distribution system consists of 1-inch to 6-inch diameter
954 water mains which are inadequate for providing needed fire proportion. There are
955 many existing fire hydrants found on 4-inch and 6-inch water mains, some of which are
956 dead end lines which are undersized to provide required fire flow demands. Much of
957 the distribution system found in the original downtown area consist of asbestos
958 concrete (AC), 2-bolt cast iron, or thin walled C-200 PVC pipe material. The City has
959 developed a plan to replace the undersized distribution and service line within the
960 existing system. The plan also provides for the extension and "looping" of lines to
961 improve pressure and volume in the system. The project has been funded and will
962 begin implementation in early 2015 and is expected to require up to 3-4 years to
963 complete. The distribution system currently operates at a pressure of approximately 52
964 pounds per square inch. Upon completion of the Main Water Plant upgrades that are
965 proposed, the system pressure can be increased to 60-70 psi. A recent leakage
966 protection survey found minimal water loss of approximately 2%. A map of the
967 distribution system can be viewed at the City Hall.

968
969 3-C. Storage Facilities

970 Water from ~~these two (2) wells~~ well#1 and well#2 is stored in one ground storage tank
971 with a capacity of 100,000 gallons. Treatment is by gaseous chlorination. There is one
972 elevated storage tank with a capacity of 150,000 gallons and is also located at the water

973 | plant site. It operates at a pressure of 52 pounds per square inch also. Well #3 ~~will be is~~
974 | equipped with a 15,000 gallon hydropneumatic tank. ~~and gaseous chlorination~~
975 | ~~treatment.~~

976 |
977 | 4.3. Consumptive Use and Water Quality

978 | The Florida Legislature enacted the Florida Safe Drinking Water Act (F.S. 403.850-403.864)
979 | to assure safe drinking water for Florida's citizens. Delegated authority through this act, the
980 | Florida Department of Environmental Regulation periodically tests water withdrawn from
981 | central water systems to measure the quality of potable water for domestic use. Water
982 | drawn from Umatilla's ~~two-three (3)~~ wells is considered to be of good quality and requires
983 | only chlorination, aeration, and fluoridation.

984 |
985 | The State Legislature has delegated authority to regional water management districts to
986 | control the volume of ground water withdrawals.

987 |
988 | A permitting system designed to regulate the consumptive use of water has been
989 | established by each of the water management districts. ~~The City is currently in the process~~
990 | ~~of renewing the Consumptive Use Permit.~~ An annual allocation of ~~1.5.6543~~ million gallons
991 | ~~day (mgd)~~ has been ~~requested~~ permitted (238.44 million gallons per year). The city
992 | currently uses approximately .429 mgd. ~~A permit duration of 20 years~~
993 | ~~has also been requested.~~

994 |
995 | 5.4. Geographic Service Area

996 | The City provides potable water service within its corporate limits as well as to 120
997 | residences outside the City limits. A copy of the City's Utility Service Area Map is available
998 | at City Hall.

999 |
1000 | 6.5. Types of Land Uses Served

1001 | All land uses within the City of Umatilla ~~(including the agriculture use, citrus, only for~~
1002 | ~~emergencies)~~ receive water from the municipal system. ~~The City's Land Development~~
1003 | ~~Codes require all development to connect to the municipal water system.~~

1004 |
1005 | The City maintains records ~~which that~~ identify the proportional share of the water system
1006 | capacity associated with each land use type. Commercial uses presently located in Umatilla
1007 | are characterized by moderate water consumption.

1008 |
1009 | 7.6. Design Capacity and Existing Capacity

1010 | The total design capacity of the ~~two-three~~ pumps serving the City's water system is ~~1.2.920~~
1011 | million gallons per day (mgd), with each well contributing approximately 1.0 mgd each.
1012 | ~~Well #3 will add an additional 1.0 mgd to the system capacity.~~

1013 |

1014 Based upon the flow records recorded and reported by the City, the annual average daily
1015 volume of water used was ~~420,000~~~~322,000~~ 429,000 gallons per day (~~.420~~~~.322~~.429 mgd).
1016 This is approximately 2149 66% of the existing permitted volume capacity. ~~Upon completion~~
1017 ~~of construction of Well #3, an additional 1.0 mgd flow will be available.~~

1018
1019 Based upon the projected growth within the City and the currently adopted Utility Service
1020 Area, adequate water capacity is available to meet the average and peak daily flows thru
1021 the planning period.

1022
1023 The data in Table 1, Historic Water Use, reflects a decrease in use on a per capita basis. This
1024 is due to the effectiveness of the water conservation practices that have been implemented
1025 by the City.

1026
1027 The Consumptive Use Permit issued by St. John's River Water Management District allows
1028 .6543 million gallons per day usage. Currently the City of Umatilla is using roughly .322429
1029 million gallons per day. The usage is well within the CUP, and the available capacity suggests
1030 that the City of Umatilla can accommodate the growth that was previously approved.

1031 ~~The City is currently in the process of renewing the Consumptive Use Permit. The CUP~~
1032 ~~request is for a total of 1.5 mgd allocation.~~

1033
1034 ~~The expansion of the waste water treatment plant will result in 0.600 mgd and it will~~
1035 ~~cost 2.5 million dollars to complete. It will be funded by the 1.5 million dollar grant from~~
1036 ~~DEP, \$625,000 in CDBG funds and the remainder will be covered by impact fees from~~
1037 ~~the City's sewer enterprise fund.~~

1038 8.7. Future Available Capacity

1039 In the year ~~2005~~2013, the City had ~~79~~~~51 34 percent of its water capacity available.
1040 Available capacity will not represent an issue for Umatilla in either the short or long range
1041 planning periods; permitted water consumption will. ~~Approximately 20% of the City's~~
1042 ~~capacity can be allocated to the unincorporated County without impacting the system.~~~~

1043 9.8. Performance

1044
1045 ~~There have been no major breakdowns or problems with the municipal water system.~~
1046 ~~Overall the system is operating to expectations and is in good condition. Overall, the~~
1047 ~~performance of the distribution system is rated good for general condition.~~ The City of
1048 Umatilla has a maintenance program which will extend the useful life of the system. The
1049 water in the Floridian aquifer in the region surrounding Umatilla does not contain the
1050 corrosive elements that shorten the life of the well as are found in the ground water around
1051 the coastal counties.

1052
1053
1054 All water distribution systems are likely to leak to some degree due to the number of joints
1055 connecting water lines. Water pressure is kept at sufficient levels (often 52 lbs. per square

1056 inch) to prevent water from leaking into the pipes. Leakage from the system is estimated to
1057 represent 2% percent of total flow.
1058

1059 10.9. Current and Future Demand

1060 The total annual withdrawal ~~presented in the Historic Water Use Table is the City's current~~
1061 ~~annual demand for potable water in 2013 was 156,463 million gallons (an annual average~~
1062 ~~daily volume of .429 mgd). The projected water demands through 2035 are outlined below~~
1063 ~~in Table 4-3. The projections are based on the Table 2 within the City of Umatilla Projected~~
1064 ~~Water Use CUP No. 2646.~~

1065 **Table 4-3: Projected Water Demands**

1066
1067

<u>YEAR</u>	<u>TOTAL PROJECTED ADD (mgd)</u>	<u>TOTAL PROJECTED PEAK DAILY FLOW (gpd)</u>
<u>2015</u>	<u>0.866</u>	<u>1,950,000</u>
<u>2025</u>	<u>1.239</u>	<u>2,790,000</u>
<u>2030</u>	<u>1.324</u>	<u>2,979,000</u>
<u>2035</u>	<u>1.404</u>	<u>3,159,000</u>

1068 ADD – Average Daily Demand
1069 mgd – million gallons day
1070 gpd – gallons per day
1071 Peak day @ pf =2.25
1072

1073 Existing City of Umatilla water users are located in the older established sections of the City
1074 on lots that do not typically have landscaped yards and in-ground irrigation systems with
1075 automatic timers. Water use for these areas is typically less than what is realized for new
1076 construction. The historical average of for the City was calculated to be 102 gpcd. Growth
1077 within the City will most likely be in the form of planned developments that will include in-
1078 ground irrigation systems. The demand for new household average is calculated utilizing
1079 150 gpcd.
1080

1081 11.10. Level of Service

1082

1083 A. Minimum Level of Service

1084

1085 The City presently provides a level of service of 150 gallons per day per resident, an
1086 amount equal to the current demand. The municipal water system has the capacity to
1087 provide water to year 2035 for the projected resident and seasonal populations.
1088

1089 Minimum level of service for residential, commercial and industrial uses should be set at
1090 the following standards:
1091

1092 | ~~Residential: 150 gallons per day per resident~~
1093 | ~~Non-Residential: 850 gallons per day per acre~~

1094 |
1095 | ~~B. a. Current~~

1096 |
1097 | The current level of service was derived from the Historic Water Use. Thus, the current
1098 | level of service is ~~120~~ 150 gallons per person per day. This figure represents water used
1099 | by all land use types, including residential, commercial, and institutional located within
1100 | the City as well as the 120 connections outside the City also served by the city water
1101 | system. The Conservation Element separates this demand into individual land use
1102 | demands.

1103 |
1104 | ~~b. Minimum Level of Service~~

1105 |
1106 | ~~The City presently provides a level of service of 120 gallons per day per resident, an~~
1107 | ~~amount equal to the current demand. The municipal water system has the capacity to~~
1108 | ~~provide water to year 2015 2035 for the projected resident and seasonal populations.~~

1109 |
1110 | ~~Minimum level of service for residential, commercial and industrial uses should be set at~~
1111 | ~~the following standards:~~

1112 |
1113 | ~~Residential: 150 gallons per day per resident~~
1114 | ~~Commercial: 850 gallons per day per acre~~
1115 | ~~Industrial: 20 gallons per day per employee~~

1116 |
1117 | ~~C. c. Future Level of Service~~

1118 |
1119 | Future level of service standards shall represent the same minimum standard set for
1120 | current level of service.

1121 |
1122 | Future demands on the water system have been projected by applying the current
1123 | demand to the projected service area population. Population for the City is anticipated
1124 | to increase; the service area population located in adjacent unincorporated areas is also
1125 | assumed to expand.

1126 |
1127 | The City has the capacity to provide the level of service previously described for the
1128 | short and long range planning period respectively.

1129 |
1130 | ~~11. C. PRIVATE WATER TREATMENT PLANTS~~

1131 | ~~There are no private water treatment plants in the City of Umatilla.~~

1132 |
1133 | ~~12. D. PRIVATE WELLS~~

1134 | There are a number of private wells used for irrigating lawns, shrubs, and trees. The City
1135 | requires that all new subdivision developments tie into the municipal water system. There
1136 | are no records indicating the number of private wells in the City since no permits were
1137 | required if wells were less than 4 inches in diameter. These private wells are under this
1138 | size. Above this size, permits are required from the St. Johns Water Management District.
1139 | The City presently restricts the drilling of any new private wells for potable water use but
1140 | does allow wells for irrigation.

1141 |
1142 | **13. E.—SERVICE TO ADJACENT JURISDICTIONS**
1143 | One hundred and twenty homes located in the unincorporated area surrounding Umatilla
1144 | are connected to the City's water system. The County requires that all new development
1145 | within a certain specified distance of a centralized water system connect to that system as
1146 | opposed to using wells for water. As such, the County is aware that the City may serve
1147 | water to areas that are located in unincorporated Lake County, but are within the City's
1148 | utility service area. As the City may plan sometime to service other areas outside its
1149 | jurisdiction, the proportional share of capacity will increase.

1150 |
1151 | **14. F.—IMPACT ON ADJACENT NATURAL RESOURCES**
1152 | There has been no recorded adverse impact on the natural resources of the City or the
1153 | surrounding area from the present municipal water system, other than an insignificant
1154 | impact on the groundwater supplies. The City draws all its water from the Floridian Aquifer.
1155 | The St. Johns River Water Management District has not indicated that the City is over using
1156 | the aquifer to the point where detrimental effects have been identified. The population
1157 | increases projected for the City in the planning period to the year ~~2010-2035~~ will not place a
1158 | great demand on the ground water supply. The potential danger of saltwater intrusion
1159 | from excessive drawdown exists only along the Wekiva River, 16 miles from the City of
1160 | Umatilla.

1161 |
1162 | **G.—PROBLEMS AND OPPORTUNITIES**

1163 |
1164 | 1. Problems

1165 | Much of the original water system components date back to the early 1950's or earlier and
1166 | much of the system within the original downtown area consists of asbestos concrete (AC),
1167 | 2-bolt cast iron, or thin walled C-200 PVC pipe material. Approximately 15 miles of the
1168 | distribution system contain 1-inch to 6-inch lines which are inadequate for providing
1169 | needed fire protection and inadequate system pressure. These undersized water mains will
1170 | need to be replaced. In addition, the lack of operable isolation valves within the existing
1171 | system, particularly along the main truck lines will need to be replaced. Replacement of
1172 | these water mains and valves are being replaced by the City on a yearly basis, budget
1173 | permitting. ~~No problems with the potable water system have been identified. A potential~~
1174 | ~~problem for the City of Umatilla as well as for Lake County as a whole is the high possibility~~
1175 | ~~that coastal counties will seek to obtain potable water from inland counties, such as Lake~~

~~County, for their needs. The courts have held that the water beneath a particular County belongs to the state as opposed to the County. On that basis the water management districts have been empowered to regulate the transfer of water across County lines. Thus, the plentiful supplies of potable water in the Floridian aquifer may not be as available for the City in the future.~~

~~At this time the City does not have any substantive regulations for specific protection of the aquifer(s). Another potential problem for the water system in the future is the condition of the pipes and the effect on the quality of drinking water.~~

2. Opportunities

~~The City has and will continue to participate in studies to investigate alternative water supplies that might be available.~~

~~Presently, the City is providing additional potable water service to 120 residences outside the City limits. The City is charging a higher rate for these customers thus providing additional revenues to improve the system.~~

~~Through various conservation measures suggested and sometimes mandated by the St. Johns Water Management District, the City can help reduce the amount of consumption of water from the Floridian aquifer.~~

~~Through managed extension of central water and sanitary sewer systems, the City can influence the orderly development of land. Central water and sanitary sewer systems allow developers to create smaller subdivision parcels where they are appropriate, thereby reducing land costs and providing the means to produce a better mix of housing.~~

~~The City currently has an ongoing renewal and replacement program for existing water distribution lines. Also a routine operation and maintenance program is carried out by the Public Works Department personnel. Future distribution line extension will be planned based upon the City's master plan. Lines for new development are generally paid by the developer. A Capital Improvement Program will be implemented based upon the master plan and projected demand. Such programmed improvements shall be included in the City's Five-Year Schedule of Capital Improvements and the Capital Improvement Element.~~

~~The City has constructed an additional water supply well (Well #3) and plans to place it in service by 2007.~~

~~H.~~ INTERGOVERNMENTAL COORDINATION FOR AREAWIDE POTABLE WATER MASTER PLAN

1217 ~~The City has entered into an agreement with Lake County and the other 14 cities within~~
1218 ~~the County forming the Lake County Water Alliance. Through funding provided by the~~
1219 ~~St Johns River Water Management District, a Lake County Water Supply Plan will be~~
1220 ~~prepared under the direction of the Alliance. The Plan will address the long term water~~
1221 ~~supply needs for all of Lake County, including alternative water supply sources. The Plan~~
1222 ~~is due to be completed and adopted by early 2008.~~

1223
1224 While the City has been part of the Water Alliance, the Water Alliance of Lake County is
1225 currently in the process of reconstituting itself through a new interlocal agreement. It is
1226 anticipated that the group will be an advisory group in the future. Because of this
1227 restructuring, there are no anticipated dates for new or revised agreements.

1228
1229 As previously discussed, the City has a legally adopted Ch 180 FS Utility Service Area.
1230 Projects that are proposed for development within the adopted Service Area are required to
1231 connect to the City utilities when available. Currently, the coordination between the City
1232 and County for Utility Services has been formalized within the County Land Development
1233 Regulations and the City Utility requirements. At such time as a development is proposed
1234 within the unincorporated area, the applicant is required to obtain formal documentation of
1235 the availability of City utilities to serve the project. Projects are not allowed to move
1236 forward without this determination. For projects for which City Utilities are available or will
1237 be available, the project development is coordinated with the City Staff in conjunction with
1238 the County review and approval process.

1239
1240
1241
1242 **VI. DRAINAGE SUB-ELEMENT, 9J-5.011, F.A.C.**

1243
1244 **A. DEFINITIONS**

1245 ~~— The following definitions are found in 9J-5.003, FAC:~~

1246
1247 ~~* Drainage Basin is the area defined by topographic boundaries which contributes~~
1248 ~~stormwater to a drainage system, estuarine waters, or oceanic waters including all areas~~
1249 ~~artificially added to the basin.~~

1250
1251 ~~* Drainage Detention Structure is a structure which collects and temporarily stores~~
1252 ~~stormwater for the purpose of treatment through physical, chemical, or biological~~
1253 ~~processes with subsequent gradual release of the stormwater.~~

1254
1255 ~~* Drainage Facilities means a system of man-made structures designed to collect,~~
1256 ~~convey, hold, divert or discharge stormwater, and includes stormwater sewers, canals,~~
1257 ~~detention structures and retention structures.~~

1258

~~* Drainage Retention Structure is a structure designed to collect and prevent the release of a given volume of stormwater by complete on-site storage.~~

~~1. B.~~ BACKGROUND

In May, 1976 Lake County and the Oklawaha Basin Recreation and Water Conservation and Control Authority entered into an interlocal agreement to develop a drainage plan in accordance with the Local Government Comprehensive Planning Act of 1975. The drainage plan was conducted in two phases. The first phase involved the whole County and the second phase examined specific urban areas, such as the City of Umatilla urban area. The Phase II plan was completed and published in May, 1980.

The City's urban area is situated within the St. Johns Drainage Basin. Very little surface runoff occurs due to the high permeability of the soil except in the eastern part and a small area in the western part of the City where there are wetlands and soils with high water table. In most areas of the City, water soaks into the soil rapidly to either recharge the aquifer, returns back to the atmosphere through the evapotranspiration process, or reappears as surface water in the low areas.

~~2. C.~~ OPERATIONAL RESPONSIBILITY

The City of Umatilla has the authority and responsibility for maintaining a stormwater drainage system within the City limits. The operational responsibility for site specific stormwater management system, constructed as part of an individual project will either be retained by the owner/developer, by a legally created homeowner's association, or accepted for maintenance by the City as provided in ~~the current Subdivision Regulations or as provided in the revised~~ Land Development Regulations, ~~to be adopted by March, 1992.~~ The major components of existing stormwater management systems located within the City's rights-of-way or easements will be maintained by the City. Also, facilities ~~which that~~ have been dedicated to and occupied by the City will be maintained ~~on a periodic basis~~ as needed.

~~3. D.~~ GEOGRAPHIC SERVICE AREA

The service area boundaries are coterminous with the City's corporate limits. However, drainage basins do not hold to political boundaries. Regional drainage, ~~then,~~ has an impact on the drainage system within the City of Umatilla. Map 4-2 delineates the boundaries of drainage basins ~~which that~~ enter and encompass Umatilla.

~~The Phase II plan as mentioned in the previous Background section examined the major drainage basin segments and sub-segments located within Umatilla Urban Area. The report identified and described various segment and sub-segment drainage patterns and projected flood elevations based upon 10 year, 50 year, and 100 year storm events. Only minor problems were identified in the report with respect to conveyance capacity and potential~~

1301 | ~~flooding within the Umatilla City limits. The basin segments and sub-segments are still valid~~
1302 | ~~and consequently will serve as boundaries for service areas as development occurs within~~
1303 | ~~the City.~~

1304 |
1305 | There are no drainage facilities within other local government's jurisdiction that serve the
1306 | City. There are several drainage improvements located along the State Road 19 corridor
1307 | that provide conveyance of stormwater generated within the City. These facilities are,
1308 | however, maintained by the Florida Department of Transportation. Projects including road
1309 | rights-of-ways that were previously in the unincorporated area of the County, ~~by~~ but are
1310 | now within the City limits due to annexations, are maintained by the City. Also, the City
1311 | does not rely on Lake County or other local governments to maintain facilities to which the
1312 | City contributes drainage.

1313 |
1314 | 4. E. ~~E.~~ DRAINAGE BASIN AND DRAINAGE FEATURES

1315 | The St. Johns River Drainage Basin encompasses the City of Umatilla and the surrounding
1316 | areas; the majority of the City is located in the Lake Eustis Sub-basin H-6, the northeast part
1317 | of the city is in the Lake Yale Sub-basin F-5, the very southwest part is located in the Lake
1318 | Yale Sub-basin F-1 and the northwest part is located in Lake Yale Sub-basin F-3 (See Map 4-
1319 | 2). The Phase II Drainage Plan previously discussed identified the extent of the 100 year
1320 | flood plain within the drainage basins. This data has been used to delineate the extent of
1321 | floodplains and wetland areas.

1322 |
1323 | According to the Florida Department of Transportation S.R. 19 does have stormwater sewer
1324 | openings from Ocala Street south to Golden Gem Drive. There are a two cross drain
1325 | (culvert) pipes under the road discharging to Lakes Enola and Umatilla.

1326 |
1327 | Wetland and floodplains are natural drainage areas occurring within the City. The natural
1328 | characteristics of these areas will be protected or compensated for in the review of new
1329 | development upon adoption of the Comprehensive Plan. See Maps ~~5-1 and 5-3~~ 1-5 and 1-6 for
1330 | the location of ~~wetlands and the~~ 100 year floodplains and wetlands in the City.

1331

~~Map 4-2 Drainage Basins~~

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~~5. G.~~ CAPACITY, DEMAND AND LEVEL OF SERVICE

~~1.A.~~ Capacity

Development within the City has altered the natural drainage features. Specific data on the design capacity of the stormwater drainage system (i.e. stormwater sewer system) is not available. Approximately 55 percent of the soils in the City are part of the Astatula Series. This series consists of excessively drained sandy soils with a permeability rating of >20.0 inches per hour according to the Soil Survey of Lake County Area, Florida, published by the Soil Conservation Service in April, 1975. The Apopka Series comprises approximately 15 percent of the soils in the City and are well-drained sandy soils with a permeability rating of 6.3-20.0 inches per hour. Most of the stormwater will percolate directly into the ground. There have been no significant problems of flooding in the City where Pompano soils are present.

Since 1972 stormwater management facilities have been required for water quality protection; consequently, projects have been designed to provide the required retention of stormwater in compliance with Lake County, St. Johns River Water Management District, and the Department of Environmental Regulation requirements. These facilities are currently providing this minimum level of service (retain the runoff from 1" rainfall). Additional capacity is provided for flow attenuation, flood protection, etc. This capacity varies widely from project to project and is evaluated on a case-by-case basis depending on project intensity, location, off-site conveyance capacity, and watershed characteristics. The data base necessary to define the exact demand, design capacity and performance of the public facilities as well as the private facilities is not available. This effort is to be deferred until a City-wide Master Drainage and Stormwater Management Study is conducted. Since this represents a considerable effort with respect to time and cost, and due to the fact that no severe problems related to drainage are being experienced, it is both reasonable and sensible to address it at the time of Master Plan preparation.

~~2.B.~~ Demand

There have been no ~~occasional~~ backups of the system along S.R. 19 in the City. The system is adequate at this time to meet the needs of the residents.

The various systems located throughout the City are functioning as designed with no ~~observed or~~ apparent problems. There are areas within the older portion of the City where minor drainage problems occur from time to time. These do not, however, cause property damage or extensive flooding, as they are usually corrected via normal maintenance of the system. ~~Upon completion of a Master Drainage and Stormwater Management Study, retrofitting, replacement, or upgrading of problems areas can be~~

1374 | ~~addressed.~~—No future construction of major stormwater/drainage facilities are
1375 | anticipated within the City due to adequate drainage at present.

1376 |
1377 | Future projects will be carefully evaluated with respect to stormwater/drainage
1378 | impacts. Permits for construction must be obtained from the St. Johns River Water
1379 | Management District and must comply with that agency's requirements. The City will
1380 | review projects as it has in the past to assure compliance with City requirements and
1381 | drainage facility needs.

1382 |
1383 | 3.C. Level of Service

1384 | The City is in the National Flood Insurance Program and has adopted the 100 year flood
1385 | incidence as the level of service for flood protection. The level of service for water
1386 | quality protection is as prescribed in the St. Johns River Water Management District
1387 | Rules Chapter 40C-42 and 40C-4, F.A.C. The level of service for conveyance is the 25-
1388 | Year Storm Event and is also prescribed in the appropriate sections of the St. Johns River
1389 | Water Management District regulations cited above. These rules and regulations
1390 | incorporate the provisions of Chapter 62-25, FAC, since the Department of
1391 | Environmental Protection has delegated this program to the District. New or
1392 | redeveloped projects must provide stormwater management in compliance with these
1393 | requirements.

1394 |
1395 | The minimum finished floor elevation of buildings shall be as currently required in the
1396 | City's Flood Protection Ordinance. This has proven adequate and acceptable in the past
1397 | and is deemed adequate for future development since no flooding or property damage
1398 | has resulted.

1399 |
1400 |
1401 | 6. H.—REGULATIONS

1402 | Section 19-53 (K)(1) of the Subdivision Regulations of the City of Umatilla states that "An
1403 | adequate drainage system. . . shall be required in all subdivisions to the extent that the
1404 | foregoing elements are required and approved by the planning and zoning board."

1405 |
1406 | Section 19-53(K)(2) states that "All natural drainage ways shall be preserved at their natural
1407 | gradient and shall not be filled or interfered with in any way, except as approved by city
1408 | council." Section 19-53(K)(3) states that "The drainage system shall be designed using
1409 | accepted engineering principles for rain storms of a maximum intensity based on a ten-year
1410 | interval for the Central Florida area."

1411 |
1412 |
1413 | Section 19-53(K)(5) states that "If no central system for storm or surface water run-off is
1414 | provided all such run-off must be contained within the area to be subdivided."

1415 |

1416 | The City is in the National Flood Insurance Program (FEMA) which is based on the National
1417 | Flood Insurance Act of 1968 and the Flood Disaster Protection Act of 1973. The orientation
1418 | of this program is to provide special insurance rates for those developments within the 100
1419 | year flood prone areas (~~i.e. one percent chance each year that a flood with the magnitude~~
1420 | ~~found once every 100 years on the average will occur: Map 5-4, Conservation Element Map~~
1421 | ~~1-5~~) and to discourage further developments within those areas. A "Flood Insurance Rate
1422 | Map" at the City Hall indicates those areas subject to flooding and the incidence.

1423 |
1424 | The City, pursuant to Chapter 163.3202, F.S., has developed regulations regarding flood
1425 | prone areas. The City has developed a flood prone areas ordinance that is more restrictive
1426 | toward development in these areas than the requirements of the National Flood Insurance
1427 | Program.

1428 |
1429 | ~~Section 1-6.04 of the Rules of the Pollution Control Board of Lake County defines new~~
1430 | ~~and existing stormwater and surface drainage installations. The County is developing~~
1431 | ~~new Storm Water and Surface Drainage Regulations.~~

1432 |
1433 | U.S. Public Law 92-500 "Federal Water Pollution Control Act" deals with water quality
1434 | through reduction in pollution caused especially by non-point pollution sources, such as
1435 | surface drainage. Section 208 of the law provides assistance to state and local governments
1436 | in drafting "Areawide Water Quality Management Plans", which is administered by the East
1437 | Central Florida Regional Planning Council.

1438 |
1439 | Chapter ~~17~~17-25, FAC, "Regulation of Stormwater Discharge" carries out the requirements
1440 | of Chapter 403, F.S., which gives authority to the Department of Environmental Regulation
1441 | to set minimum criteria for water quality for both surface and ground waters.

1442 |
1443 | Chapter 17-25, FAC, state that "No discharge from a stormwater discharge facility shall
1444 | cause or contribute to a violation of water quality standards in water of the state" and
1445 | indicates that "best management practices" shall be used in the control of erosion and
1446 | sedimentation during construction.

1447 |
1448 | The St. Johns River Water Management District also implements a stormwater management
1449 | permitting and operation program that applies to the areas within the City limits. This
1450 | program involves management and storage of surface waters, stormwater management,
1451 | and water resource protection. This program is aggressively implemented by the District
1452 | and can be heavily relied upon to achieve the objectives of the public drainage facilities
1453 | program.

1454 |
1455 | No projects will be conducted without proper permits from the District. The City ~~proposes~~
1456 | ~~to adopt the~~ has adopted the St. Johns River Water Management District requirements s as
1457 | part of new there subdivision regulations and will continue to review drainage/stormwater

1458 retention plans. ~~The City will determine if the project is consistent with the subdivision~~
1459 ~~regulations and consistent with currently accepted practices and engineering design.~~

1460

1461

1462 ~~I.~~ PROBLEMS AND OPPORTUNITIES

1463

1464 1. Problems

1465

1466 All of the lakes in the City of Umatilla are of generally fair to good quality according to the
1467 Lake County Pollution Control Department. Data from the Florida Nonpoint Source
1468 Assessment published by the Florida Department of Environmental Regulation in 1988
1469 indicates that the nearby Lake Enola and Lake Umatilla have had a quality rating of "Severe"
1470 due to having pollutants such as nutrients, pesticides, other chemicals, oils and grease and
1471 their proximity to S.R. 19. An important need is the development of stormwater drainage
1472 systems to prevent pollutants present in the first flush of runoff, through a precipitation
1473 event, from going directly into a lake or stream.

1474

1475 2. Opportunities

1476

1477 ~~A new Countywide drainage master plan is being developed by a consultant firm under~~
1478 ~~contract to the Lake County Board of County Commissioners.~~ The City should participate ~~in~~
1479 ~~this in an~~ update to the Countywide drainage master plan. Additionally, a Countywide
1480 drainage model should be developed that will show the overall characteristics of the
1481 systems and that will identify problem areas so that priorities may be developed for
1482 correcting deficiencies. Probable deficiencies are the danger of flooding during periods of
1483 high precipitation, over-drainage resulting in excessively low water levels during prolonged
1484 dry periods, reduction of groundwater recharge, and disruption of ecological systems.

1485

1486

1487 The role that the municipality may take is to conduct an inventory, and develop a simple
1488 model of the drainage system within the City. This information can then be combined with
1489 that generated for the rest of the County in order that a complete drainage scenario can be
1490 developed sufficiently well to identify deficiencies and develop priorities for correcting the
1491 identified deficiencies.

1492

1493 The first task of listing and mapping existing small structures and systems should be done in
1494 close cooperation with the County and should include capacities, direction of flow, control
1495 structures, actual or potential problem areas, pollution problems, and any other
1496 information as may be required to adequately describe and assess the system. The City has
1497 received an MS4 permit via the National Pollutant Discharge Elimination System regulatory
1498 program that is administered by the Florida Department of Environmental Regulation. The
1499 Phase 2 permit is being implemented by the City and an inventory of stormwater structures,

1500 including pipes, inlets treatment areas has been prepared. The requirements of the NPDES
1501 permit will continue to be met.

1502 The City is currently preparing a Master Stormwater Management Plan for the CRA and
1503 immediately adjacent areas under a grant provided by the Lake County Water Authority.
1504 The Phase 1 of the Study will identify the drainage watersheds and basins within the Study
1505 Area and evaluate the sources of pollutants. The Study will provide calculations of mass
1506 loading and determine the appropriate management practices that will result in control of
1507 the pollutants. Future phases of the Study will include conceptual design and construction
1508 of the infrastructure identified. Funding will be sought to complete the recommendation of
1509 the Study.

1510
1511 Aside from the common problems of flooding and excessive drainage during periods of
1512 rainfall, special attention should be given to the retrofitting of drainage systems, with
1513 retention basin or similar structures when these systems discharge directly into lakes or
1514 streams. These basins or structures should be designed to aid in the removal of pollutants
1515 from the initial runoff occurring at the beginning of a rainfall event. Stormwater runoff
1516 from farms and municipalities is the major source of pollution to the lakes and streams. The
1517 initial runoff from a municipal system carries the majority of the pollutants that are
1518 discharged. If these pollutants can be removed, through a detention basin or other means,
1519 the remainder of the discharge usually does not pose a serious problem to the receiving
1520 waters.

1521
1522 Since drainage patterns do not often conform to political boundaries, it will be necessary to
1523 perform the recommended inventory and analysis for Lake County.

1524
1525 7. J.—IMPACT ON ADJACENT NATURAL RESOURCES

1526 The lakes in the City, other than Lake Umatilla and Lake Enola, have not had indications of a
1527 pollution problem. Lake Umatilla and Lake Enola, as noted, have had a pollution problem
1528 due to S.R. 19.

1529
1530 K. ——— RECOMMENDED DRAINAGE AND SURFACE WATER MANAGEMENT MASTER PLAN

1531 A new County wide stormwater needs assessment was conducted by a consultant for the
1532 Stormwater Sub-element of the County Comprehensive Plan. The City should review this
1533 document to see how it applies to Umatilla. The City may need to evaluate its adopted level of
1534 service and proposed drainage plans, if any, for appropriateness with its results and findings.

1535 INAPPLICABLE REQUIREMENTS OF 9J-5.011, FAC pursuant to 9J-11.004 (2) (f), FAC

1536
1537 9J-5.011 (1) (b)

1538 With the exception of potable water service, the City of Umatilla does not provide any facilities
1539 to serve areas within other local government jurisdictions.

1540
1541 2. 9J-5.011 (1) (c)

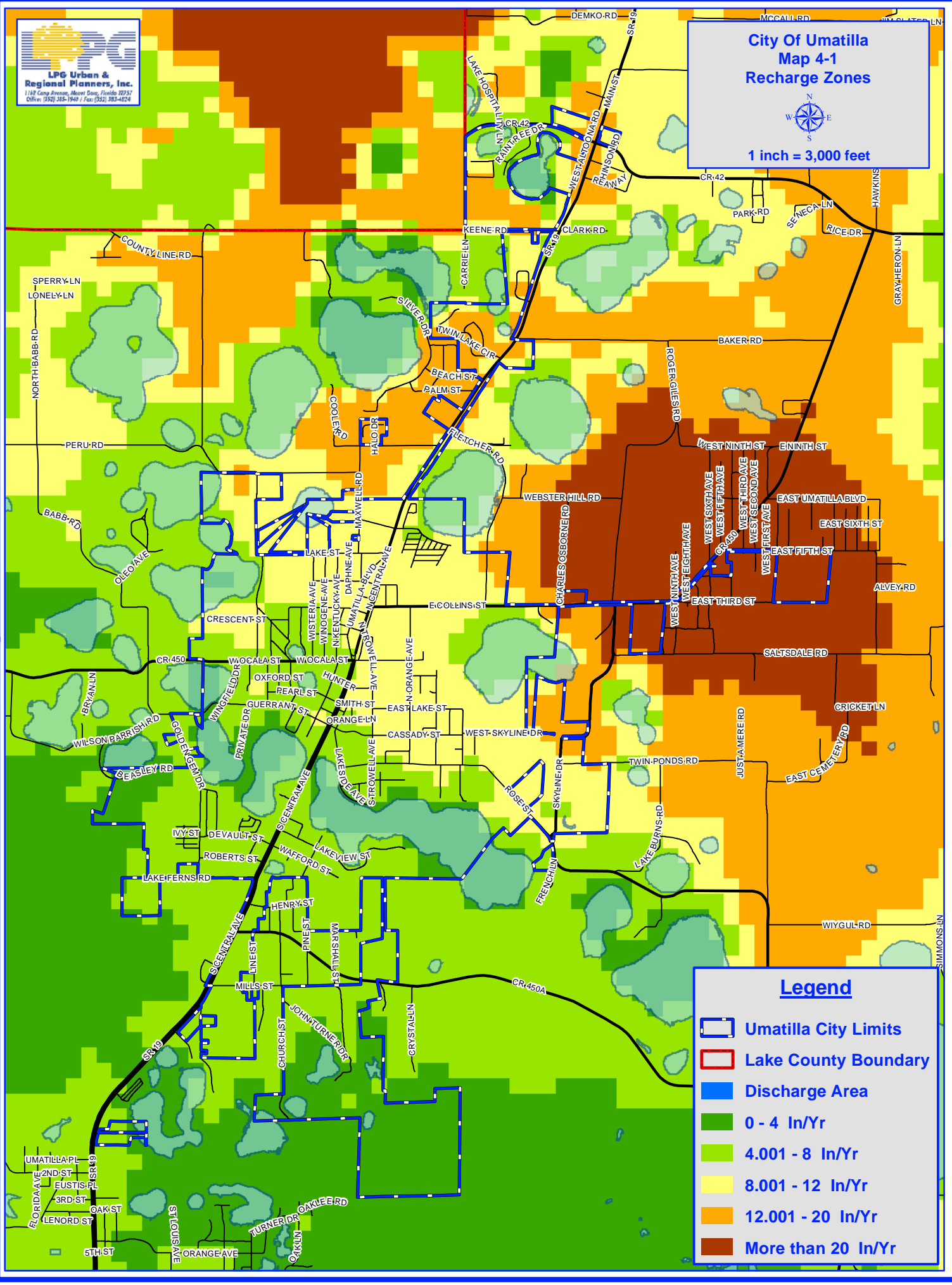
1542 ~~The City of Umatilla does not share any facilities with any other local government. Though 120~~
1543 ~~residences in the county use Umatilla's water service, there is no agreement between the City~~
1544 ~~and the County and the County does not contribute funds in any way for the use by these~~
1545 ~~residences for the City's service.~~



City of Umatilla Map 4-1 Recharge Zones



1 inch = 3,000 feet



Legend

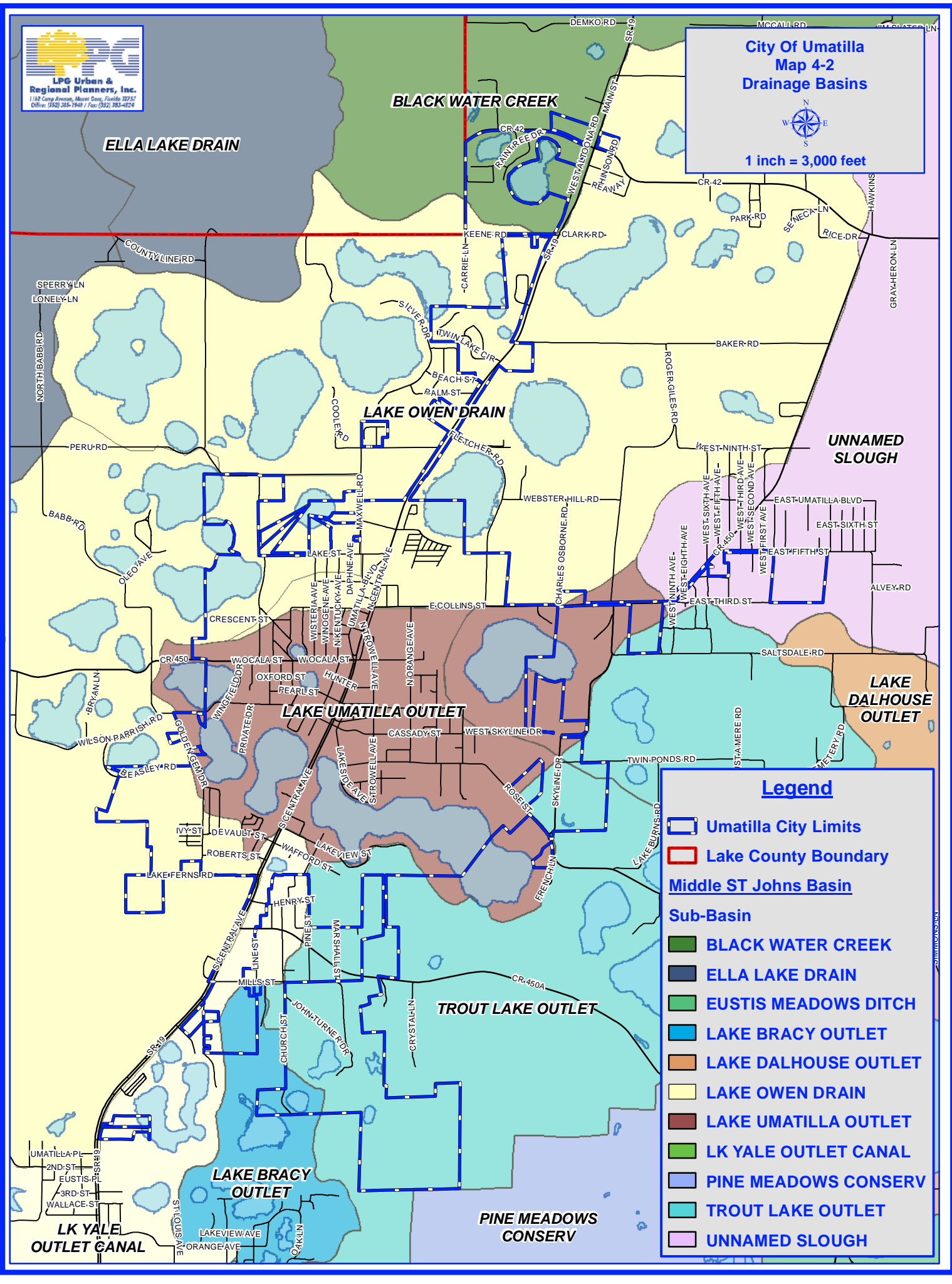
- Umatilla City Limits
- Lake County Boundary
- Discharge Area
- 0 - 4 In/Yr
- 4.001 - 8 In/Yr
- 8.001 - 12 In/Yr
- 12.001 - 20 In/Yr
- More than 20 In/Yr



**City of Umatilla
 Map 4-2
 Drainage Basins**



1 inch = 3,000 feet



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CHAPTER 4 PUBLIC FACILITIES ELEMENT GOALS, OBJECTIVES, AND POLICIES

GOAL 4-1: PROVISION OF PUBLIC FACILITIES.

ASSURE PROVISION OF SANITARY SEWER, SOLID WASTE, POTABLE WATER, ~~AND DRAINAGE~~ FACILITIES AND OTHER SERVICES THAT ~~EFFICIENTLY MAXIMIZE CAPACITY OF EXISTING FACILITIES,~~ PROMOTES MANAGED GROWTH, PROTECTS PUBLIC HEALTH AND SAFETY, AND MAINTAINS ENVIRONMENTAL QUALITY, ~~WITH CONSIDERATION TO LIMITED FINANCIAL RESOURCES.~~

OBJECTIVE 4-1.1: IMPLEMENT A CAPITAL IMPROVEMENT SCHEDULE FOR PUBLIC FACILITIES.

The City shall adopt a Five-Year Schedule of Capital Improvements within the Comprehensive Plan, Capital Improvements Element, to time improvement needs with available funding and location of development. This Improvement Schedule shall be consistent with public facility improvement needs identified within the Comprehensive Plan.

Policy 4-1.1.1: Capital Improvement Schedule.

The City shall annually (by the month of September) evaluate the implementation of capital improvements proposed within the Capital Improvement Program and rank improvements according to priority of need. Criteria for ranking such improvements shall be defined within the Capital Improvements Element.

Policy 4-1.1.2: Criteria for Evaluating the Implementation of Capital Improvements. Proposed Capital Improvement Projects Shall Be Evaluated and Ranked According to the Following Priority Level Guidelines:

1. Indicated Need: Implementation is needed to:
 - Protect public health, safety, and environmentally sensitive natural resources;
 - Comply with State or Federal requirements
2. to provide facilities and services;
 - Preserve or maximize the use of existing facilities.
 - Improve efficiency of existing facilities.
3. Additional Facility Needs: Implementation is needed to--Eliminate facility or capacity deficiencies for service provided to existing developed areas;
 - Extend facilities and expand capacities in a manner consistent with the Future Land Use Element goals, objectives, and policies and the Future Land Use Map.

42
43 4. Adequate Funding: Adequate Funding for a project shall be available prior to its
44 commencement, and project cost shall not cause accrued debt obligation to exceed beyond
45 the limits of the City's debt capacity.

46
47 **Policy 4-1.1.3: Priority of Capital Improvements.**
48 In the event deficiencies should develop in the provision of public facilities, the City shall grant
49 existing deficiencies priority among capital improvements scheduled within the Capital
50 Improvement Program. The City shall issue no development permits for new development that
51 will result in an increase in demand on deficient facilities. No plan amendment shall be
52 required for repair, renovation, replacement or service and support projects that have no direct
53 impact on the maintenance of adopted minimum level of service standards. Such changes shall
54 be amended by an ordinance. Capital improvements shall be ranked in the Five-Year Schedule
55 of Capital Improvements according to the following order of priority:

- 56
57 1. Current Capital Improvement Deficiencies
58
59 2. Replacement of Worn-out or Obsolete Facilities
60
61 3. New Capital Improvements Required to Meet Demands Generated by Anticipated Future
62 Growth and Development (as identified within the Future Land Use Element).

63
64 **SANITARY SEWER FACILITIES**

65
66 **OBJECTIVE 4-1.2: ASSURE AVAILABILITY OF CAPACITY.**
67 The City shall assure that adequate sanitary sewer capacity is available at adopted levels of
68 service standards to support demands generated by existing and new development upon
69 adoption of the Comprehensive Plan.

70
71 **Policy 4-1.2.1: Minimum Level of Service Standards.**
72 The City of Umatilla hereby adopts the following level of service standard (which includes
73 seasonal population) for sanitary sewer by which development shall be evaluated for demand
74 generation:

75
76 Total Capacity: 100 gallons per day per resident (peak day demand)

77
78 **Policy 4-1.2.2: Minimum Design Capacity of On-Site Septic Tank Systems.**
79 The City adopts by reference the requirements of Chapter 64E-6, F.A.C., Standards for Onsite
80 Sewage Treatment and Disposal Systems. All systems constructed within the City of Umatilla
81 will comply with the most current edition of this Rule.

82
83

84 **Policy 4-1.2.3: Compliance with Levels of Service.**

85 The development review process incorporated in the City's Land Development Regulations
86 requires new development to provide evidence that the sanitary sewer or septic tank system is
87 designed to provide service which complies with the sanitary sewer level of service standards
88 and with the minimum design capacity for on-site septic tank systems.

89
90 **Policy 4-1.2.4: Compliance with State Regulations.**

91 The development review process incorporated in the City's Land Development Regulations
92 requires applicants for development orders or permits to demonstrate compliance with
93 applicable State permit requirements for on-site septic tanks, as administered by the Florida
94 Department of Health ~~and Rehabilitative Services~~ through the Lake County Health Department.

95
96 **Policy 4-1.2.5: Concurrency Management System: Wastewater.**

97 The City's Concurrency Management System monitor's compliance with minimum levels of
98 service available capacities and compliance with the Future Land Use Element and Future Land
99 Use Map to assure that septic tank systems, as well as any other sanitary sewer system, comply
100 with goals, objectives, and policies set forth therein. The Concurrency Management System
101 shall be reviewed and updated to indicate the most current capacity conditions at least once a
102 year.

103
104 **OBJECTIVE 4-1.3: CORRECT OR IMPROVE EXISTING DEFICIENCIES IN THE PROVISION OF**
105 **SANITARY SEWER SERVICES.**

106 The City shall annually identify and correct any deficiencies in the operation of septic tank
107 systems and the City's municipal sanitary sewer facilities.

108
109 **Policy 4-1.3.1: Identify and Correct Existing Deficiencies.**

110 The City shall coordinate with the Lake County Health Department to correct any deficiencies in
111 the performance of septic tank systems, particularly those located in mobile home subdivisions
112 with a past history of deficient service. If such deficiencies are unable to be corrected, the City
113 shall require connection to the City's central sanitary sewer system. The City shall also monitor
114 the operation of the municipal sanitary sewer facility and shall identify and schedule
115 improvements necessary for the operation at adopted levels of service. Such improvements
116 shall be scheduled in the City's Five-Year Schedule of Capital Improvements.

117
118 **OBJECTIVE 4-1.4: PROVIDE ADDITIONAL SANITARY SEWER FACILITIES AND CAPACITIES TO**
119 **MEET FUTURE DEMANDS.**

120 The City Shall Annually Monitor the Need to Provide Additional Facilities and Capacities to Meet
121 Demands Generated by Future Development at Adopted Levels of Service.

122
123 **Policy 4-1.4.1: Provision of Additional Facilities.**

124 All development shall be required to connect to the City's central sanitary sewer facility.
125 Connection of existing land uses currently on septic tanks shall occur as specified in Policy 4-

126 1.3.1. Provision of the necessary facilities shall be determined as specified in Objective 4-1.2
127 and 4-1.3. The City shall prohibit the use of package wastewater treatment plants.
128

129 ~~**Policy 4-1.4.2: Feasibility of a Central Sanitary Sewer System.**~~

130 ~~The City shall analyze the feasibility of extending the central sanitary sewer system to serve all~~
131 ~~land uses currently receiving such service from on-site septic tanks by 2008. Such analysis shall~~
132 ~~be accomplished by a professional engineering or planning firm.~~

133
134 **Policy 4-1.4.3: Criteria for Establishing Sanitary Sewer Systems for New Development.**

135 The City of Umatilla shall require new development to connect to the City's central sewer
136 facility. ~~In development areas where sewer service is planned, but not yet available, the~~
137 ~~installation of "dry" sewer lines will be required for future connection to the City wastewater~~
138 ~~system when it becomes available.~~ Exceptions to these requirements will be allowed only for
139 individual residences that are not in close enough proximity to connect to existing facilities.
140

141 In reference with Section 163.3177(2)(a), F.S., all new development must adhere to the
142 following: 1. Adequate water supplies and facilities shall be available to serve new
143 development no later than the date on which the City anticipates issuing a certificate of
144 occupancy. 2. Consultation with the water supplier must occur during the permit review
145 process and prior to the approval of a building permit to determine if adequate supplies will be
146 available to serve the developer by the anticipated issuance date of certificate of occupancy.
147

148 **OBJECTIVE 4-1.5: MINIMIZE URBAN SPRAWL.**

149 The City shall assure that extension of public facilities will not result in promoting urban sprawl
150 by requiring mandatory connection of new development to water and sewer facilities, annexing
151 adjacent land in accordance with the polices of this Comprehensive Plan and within the
152 specified Joint Planning Area and by conducting review and analysis of existing capacities and
153 the effect of such annexations on the capacities in relation to the adopted level of service
154 standards.
155

156 **Policy 4-1.5.1: Coordinate Capacity and Facility Expansions with the Future Land Use Map.**

157 The provision of sanitary sewer services shall be consistent with land use allocations delineated
158 on the Future Land Use Map; with goals, objectives, and policies established in the Future Land
159 Use Element of the City's Comprehensive Plan; and with the plans and policies of the East
160 Central Florida Regional Planning Council.
161

162 **SOLID WASTE**

163
164 **OBJECTIVE 4-1.6: ASSURE AVAILABILITY OF CAPACITY.**

165 Assure that ~~Adequate~~ ~~adequate~~ ~~Solid~~ ~~solid~~ ~~Waste~~ ~~waste~~ ~~c~~ollection and ~~D~~isposal ~~C~~apacities
166 ~~A~~re ~~A~~available to ~~S~~upport ~~D~~emands ~~G~~enerated by ~~E~~existing and ~~N~~ew ~~D~~evelopment
167 ~~C~~oncurrent with the ~~I~~ssuance of a ~~D~~evelopment ~~P~~ermit or at the ~~T~~ime ~~S~~ervice will be

168 | ~~D~~demanded.

169

170 | **Policy 4-1.6.1.: Minimum Level of Service Standards.**

171 The City of Umatilla hereby adopts a level of service standard for solid waste generation of 5
172 pounds daily per resident by which development shall be evaluated for demand generation.

173

174 | **Policy 4-1.6.2: Collection of Solid Waste.**

175 The City shall continue to provide collection service to residential and commercial land used
176 located within the City limits. At any time the City does not have the capacity to provide service
177 to new development, additional service shall be obtained through franchise agreements with
178 private waste management businesses.

179

180 | **Policy 4-1.6.3: Disposal of Solid Waste.**

181 The City shall continue to use Lake County landfills and/or the trash burning facility through
182 | year ~~2025-2035~~ for final disposal of solid waste, except for some compost materials which shall
183 be disposed at the City's composting site.

184

185 | **Policy 4-1.6.4: Coordinate with Lake County.**

186 The City shall coordinate with Lake County through interlocal agreements, periodic meetings
187 with staff and written and verbal communication on an annual basis to:

188

189 | ~~1. a.)~~ assure that Umatilla is allocated a proportional share of capacity in County-operated
190 landfills, or other disposal facilities;

191

192 | ~~2. b.)~~ reduce solid waste disposal levels through recycling programs administered by Lake
193 County;

194

195 | ~~3. c.)~~ offer assistance to Lake County in the management of hazardous waste according to
196 State regulations (403.7265, F.S.).

197

198 | ~~4. d.)~~ comply with the Florida Solid Waste Management Act of 1988.

199

200 | **Policy 4-1.6.5: Concurrency Management System: Solid Waste.**

201 The City shall monitor performance of solid waste collection services, available capacities, and
202 compliance with levels of service through Policy 8A-1.1.10, Concurrency Management System
203 of the Comprehensive Plan.

204

205 | **OBJECTIVE 4-1.7: CORRECT OR IMPROVE EXISTING DEFICIENCIES IN THE PROVISION OF SOLID
206 WASTE SERVICES.**

207 | The City ~~S~~shall ~~I~~identify and ~~C~~correct any ~~D~~deficiencies in the ~~P~~provisions of ~~S~~solid ~~W~~waste
208 | ~~C~~collection and ~~D~~disposal ~~F~~facilities and ~~S~~services by annually monitoring the provision of such
209 services to assure compliance with adopted levels of service standards.

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Policy 4-1.7.1: Coordinate with Lake County Hazardous Waste Management.

The City shall continue to coordinate with Lake County to assist in managing hazardous waste to reduce potential threat to public health and safety, and to environmental quality.

OBJECTIVE 4-1.8: PROVIDE ADDITIONAL SOLID WASTE FACILITIES AND SERVICES TO MEET FUTURE DEMANDS.

The City shall meet additional solid waste collection services demanded by year 20102035. Through the provision of additional pick-up service by the private waste collection services or through additional franchise agreements with private waste collection services.

Policy 4-1.8.1: Additional Capacity.

Additional collection service shall be obtained through extended service by franchised private waste collection services or franchise agreements with additional private waste collection services.

OBJECTIVE 4-1.9: MAXIMIZE USE OF EXISTING FACILITIES.

The City shall prevent the formation of unauthorized dumping sites within the City to maximize use of existing facilities and to protect public health and safety by continuing to enforce mandatory garbage collection within the City and to continue recycling and composting efforts. Such effort shall enable the City to assist Lake County in reducing solid waste volumes as required by State Law.

Policy 4-1.9.1: Removal of Unauthorized Dumping Sites.

The City shall remove, or require land owners to remove, any unauthorized dumping sites that may gather on private property. The City shall remove any unauthorized dump sites on public property. In the event such unauthorized dump sites are identified, the City shall coordinate with Lake County to evaluate the need to locate a transfer station within the Umatilla area.

POTABLE WATER

OBJECTIVE 4-1.10: ASSURE AVAILABILITY OF CAPACITY.

Assure that adequate potable water capacities are available to support demands generated by existing and future development.

Policy 4-1.10.1: Minimum Level of Service Standards.

The City of Umatilla hereby adopts the following peak daily demand potable water level of service standards by which development shall be evaluated for demand on the water system capacity and for demands generated by development:

252 Minimum Level of Service for City Water System (1)

253

254 Gallons per Resident
255 Year Per Day

256

257 | ~~2005~~ 120

258 | 2015 150

259 | 2025 150

260 | ~~2035~~ 150

261

262 | 1. 1) Level of service includes commercial level of service at 850 gallons per day per
263 commercial acre; residential level of service at 100 gallons per capita per day.

264

265 **Policy 4-1.10.2: Minimum Design Flow for Peak Flow Periods.**

266 The City's water system shall provide a minimum design flow and level of service for peak
267 periods experienced for years ~~2005~~, 2015, ~~and 2025~~; 2035:

268

269 Minimum Design Capacity

270

271 Year Minimum Flow
272 (gallons per day)

273

274 | ~~2005~~ 414,000

275 | ~~2015~~ 0.866 mgd ~~505,000~~

276 | ~~2025~~ 1.239 mgd ~~626,000~~

277 | ~~2035~~ 1.404 mgd ~~775,000~~

278

279

280 **Policy 4-1.10.3: Minimum Storage Capacity.**

281 Minimum storage capacity of the City water system shall be:

282

283 Year Gallons

284

285 | ~~2005~~ 250,000

286 | ~~2015~~ 275,000 ~~750,000~~

287 | ~~2025~~ 375,000 ~~1,000,000~~

288 | ~~2035~~ 475,000 ~~1,250,000~~

289

290 **Policy 4-1.10.4: Minimum Line Pressure.**

291 | The City potable water distribution system shall provide a minimum pressure of 55 pounds
292 per square inch to provide adequate service for potable water demands and to meet fire flow
293 pressure requirements.

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Policy 4-1.10.5: Compliance with Minimum Level of Service, Storage Capacity, and Line Pressure.

The development review process shall ensure that issue development orders or permits are predicated on demonstrated compliance with the potable water level of service standards, minimum line pressure standards, and available storage capacity. Provisions shall also stipulate mandatory compliance with all relevant federal, state, and local permit requirements.

Policy 4-1.10.6: Concurrency Management System: Potable Water.

The Concurrency Management System provides a monitoring mechanism to update the condition and levels of service of potable water facilities and services provided to the City of Umatilla.

Policy 4-1.10.7: Maximum Level of Service Standards as Conservation Measures.

The City shall reserve the right to establish maximum level of service standards applicable to all land use types served by the municipal water system. Land uses consuming levels which exceed the maximum level of service, or a monthly consumption level based on this level of service, shall be assessed a higher water fee for that portion exceeding the maximum level of service. The maximum level of service and applicable fees shall be determined by the City Council.

Policy 4-1.10.8: 10-year Water Supply Plan.

The City shall continue to update its 10-Year Water Supply Plan in coordination with local governments. The plan shall identify potable water supply, infrastructure projects, facility projects, potable water sources, and estimates of project costs for a 10 year planning period. The City shall ensure that the 10-year Water Supply Plan includes service area and water supply demand projections through a 10-year planning period.

~~**Policy 4-1.10.9: Availability of Adequate Water Supplies and Related Facilities**~~

~~The City shall consult with St. Johns River Water Management District, prior to the approval of a building permit or its functional equivalent, to determine whether adequate water supplies and related facilities to serve new development will be available no later than the anticipated date of issuance by the City a certificate of occupancy or its functional equivalent.~~

OBJECTIVE 4-1.11: CORRECT OR IMPROVE DEFICIENCIES IN THE WATERSYSTEM.

The City shall annually monitor the water system to identify and correct any deficiencies in the water system, including storage and distribution facilities.

Policy 4-1.11.1: Identify and Correct Existing Deficiencies.

The City shall issue no development orders or development permits without first consulting with the water supplier(s) to determine whether adequate water supplies to serve the proposed development will be available no later than the anticipated date of issuance by the

336 City of a certificate of occupancy or its functional equivalent. The City will also ensure that
337 adequate water supplies and facilities are available and in place prior to issuing a certificate of
338 occupancy or its functional equivalent.

339
340 **OBJECTIVE 4-1.12: PROVIDE ADDITIONAL FACILITIES AND CAPACITY TO MEET FUTURE**
341 **POTABLE WATER DEMANDS.**

342 The City shall update the Master Water Plan to include future projected population
343 growth areas to assure that additional facilities and capacities are available to meet
344 water demands generated by future development.

345
346 **Policy 4-1.12.1: Mandatory Connection to System.**

347 The City's Land Development Regulations require all new development to connect to the City's
348 Water System. In development areas where water service is planned, but not yet available, the
349 installation of "dry" water lines will be required for future connection to the City potable water
350 system when it becomes available.

351
352 **Policy 4-1.12.2: Available Capacity Prior to Development.**

353 The City's Land Development Regulations ensure that adequate water capacity is available prior
354 to the issuance of a development order or permit. The evaluation of adequate water capacity
355 shall be based on procedures and principles established within the City's Concurrency
356 Management System.

357
358 **Policy 4-1.12.3: Capacity Flow Needs for YR 2015-2025 and YR 2025-2035.**

359 The City Water System shall provide adequate capacity, storage, and water pressure to
360 maintain the following projected peak daily flow demands for years: 2015-2025 and 2025-2035

361

Year	Total Peak Flow
2015	1,950 mgd 819,000
2025	1,010,000 2,790 mgd 1,712,000
2035	2,184,000
x,xxx,xxx	3.159 mgd

367

368
369 **OBJECTIVE 4-1.13: MAXIMIZE USE OF EXISTING FACILITIES AND MINIMIZE URBAN SPRAWL.**

370 The City ~~shall~~ shall ~~Assure~~ assure that ~~Extension~~ extension of ~~Potable~~ potable ~~Water~~ water
371 ~~Services~~ services ~~Will~~ will ~~Not~~ not ~~Result~~ result in ~~Promoting~~ promoting ~~Urban~~ urban ~~Sprawl~~
372 sprawl by ~~Requiring~~ requiring ~~Mandatory~~ mandatory ~~Land~~ land ~~Connections~~ connections in
373 ~~Accordance~~ accordance with the ~~Policies~~ policies of this ~~Comprehensive~~ comprehensive ~~Plan~~
374 plan and within the ~~Specified~~ specified ~~Joint~~ joint ~~Planning~~ planning ~~Area~~ area and by
375 ~~Conducting~~ conducting ~~Review~~ review and ~~Analysis~~ analysis of ~~Existing~~ existing ~~Capacities~~
376 capacities and the ~~Effect~~ effect of ~~Such~~ such ~~Annexations~~ annexations on the ~~Capacities~~
377 capacities in relation to the ~~Adopted~~ adopted ~~Level~~ level of ~~Services~~ service.

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Policy 4-1.13.1: Coordinate Capacity and Facility Expansions with the Future Land Use Map.

The extension of potable water services shall be consistent with land use allocations delineated on the Future Land Use Map; with goals, objectives, and policies established in the Future Land Use Element of the City's Comprehensive Plan; and with the plans and policies of the East Central Florida Regional Planning Council. Map I-2a (Future Land Use Map) and I-2h (Future Water Distribution System) of the Future land Use Element, Goals, Objectives and Policies, demonstrated the coordination of future land use with provision of water distribution facilities.

Policy 4-1.13.2: Expansion and Upgrade of Facilities

The City's water supply plan shall be used to coordinate and prioritize the expansion and upgrade of facilities needed to withdraw, treat, store, transmit and distribute potable water to meet current and future needs. The City shall also prioritize the identification and utilization of alternate and renewable sources of water to meet the projected increases in demand.

Policy 4-1.13.3: Maximizing the use of Existing Public Facilities

The City will maximize the use of existing potable water facilities through the implementation of management techniques that can enhance a source of supply, sustain water resources and related natural systems, and / or optimize water supply yield. These techniques may include, but are not limited to aquifer storage and recovery, reclaimed water, system interconnects and water conservation.

OBJECTIVE 4-1.14: CONSERVE POTABLE WATER RESOURCES.

The City shall continue to ~~implement~~ ~~Water~~ ~~water~~ ~~Conservation~~ ~~conservation~~ ~~Measures~~ ~~measures~~.

Policy 4-1.14.1: Water Conservation.

The City's Land Development Regulations include guidelines (consistent with the Plan) to utilize water saving plumbing fixtures ~~compliant with the State Water Conservation Act (Florida Statute 553.14)~~ in new construction and renovations.

Policy 4-1.14.2: Preservation of Permeable Surface.

The City's open space requirements in the Comprehensive Plan, and in the Land Development Regulations, are applicable to new development and redevelopment within Umatilla. Open Space requirements are at 25% for residential development. Preservation of permeable surface will also be attained by determining the maximum percentage of impervious surface allowed with the City based upon Table 1-4, Future Land Use Element.

Policy 4-1.14.3: ~~Xeriscaping~~ Florida Friendly Landscaping

The City's Land Development Regulations include provisions for ~~xeriscaping~~ ~~Florida Friendly Landscaping~~ in the landscape ordinance.

420 **Policy 4-1.14.4: Supplement Existing Groundwater.**

421 In conjunction with SJRWMD and other local governments, the City shall seek to develop
422 efficient, cost-effective, and technically feasible water sources to supplement existing
423 groundwater supplies to meet future water demands, while minimizing impacts to water
424 quality, wetlands, and aquatic systems.

425
426 **Policy 4-1.14.5: Alternative Water Supply.**

427 The City shall allocate funding to participate in the development of a regional alternative water
428 supply project such as the St. Johns River near Deland or Lower Ocklawaha project, or to
429 investigate the development of local alternative water supplies if such regional projects do not
430 move forward or are determined not to be feasible.

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433
434 **DRAINAGE**

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436 **GOAL 4-2: PROVIDE ADEQUATE DRAINAGE.**

437 ASSURE ADEQUATE DRAINAGE SYSTEM CAPACITY TO PROTECT PUBLIC HEALTH, ~~AND~~ SAFETY,
438 AND ~~INVESTMENT IN~~ PROPERTY AGAINST FLOODING CONDITIONS AND TO PREVENT
439 DETERIORATION OF GROUND AND SURFACE WATER QUALITY.

440
441 **OBJECTIVE 4-2.1: ASSURE AVAILABLE DRAINAGE CAPACITY.**

442 The City shall ~~Assure~~ assure that ~~Available~~ available natural and man-made drainage features
443 provide adequate capacity to meet ~~Adopted~~ adopted ~~Level~~ level of ~~Service~~ service ~~Standards~~
444 standards to ~~Receive~~ receive, ~~Retain~~ retain, ~~Detain~~ detain, treat and ~~Release~~ release ~~Stormwater~~
445 stormwater in a timely manner.

446
447 **Policy 4-2.1.1: Minimum Drainage Level of Service.**

448 The City hereby adopts the following minimum stormwater drainage level of service standards
449 for retention volume and design storm:

450
451 1. a.) Retention Volume -- Water quality treatment volume as prescribed in Ch. 40C-42 and Ch.
452 40C-4, FAC and Ch. 62-25, FAC. Post-development run-off must not exceed pre-
453 development run-off for design storm (volume and velocity).

454
455 2. b.) Design Storm -- 25 year, 24 hour duration storm event; or the 10 year, 2 hour duration
456 storm runoff if greater than runoff occurring at the 25 year, 24 hour storm.

457
458 3. c.) Water quality -- Stormwater discharge facilities must be designed to provide minimum
459 level of service for water quality, conveyance (including minimum retention volumes for
460 design storm) and flood protection. Water quality of receiving water must not be degraded
461 below established classification due to stormwater discharge for new and redevelopment

462 projects.

463

464 **Policy 4-2.1.2: Regional Drainage Coordination.**

465 The City shall attempt to coordinate with St. Johns River Water Management District, the
466 Florida Department of Environmental ~~Regulation~~Protection and Lake County to evaluate a
467 regional approach to stormwater management. Such cooperation may include participation on
468 committees to evaluate such an approach, sharing of available data with other governmental
469 entities and coordinating development approval, when necessary, with these agencies. Results
470 of such coordination will be evaluated by staff and may be brought to the City Council for their
471 consideration in participation of any programs that may result.

472

473 **Policy 4-2.1.3: Preserve Natural Drainage Features.**

474 The City shall require new development to make provisions for establishing erosion and
475 sediment controls during construction which occurs in soils with high erosion and potential and
476 adjacent to surface waters and natural drainage ways. ~~Provisions for these measures shall be
477 incorporated into the Land Development Regulations by March, 1992.~~

478

479

480 **Policy 4-2.1.4: Support a Stormwater Master Plan.**

481 The City shall offer assistance to and coordinate with Lake County in the development of a
482 Stormwater Master Plan. The City shall conduct field review and provide data to the County.
483 The results of the study will enable the City to manage their drainage and stormwater systems
484 and, if necessary, to program the capital improvements needed to address existing deficiencies.
485 Such improvements shall be programmed in the Five-Year Schedule of Capital Improvements
486 Element.

487

488 **OBJECTIVE 4-2.2: CORRECT OR IMPROVE EXISTING DRAINAGE DEFICIENCIES.**

489 The City will annually monitor existing drainage facilities to identify any ~~D~~deficiencies in the
490 natural and ~~M~~man-~~M~~made ~~D~~drainage ~~F~~features. If any ~~D~~deficiencies are identified, the City will
491 program improvements within the Capital Improvements Element and their Five-Year Capital
492 Improvement Work Program.

493

494 **Policy 4-2.2.1: Correct Identified Drainage Deficiencies.**

495 The City shall amend the Capital Improvements Element when it becomes necessary to include
496 drainage improvements which are necessary to correct identified deficiencies.

497

498 **OBJECTIVE 4-2.3: CONTROL IMPACTS OF FUTURE STORMWATER RUNOFF.**

499 The City shall ~~C~~control ~~i~~impacts of ~~F~~future ~~S~~stormwater ~~R~~runoff and ~~A~~associated ~~i~~impacts to
500 ~~W~~water ~~Q~~quality through the ~~A~~adooption of ~~C~~criteria for ~~S~~stormwater ~~D~~drainage and ~~F~~flood
501 ~~P~~prevention ~~R~~regulations in the Land Development Regulations. The criteria includes requiring
502 new development to meet adopted levels of service standards for water quality, conveyance
503 and flood protection.

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Policy 4-2.3.1: Establish a Stormwater Management Program.

The City protects natural drainage ways by managing development with the following requirements:

- ~~1. a.~~ Buffer Zones. To protect natural drainage ways from the encroachment of development, buffer zones are established adjacent to natural drainage features. Buffer zones shall be as required in ~~Policy 1-1.2.5~~the Future Land Use Element. Removal of existing natural vegetation within these buffer zones will be prohibited.

- ~~2. b.~~ Lakefront Littoral Zone. To protect lakefronts from the encroachment of development, the City shall ensure that protection standards for the lakefronts are implemented Lake Enola, Lake Ella, Lake Geneva, Lake Palm, Lake Pearl, East Lake, Lake Umatilla, Lake Mary, Crescent Lake unnamed lake on south side of CR. 450 at west City limit.) These protection standards are established in ~~Policies 1-1.2.5 and 1-1.2.1~~, the Future Land Use Element and set forth criteria for development restrictions in those areas. Removal of littoral zone vegetation will be limited to access areas only. Wetland alteration shall be regulated through the provisions of Policy 5-1.8.2, Conservation Element.

- ~~3. c.~~ Protection of Floodplain. Protection of floodplain shall occur consistent with ~~Policy 1-1.2.2~~, the Future Land Use Element.

- ~~4. d.~~ Open Space Requirements. Open space requirements in new development shall be based on the densities and intensities of land uses as specified in ~~Table 14~~, the Future Land Use Element. ~~Residential development shall provide a minimum of 25% open space in new development.~~

- ~~5. e.~~ Promote ~~On-site~~ Retention and ~~Natural~~ Percolation of ~~Surface~~ Water to ~~Groundwater~~ Aquifers. All new development shall be designed to provide stormwater management at adopted levels of service as specifies in ~~Policy 4-2.1.1, Drainage sub-the Data, Inventory, and Analysis of this~~ element.

Policy 4-2.3.2: Coordinate Watershed Management with Federal, State, and Local Agencies.

Assure coordination of watershed management plans and policies with Lake County, St. Johns River Water Management District, East Central Florida Regional Planning Council, Florida Department of Environmental Protection, Florida Agricultural Extension Service, and the U.S. Corp. of Engineers, and other appropriate agencies. Coordination is necessary to measure compliance with County, State, and local stormwater management programs and to eliminate duplication of efforts. Watershed programs will be reviewed by the established staff review committees. Cooperation shall include sharing of available data, coordinating development approval, when necessary with these agencies and participation on committees that may be formed.

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Policy 4-2.3.3: Assure New Development Provides Adequate On-Site Drainage and Storage Retention.

The City’s Land Development Regulations require applicants of PUDs, subdivisions, plats, and replats to provide retention and drainage facilities that comply with adopted minimum level of service standards for drainage. No new development shall be permitted that creates flooding problems or overloads existing natural or man-made drainage pathways and facilities on adjacent (off-site) property.

OBJECTIVE 4-2.4: MAXIMIZE USE OF NATURAL DRAINAGE FEATURES.

Maximize the Use of Natural Drainage Ways and Retention Ponds to Manage Stormwater Runoff.

Policy 4-2.4.1: Promote the Use of Wetlands for On-Site Stormwater Storage and Natural Drainage Ways for Stormwater Discharge. The City shall require open space in new development as specified in [Table 1-4](#), the Future Land Use Element. ~~Residential development shall be required to provide a minimum of 25% open space.~~

GROUNDWATER AQUIFER RECHARGE

GOAL 4-3: PROTECT FUNCTIONS OF GROUNDWATER AQUIFER RECHARGE AREAS.

PROTECT AND MAINTAIN GROUNDWATER AQUIFER HIGH RECHARGE AREAS.

OBJECTIVE 4-3.1: PROMOTE HIGH RECHARGE OF STORMWATER TO GROUNDWATER AQUIFERS.

Policy 4-3.1.1: Preserving Permeable Surface Area.

The Future Land Use Element and the Future Land Use Map establish land use types and densities, which are compatible to the preservation of permeable ground surface areas. The City established open space requirements for all development types through provisions set forth within the Land Development Regulations.

Policy 4-3.1.2: On-Site Stormwater Retention and Natural Percolation of Surface Water to Groundwater Aquifers.

On-site retention structures for new development shall be designed with consideration to natural percolation rate of water activity to groundwater aquifers.

Policy 4-3.1.3: Compatible Land Use for Preservation of Ground Water Quality.

To protect potential contamination of ground water supplies, the Future Land Use Element shall not designate any land for industrial uses. Certain acceptable, non-polluting light industrial uses may be permitted as conditional uses within commercial land use districts.

**CHAPTER 5
CONSERVATION ELEMENT
DATA, INVENTORY, AND ANALYSIS**

TABLE OF CONTENTS

1
2
3
4
5
6
7
8
9
10 **INTRODUCTION** 1
11 **I. CONSERVATION ELEMENT DATA INVENTORY AND ANALYSIS** 2
12 **II. IDENTIFICATION OF NATURAL RESOURCES** 3
13 **III. EXISTING AND POTENTIAL USAGE OF NATURAL RESOURCES** 23
14 **IV. CURRENT AND PROJECTED WATER NEEDS** 31

MAPS

Map 5-1: Pollution Sources

INTRODUCTION

General Planning Information

Planning Time Frames:	Resident	Seasonal	Total
	Year	Population	Population

Short Range Increment	2010	4,557	742	5,299
Long Range Increment	2025	23,623	2,054	25,677

Location

~~The City of Umatilla is located in the northern half of Lake County along S.R. 19 (Map 1-1). The City is 3.2 square miles in size equally divided between the east and west sides of S.R. 19. The Ocala National Forest is approximately five (5) miles to the north and the City of Eustis is four (4) miles to the south.~~

Resident and Seasonal Population Estimates and Projections:

Year	Resident Population	Seasonal Population	Total Population
------	------------------------	------------------------	---------------------

1980	1872	427	2299
1990	1880	470	2350
2000	1,815	399	2214
2005	2,062	393	2455
*2010	4,557	742	5299
2015	8,497	1157	9644
**2025	23,623	2054	25,677

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~~* short range planning period
** long range planning period
(Methodology and Sources in the Future Land Use Element)~~

~~Section I. INAPPLICABLE REQUIREMENTS OF 9J 5.013, FAC, pursuant to 9J 11.004 (2)(f), FAC~~

~~The following list of minimum criteria presented in Section 9J 5.013, Florida Administrative Code is not applicable to the City of Umatilla. Explanation as to why minimum criteria are inapplicable is presented with the list.~~

- ~~1. 9J 5.013 (1) (a) 1.
There are no rivers flowing through the City or bays contiguous to the City.~~
- ~~2. 9J 5.013 (1) (a) 3.
There are no known sources of commercially valuable minerals within the City.~~
- ~~3. 9J 5.013 (1) (a) 4.
There are no areas within the City, known by the local Soil and Water Conservation District, to have experienced soil erosion problems.~~
- ~~4. 9J 5.013 (1) (a) 5.
There are no marine habitats in or adjacent to the City. All water habitats are fresh water.~~

Section III. CONSERVATION ELEMENT DATA INVENTORY AND ANALYSIS 9J 5.013, FAC

The purpose of the Conservation Element is to guide promote the conservation, use, and protection of natural resources. ~~the conservation, use and protection of natural resources and thereby enhance public health, safety and welfare of the City of Umatilla. The element establishes a plan and policy direction concerning conservation of natural resources and will provide a basis for decision-making by City officials as an integral part of the Comprehensive Plan. As growth occurs in the City of Umatilla, the need for protection and management of the City's natural resources will increase.~~

The City's natural resources are identified and analyzed. ~~A description of these resources and their significance to the City, as well as the area, is also presented.~~ Results from the analysis were utilized to determine appropriate goals, objectives, and policies. ~~designed to mitigate existing threats to the City's natural environment and to assure its protection from future impacts created by anticipated growth and development.~~

~~Section IIIII. IDENTIFICATION. IDENTIFICATION OF NATURAL RESOURCES~~ 9J-5.013 (1) (a)

~~This section of the element presents an inventory and analysis of natural resources pursuant to 9J-5.013, FAC.~~

~~1. A.~~ Description of Natural Resources

~~This section of the element presents an inventory and analysis of natural resources pursuant to 9J-5.013, FAC.~~

~~A. 1.~~ Air Quality

Air quality in the City is considered to be good, although data is lacking. The Florida Department of Environmental Protection (FDEP) has no air pollution monitoring station within the City of Umatilla. At present, there are no major stationary sources of air pollution in the City. ~~There are two facilities to the south of the City that are monitored for air quality. The principal pollutant of facility 12069-0690005 is Nitrogen Oxides (0.16 tons per year). This facility is involved with food preparation associated with the citrus industry. The principal pollutant of facility 12069-0694801 is also Nitrogen Oxides (267.60 tons per year). This facility is categorized as "Electric and other services combined."~~

Table 5-1: Prevailing Wind Directions

<u>Month</u>	<u>Direction</u>
<u>January</u>	<u>North to Northeast</u>
<u>February</u>	<u>South</u>
<u>March</u>	<u>South</u>
<u>April</u>	<u>Southeast</u>
<u>May</u>	<u>Southeast</u>
<u>June</u>	<u>Southwest</u>
<u>July</u>	<u>South</u>
<u>August</u>	<u>South</u>
<u>September</u>	<u>East to Northeast</u>
<u>October</u>	<u>North</u>
<u>November</u>	<u>North</u>
<u>December</u>	<u>North to Northeast</u>

Source: National Weather Service, Orlando, Florida

Table 5-1

Prevailing Wind Directions:

<u>Month</u>	<u>Direction</u>
January	North to Northeast
February	South
March	South
April	Southeast
May	Southeast
June	Southwest
July	South
August	South
September	East to Northeast
October	North
November	North
December	North to Northeast

Source: National Weather Service, Orlando, Florida

~~Prevailing winds in the City's general area are mostly from the south, southeast from about mid winter to late summer (Table 5-1).~~ The wind directions listed above suggest that air pollution from traffic and industrial activities in Orlando and Orange County should not be carried over into the City, except during the months of September and December. ~~For those months, when air pollution is carried by the winds toward the City's general area, it should become less concentrated by the time it reaches the City.~~ The distance of the City from the Orlando Metro area reduces the concern that pollution from these areas will affect the City.

~~The greatest contributor to air pollution in the City of Umatilla is likely to come from automobiles and trucks. Nationally, it is estimated that 90 percent of the carbon monoxide (CO2) is generated by automobile exhaust fumes and accounts for 47 percent of air pollution by weight.~~

~~Umatilla has a very low amount of air pollution originating in the City and a low amount being transported into the City. As the greatest contributor to air pollution in Umatilla emanates from automobiles, the traffic along S.R. 19 likely generates the majority of air pollution within the city.~~

~~The County does not undertake air quality sampling, and presently investigates air quality infractions on a complaint basis only. The Florida Department of Environmental Protection (FDEP) and the United States Environmental Protection Agency (USEPA) monitor air quality data in Lake County. Lake County does not have an established program dedicated to monitoring air quality. Pollution sources are shown in map 5-1.~~

B. 2. Water Quality

— The City of Umatilla is located within the St. Johns River Drainage Basin with the majority of the city being located in the H-6 (Lake Eustis Sub-basin).

— Results from data recorded in the Florida Nonpoint Source Assessment, published by the Florida Department of Environmental Regulation in 1988, indicates that Lake Umatilla has a pollution stress rating of "Severe". This remains the case as of 2007. The pollutants in this lake are sediments, oils, and grease caused by stormwater runoff. These pollutants come from urban activities. Symptoms of this pollution can be detected as fish kills, algal blooms, and oxygen depletion.

~~— The Department of Natural Resources and the~~ Department of Environmental Protection ~~have~~has not monitored Lake Umatilla on a continuing basis to determine changes in suspected pollution.

— Information was not available on the water quality of the other lakes in the City of Umatilla.

— Ground water quality has not been researched as extensively as surface water ~~quality, quality;~~ hence there is little data on current groundwater contamination. Surface water affects the quality of ground water because it seeps into the ground water. ~~A surface water pollution problem can become a problem for ground water; however, there~~ are currently no symptoms indicating pollution of ground water.

C. 3. Lakes and Creeks

— No rivers or streams flow through the City of Umatilla. The lack of streams in the area is largely due to the nature of the soils, which are generally well-drained, sandy soils.

— The City of Umatilla has ~~four~~9 lakes completely within its city limits and ~~seven~~15 that extend beyond the limits (Map 5-1, Table 5-2).

~~Map 5-1 Natural Features~~

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Table 5-2: Lakes within the City of Umatilla

<u>Lake Name</u>	<u>Acres in the City</u>	<u>Total acreage of water body</u>
<u>Crescent Lake</u>	<u>32.36</u>	<u>73.51</u>
<u>East Lake</u>	<u>63.08</u>	<u>79.25</u>
<u>Lake Beasley</u>	<u>2.28</u>	<u>20.28</u>
<u>Lake Bracy</u>	<u>2.25</u>	<u>22.34</u>
<u>Lake Ella</u>	<u>12.31</u>	<u>31.29</u>
<u>Lake Enola</u>	<u>45.34</u>	<u>45.34</u>
<u>Lake Geneva</u>	<u>3.77</u>	<u>3.77</u>
<u>Lake Josephine</u>	<u>27.85</u>	<u>10.54</u>
<u>Lake Mary</u>	<u>8.21</u>	<u>28.07</u>
<u>Lake Ouida</u>	<u>8.14</u>	<u>8.21</u>
<u>Lake Owen</u>	<u>2.45</u>	<u>59.01</u>
<u>Lake Palm</u>	<u>18.78</u>	<u>2.45</u>
<u>Lake Pearl</u>	<u>0.03</u>	<u>21.52</u>
<u>Lake Tutuola</u>	<u>2.76</u>	<u>2.76</u>
<u>Lake Umatilla</u>	<u>122.29</u>	<u>166.99</u>
<u>Little Lake Bracy</u>	<u>5.24</u>	<u>5.24</u>
<u>North Twin Lake</u>	<u>1.90</u>	<u>53.93</u>
<u>7 Un-named Lakes</u>	<u>24.3</u>	<u>32.70</u>
<u>Total:</u>	<u>383.34</u>	<u>667.20</u>
<u>Lake County Water Authority</u>		

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<u>Lake Name</u>	<u>Acres in the City</u>	<u>Acres</u>
<u>Lake Enola</u>	<u>42</u>	<u>42</u>
<u>Lake Tutuola</u>	<u>3.3</u>	<u>3.4</u>
<u>Lake Palm</u>	<u>2.4</u>	<u>2.4</u>
<u>Lake Pearl</u>	<u>0.6</u>	<u>24.9</u>
<u>East Lake</u>	<u>68</u>	<u>83.4</u>
<u>Lake Umatilla</u>	<u>130.8</u>	<u>164.7</u>
<u>Lake Mary</u>	<u>24</u>	<u>25.6</u>
<u>Crescent Lake</u>	<u>31.3</u>	<u>72.6</u>
<u>Lake Ella</u>	<u>11.8</u>	<u>29.2</u>
<u>North Twin</u>	<u>3.6</u>	<u>66.7</u>
<u>Lake Beasley</u>	<u>2</u>	<u>20</u>
<u>3 Unknown Lakes</u>	<u>12.5</u>	<u>19.7</u>

~~Compiled from: USGS 7.5 Minute Series Quadrangle Map, Umatilla~~

— The lakes in the general area of the City are used for recreation. There are no records with the County or the St. Johns River Water Management District that indicate the lakes have been used for sanitary sewer dumping. Lake waters are not used for irrigation; the water used for irrigation purposes comes from the two aquifers, the surficial and the Floridan aquifer. There is no commercial usage of the lakes in the City of Umatilla.

D. 4. — Ground Water Aquifers

— The origin of the water resources for the City extends far beyond the City's boundaries. In addition to local rainfall in and around Umatilla, water from cloud precipitation many miles away enters the ground and filters down into the surficial and Floridan aquifers. This water flows through the aquifer toward Umatilla and the rest of Lake County and supplies the potable, agricultural, and industrial water needs of the area.

— The primary source of water for potable, agricultural, and industrial use in Umatilla and in Lake County, is ground water from the Floridan aquifer. In 2006 approximately 80% percent of the water used for these purposes was withdrawn from the Floridan aquifer.

— The water resources are replenished by rainfall within the County and ground water flow from Polk County. The average annual rainfall for Umatilla is 57 inches. Rainfall is highly seasonal in Lake County with the majority (55 percent or 28 inches) occurring during the four summer months of June through September.

— Lake County's ground water system is considered one of the best in the state. It is comprised of two aquifers: the Floridan aquifer, which is the primary source of potable water, and the surficial aquifer. The Floridan aquifer is one of the most productive aquifers in the United States and is the major source of ground water utilized in Florida.

— The surficial aquifer, which underlies all of Lake County, has an upper part composed of sandy material, and a confining bed in the lower part made up of a mixture of clay and sand that separates the surficial aquifer from the Floridan aquifer. This aquifer is an unreliable source of water but is hydrologically important as it provides storage space and filtration for water to recharge the Floridan aquifer.

— Like the surficial aquifer, the Floridan aquifer also underlies all of Lake County but is the upper portion of a series of horizontal to slightly-tilted beds of limestone.

Consisting of a massive body of limestones and dolostones with minor amounts of sand, clay, and marl, its thickness ranges up to approximately 2,000 feet.

—Although the amount of water passed through the drainage basin of a lake would vary considerably from lake to lake, lake basins and interlake basin areas are considered good for ground water recharge in the City's general area. The planning area is in the geohydrologic area of the Mount Dora Ridge where both the Floridan and surficial aquifers are near the land surface in areas of low relief, and more than 200 feet below land surface where hills are present.

—Two problems exist that have a bearing on the availability of potable ground water in Lake County. First, saltwater intrusion is taking place beneath the Wekiva River and the St. Johns River Basins. Currently, however, this problem is not affecting the City. Second, there is a high possibility that coastal counties will seek to obtain potable water from inland counties for their future ground water needs. Because ground water recharge takes place from inland areas, anything that decreases the ground water recharge or increases water withdrawals will decrease the available ground water to the City's general area.

~~In light of looming water supply shortages, an organization was formed in 2006 to address this concern. The Lake County Water Alliance is currently working on developing a county-wide Water Supply Plan which entails water reuse and increased conservation. The City is a member of the alliance.~~

E. 5.—Wetlands

—According to the St. Johns River Water Management District, wetlands are areas in which the water table is at or above the surface except during extended dry periods (lakes are viewed as wetlands). Characterized by very poorly drained, level, organic soils, wetlands are usually found immediately adjacent to natural waterways and lakes, and in land depressions.

—Wetlands provide numerous environmentally important functions. Ecologically, wetlands provide habitat for many aquatic and land species. Hydrologically, wetlands provide filtering and purification of water enhance water quality. Wetlands also increase water retention and protect the shorelines of lakes.

—The value of wetlands has been increasingly recognized by legislative representatives as well as by the general public. Lake County's LDRs addresses wetlands protection in ~~Chapter 6, Section 6.01.00, which specifies setbacks from wetlands.~~ Chapter 17, ~~Section 3 of Umatilla's LDRs, which~~ details Wetlands Protection Standards and states that there shall be no net loss of wetland functions. This chapter also

specifies setbacks from wetlands. The FDEP has regulations (Rule 17-4.022 FAC) requiring that all dredge and fill activity conducted in state waters obtain permits. In addition, the U.S. Army Corps of Engineers, and in some cases the U.S. Environmental Protection Agency, have regulations that apply. There are approximately 180 acres of wetlands within the City. ~~545 acres of wetlands (including lakes) in the City of Umatilla (187.5 acres without lakes) (Map 5-1). (Map 1-6)~~

— There are some soils in Umatilla with a water table 10" or less from the surface. These soils all have severe limitations for urban development because of their high water table. Of greatest concern are limitations for foundations of low buildings, pond embankments, septic tank drain fields and highway construction.

— Soils typically having a water table 0 - 10 inches from the surface at least once during a normal wet season are shown in Map ~~5-21-7~~. These areas are associated with wetlands and are most common in the southwest part of the City. Urban development of these areas is largely limited by present state and federal regulations concerning wetland preservation. Such construction, if permitted, would involve costly earthmoving and draining to allow for permanent development.

F. Section IV Wetlands (9J-5.013(1)(a)2
~~. FLOOD PLAINS 9J-5.013 (1) (a) 2.~~

— In the City of Umatilla, there are 100-year flood prone areas surrounding all the lakes (Map ~~5-31-5~~). There are approximately ~~454-677~~ acres of flood prone area inside the City. Most of these flood prone areas surround the lakes.

G. Commercially valuable mineral deposits (9J-5.013(1)(a) 3
~~Section V. COMMERCIALLY VALUABLE MINERAL DEPOSITS 9J-5.013 (1) (2) 3.~~

— There is no data available on the presence of commercially valuable mineral deposits within the City. There has been no mining of any deposits within its limits.

H. Soil erosion problems (9J-5.013(1)(a) 4

~~Section VI. SOIL EROSION PROBLEMS 9J-5.013 (1) (a) 4.~~

— Land is evaluated for soil erosion or potential erosion problems in terms of soil characteristics, vegetative coverage and slope. Where vegetative coverage is absent, the soils associated with the most potential for erosion within the City are the Astatula and Apopka Soils listed in Table 5-3 below. (See Map ~~5-21-7~~).

331 | ~~—~~Wind and water are the major causes of soil erosion. Their impact is most
332 | pronounced on soils that have been denuded of vegetation. No soil erosion problems
333 | exist in the City because of substantial vegetative coverage, consisting of various trees
334 | and grasses.
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~~Map 5-2 High Water Table~~

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Map 5-3 Floodplains

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Table 5-3: Erosional Soils

<u>Symbol</u>	<u>Soil Type</u>	<u>Percent Slope</u>
<u>AtD</u>	<u>Astatula</u>	<u>5-12</u>
<u>ApD</u>	<u>Apopka</u>	<u>5-12</u>

Source: USDA, Soil Conservation Service

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Erosional Soils

City of Umatilla

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<u>Symbol</u>	<u>Soil Type</u>	<u>Percent Slope</u>
<u>AtD</u>	<u>Astatula</u>	<u>5-12</u>
<u>ApD</u>	<u>Apopka</u>	<u>5-12</u>

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Source: USDA, Soil Conservation Service

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~~Section VII. VEGETATIVE COMMUNITIES WITH DOMINANT SPECIES, FISHERIES, AND ENDANGERED, THREATENED, RARE OR WILDLIFE SPECIES OF SPECIAL CONCERN 9J-5.013 (1) (b) 5.~~

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I. Vegetative communities, wetlands, species of special concern (9J-5.013(1)(a) 5

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There is no specific data to describe the distribution and abundance of plants or wildlife within Umatilla. Thus, no information is available documenting the occurrence of species listed by U.S. Fish and Wildlife Service or Florida Game and Fresh Water Fish Commission as endangered, threatened or of special concern. Nonetheless, some protected animals and plants found elsewhere in Central Florida are known to use habitat types similar to those found within the City.

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1. 1. Ecological Communities

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Lake County experiences a transitional, semi-tropical climate, ~~which that~~ affords a great diversity of vegetative species and ecological communities. Ecological communities are defined according to two broad categories: uplands and wetlands. The upland communities found within the City of Umatilla are Long Leaf Pine-Xeric Oak, Upland Hardwood Hammock and Pine Flatwoods. (See Map ~~5-1-1-8~~ for the

~~location of these upland communities).~~—The wetland communities found within the City include: Stream and Lake Swamps, Scrub Bog-Bay Swamps, Fresh Water Shallow Marsh, and Pond Cypress Swamp.

In the discussion of specific upland and wetland communities, the Florida Land Use Cover and Forms Classification (FLUCCS) numbers are associated with the community's title. ~~These ecological community's title.~~—These ecological communities are comprised of flora and fauna, ~~which that~~ provide important aquifer recharge capacities, while wetlands provide important ecological functions which affect surface water quality and quantity. These communities serve as noise barriers, reduce pollutants, modify temperature extremes, provide habitat for wildlife, resources for recreation, and scientific research. Numerous rare species that have been sighted in Lake County use these communities as habitat.

Central Florida supports diverse plant communities owing to its transitional semi-tropical climate. The well-defined rainy seasons and flat, low-elevation topography, form distinct and persistent upland and wetland habitats. Much of the natural habitat diversity has been lost within the limits of Umatilla through historical urban and agricultural development. Presently, only a few ~~isolated~~-isolated upland areas remain that can be classified into three community types, based on FLUCCS, these include:

- ~~1. (1) p~~1. (1) Pine-mesic oak woods,
- ~~2. (2) T~~2. (2) Temperate hardwood forest ~~and~~
- ~~3. (3) L~~3. (3) Live-oak woods (Map 5-1).
- ~~4. Wetland habitats occupy more City area than the upland habitats and include (1)~~
~~p~~4. (1) Permanent lakes,
- ~~5. (2) L~~5. (2) Lake swamps,
- ~~6. 3) M~~6. (3) Mixed wetland hardwood forests ~~and~~
- ~~7. (4) F~~7. (4) Freshwater marshes (Map 5-1).

~~(Categories are based on the Florida Land Use, Cover and Forms Classification Classification System (FLUCCS) developed by the state Department of Transportation).~~ The nNatural features and locations of these habitats are described further below.

No specific data are available to describe the environmental conditions of these habitats within Umatilla. Due to limited research funds, it was not possible to analyze these areas extensively. Instead, general features likely associated with these habitats were derived from Twenty-six Ecological Communities of Florida, published by Soil Conservation Service in 1981. In general, all natural areas are prized for serving as noise buffers and providing visual relief in increasingly

461 urbanized landscapes. Uplands are also important aquifer recharge sites, whereas
462 wetlands store stormwater runoff and filter pollutants. Natural areas provide
463 wildlife habitats and may be important recreation or research sites.

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465 | 2. ~~a.~~ Pine-mesic oak woods (FLUCCS code = 414)

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467 | ~~—~~Only one pine-mesic oak wood remains in the City and is located northeast of
468 the Whitcomb Ave. - Rose St. intersection. The wood was dominated by mature
469 longleaf pine and laurel oak. This community type occupies moderately moist sites
470 that do not show extreme flooding or drought conditions. Drainage through these
471 communities are gradual and proceeds to nearby wetlands downslope. Other plant
472 associates may include dogwood, gallberry, hickories, live oak, slash pine,
473 sweetgum, wax myrtle and saw palmetto. Protected plant species that may occur
474 here are those typically found in pinewoods, flatwoods, hammocks, or forest
475 clearings.

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477 | 3. ~~i)~~ Pine Flatwoods

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479 | ~~—~~This community occurs on nearly level land. Water movement is very gradual to
480 the natural drainage ways, swamps, marshes and ponds associated with this
481 community. During the rainy season, usually June through September, this
482 community may have water on or near the soil surface. The soils are deep, acidic,
483 poorly drained and coarsely textured. This community is easily identified by the flat
484 topography with pine and palmetto vegetation. Fire and water are the major stress
485 conditions here, with fire controlling the introduction of hardwoods. The Pine
486 Flatwoods is host to a diverse and numerous wildlife populations. Many larger
487 animals are found in areas where the flatwoods join other communities. These
488 ecotones provide nesting sites, den sites, food and cover. Flatwood communities
489 are good cellulose producers and are extensively used for timber production.

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491 | 4. ~~b.~~ Temperate hardwood forest (FLUCCS code = 425)

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493 | This forest type is similar to the pine-mesic oak wood, except pines are rare
494 associates. The hardwood forest may grow in somewhat wetter areas than the pine-
495 mesic oak woods (described above) and do not often suffer fires that are necessary
496 for pine persistence. Four isolated temperate hardwood forests were found in
497 Umatilla: two were immediately south of Crescent Lake, one was south of the C.R. 5-
498 7663 - Golden Gem Drive intersection, and one was east of the Ocala St. - Orange
499 Ave. intersection. In each case, laurel oak dominated the forests with some
500 scattered live oaks and pignut or water hickories. Camphor trees and wild cherry
501 trees were found along disturbed areas especially at the Crescent Lake and Ocala St.

502 sites. This community commonly occupies the perennially dry ground upland of
503 lakes and streams in Florida.

504
505 Animal communities associated with the temperate hardwood forest are identical
506 with those found in the pine-mesic oak wood (see above). The occurrence of
507 protected plants and animals is similar. The Pine Flatwood community is located on
508 the east side of S.R. 19 and immediately south of C.R. 450A.

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511 **Table 5-4: Temperate Hardwood Forest Characteristics**

<u>Soils</u>	<u>Immokalee, Myakka, Pompano, Wauchula</u>
<u>Vegetation</u>	<u>Live oak, slash pine, ground blueberry, gallberry, saw palmetto, shining sumac, wax myrtle, blackberry, bluestem grasses, lopsided Indian grass</u>
<u>Wildlife</u>	<u>Armadillo, cottontail rabbit, deer, skunks, raccoon, opossum, quail, nuthatch, pileated woodpecker, warblers, diamond back rattle snake, oak toad, chorus frog</u>
<u>Listed Flora</u>	<u>Brittons bear grass, fall flowering ixia</u>
<u>Listed Fauna</u>	<u>Kestrel, red cockaded woodpecker, bald eagle, sand hill crane, osprey, east indigo snake, alligator, black bear, fox squirrel</u>

512
513 **Vegetative Communities**

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515 ~~C. Fill Land are those areas that have been disturbed by human activity resulting in destruction~~
516 ~~of vegetative communities, indigenous soils, soils horizons.~~

517
518 **Dominant Community Characteristics:**

519
520 ~~Soils: Immokalee, Myakka, Pompano~~
521 ~~Wauchula~~

522
523 ~~Vegetation: Live oak, slash pine, ground blueberry, gallberry, saw palmetto, shining~~
524 ~~sumac, wax myrtle, blackberry, bluestem grasses, lopsided Indian grass~~

525
526 ~~Wildlife: Armadillo, cottontail rabbit, deer, skunks, raccoon, opossum,~~
527 ~~quail, nuthatch, pileated woodpecker, warblers, diamond back~~
528 ~~rattle snake, oak toad, chorus frog~~

529
530 ~~Listed Flora: Brittons bear grass, fall flowering ixia~~

531
532 ~~Listed Fauna: Kestrel, red cockaded woodpecker, bald eagle, sand hill crane, osprey, east~~
533 ~~indigo snake, alligator, black bear, fox squirrel~~

~~_____The Pine Flatwood community is located on the east side of S.R. 19 and immediately south of C.R. 450A.~~

5. ~~_____ii)~~ Long Leaf Pine-Xeric Oak (Sand hill Community)

_____This community occurs on rolling land. The soils are deep, acidic, well to excessively drained and coarsely textured. The long leaf pine-turkey oak community is a fairly open forest system influenced by fire, heat and drought. Long leaf pine cannot tolerate hardwood competition and, with fire, this species remains dominant. In general, because of the harsh conditions imposed by poor soil quality, low moisture and high fire potential, the community has a low diversity of tree types. It possesses a low understory composed of herbaceous plants such as wiregrass and yellow foxglove. Animals utilizing this community are adapted to stress conditions of high temperature and drought. Many of the animals are burrowers. The excessively well-drained soils and minimal evaporation make this community important for aquifer recharge. This community is important for the number of listed species which use this habitat.

Long Leaf Pine-Xeric Oak (Sand Hill) Communities are located on the south side of C.R. 450 between Charles Osbourne and Roger Giles Roads. Sand Hill Communities have the most significant role in providing habitat for wildlife. There are few other small isolated stands located outside of the City on the north and east sides.

Table 5-5: Dominant Community Characteristics: Long Leaf Pine-Xeric Oak characteristics

<u>Soils</u>	<u>Apopka, Astatula, Orlando, Tavares</u>
<u>Vegetation</u>	<u>Long leaf pine, turkey oak, blackjack oak, yellow Indian grass, pinewoods, drop seed</u>
<u>Wildlife</u>	<u>Fox squirrel, white-tailed deer, bobwhite quail, ground dove, towhee, fence lizard</u>
<u>Listed Flora</u>	<u>Pygmy fringe tree, clasping warea, Florida coontie, scrub buckwheat</u>
<u>Listed Fauna</u>	<u>East indigo snake, gopher frog, Florida scrub lizard, gopher tortoise, sand skink, short-tailed snake, Florida scrub jay, red cockaded, woodpecker, bald eagle, kestrel, black bear, Florida mouse.</u>

~~Soils: _____ Apopka, Astatula, Orlando, Tavares~~

~~Vegetation: _____ Long leaf pine, turkey oak, blackjack oak, yellow Indian grass, pinewoods, drop seed~~

566 ~~Wildlife: Fox squirrel, white tailed deer, bobwhite quail, ground dove, towhee, fence~~
567 ~~lizard~~

568
569 ~~Listed Flora: Pygmy fringe tree, clasping warea, Florida coontie, scrub buckwheat~~

570
571 ~~Listed Fauna: East indigo snake, gopher frog, Florida scrub lizard, gopher tortoise, sand skink,~~
572 ~~short tailed snake, Florida scrub jay, red cockaded, woodpecker, bald eagle, kestrel, black bear,~~
573 ~~Florida mouse.~~

574
575 ~~Long Leaf Pine Xeric Oak (Sand Hill) Communities are located on the south side of~~
576 ~~C.R. 450 between Charles Osbourne and Roger Giles Roads. Sand Hill Communities~~
577 ~~have the most significant role in providing habitat for wildlife. There are few other~~
578 ~~small isolated stands located outside of the City on the north and east sides.~~

579
580 6. ~~iii)~~ Upland Hardwood Hammocks

581
582 ~~—~~This community occurs on rolling terrain and is characterized by moderately
583 moist regimes without excessive water or drought conditions. The soils are deep,
584 somewhat poorly to well-drained, and tend to be coarse-textured throughout. This
585 community can be readily identified by the occurrence of thick stands of shade
586 tolerant hardwoods and few pines. There is usually more organic material present
587 than on drier sites. Hardwood mast (acorns, nuts, fruits, buds, and berries) makes
588 this community a good habitat for a wide variety of mammals and birds. Upland
589 hardwood hammocks are valuable for watershed protection and hardwood products
590 and are prized areas for residential development. Upland Hardwood Hammocks are
591 located around the south central shore of Lake Umatilla, along the southeast shore
592 of Crescent Lake west of Owens Road, a small isolated stand near the curve of
593 Beasley Road and Golden Gem Drive, and a substantial stand in and around the
594 compost site east on C.R. 450.

595
596
597 ~~Dominant Community Characteristics:~~ Table 5-6: Upland Hardwood Hammocks
598 Characteristics

<u>Soils</u>	<u>Albany, Apopka</u>
<u>Vegetation</u>	<u>Beech, holly, black cherry, eastern hophorn bean, flowering dogwood, hawthorns, laurel oak, live oak, slash pine, long leaf pine, sweet gum and southern magnolia, water oak, beauty berry, arrow wood, sparkleberry, wax myrtle, wild grape, poison ivy, green briar, partridge pea, switch grass moss</u>
<u>Wildlife</u>	<u>Raccoon, opossum, flying squirrel, gray squirrel, gray fox bobcat, white-tailed deer, armadillo, bluebird, blue jay, cardinal, mourning dove, mockingbird, warblers, tanager, turkey titmouse,</u>

	<u>woodpeckers, wrens, shrike chickadee</u>
<u>Listed Flora</u>	<u>None identified</u>
<u>Listed Fauna</u>	<u>Little Kestrel, bald eagle, eastern indigo snake</u>

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7. Wetlands

~~Soils: Albany, Apopka~~

~~Vegetation: Beech, holly, black cherry, eastern hophorn bean, flowering dogwood, hawthorns, laurel oak, live oak, slash pine, long leaf pine, sweet gum and southern magnolia, water oak, beauty berry, arrow wood, sparkleberry, wax myrtle, wild grape, poison ivy, green briar, partridge pea, switch grass moss~~

~~Wildlife: Raccoon, opossum, flying squirrel, gray squirrel, gray fox bobcat, white tailed deer, armadillo, bluebird, blue jay, cardinal, mourning dove, mockingbird, warblers, tanager, turkey titmouse, woodpeckers, wrens, shrike chickadee~~

~~Listed Flora: None identified~~

~~Listed Fauna: Little Kestrel, bald eagle, eastern indigo snake~~

~~Upland Hardwood Hammocks are located around the south central shore of Lake Umatilla, along the southeast shore of Crescent Lake west of Owens Road, a small isolated stand near the curve of Beasley Road and Golden Gem Drive, and a substantial stand in and around the compost site east on C.R. 450.~~

~~b. Wetlands~~

Wetlands are present within the City of Umatilla. (See Map 5-1-1-8 for the distribution of wetlands in the City). The City has diversity in its wetlands. Bay Swamp and Stream and Lake Swamp tend to be the dominant types.

a. i) Stream and Lake Swamps

The Stream and Lake Swamp ecological community is found bordering rivers and in basins that are either submerged or saturated part of the year. Soils associated with this community are very poorly drained, dark colored and have coarse to medium textured surfaces underlain by finer textured material, or are organic. Periodic flooding is essential to maintain this ecosystem and is the dominant factor for providing needed nutrients. If the system is drained or flooded for an extended period, a new community will result. Stream and Lake Swamps are characteristically deciduous with common dominants being red maple, elm, black gum, water tupelo and cypress. Many areas have originally

638 been dominated by cypress, but when the large cypress were harvested, the
639 hardwoods became dominant. Small Stream and Lake Swamp communities are
640 found interconnecting Lake Mary and Lake Enola, and along the north central
641 and south central shore of Lake Umatilla. The condition of this community is
642 presently unknown.

643
644
645 **Table 5-7: Stream and Lake Swamp Dominant Community Characteristics:**

<u>Soils</u>	<u>Placid, Pompano, Swamp</u>
<u>Vegetation</u>	<u>Cypress, water ash, black gum, red maple, buttonbush, dahoon holly, ferns, wild pine, lizards tail</u>
<u>Wildlife</u>	<u>Black bear, bobcat, deer, gray squirrel, mink, otter, raccoon, hawks, owls, turkey, wood duck, pileated woodpecker, various songbirds, turtles, various snakes</u>
<u>Listed Flora</u>	<u>Needle palm, fall flowering ixia, Florida willow</u>
<u>Listed Fauna</u>	<u>Ivory-billed woodpecker, bald eagle, great and snowy egrets, little blue and tri-colored herons, osprey, wood stork, short-tailed hawk, limpkin, black bear, alligator, eastern indigo snake, little kestrel, southeastern shrew</u>

646
647 ~~Soils: Placid, Pompano, Swamp~~

648
649 ~~Vegetation: Cypress, water ash, black gum, red maple, buttonbush, dahoon holly, ferns, wild~~
650 ~~pine, lizards tail~~

651
652 ~~Wildlife: Black bear, bobcat, deer, gray squirrel, mink, otter, raccoon, hawks, owls, turkey,~~
653 ~~wood duck, pileated woodpecker, various songbirds, turtles, various snakes~~

654
655 ~~Listed Flora: Needle palm, fall flowering ixia, Florida willow~~

656
657 ~~Listed Fauna: Ivory billed woodpecker, bald eagle, great and snowy egrets, little blue and tri-~~
658 ~~colored herons, osprey, wood stork, short tailed hawk, limpkin, black bear,~~
659 ~~alligator, eastern indigo snake, little kestrel, southeastern shrew~~

660
661 ~~Small Stream and Lake Swamp communities are found interconnecting Lake Mary and~~
662 ~~Lake Enola, and along the north central and south central shore of Lake Umatilla. The condition~~
663 ~~of this community is presently unknown.~~

664
665 **b. ii) Cypress Swamp**

666
667 ~~The Cypress Swamp ecological community occurs along rivers, lake~~
668 ~~margins, prairies and strands, or interspersed throughout other communities~~

669 such as flatwoods and prairies. This community is poorly drained and water is at
 670 or above ground level a good portion of the year. Soils associated with this
 671 community have loamy sub-soils and sandy surfaces. This community has a
 672 relatively low diversity of plant species due to the fluctuating water levels and
 673 low nutrient availability. Bald cypress is the dominant tree and is often the only
 674 tree which occurs in significant numbers. Pond cypress occurs in cypress heads
 675 or domes which are usually found in flatwoods and prairies. Fire is a stress
 676 factor in drier areas but water is important in all areas, as natural regeneration
 677 of cypress requires fluctuation of water levels. The diversity of trees increases in
 678 strands and stream margins because of increased nutrient availability. Small
 679 Cypress Swamp communities are located in conjunction with Shrub Swamps at
 680 the interconnection of Lake Mary and Lake Enola, and at Edgewater and Sunset
 681 Streets. The condition of this community is presently unknown.

Table 5-8: Cypress Swamp Dominant Community Characteristics:

<u>Soils</u>	<u>Placid, Pompano</u>
<u>Vegetation</u>	<u>Cypress, black gum, red maple, buttonbush, wax myrtle, willows, ferns, mosses, maiden cane, saw grass</u>
<u>Wildlife</u>	<u>Deer, mink, raccoon, otter, barred owl, egrets, herons, pileated woodpecker, purple gallinule, wood duck, frogs, turtles, salamanders, variety of water snakes</u>
<u>Listed Flora</u>	<u>Fall flowering Ixia, Florida willow</u>
<u>Listed Fauna</u>	<u>Ivory-billed woodpecker, bald eagle, woodstork, limpkin, egrets, little blue heron, tri-colored heron, osprey, short-tailed hawk, kestrel, alligator, black bear, southeaster shrew</u>

685
 686 ~~Soils: Placid, Pompano~~
 687
 688 ~~Vegetation: Cypress, black gum, red maple, buttonbush, wax myrtle, willows, ferns, mosses,~~
 689 ~~maiden cane, saw grass~~
 690
 691 ~~Wildlife: Deer, mink, raccoon, otter, barred owl, egrets, herons, pileated woodpecker,~~
 692 ~~purple gallinule, wood duck, frogs, turtles, salamanders, variety of water snakes~~
 693
 694 ~~Listed Flora: Fall flowering Ixia, Florida willow~~
 695
 696 ~~Listed Fauna: Ivory-billed woodpecker, bald eagle, woodstork, limpkin, egrets, little blue~~
 697 ~~heron, tri-colored heron, osprey, short-tailed hawk, kestrel, alligator, black bear,~~
 698 ~~southeaster shrew~~
 699

~~Small Cypress Swamp communities are located in conjunction with Shrub Swamps at the interconnection of Lake Mary and Lake Enola, and at Edgewater and Sunset Streets. The condition of this community is presently unknown.~~

c. ~~iii)~~ Shallow Freshwater Marsh & Pond

~~The shallow marsh appears as an open expanse of grasses, sedges, and rushes, and other herbaceous plants in an area where the soil is usually saturated or covered with surface water for two or more months during the year. Soils commonly associated with this community are nearly level and very poorly drained with coarse-textured or organic surfaces underlain by clay or sand. The soil is usually saturated during the rainy season, and is often covered with six inches or more of water. Fresh water marshes are valuable as filtering systems for rivers and lakes, protecting them from eutrophication. Marsh systems will eventually succeed to a woody community, with exclusion of fire or permanent and lower water level changes. Areas of Shallow Freshwater Marsh and Pond Communities are found just to the west of Golden Gem Drive and along the shore of East Lake. The condition of this community is presently unknown.~~

Table 5-9: Shallow Freshwater Marsh & Pond Dominant Community Characteristics:

<u>Soils</u>	<u>Myakka, Placid, Pompano, Wauchula</u>
<u>Vegetation</u>	<u>Pond and shallow marsh types, wild millet, cord grass, sedges, blue flag Pickerel weed, smartweed, pennywort</u>
<u>Wildlife</u>	<u>Ibis, rails, killdeer, mottled duck, kite, hawks, raccoon, marsh rabbit, deer, water rat, turtles, snakes, frogs, toads</u>
<u>Listed Flora</u>	<u>Spoonflower, fall flowering ixia</u>
<u>Listed Fauna</u>	<u>Bittern, kite, sand hill crane, egrets, herons, osprey, eagle, woodstork, limpkin, short-tailed hawk, alligator, round-tail muskrat</u>

8. Significant Wildlife Habitats

~~Soils: Myakka, Placid, Pompano, Wauchula~~

~~Vegetation: Pond and shallow marsh types, wild millet, cord grass, sedges, blue flag
Pickerel weed, smartweed, pennywort~~

~~Wildlife: Ibis, rails, killdeer, mottled duck, kite, hawks, raccoon, marsh
rabbit, deer, water rat, turtles, snakes, frogs, toads~~

~~Listed Flora: Spoonflower, fall flowering ixia~~

~~Listed Fauna: Bittern, kite, sand hill crane, egrets, herons, osprey, eagle, woodstork, limpkin, short tailed hawk, alligator, round tail muskrat~~

~~— Areas of Shallow Freshwater Marsh and Pond Communities are found just to the west of Golden Gem Drive and along the shore of East Lake. The condition of this community is presently unknown.~~

~~3. Significant Wildlife Habitats~~

~~— Areas of significant wildlife habitat clusters are those upland and wetland communities indicated on Map 5-11-8.~~

~~a. a. Endangered Species~~

~~— No data is available describing the distribution and abundance of rare or protected species within the City of Umatilla. The City is probably not an important habitat for these species due to the scarcity of pristine landforms within the City.~~

~~**Section VIII. EXISTING AND POTENTIAL USAGE of NATURAL RESOURCES**~~

~~**9J-5.013 (1) (b)**~~

~~**III. EXISTING AND POTENTIAL USAGE OF NATURAL RESOURCES 9J-5.013 (1)(b)**~~

The following section presents the existing commercial, recreational, and conservation uses, known pollution problems and the potential for use, conservation or protection of the natural resources found within the City of Umatilla.

~~1. A. Commercial~~

~~— Citrus production is no longer the most extensive vegetative commercial land use within the City of Umatilla. Approximately 5 acres within the City remains planted in citrus and has also been platted for future residential development~~

~~— No commercial land uses are sited within lakes, floodplains, or associated conservation areas in the City of Umatilla.~~

~~b.B. B. Recreation~~

776 | ~~_____~~ Conservation and recreation are intrinsically related to one another because
777 | resource-oriented recreational facilities utilize natural resources. The categories of
778 | recreation ~~which that~~ use natural resources in Lake County are: bicycle riding, boating,
779 | camping, fishing, hiking, horseback riding, hunting, nature study, picnicking, freshwater
780 | swimming, and visiting archaeological and historical sites.

781 | ~~_____~~ Umatilla has three resource-based recreation sites. ~~These (i.e. sites which are~~
782 | dependent on resources ~~which that~~ cannot easily be duplicated by artificial means, ~~;~~
783 | ~~and for which minimal~~ development and maintenance is required ~~for these sites). The~~
784 | ~~following are the public resource-based facilities:~~

- 785 | ~~1. Guerrant Park (public) – Fishing pier, boat ramp, picnic table, pavillion, playing field~~
786 | ~~2. Community Pier on Hwy 19 (public) – Fishing pier, picnic table and additional seating~~
787 | ~~3. Jerrod Hall Memorial Park, on Lake Enola – 2 picnic tables, gazebo~~

- 788 | ~~(1) Guerrant Park: (public) (2) Community Pier on Hwy 19: (public)~~
789 | ~~Fishing Pier (one) Fishing pier (one)~~
790 | ~~Boat Ramp (one) Picnic table (one) and additional seating~~
791 | ~~Picnic Table (one) (3) Jerrod Hall Memorial Park, on Lake Enola~~
792 | ~~Pavillion (one) picnic tables (two)~~
793 | ~~Playing Field (one) Gazebo (one)~~

794 | The Florida Department of Environmental Protection has developed a method of
795 | estimating user occasions for Florida lakes. At this time there is no data available on the
796 | degree of use for the lakes in Umatilla.

797 | ~~_____~~ There is no data available involving a comprehensive survey of types and size of
798 | fish populations in the lakes in the City of Umatilla. The Florida Game and Fresh Water
799 | Fish Commission does not have a regular fish stocking program in these lakes. It is done
800 | on an as needed basis.

801 | ~~C. C.~~ Conservation

802 | ~~_____~~ Conservation uses as defined by the Department of ~~Community Affairs~~
803 | ~~Economic Opportunity~~ are those activities "within land areas designated for the purpose
804 | of conserving or protecting natural resources."

805 | ~~D. D.~~ Known Pollution Problems

806 | ~~1. 1.~~ Surface Water

816 ~~—According to the FDEP, water quality within most of Umatilla's surface waters~~
 817 ~~are generally considered fair-to-good. An exception is Lake Umatilla, which suffers~~
 818 ~~from non-point source pollution.~~

819
 820 Land use patterns can be useful indicators of non-point source pollution. Umatilla's
 821 lakes tend to be surrounded by land uses ~~(e.g., low density residential areas,~~
 822 ~~conservation areas, forests or other undeveloped tracts)~~ that do not generate
 823 substantial human impacts to surface waters, such as low density residential areas,
 824 conservation areas, forests, and other undeveloped tracts. Non-point source
 825 pollution can greatly accelerate the life cycle of a lake as illustrated by Florida Non-
 826 point Source Assessment, Vol. 1, II published by the DER in 1988.

827
 828 Table 5-5

829
 830 City of Umatilla Wastewater Treatment Plants

<u>Name</u>	<u>Service Area</u>	<u>Capacity (gallons/day)</u>	<u>Design Capacity Compliance Status</u>
City of Umatilla	Municipal Area	300,000	4

- 831
 832
 833
 834
 835
 836
 837
 838 1 = Winter Violation
 839 2 = Summer Violation
 840 3 = Usually in Non-Compliance
 841 4 = In Compliance

842
 843 ~~—The City has one wastewater treatment facility (WWTF). The WWTF has an~~
 844 ~~operating .300 million gallons per day. The current usage is approximately .169~~
 845 ~~million gallons per day. Approximately 75% of the City is served by the municipal~~
 846 ~~sanitary sewer system and the remainder is accommodated by septic tank systems.~~
 847 ~~There have been no reported pollution problems in the City according to the Lake~~
 848 ~~County Health Department -Environmental Health Section, which issues permits for~~
 849 ~~septic systems.~~

850
 851 ~~The landfill eastward on C.R. 450 represents a potential source of groundwater~~
 852 ~~pollution (see Map 5-4).~~

853

~~Map 5-4 Pollution Point Sources~~

854 There have been no pollution problems reported to the County Public Health
855 Department regarding Umatilla's lakes. Septic tanks are unlikely to affect surface
856 water quality within the City due partly to low housing densities around Umatilla's
857 lakes. Furthermore, most residences (75%) within the City are linked via the
858 municipal sewer system. Although there is one known pollution source within
859 Umatilla (Map 5-4~~1~~) these sites are sufficiently removed from surface waters (>1300
860 ft) such that they are unlikely to affect lake water quality. Further, the wastewater
861 treatment plant is usually in compliance with sewage treatment standards. ~~(Table 5-~~
862 ~~5).~~

863
864 The landfill eastward on C.R. 450 represents a potential source of groundwater
865 pollution (see Map 5-1).

866
867 2. 3.—Hazardous waste

868
869 —Little hazardous waste is generated in Umatilla as compared to some of the
870 more highly industrialized sections of the County. For a detailed discussion of
871 hazardous waste and generators in Umatilla see the Public Facilities-Solid Waste
872 Sub-element.

873
874 3. 4.—Sinkhole Potential

875
876 —The Central Florida area has a high incidence of sinkholes. Many of the lakes in
877 Lake County were originally sinkholes. If proper precautions are not taken, there is
878 the potential for localized contamination of the surficial aquifer because of materials
879 such as agricultural chemicals, motor oil and other chemicals placed within sinkhole
880 drainages. A review of maps from the Lake County Division of Environmental
881 Services indicates that there are no sinkholes in the City of Umatilla.

882
883 —The Umatilla area does have a significant potential for sinkhole formation since
884 these areas are internally drained with water seeping down into the limestone
885 aquifer. The area encompassing Umatilla has a limestone cover 30 to 200 feet thick
886 consisting mainly of cohesive clayey sediments of low permeability. Sinkholes of
887 varying size may develop abruptly.

888
889 E. E.—Potential for Preservation, Conservation and Utilization of Natural Resources

890
891 1. 1.—Potential for Preservation

892
893 —The Florida Department of Environmental Protection has defined "preservation
894 areas" as areas that have major ecological, hydrological, physio-graphic, historical or

socioeconomic significance to the general public. Areas included within the City of Umatilla in these categories are the lakes and wetlands described previously.

~~2. 2.~~ Potential for Conservation

~~—~~The Florida Department of Environmental Protection defines "conservation areas" as those areas that have natural or institutional limitations on use ~~which that~~ would require ~~that~~ certain precautionary measures ~~to~~ be taken before development. Areas included within the City in these categories are:

- ~~•~~ ~~—~~ Aquifer Recharge Areas
- ~~•~~ ~~—~~ Flood plain/flood prone areas
- ~~•~~ ~~—~~ Vegetative and Wildlife Communities
- ~~•~~ ~~—~~ Well field areas

~~a. a.~~ Aquifer, Aquifer Recharge Areas

~~—~~Residential development can have an adverse impact on ground water through improperly filtered septic tank effluent seeping down into the surficial and Floridan aquifers. At present, the density of septic systems in the City of Umatilla, in relation to the underlying soils, is not known to have contaminated the surficial and Floridan aquifers.

~~—~~The City includes in its Land Development Regulations, Chapter 18 "Aquifer Recharge and Well Field Protection," pertaining to potential contamination from septic systems. In those areas not served by the municipal sanitary sewer system, the City must comply with the County Health Department's density guidelines of no more than 4 dwelling units per acre with central water, and no more than 2 dwelling units per acre with private well. Future industrial activity is also restricted from those areas unless it can be shown that the nature of the activity does not present a potential for contamination. In general, those activities that generate pollutants that present a significant potential for contamination of either aquifer are restricted.

~~b. b.~~ Flood Plains/Flood Prone Areas

~~—~~Little can be done to further improve the conservation and preservation potential of Umatilla's lakes. Water quality throughout these waters remains good even though most of the original plant communities adjacent to these lakes have been cleared or otherwise altered through development. Existing wetlands are well protected by current regulations enforced by federal (USACOE, USEPA) and state (FDEP, SJRWMD) agencies. Further, the Lake County Department of

Environmental Services regulates alterations of adjoining lake wetlands that extend beyond City limits (e.g., Lake Umatilla, Lake Pearl, etc.) Nonetheless, mandatory wetland buffer zones and floodplain restrictions are required by the City's Land Development Regulations (LDRs) to assure the protection of aquatic habitats within the City.

Development should be kept out of floodplain/flood prone areas to prevent damage to buildings, protect the recharge capability and maintain the diversity of vegetation and wildlife. The City is required to develop regulations regarding flood prone areas by Chapter 163.3202, FS and has developed a flood prone areas ordinance that is more restrictive toward development in these areas than the requirements of the National Flood Insurance Program.

Floodplains can be utilized as parks and open space. These parks and open space designations would aid in protecting the health and safety of residents by preventing flooding of populated areas.

c. ~~e.~~ Vegetative Habitats and Wildlife Habitats

At present there is no comprehensive inventory of wildlife habitat in the City. A comprehensive wildlife inventory encompassing information about the distribution of local wildlife at a site specific level would need to be assembled to successfully establish land management programs and regulations that would preserve natural areas and their wildlife, and the establishment of a corridor system. The City should coordinate their efforts with the Florida Game and Fresh Water Fish Commission.

Currently, wetland communities are the only significant ecosystems receiving substantial protection under the law. The FDEP, USACOE, USEPA, SJRWMD, US Fish and Wildlife Service and the County review development permits for alterations to wetlands. Upland communities can be protected through planned-unit development (PUD) zoning with landscape and tree ordinances. The use of PUD zoning allows negotiation for higher development densities on a certain portion of a site in return for lower densities elsewhere. The City includes PUD zoning in Chapter 6 "Zoning District Regulations" of its LDRs. This chapter also regulates arrangements for fee simple purchase, transfer of development rights, open space designations, conservation easements, cooperative management agreements, and greenbelt or bluebelt status (special taxing status for undeveloped lands).

The development review process is used by the City to provide protection for designated conservation areas. (Chapter 17 in the LDRs) The City reviews

979 developments for their potential impacts on the hydrology, water quality, air
980 quality, wildlife populations, natural ecosystems and aesthetics of the
981 conservation areas.

982
983 ~~_____~~The City has adopted a tree protection and landscape ordinance (Chapter
984 15 in the LDRs) to protect native vegetation and wildlife habitat from removal,
985 help prevent soil erosion, and- to enhance the aesthetic appearance of the City.

986
987 d. ~~_____d.~~ Well Field Protection

988
989 ~~_____~~The City has in its Land Development Regulations, Chapter 18, as required
990 by Chapter 163.3202(b)(c), FAC, a section on "Aquifer Recharge and Well field
991 Protection", to regulate development activities near future municipal well sites
992 and high aquifer recharge areas Development that takes place near or adjacent
993 to the designated well field areas has to meet additional land use controls
994 and/or performance standards. Certain uses are prohibited and others are
995 subject to more stringent requirements than in other areas of the City.
996 Development in the vicinity of the designated well field area are required to be
997 low density, with measures taken to insure protection from septic system
998 contamination. Restricted land uses involve storage tanks, industrial and
999 commercial wastes, excessive stormwater runoff and agricultural chemical
1000 applications. Since cones of influence can extend beyond the City limits, the City
1001 coordinates their efforts with the County in a countywide program for well field
1002 protection.

1003
1004 ~~_____~~The location of a future well field should be based on water quality,
1005 hydrogeologic data, land uses, related physical criteria, economics and potential
1006 point sources of contamination. The U.S. Environmental Protection Agency and
1007 the Florida Department of Environmental Protection have developed criteria and
1008 regulations for well field protection.

1009
1010 3. ~~3.~~ Potential for Utilization

1011
1012 ~~_____~~Natural resources found in the City of Umatilla and the immediate surrounding
1013 area can potentially be utilized as reserves and recreation. The most abundant resource
1014 in the City and the area is water. The City should coordinate with the County to
1015 maximize the utilization of this natural resource.

1016
1017 A. ~~a.~~ Nature Reserves

1018

1019 ~~—Those areas that are wetlands, flood prone areas or lakes, uplands and the~~
1020 ~~immediately adjacent land could serve as reserves for vegetative and wildlife~~
1021 ~~communities that are attracted to these types of environments.~~

1022
1023 ~~B. b.~~ Recreation

1024
1025 ~~—Lake Enola and Lake Umatilla could be utilized more extensively with additional~~
1026 ~~fishing piers and a well-developed beach for swimming.~~

1027
1028 ~~C. c.~~ Education

1029
1030 ~~—The wetlands and the several lakes could serve as a living laboratory by providing~~
1031 ~~field trips for students. Discussion of the life cycles of lakes and wetlands and the~~
1032 ~~effects of pollution could take place by direct observation.~~

1033
1034 ~~Section IV.IV-CURRENT. CURRENT AND PROJECTED WATER NEEDS 9J-5.013 (1) (c)~~

1035
1036 ~~Pursuant to 9J-5.013 (1) (c) the~~The following section provides current and projected water
1037 needs for both potable and non-potable consumption in the City of Umatilla.

1038
1039 ~~1. A.~~ Existing Potable Water Sources

1040
1041 ~~—The City of Umatilla has a municipal distribution system with two active wells located at~~
1042 ~~Maxwell Avenue and County Road 5-7867, (Bulldog Way Wells # 1 & 2), and a newly drilled~~
1043 ~~well on Hatfield Ave, (well # 3) but currently not in use. Each well has an estimated~~
1044 ~~pumping capacity of 1,000 gallons/minute and extends about 500 ft to the Floridan Aquifer.~~
1045 ~~Three storage tanks, having storage volumes of 50,000, 100,000 and 150,000 gallons, are~~
1046 ~~maintained in Umatilla. (The smaller tank is presently inoperable although it remains~~
1047 ~~connected to the system). The water is aerated (to remove distasteful hydrogen sulfide)~~
1048 ~~and chlorinated (to kill resident microorganisms) prior to distribution. The distribution~~
1049 ~~system has 978 water service connections within the City, serving a total resident~~
1050 ~~population of approximately 2,558 in 2007. Table 5-11 below shows the daily water use by~~
1051 ~~the two general land use categories.~~

1052
1053 The City of Umatilla water system consists of 2 water treatment plants, WTP #1 located on
1054 Maxwell Road, and WTP#2 located on CR 450. As of 2008, the water treatment plant (WTP#1)
1055 and distribution system served 1,532 metered connections, 1,091 of which are residential and
1056 441 of which were commercial. By 2030, the service area is expected to provide service for
1057 15,069 metered connections (14,553 residential and 516 commercial.) It will be necessary to
1058 provide improvements to the City of Umatilla Capital Water System in order to sufficiently
1059 serve water to this future population.

1060

Table 5-6

Average Daily Potable Water Demand (GPD), 2006

City of Umatilla

<u>System</u>	<u>Land Use</u>	<u>Year 2006</u>
<u>Municipal:</u>	<u>Residential</u>	<u>294,000</u>
	<u>Commercial</u>	<u>88,000</u>
	<u>*Total:</u>	<u>382,000</u>

~~* The average daily water demand overall is 420,000 GPD which includes unaccounted for water use, flushing, and minimal irrigation.~~

~~Source: Consumptive Use Application to DCA 2007~~

2. Water demand

~~There are 1,532 water connections, 1,091 of which are residential and 441 of which are commercial. Of those 1,532 metered connections, 120 of those connections are located outside of the City limits, but within the Umatilla 180 Utility Service Area boundary. The total residential population served was estimated at 3,969. Future demand was determined by applying current demand to the projected service area.~~

~~A. 1. Residential Water Demands 2006. Records from the City of Umatilla indicate that there is an average per capita use of approximately 102-120 gallons of water per day per person in the City of Umatilla. The future demand for water is anticipated to be 150 gpdpr. The overall household average is approximately 287 gallons per day based on 1,011 household units.~~

~~B. Agricultural Water Demand. None. Existing nurseries and other related entities use private wells for irrigation. There are approximately 5 acres of citrus in the City of Umatilla, but does not use city water for irrigation. It has been platted for future development.~~

~~C. 3. Commercial Water Demand. The projected water use for commercial users is 850 gallons per day per acre. Records from the City of Umatilla indicate that 13% of the total water usage is consumed by commercial establishments. Therefore, of the average daily flow of 682,000 gallons, 88,000 gallons represents the average daily commercial~~

~~water usage of 2,640,000 gallons per month. Umatilla has approximately 88.1 acres of retail sales and commercial services. Existing businesses within the City are moderate consumers of water.~~

~~During the planning period to the year 2015, it is expected that commercial activity in the City may increase by approximately 60 percent to 140 acres. It is assumed the types of commercial establishments will remain the same. This estimate was based on past commercial growth trends and anticipated commercial needs for the City and surrounding unincorporated areas. Minimum threshold populations to support larger stores and specialty shops are not indicated in the projected population through the planning period to the year 2015. Table 5-7 below identifies the projected commercial water use in the City.~~

Table 5-7

Projected Commercial Water Average Usage per Day, 2015

Commercial gpd	Total Daily Commercial
Estimated acreage	Water Usage, 2015
140	106,000

D. 4. ~~Industrial Water Demand. At present, there are three industrial parcels in the City of Umatilla. The City is not expected to be a major attractor of industrial concerns. It is not expected that an increase in the industrial (as compared with areas around the Cities of Clermont, Tavares and Leesburg). Of the three sites identified on the Existing Land Use map, none are currently engaged in any activity that demands water. The site located in the southwest corner, adjacent to Golden Gem, is used for truck storage. The site just north of Golden Gem on S.R. 19 is currently empty and for sale. The site located in the north end of Umatilla just east of S.R. 19 is a storage site for industry related machinery.~~

E. 5. ~~Other Water Users. Other existing land uses within the City are also connected to the municipal water system. Institutional land uses which that demand water include schools, City Hall, parks, and churches. Demand for other water users was determined by the remaining capacity of water available after the other land uses were considered. A small portion of the capacity may also be attributed to minor leaks in water lines. Water demands will likely increase for these land uses as the City's population grows.~~

3. B. Existing Water Conservation Use and Regional Water Management Policies

1144 | ~~—The City of Umatilla has an abundant water supply to serve a small population. The~~
1145 | ~~water supply in this area has not been threatened due to draw down by excessive demand~~
1146 | ~~or extreme drought conditions. ~~The~~ ~~However, the~~ City does comply with the SJRWMD water~~
1147 | ~~use restrictions. The Water Resources Act of 1972 mandated each water management~~
1148 | ~~district to "promote the conservation, development, and proper utilization of surface and~~
1149 | ~~groundwater" (Section 373.013, Florida Statutes). The St. Johns River Water Management~~
1150 | ~~District and Lake County have promulgated rules, including water use restrictions, to afford~~
1151 | ~~a considerable degree of protection to the recharge function of the aquifer. These rules and~~
1152 | ~~regulations generally prohibit the drainage of wetlands, while at the same time require that~~
1153 | ~~post development runoff not exceed pre-development runoff.~~

1154 |
1155 | ~~—Although no free-flowing artesian wells are known to exist within the City, the water~~
1156 | ~~management district is mandated by Section 373.207, Florida Statutes, to have an on-going~~
1157 | ~~program to identify and plug abandoned free-flowing artesian wells and restore them to~~
1158 | ~~original hydrologic conditions. The plugging of these wells can prevent wasting of water~~
1159 | ~~resources while preventing contamination of the aquifer.~~

1160 |
1161 | ~~—Section 373.246, F.S., enabled each water management district to formulate a plan for~~
1162 | ~~implementation during periods of water shortage, to declare water shortage warnings and~~
1163 | ~~implement water use restrictions. The intent of the plan is to provide for essential water~~
1164 | ~~uses (fire protection, hospitals, etc.) and ensure equity in all other uses. The water shortage~~
1165 | ~~plan has a direct impact on the City and the rest of Lake County that is under the jurisdiction~~
1166 | ~~of the St. Johns Water Management District. The County and municipalities are required to~~
1167 | ~~comply with the ~~water shortage~~ restrictions that have been declared by the water~~
1168 | ~~management district.~~

1169 |
1170 | ~~**V. INAPPLICABLE REQUIREMENTS OF 9J 5.013, FAC, pursuant to 9J 11.004 (2)(f), FAC**~~
1171 | ~~**The following list of minimum criteria presented in Section 9J 5.013, Florida Administrative**~~
1172 | ~~**Code is not applicable to the City of Umatilla.**~~

1173 |
1174 | ~~**—9J 5.013 (1) (a) 1.**~~

1175 | ~~**There are no rivers flowing through the City or bays contiguous to the City.**~~

1176 |
1177 | ~~**—9J 5.013 (1) (a) 3.**~~

1178 | ~~**There are no known sources of commercially valuable minerals within the City.**~~

1179 |
1180 | ~~**—9J 5.013 (1) (a) 4.**~~

1181 | ~~**There are no areas within the City, known by the local Soil and Water Conservation District,**~~
1182 | ~~**to have experienced soil erosion problems.**~~

1183 |
1184 | ~~**—9J 5.013 (1) (a) 5.**~~

1185 | ~~**There are no marine habitats in or adjacent to the City. All water habitats are fresh water.**~~

CHAPTER 5
CONSERVATION ELEMENT
GOALS, OBJECTIVES, AND POLICIES

GOAL 5-1: CONSERVATION OF NATURAL RESOURCES, ~~9J-5.013(2)~~

CONSERVE, PROTECT AND EFFECTIVELY MANAGE NATURAL RESOURCES WITHIN THE CITY OF UMATILLA, PARTICULARLY ENVIRONMENTALLY SENSITIVE LANDS THAT INCLUDE LAKE ENOLA, LAKE TUTUOLA, LAKE PALM, LAKE PEARL, EAST LAKE, LAKE UMATILLA, LAKE MARY, CRESCENT LAKE, ALL WETLANDS, GROUNDWATER QUALITY AND SCARCE VEGETATIVE COMMUNITIES.

OBJECTIVE 5-1.1: PROTECT AIR QUALITY, ~~9J-5.013(2)(b)(1)~~

Protect ~~air~~ air ~~Eq~~ quality within the City of Umatilla by ~~complying~~ with or ~~exceeding~~ air ~~standards~~ established by the Florida Department of Environmental ~~Regulations~~ Protection.

Policy 5-1.1.1: Promote Activities Conducive to Safe Air Quality.

The City shall promote land use activities ~~that, which~~ are conducive to maintaining existing air quality. The Land Development Regulations define permitted or non-permitted uses within commercial, industrial, and agricultural land use designations.

Policy 5-1.1.2: Reduce automobile emissions.

The City shall utilize land development regulations to reduce impacts of automobile emissions by the following means:

1. Provide for multi-use developments that decrease trip lengths for local traffic
2. Require vegetative buffer strips along roadways
3. Promote alternative transportation modes such as bicycle and pedestrian paths

Policy 5-1.1.23: Coordinate with Lake County to Effectively Mitigate Pollution Generated from Adjacent Unincorporated Areas.

The City of Umatilla shall coordinate with Lake County to assure that County and City land use controls applicable to adjacent jurisdictional areas promote land uses, ~~which~~ that shall not adversely, impact air quality within Umatilla. The City shall further encourage Lake County to enforce state and feral standards as minimums only, and strive for the improvement of air quality. The City of Umatilla shall encourage the County to consider the affects of prevailing wind directions on the location of industrial, commercial, and agricultural activities occurring adjacent to Umatilla, with emphasis to avoid locating any pollution generating activities to the west or north side of Umatilla.

43 **OBJECTIVE 5-1.2: MAINTAIN QUALITY OF SURFACE AND GROUNDWATER AT STANDARDS NO**
44 **LESS THAN EQUIVALENT TO STATE AND FEDERAL LEVELS, ~~9J-5.013(2)(b)(2).~~**

45 Protect the Quality of Surface and Ground Water By Controlling Existing and Potential
46 Sources of Contaminants and by Coordinating with Federal, State and County Entities
47 Having Jurisdictional Authority Over These Water Sources.

48
49 **Policy 5-1.2.1: Restrict Land Use Activities Associated with Groundwater Contamination from**
50 **Significant Recharge Areas.**

51 Land uses supporting industrial or commercial processes capable of contaminating
52 groundwater supplies are identified and restricted from significant aquifer recharge areas.
53 Significant recharge areas shall be those lands characterized by Astatula, Apopka, Lake Paola,
54 St. Lucie or Tavares soil types according to contemporary Soil Conservation Service data. The
55 City shall define performance criteria pertaining to the storage and placement of
56 environmentally hazardous materials for these areas.

57
58 **Policy 5-1.2.3: Establish Buffer Zones Around Surface Waters to Protect Water Quality.**

59 To preserve and protect wetlands including shorelines, upland buffer areas shall be preserved
60 around all shorelines and other wetland habitats. (Wetlands are defined by hydrological
61 features and plant communities well established by state (~~FDER~~FDEP, SJRWMD) and federal
62 agencies (USACOE, USEPA). Buffer strips slow stormwater runoff into surface waters and help
63 settle suspended sediments that contribute to lake filling and turbidity. Buffers also serve as
64 pollutant sinks, wildlife corridors and urban noise baffles.

65
66 Upland buffers will depend on site-specific features. Factors to be addressed in determining
67 buffer widths will include:

- 68 ~~(1.)w~~Wetland size,~~(~~
69 ~~2). H~~Hydrological functions,~~(~~
70 ~~3. H~~human impacts,~~(~~
71 ~~4. P)~~plant diversity,~~and (~~
72 ~~5. I)~~integration with other ecosystems.

73
74 ~~Upland buffer area shall be applicable towards fulfilling the minimum landscape and open~~
75 ~~space requirements for a development.~~

76
77 **Policy 5-1.2.4: Control Surface Water Runoff.**

78 The design and construction of stormwater management systems must meet the following
79 storm conditions:

80
81 Design Storm -- 50 year, 24 hour duration storm event, or the 10 year, 2 hour duration storm
82 runoff if greater than runoff if greater than runoff occurring at the 50 year, 24 hour storm.

83
84 **Policy 5-1.2.5: Avoid Impacts of Septic Tank Discharges on Surface Waters.**

85 No sewer system shall discharge directly into any surface water body in the City. Similarly, no

86 water body shall be part of any sewage system's overflow network. To ensure this policy, septic
87 tanks will not be permitted for new development in the City (see Policy 4-1.4.1). Deficient
88 performance by septic tanks operating presently must be corrected or the development must
89 join the City's central sanitary sewer system (see Policy 4-1.3.1). Furthermore, the City shall also
90 monitor the operation of the municipal sanitary sewer facility and shall identify and schedule
91 improvements necessary for the operation at adopted levels of service.

92

93 **Policy 5-1.2.6: Reduce Sediments and turbidity Associated with Shoreline Erosion.**

94 To prevent shoreline from erosion, the City encourages the growth of sufficient aquatic
95 vegetation in the littoral zones of the City's lakes to reduce wave energy and reduce sediment
96 disturbance. The City's Land Development Regulations and Comprehensive Plan prevent the
97 wanton destruction of aquatic plant beds along lake shorelines. In general, vegetation shall be
98 removed from a littoral zone only to temper excessive growth of nuisance species or to clear a
99 limited access way to open water. Further, any permits required by other government entities
100 (e.g., state Department of Natural Resources) must be granted before clearing may begin.

101

102 **Policy 5-1.2.7: Acquire Land Adjacent to Water Front Areas.**

103 The City shall pursue funding sources, which are available from the State of Florida to acquire
104 land along lakefront areas for recreation or conservation purposes.

105

106 **OBJECTIVE 5-1.3: CONSERVE SURFACE AND GROUND WATER SUPPLIES, ~~91-5.013(2)(b)(2).~~**

107 Protect the Qquantity of Surface and Ground Water through Preservation of Permeable
108 Surface and through Promotion of Conservation Activities Affecting the Consumption of
109 Potable Water.

110

111 **Policy 5-1.3.1: Avoid Reduction of Recharge Volumes to Ground Water Supplies.**

112 Because Umatilla is sighted on mostly upland areas that may help recharge the Florida aquifer,
113 the City shall seek to minimize reductions in recharge area owing to paving of these upland
114 areas. The City's *Land Development Regulations and Comprehensive Plan* include open space
115 requirements that are applicable to new development and redevelopment within Umatilla.
116 Open space requirements are designated at 25% for residential development. Preservation of
117 permeable surface will also be attained by determining the maximum percentage of impervious
118 surface allowed within the City based on Table 1-4, Future Land Use Element. Recharge
119 capacity will be preserved further by ordinances that will preserve (1) native vegetation (see
120 Policy 5-1.4.1 below) and (2) wetland basins and their associated buffer areas (see Policy 5-
121 1.2.3 above).

122

123 **Policy 5-1.3.2: Water Conservation through Wastewater Reclamation.**

124 The City affirms the conservation benefits provided by irrigating lawns and horticultural
125 plantings with "gray-water" (i.e., non-septic wastewater). The City shall explore and report on
126 the feasibility of gray-water irrigation when planning the construction of any new City facility.
127 Gray water irrigation shall be implemented to the extent such practices are economically
128 rewarding to the City and pose no threat to either public health or the surrounding natural

129 environment.

130

131 **Policy 5-1.3.3: Compliance with Water Management District Consumptive Use Permit.**

132 The City shall not exceed maximum allowable rates of water consumption issued by the St.
133 Johns River Water Management District for ground water withdrawal from municipal wells,
134 except where emergency situations arise due to fire prevention or a break in a water line. The
135 City shall comply with maximum allowable rates specified within the Water Management
136 District's Consumptive Use Permit.

137

138 **Policy 5-1.3.4: Cooperate with St. Johns River Water Management District to Implement**
139 **Conservation Efforts during Water Emergencies.**

140 The City shall provide the District (upon request) with relevant public data concerning water
141 distribution and use. The City shall respond as quickly as possible to implement conservation
142 measures as directed by the District during emergencies.

143

144 **Policy 5-1.3.5: Promote Conservation of Water.**

145 To conserve potable ground water courses and to accomplish reasonable reductions in water
146 consumption, the City shall undertake the following activities:

147

148 | **a.)1.** The City shall notify the St. Johns River Water Management District of the presence of
149 any abandoned free-flowing artesian wells identified within its municipal jurisdiction.

150

151 | **b.)2.** The City shall require development to use non-potable water for irrigation use where
152 such non-potable water sources are available. This shall include: the use of reclaimed water
153 for irrigation and other non-potable needs in public areas owned by the City, the use of
154 reclaimed water where available for irrigation if a new urban development is unable to
155 meet a minimum 60% Florida Friendly Landscape requirement; connection of new
156 development or substantial redevelopment to the reuse system to supply uses that do not
157 require potable water; and installation of dual water distribution lines that will initially use
158 the existing water source until the reclaimed water source is available. In cases where
159 developments within the City's reclaimed water service area are more readily served by an
160 existing reuse system operated by another wastewater utility, the City shall pursue
161 partnerships with reclaimed water service.

162

163 | **c.)3.** The City shall promote the use and application of water saving plumbing fixtures
164 compliant with the State Water Conservation Act (Florida Statute 553.14) in all new
165 construction or renovations.

166

167 | **d.)4.** The City shall annually (by April of each year) evaluate the performance of its water
168 distribution system to determine if excessive leakage may occur as a result of deterioration
169 to waterlines. The City shall schedule repairs to any identified damage or deficiency in the
170 distribution system based on the extent of damage, urgency to correct the problem, and
171 availability of funds necessary to rectify the lines. Any improvement qualifying as a capital
172 improvement and not deemed to represent an emergency shall be included within the
173 Capital Improvement Program.

174
175 | e.)5. Consistent with policies established by the East Central Florida Regional Planning
176 Council to reduce water consumption related to irrigation, the City’s Land Development
177 Regulations require new development to use and/or preserve native or drought-resistant
178 vegetation for landscaping to the greatest reasonable extent. The selection of native and
179 drought-resistant plants shall be based on those species deemed appropriate within the
180 Florida Native Plant Society’s publication. Native Plants for Landscaping in Florida, or
181 comparable recommended guidelines supported by the Florida Department of Agriculture
182 and Consumer Affairs, the Florida Department of Natural Resources, or the East Central
183 Florida Regional Planning Council.

184
185 | f.)6. The City shall promote water conservation awareness and the need for water resource
186 protection through a public and employee education program that shall include cosponsoring
187 of landscape and irrigation seminars.

188
189 | g.)7. The City shall adopt a local Florida Friendly Landscape ordinance, prepared with
190 consideration to the model Xeriscape ordinance prepared by the St. John’s River Water
191 Management District and shall promote through educational programs and publications, the
192 use of Florida Friendly Landscape practices, which include low or no water landscaping, the
193 use of solid waste composts, efficient irrigation systems, and the prohibition of exotic plan
194 species.

195
196 | h.)8. The City shall require installation of dual line distribution systems in new
197 developments and encourage individual connection to its reclaimed water system for
198 irrigation purposes.

199
200 | i.)9. The City will continue to expand its reclaimed water system to increase availability of reuse
201 water and to decrease potable water demand, in support of the city’s 10-year Water Facilities
202 Work Plan.

203
204 | j.)10. The City ensure that all potable and reclaimed water service connections are metered,
205 and shall maintain an ongoing meter replacement program to ensure the reliable accounting
206 of water usage.

207
208 | k.)11. The City shall enforce restricted irrigation hours and rain sensor device requirements
209 in compliance with State and local regulations.

210
211 | l.)12. The City shall implement the water conservation plan submitted to SJRWMD on
212 February 13, 2006, as well as any future water conservation plans submitted to SJRWMD.

213
214 | m.)13. The City shall continue to update the 10-Year Water Supply Facilities Work Plan in
215 coordination with local governments that identify potable water supply, infrastructure and
216 facility projects, identify potable water sources, and estimate project costs to serve City utility
217 water supply needs for a 10 year planning period.

218
219 **Policy 5-1.3.6: Wellfield Protection.**

220 Within the Future Land Use Element, the City shall designate land adjacent to wellfields for low-
221 intensity land uses, which shall create limited impacts on aquifer storage areas. The Land

222 Development Regulations also include provisions which regulate development within wellfield
223 areas and establish minimum setback distances from the well site.

224
225 **OBJECTIVE 5-1.4: CONSERVE AND PROTECT NATIVE ~~PLANT-VEGETATIVE COMMUNITIES, 9J-~~**
226 **~~5.013(2)(b)(3).~~**

227 Conserve ~~A~~appropriately ~~U~~use and ~~P~~protect ~~N~~native ~~V~~vegetation ~~I~~indigenous to the City of
228 Umatilla.

229
230 **Policy 5-1.4.1: Protection of Native ~~Plant-Vegetative Communities.~~**

231 The City's Land Development Regulations include guidelines (also within this Comprehensive
232 Plan) to preserve and protect indigenous native vegetation. The Tree and Native Vegetation
233 Protection Ordinance shall be used in managing and protecting the impact of development on
234 major vegetative communities and aquatic habitats shown on Map 5-1 of this Plan.

235
236 Guidelines for the preservation of upland vegetative communities will be developed within the
237 Land Development Regulations for new development and require a percentage of the on-site
238 native plant communities to be set aside. Such set aside areas will be preserved in a viable
239 condition and shall be allowed as credit toward landscape and open space requirements.
240 Native upland communities and vegetation would be defined as these included in the guide to
241 the Natural Communities of Florida, Florida Natural Areas Inventory, 1990.

242
243 **OBJECTIVE 5-1.75: PROTECT, CONSERVE OR OTHERWISE USE APPROPRIATE SOILS AND**
244 **MINERAL RESOURCES IN A MANNER THAT MINIMIZES ADVERSE EFFECTS TO THE**
245 **ENVIRONMENT, 9J-5.013(2)(b)(3).**

246 Conserve and ~~A~~appropriately ~~U~~use ~~S~~soils through the ~~I~~incorporation of Land Development
247 Regulations ~~which-that~~ Include ~~P~~performance ~~C~~criteria ~~D~~designed to ~~R~~reduce the ~~I~~ncidence of
248 ~~S~~soil ~~E~~rosion ~~R~~resulting from ~~L~~and ~~C~~clearing, ~~B~~breaches in ~~S~~stabilized ~~L~~lake ~~S~~shorelines, and
249 ~~S~~soils ~~E~~xposed to ~~E~~nvironmental ~~C~~conditions due to the ~~L~~lack of ~~V~~vegetation.

250
251 **Policy 5-1.57.1: Implementing Erosion Control.**

252 The City's Land Development Regulations require that appropriate measures be taken during
253 land clearing and building operations to assure that exposed, destabilized or otherwise altered
254 soil is expeditiously covered with an acceptable erosion control material. This Policy shall apply
255 to all non-agricultural land clearing activity.

256
257 The tree and native vegetation protection ordinance shall be applicable to all clearing and
258 grading activities and shall include specifications for management principles guiding the
259 removal or placement of vegetation and landscaping design. Regulations shall also require
260 developers to take precautionary measures, where necessary, to avert destruction or damage
261 to native vegetation.

262
263 **Policy 5-1.57.2: Coordination with the U.S. Soil Conservation District.**

264 The City shall notify the local office of the U.S. Soil Conservation Service of any soil erosion

265 problems that may occur within the City's jurisdiction.

266

267 | **Policy 5-1.57.3: Regulation of Mining Activities.**

268 As no significant deposits of valuable minerals are present in the City of Umatilla, no mining
269 activities shall be permitted to occur within the City's jurisdictional area.

270

271

272 | **OBJECTIVE 5-1.56: CONSERVE, PROTECT, AND OTHERWISE USE APPROPRIATELY FISHERIES**
273 **WITHIN THE CITY, ~~9J-5.013(2)(b)(4).~~**

274 Conserve Appropriately Use and Protect Fisheries Indigenous to Umatilla's lakes.

275

276 | **Policy 5-1.56.1: Manage Impacts of Development on Fisheries.**

277 The City shall promote land use activities within the Future Land Use Element and designated
278 on the Future Land Use Map, which are compatible with preservation of fisheries within the
279 City's lakes. The City shall allow no permanent impacts to sport fish habitat within its borders.
280 The City's Land Development Regulations ensure wetland and shoreline protection measures
281 (e.g., Chapter 17, Sec.8 & 3) to prevent any permanent impacts to sportfish habitats.
282 Furthermore, all such habitats shall be dedicated to the City as conservation easement areas
283 where those habitats are threatened by development.

284

285 | **Policy 5-1.56.2: Assist Federal and State Agencies in the Maintenance of Fish Populations.**

286 The City shall coordinate with and assist Federal and State environmental and wildlife
287 preservation agencies to protect fish populations within the City's lakes and to promote
288 environmental management activities, which enhance fish propagation through natural
289 processes or by managed fish restocking. Any information regarding fish kills or fish and game
290 violations reported by any citizen to the City shall be forwarded within 48 hours to Florida
291 Game and Fresh Water Fish Commission. Subsequent City action will depend on the
292 Commission's response and assessment.

293

294 | **Policy 5-1.56.3: Aquatic Weed Control.**

295 The City shall coordinate with the Lake County Water Authority to control any aquatic weed,
296 algal blooms, or other aquatic plant proliferation occurring within the City's lakes. The City shall
297 forward all citizen complaints regarding excessive aquatic vegetation to the Water Authority
298 within 24 hours of receipt.

299

300 | **OBJECTIVE 5-1.67: CONSERVE WILDLIFE AND WILDLIFE HABITATS, ~~9J-5.013(2)(b)(4).~~**

301 Conserve and Protect Wildlife and Wildlife Habitats through the Management of
302 Growth and Development within the City, and through Coordination with Lake County, the
303 Florida Game and Fresh Water Fish Commission, the SJRWMD, and the State Department of
304 Agriculture and Consumer affairs.

305

306 | **Policy 5-1.67.1: Manage Development Impacts to Wildlife Habitats.**

307 The City's Land Development Regulations require any development sited in any part of the

308 ecological areas identified on Map 5-1 of this plan to provide a wildlife inventory of the project
309 site.— This inventory shall consist of observations made of characteristic plant and animal
310 species on site with special attention to protected animal species. The site shall be
311 characterized by soils distribution, topographic features, and species lists of all plants and
312 animals observed on site. Secondary evidence of occupation by organisms (e.g., animal tracks,
313 fecal deposits, burrows, etc.) also shall be reported. The study shall be performed by wildlife
314 professional or by a federal, state, or county environmental or wildlife agencies.
315

316 If protected species are found to reside or reproduce on the study site, then the developer shall
317 seek the expert advice of the Florida Game and Fresh Water Fish Commission to develop a plan
318 to manage the protected population on site or to relocate the population offsite. Such a plan
319 will be required prior to the issuance of the final development order. In addition, development
320 modifications may be required to ensure on site species preservation. The preserved area may
321 be applied towards fulfilling the minimum landscape and open space requirements for a
322 development. Any subsequent action taken by the City shall depend largely on the quality of
323 scientific information and recommendations provided by the Commission.
324

GOAL 5-2: IMPLEMENTATION

**TO IMPLEMENT ACTIVITIES THAT STRIVE TO CONSERVE, PROTECT AND EFFECTIVELY MANAGE
NATURAL RESOURCES WITHIN THE CITY OF UMATILLA.**

OBJECTIVE 5-2.1: LAND USE

**Protection of water quality by restriction of activities and land uses known to affect adversely
the quality and quantity of identified water sources, including natural groundwater recharge
areas, wellhead protection areas and surface waters used as a source of public water supply.**

Policy 5-2.1.1: Designation of appropriate land uses

The City shall control lakefront development to protect views, access, and water resources.

**The City shall promote public access to lakes through the use of pedestrian paths, trails, or
walkways, or other viable means.**

**All development and redevelopment projects shall ensure the water quality of potable water
resources is not reduced by requiring that post development flow conditions not be less than
predevelopment conditions. The level of treatment for stormwater must ensure that the water
quality of the recharge area is not degraded.**

OBJECTIVE 5-~~12.112~~: IMPLEMENTATION AND EVALUATION OF THE EFFECTIVENESS OF CONSERVATION ACTIVITIES, ~~9J-5.013(2)(c)(2).~~

Policy 5-~~12.112~~.1: Schedule, Budget and Implement Conservation Activities Qualifying as

351 **Capital Improvements.**

352 Conservation activities involving the purchase of land or the expenditure of funds equal to or
353 exceeding amounts qualifying as a capital improvements, as defined within the Capital
354 Improvement Element Goals, Objectives, and Policies, shall be scheduled and budgeted within
355 the five-year Schedule of Capital Improvements.

357 **Policy 5-12.112.2: Evaluate the Effectiveness of Conservation Activities.**

358 The City shall annually (by March of each year) review conservation goals, objectives and
359 policies supported in the Conservation Element of the Comprehensive Plan and implemented
360 through land development regulations, to measure the effectiveness of the City's conservation
361 activities. Deficiencies identified within the evaluation process shall be analyzed to determine
362 ameliorative measures necessary for correction.

364 **Policy 5-12.112.3: Evaluate Effectiveness of Intergovernmental Coordination.**

365 The City shall evaluate the effectiveness of intergovernmental coordination activities
366 established within the Conservation policies or upon the emergence of conservation issues
367 extending into areas beyond the City's jurisdiction.

369 **OBJECTIVE 5-2.3: NATIVE VEGETATIVE COMMUNITIES**

370 The City shall protect native vegetative communities from destruction by development
371 activities

373 **Policy 5-2.3.1: Site survey**

374 A professionally conducted survey of native vegetative and wildlife communities shall be
375 required when alteration or clearing of native habitat is proposed or when such clearing could
376 adversely impact native wildlife species. The survey shall be conducted by an ecologist,
377 biologist, or similar professional and shall include an inventory of wildlife, as well as state and
378 federally listed endangered and threatened animal and plant species, and species of special
379 concern. The site surveys shall address the following:

- 381 1. The size and distribution of native habitat
- 382 2. Wildlife and listed species populations within the proposed development site
- 383 3. The feasibility and viability of on-site protection and management
- 384 4. Whether the proposed development site includes a wildfire corridor and the feasibility of
385 maintaining the wildlife corridor.
- 386 5. The appropriateness of mitigating the impacts of development by the relocation of listed
387 species to an acceptable off-site location, in the event that on-site protection is shown to be
388 ineffective.
- 389 6. Karst features shall be identified, including, but not limited to, sinkholes and limestone
390 outcroppings. All development shall maintain a 50-foot buffer from these karst features.

392 **Policy 5-2.3.2: Preservation of native and upland habitat**

393 Any development projects of 30 acres or more acres shall be required to preserve native and

394 upland habitat in accordance with the following:

395

396 Protection of wildlife, native vegetative communities, plant and animal species found on the
397 site that are listed as endangered, threatened, or of special concern shall be required as part of
398 the overall development plan that is approved as part of the development order. Development
399 shall be clustered on the least environmentally sensitive portion of the site with the remainder
400 of the site being permanently protected as undisturbed and unaltered open space to protect
401 native habitats.

402

403 **Policy 5-2.3.3: Limit removal of natural vegetation**

404 Development shall be designed such that the location of improvements minimizes the removal
405 of natural vegetation. No land alteration, clearing, or grubbing may be carried out prior to
406 approval of the site plan.

407

408 **Policy 5-2.3.4: Use of native rather than exotic vegetation**

409 Encourage the use of native rather than exotic vegetation and require the removal of exotic
410 nuisance plants from the sites of new developments.

411

412

413 **OBJECTIVE 5-2.4: WORK WITH REGIONAL WATER MANAGEMENT DISTRICTS, ~~9J-5.013(2)(c)(4)~~**

414 The City shall work with the regional water management districts to preserve water sources

415

416 **Policy 5-2.4.1: Enforcement of SJRWMD irrigation rules**

417 The City shall enforce the St. Johns River Water Management District's (SJRWMD) lawn and
418 landscape irrigation rule as well as incorporate additional innovative measures based on the
419 SJRWMD rules and guidelines.

420

421 **OBJECTIVE 5-2.5: ENDANGERED AND THREATENED WILDLIFE, ~~9J-5.013(2)(c)(5)~~**

422 The City shall restrict activities known to adversely affect the survival of endangered and
423 threatened wildlife.

424

425 **Policy 5-2.5.1: Alteration of native habitats**

426 A professionally conducted survey of native vegetative and wildlife communities shall be
427 required when alteration or clearing of native habitat is proposed or when such clearing could
428 adversely impact native wildlife species. The survey shall be conducted by an ecologist,
429 biologist, or similar professional and shall include an inventory of wildlife, as well as state and
430 federally listed endangered and threatened animal and plant species, and species of special
431 concern.

432

433 **OBJECTIVE 5-2.6: PROTECT VARIOUS NATURAL FUNCTIONS,**

434 The City shall protect and conserve the natural functions of existing soils, fisheries, wildlife
435 habitats, rivers, bays, lakes, floodplains, harbors, wetlands including estuarine marshes,
436 freshwater beaches and shores, and marine habitats.

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Policy 5-2.6.1: Protection and natural function of wetlands

The City shall ensure the protection and natural function of wetlands.

1. All development will be required to be clustered away from all wetland areas on the site and an upland buffer will be provided adjacent to the wetlands. The buffer width will be a minimum of 15 ft and shall consist of preserved or planted vegetation.
2. For parcels recorded on or before the date of this plan adoption that do not contain sufficient uplands to permit development, fill and clearing of natural vegetation will be allowed only in conjunction with a minimal access way and minimum amount beneath one residential structure, provided the direction and rate of historical water flow are not altered. All structures shall be elevated on pilings and septic systems prohibited. All applicable permits must be obtained.
3. The City shall not allow lots or parcels to be created without sufficient uplands

Policy 5-2.6.2: Alteration of wetlands

The location of wetlands shall be accurately identified at the time of development review. The alteration of wetland areas is prohibited unless no other alternative exists or wetland function will be maintained or enhanced through a mitigated plan. If alteration is necessary after it is proven that no other alternative exists, it shall be accompanied by a mitigation plan consistent with the Water Management District Rules. The purpose of mitigation is to ensure that the ecological value and extent of the wetlands is maintained. The mitigating plan must be prepared by a wetlands professional and must provide the City with assurances that the mitigation plan will be maintained.

Policy 5-2.6.3: Wetland definition

The definition of wetlands shall be comprehensive and shall encompass the definitions used by the water management district, the Florida Department of Environmental Protection, and the U.S. Army corps of Engineers and is based upon indicators such as soils, vegetation, and presence of water.

OBJECTIVE 5-2.7: PROTECT EXISTING NATURAL RESERVATIONS

The City shall protect existing natural reservations identified in the recreation and open space element.

Policy 5-2.7.1: Protection of Natural Reservations

Though no land within the City has been designated by the federal, state, or county government as a natural reservation, the City shall continue support to preserve natural reservations within Lake County, including, but not limited to, the Green Swamp and the Wekiva River Basin.

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OBJECTIVE 5-12.128: INTERGOVERNMENTAL COORDINATION ACTIVITIES FOR THE CONSERVATION OF NATURAL RESOURCES, ~~9J 5.013(2)(c)(8).~~

Manage Nnatural Resources and Conservation Issues Transcending the City's Jurisdictional Area or constituting an Issue of Regional Nature through Intergovernmental Coordination.

Policy 5-12.128.1: Implementing Policies for Intergovernmental Coordination with Lake County to Manage Conservation Issues and Activities.

The City of Umatilla shall coordinate with Lake County to manage natural resources and conservation activities. Such management activities shall engage, but not be limited to:

- i1. Participation in County forums and in technical review activities concerning emergency preparedness.
- ii2. Participation in technical review concerning ground and surface water quality; floodplain and stormwater management; fish and wildlife preservation, in particular endangered and threatened species; wildlife habitats and significant vegetative communities; and issues affecting the function and survival of environmentally sensitive areas. Such issues and activities shall also be coordinated with appropriate state and regional entities for which jurisdictional authority or interest overlies.
- iii3. Public access issues to lake front areas shall be coordinated with Lake County, including issues concerning maintenance and improvements.
- iv4. Concurrency - The City shall coordinate with Lake County in order to assure that all future development within unincorporated areas adjacent to the City shall occur in an orderly and timely manner concurrent with the availability of infrastructure and services. Such development reviews shall closely monitor and evaluate impacts on:
 - City infrastructure levels of service, especially impacts on roadways, water and wastewater systems, floodplain and stormwater management, and area-wide recreation.
 - Natural resources, especially ground water quality and quantity.
- v5. ~~v~~—The City shall coordinate with the Lake County Environmental Services Department on issues related to hazardous waste management, drainage, solid waste disposal and recycling, and protection of surface and ground waters.
- vi6. ~~vi~~—The City shall continue to coordinate with Lake County to reduce solid waste disposal.

523 | **Policy 5-12.128.2: Implementing Policies for Intergovernmental Coordination with State**
524 | **Agencies.**

525 | Issues ~~which~~ that shall be coordinated with the Department of Natural Resources (FDNR), the
526 | Department of Environmental Protection (FDEP), the St. Johns River Water Management
527 | District (SJRWMD), and the Florida Game and Fresh Water Fish Commission (FGFWFC), as
528 | deemed necessary to resolve conservation concerns which presently exist or which may
529 | emerge include the following:

530 |
531 | i1. The City shall coordinate all development and natural resource conservation measures
532 | impacting all lakes in Umatilla with the FGFWFC and the FDEP, as well as other applicable
533 | State public agencies.

534 |
535 | ii2. The City shall coordinate with technical staff within the SJRWMD, FDNR, and FDEP in order
536 | to assure implementation of sound principles and practices of conservation resource
537 | management during the development review process as well as the formulation of policies
538 | impacting natural resource management.

539 |
540 | iii3. The City shall coordinate with the Florida Sinkhole Research Institute or the Lake County
541 | Environmental Services Department to manage issues concerning the impact of sinkhole
542 | formations or potential threats related thereto.

543 |
544 | iv4. The City shall coordinate with the SJRWMD as well as other appropriate state agencies in
545 | matters surrounding stormwater management, floodplain protection, drainage, surface and
546 | ground water quality and quantity, and consumptive use permits for potable water.

547 |
548 | v5. The City shall coordinate with FDEP and the Lake County Environmental Services
549 | Department for issues concerning the management of hazardous waste.

550 |
551 | vi6. The City shall coordinate with the Lake County Health Department on issues related to the
552 | proper management and operation of septic tank systems and on-site, low use ground well.

553 |
554 | vii7. The City shall coordinate with the FGFWFC to resolve any issues pertaining to
555 | development impacts adversely affecting the nesting, propagation, or survival of any
556 | endangered or threatened animal, and shall likewise assert responsibility to coordinate with
557 | the Florida Department of Agriculture and Consumer Affairs on similar issues concerning
558 | endangered and threatened plants.

559 |
560 | viii8. The City shall coordinate with the Department of State on issues concerning the
561 | preservation of historical sites located within the City of Umatilla.

562 |
563 | **Policy 5-12.128.3: Coordination with the East Central Florida Regional Planning Council.**

564 | The City shall coordinate with the East Central Florida Regional Planning Council (ECFRPC) in
565 | preparing amendments to the City's Comprehensive Plan and to review any development of

566 regional impact studies associated with any development within the City, or for DRI projects
567 impacting natural resources or conservation activities within Umatilla.

568
569 **OBJECTIVE 5-12.89: PROTECT ENVIRONMENTALLY SENSITIVE AREAS, 9J-5-013(2)(c)(9).**
570 Protect ~~Environmentally~~ environmentally Sensitive L~~ands~~ lands from the E~~ncroachment~~ encroachment of
571 D~~evelopment~~ development In O~~rd~~er to P~~re~~serve T~~heir~~ their N~~atural~~ natural F~~unctions~~ functions and T~~o~~ to A~~assure~~ assure T~~heir~~ their
572 P~~erpetual~~ existence. Environmentally Sensitive L~~ands~~ lands S~~hall~~ shall C~~om~~prise W~~et~~wetlands,
573 S~~urface~~ surface W~~aters~~ waters, sinkholes, A~~a~~quifer R~~er~~charge A~~reas~~ areas with H~~igh~~ high P~~er~~colation R~~ates~~ rates, and
574 U~~ndisturbed~~ significant V~~egetative~~ vegetative C~~ommunities~~ communities, P~~articularly~~ particularly T~~hose~~ those S~~erving~~ serving as H~~abitat~~ habitat
575 or R~~efuge~~ refuge for E~~ndangered~~ endangered and T~~hreatened~~ threatened P~~lants~~ plants and A~~nimals~~ animals.

576
577 **Policy 5-12.89.1: Designation of Environmentally Sensitive Areas for Preservation.**
578 The City shall require designation as conservation open space in future ~~land~~ development
579 projects in the following environmentally sensitive land forms:

- 580
581 ~~i1. lakes~~ Lakes and wetlands (see Policy 5-1.8.2);
582
583 ~~ii2. wetland~~ Wetland buffer zones (see Policy 5-1.2.3);
584
585 ~~iii3. native~~ Native vegetation reservations (see Policy 5-14.4);
586
587 ~~iv4. P~~protected wildlife habitats (see Policy 5-1.6.1);
588
589 ~~v5. Karst areas, including, but not limited to s~~sinkholes ~~that may occur that provide a direct~~
590 ~~connection to groundwater supplies (i.e., a "karst window") that cannot be adequately~~
591 ~~sealed in the opinion of a professionally certified engineer or geologist.~~

592
593 Such environmentally sensitive areas shall be protected in future development by placement in
594 conservation easements for conservation open space during the development review process
595 upon adoption of the plan. Land use maps shall be updated periodically to include these areas
596 as necessary.

597
598 **Policy 5-12.89.2: Protect and Preserve Functions of Wetlands.**
599 The City's Land Development Regulations require all necessary state and federal permits to be
600 obtained prior to any development within wetlands. Alteration of viable wetlands shall be
601 mitigated through the successful restoration or creation of wetlands whose functional values
602 are comparable to those of all altered wetlands. The net result shall be no net loss of natural
603 functional value. Wetlands shall be protected further by protective buffer zones adjacent to
604 surrounding developed uplands (the guidelines for establishing these zones were described in
605 Policy 5-1.2.3 of this plan). The conditions of approval as stated by the state and federal
606 regulatory agencies shall be accepted as suitable mitigation migration by the City.

607
608 **Policy 5-12.89.3: Preserve the Natural 100-Year Floodplains of the City's Surface Waters and**

609 **Lowlands.**

610 The City shall preserve the natural functions of floodplains through the establishment of a
611 floodplain protection ordinance that regulates development within the 100-year floodplain.
612 This ordinance allows for limited development within the 100-year floodplain shown on Map 5-
613 3 provided that compensating storage is provided. Septic tanks and facilities associated with
614 the storage, transfer, dispersal or generation of hazardous materials shall be prohibited within
615 the 100-year floodplain. Roads, bridges and other similar public facilities will not be located
616 within the floodplains, unless no reasonable alternatives exist. Ecological functions of
617 floodplains shall be protected by policies (described elsewhere in the Plan) intended to protect
618 native vegetation and wetlands.

619
620 **Policy 5-~~12.89.4: Protection of Natural Reservations, 9J-5.013(2)(c)(7).~~**

621 Though no land within the City has been designated by the federal, state, or county
622 government as a natural reservation, the City shall continue support to preserve natural
623 reservations within Lake County, including, but not limited to, the Green Swamp and the
624 Wekiva River Basin.

625
626 **Policy 5-~~12.89.5: Acquisition of Environmentally Sensitive Land.~~**

627 The City shall pursue State funds to purchase environmentally sensitive lands designated as
628 conservation open space on the Future Land Use Map.

629
630 **Policy 5-~~12.89.6: Amendment of FEMA Flood Insurance Rate Map.~~**

631 The 100-year floodplain for Umatilla shall continue to include Lake Tutuola, even though that
632 body of water was excluded inexplicably from the FEMA Flood Insurance Rate Map. Map 5-3
633 has been modified to reflect this policy.

634
635 **OBJECTIVE ~~5-12.910: MANAGEMENT OF HAZARDOUS WASTES TO PROTECT NATURAL~~**
636 **RESOURCES, 9J-5.013(2)(c)(10).**

637 Manage the Use and Disposal of Hazardous Wastes to Protect Natural Resources and Public
638 Health and Safety

639
640 **Policy 5-~~12.910.1: Regulate Land Uses Generating Hazardous Waste.~~**

641 Land use activities associated with the generation, storage, transfer or dispersal of hazardous
642 wastes shall be prohibited from using septic tanks within the City. Further, such facilities
643 associated with hazardous waste containment within the City shall comply with contemporary
644 state and federal standards.

645
646 **Policy 5-~~12.910.2: Prevent Contamination of Natural Habitats and Surface Waters.~~**

647 The City shall continue to enforce land development regulations that restrict developments
648 whose existence may introduce toxic runoffs (accidental or otherwise) into the City's lakes,
649 wetlands or upland forests (as shown in Map 5-1).

650
651 **Policy 5-~~12.910.3: Assist Lake County Hazardous Waste Management Program.~~**

652 The City shall assist Lake County in the monitoring and management of hazardous waste
653 generators within Umatilla by coordinating with the Lake County Department of Environmental
654 Services to notify County staff to new commercial developments that may use or generate
655 hazardous waste. The City shall also notify the County to the presence of any disposed, buried,
656 or stored wastes or material for which the volatility and chemical contents thereof are
657 unknown. Further, the City shall encourage citizens to dispose small quantities of household
658 generated hazardous materials at the County sponsored Amnesty Days collection conducted
659 twice yearly by the County Environmental Services Department. The City shall post notices to
660 the public and otherwise assist the County as requested to safely remove these hazardous
661 materials from the city.

662
663 | **OBJECTIVE 5-~~12.1011~~: CONSERVATION OF HISTORICALLY SIGNIFICANT SITES.**
664 Conserve Historically Significant Sites through the Use of Land Development Regulations and
665 Protection of Existing Historical Structures.

666
667 | **Policy 5-~~12.1011.1~~: Promote the Identification of Historically Significant Sites.**
668 The City shall coordinate with the State Division of Historic Resources in continuing to identify,
669 protect, analyze, and explain the City's historical, archaeological, and cultural resources. Such
670 efforts shall include determination of their worth and vulnerability, as well as determination of
671 specific applicable preservation management policies.

672
673 | **Policy 5-~~12.1011.2~~: Performance Standards for Protecting Sites of Historic, Archaeological,
674 and Cultural Resources.**

675 The City's Land Development Regulations limit activities that depreciate or eliminate the
676 historical value of sites registered on state or federal historic files. Activities deemed adverse
677 to the preservation of historic sites shall include:

- 678
679 | a.)1. Demolition or alteration of all or part of such site;
680
681 | b.)2. Isolation from, or alteration of the associated environment;
682
683 | c.)3. Placement of visual, audible, or atmospheric elements that foster discordance with the
684 character of the property;
685
686 | d.)4. Transfer or sale of a registered historical site without adequate contractual written
687 agreement to maintain and preserve the historical character of the structure;
688
689 | e.)5. Removal or placement of native vegetation shall be subject to restrictions and
690 requirements stated within the Tree and Native Vegetation Protection Ordinance;

691
692 | **Policy 5-~~12.1011.3~~: Registration of Locally Historic Sites.**
693 The City shall promote and support local efforts, including those fostered by the Lake County
694 Historical Society, to effectively pursue registration of historically significant sites under Federal

695 and State certified historical master files.

696
697 **OBJECTIVE 5-2.12: PROTECTION AND CONSERVATION OF WETLANDS, ~~9J-5.013(3)(a).~~**

698
699 **Policy 5-2.12.1:**

700
701 The City shall protect and conserve wetlands and the natural functions of wetlands.

702
703 **OBJECTIVE 5-2.11: LAND USE AS IT PERTAINS TO WETLANDS, ~~9J-5.013(3)(b).~~**

704
705 **Policy 5-2.12.1:**

706 The City shall direct land uses that are incompatible with the protection and conservation of
707 wetlands and wetland functions away from wetlands

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**CHAPTER 6
RECREATION AND OPEN SPACE ELEMENT
DATA, INVENTORY, AND ANALYSIS**

TABLE OF CONTENTS

INTRODUCTION..... 2
DATA ANALYSIS 2
ANALYSIS: DEMAND AND NEED ASSESSMENT 8
SUMMARY AND FINDINGS..... 10
Table 6-1: Parks and Recreation Facilities 5
Table 6-2: Park Guidelines 7
Table 6-3: Facility Guidelines 8
Table 6-4: Future Recreation Need by Park Type 8
Table 6-5: Future Facility Need by Specific Activity..... 9

MAPS

- Map 6-1: City Recreation Areas
- Map 6-2: Federal, State, & Regional Recreation Areas
- Map 6-3: Open Space

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INTRODUCTION

Public parks and open space provide an integral part of the quality of life in the community. Umatilla, along with other governmental agencies, shares in the responsibility of providing recreational opportunities and protecting natural resources. Recreation is the pursuit of leisure time activities occurring in an indoor or outdoor setting.

The purpose of this element is to document the existing inventory of parks, open space, and recreational facilities, identify guidelines for development, assess needs and provide a framework to meet the current and projected future needs of the community through the planning year 2035.

The City of Umatilla does not have any beaches; however, they have do have several lakes within the municipal boundaries. The City is located within northeast Lake County and in the past has been known as the gateway to the Ocala National Forest. The City's new motto "Nature's Hometown" is in keeping with the various natural resources, recreational opportunities, and eco tourism located in and adjacent to its boundaries.

DATA ANALYSIS

Existing Recreational Facilities

Recreational sites are frequently classified as resource based or activity based. Resource based sites and facilities are defined as sites and facilities centered on particular natural resources and may provide opportunities for picnicking, hiking, hunting, water sports, fishing or simply enjoying nature. Activity based recreational sites and facilities are defined as sites developed for the enjoyment of particular activities/sports such as basketball, baseball or football, recreation programs such as aerobics and painting, senior citizen activities, and many spectator sports.

Community parks are facilities designed to serve the needs of more than one neighborhood. They are intended to serve a maximum of 5,000 City residents and be located no greater than three (3) miles from those residents.

Neighborhood parks are facilities designed to serve an entire neighborhood or area with a maximum of 5,000 City residents and be located no greater than one-half (1/2) of a mile from those residents.

Regional parks are large, resource based areas that serve two or more communities or counties and are usually located within an hour's driving distance of the residents they

71 serve. They typically serve a population of over 100,000 and range in size from a
72 minimum of 250 acres to as much as several thousand acres.

73
74 Utilizing the guidelines from the “State Comprehensive Outdoor Recreation Plan” for
75 Florida, 2008, prepared by the Florida Department of Environmental Protection, the City
76 of Umatilla has three (3) neighborhood parks (Gateway Park, Jeannie Olson Park, and
77 Jerrod Hall Memorial Park) and three (3) community parks (Cleo T. Larkin Park, Gwinn
78 Cadwell Park, and Guerrant Park). The City also has a community pier located off of SR
79 19 offering fishing access to Lake Umatilla and a public pool located at North Central
80 Avenue and Smith Street. The City’s parks and recreation areas are shown on Map 6-1
81 and Table 6-1.

82
83 The City’s Public Works Department oversees the recreational activities at the parks and
84 conducts maintenance of the parks. The City does not provide any formal, organized
85 recreational activities or programs with the exception of the City pool. The City owned
86 facilities are utilized by private organizations that sponsor organized sports such as Little
87 League and Pop Warner.

88
89 The City also has a municipal library. The library provides passive and leisure
90 recreational activities for children and adults. These activities include crafts, afterschool
91 movies, story time, library lab, and book cooks. The library also conducts monthly
92 special events programming.

93 North Lake Community Park (96 + acres) is a sports complex located adjacent to the
94 municipal limits that provides additional recreation opportunities to the City and Lake
95 County residents (Map 6-2). This park offers an expansive equipped playground area,
96 four picnic pavilions, two restroom facilities, two basketball courts, six tennis courts,
97 four sand volleyball courts, two baseball fields, two softball fields, two soccer fields,
98 three multi-use fields, concession stands, a dog park, a 1.4-mile perimeter trail loop, and
99 a .75-mile nature trail.

100 Open Space

101
102 The city contains numerous lakes and associated wetlands which account for
103 approximately 383 + acres. Utilitarian open space consisting of the cities utilities, parks,
104 and cemeteries are shown on Map 6-3.

105
106 School Facilities

107
108 The Lake County School Board owns three school facilities within the City, Umatilla
109 Elementary School, Umatilla Middle School and Umatilla High School. The City has an
110 agreement with the School Board to utilize the three (3) tennis courts located at the

111 | middle school.

112 |

113 | Federal and State Facilities

114 |

115 | Although there are no state or federal facilities located within the city limits, resource
116 | based facilities are within commuting distance and include 383,000 acres of the Ocala
117 | National Forest (Map 6-2). Nearby natural facilities include Lake Dorr, Alexander
118 | Springs, Juniper Springs, Silver Glen Springs, and Salt Springs. The forest offers
119 | opportunities for hiking and ATV trails, bicycling, boating, fishing, camping, swimming,
120 | horseback riding, and hunting.

121 |

122 | Sawgrass Island Preserve is a 1,168-acre site located west of Umatilla, at the north end
123 | of Lake Yale. The preserve's major feature is a 600-acre shallow marsh. Wildlife
124 | includes sandhill cranes, gopher tortoises, pocket gophers, ring-neck ducks, foxes and
125 | scrub jays. Activities that can be enjoyed in the preserve include bird watching, hiking,
126 | camping, and horseback riding.

127 | Emeralda Marsh Conservation Area is a 7,089 acre site located between State Road 42
128 | and SR 44, just north of Lisbon, on the east side of Lake Griffin and west of County Road
129 | 452. This area is considered the "crown jewel" of bird watching in Lake County. This
130 | conservation area is owned by the St. Johns River Water Management District and offers
131 | wildlife viewing, seasonal waterfowl hunting, fishing, hiking, bicycling, canoeing,
132 | horseback riding, and boating.

133 |

134 | Private Facilities

135 |

136 | Privately owned facilities are important in determining the needs of the community. By
137 | considering only the publicly owned facilities, one would likely overestimate the
138 | recreational needs of a community. Outlined below is a brief synopsis of the privately
139 | owned recreational facilities within the City.

140 |

141 | Lakeview Terrace is a retirement community and has shuffleboard courts, pool and spa,
142 | lighted walk paths, senior golf course, lawn bowling/bocce courts, and two fishing lakes.

143 |

144 | Olde Mill Stream is a recreational vehicle resort offering a clubhouse with game room,
145 | fishing, boating, heated pool, shuffleboard courts, and horseshoe pits.

146 |

147 | Lakeside Estates a 55+ community offers a clubhouse, pool, fishing, boating, and a
148 | lakeside gazebo.

149 |

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152

Table 6-1: Parks and Recreation Facilities

<u>Parks</u>	<u>Acres</u>	<u>Active/ Passive</u>	<u>Resources & Facilities</u>
<u>Community</u>			
<u>Cleo T. Larkin Park</u>	<u>10.04</u>	<u>Active</u>	<u>1 Baseball field (lighted), 1 basketball court, children’s equipped play area, bleachers, pavilions, portable restrooms, bike racks, and parking</u>
<u>Guerrant Park</u>	<u>17.32</u>	<u>Passive</u>	<u>Fishing pier, boat ramp, nature trail, picnic tables, and parking. Contains preserve area of native trees.</u>
<u>Gwinn Cadwell Park</u>	<u>5.45</u>	<u>Both</u>	<u>Basketball court (lighted), children’s equipped play area, restrooms, picnic area, pavilion, grills, bike racks, and parking</u>
<u>Neighborhood</u>			
<u>Gateway Park</u>	<u>0.96</u>	<u>Both</u>	<u>Skateboard park, 6 shuffleboard courts, benches, climber, garden areas, water fountain, and parking</u>
<u>Jeannie Olson Park</u>	<u>0.50</u>	<u>Both</u>	<u>Children’s equipped play area, picnic tables, exercise trail, gazebo, bike racks, and parking</u>
<u>Jerrod Hall Memorial Park</u>	<u>0.13</u>	<u>Passive</u>	<u>Benches, gazebo, 2 picnic tables, and parking.</u>
<u>Community Pier</u>	<u>N/A</u>	<u>Passive</u>	<u>Fishing pier and parking.</u>
<u>Total</u>	<u>34.40</u>		
<u>County</u>			
<u>North Lake Community Park (Sport’s Complex)</u>	<u>96</u>	<u>Both</u>	<u>Children’s equipped play area, 4 picnic pavilions, 2 restroom facilities, 2 basketball courts, 6 tennis courts, 4 sand volleyball courts, 2 baseball fields, 2 softball fields, 2 soccer fields, 3 multi-use fields, 1 dog park, concession stand, parking, 1.4 mile bike trail, and .75 mile native trail.</u>

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Accessibility

All park and recreation facilities are open to all age groups and accessible parking is available at all sites. Access to the park facilities is available to both pedestrian and automobiles. Bike racks are provided at two (2) of the community parks and one (1) of the neighborhood parks. Restroom facilities are available at Gwinn Cadwell Park and portable facilities are available at Cleo Larkin Park.

164 There are no dedicated bike paths or trail system within the City other than sidewalks.
165 The Lake County Trails Master Plan (2008) shows a minor trail planned, Lake Yale Loop,
166 entering Umatilla from CR 450 west. Another minor trail is planned, Lake-Volusia Trail,
167 entering Umatilla on the east from CR 42. Both of these trails are in the conceptual
168 planning stage. The North Lake Trail Phase II, planned along SR 19, is in the conceptual
169 planning stage for the north side of Umatilla and the planned stage for the south half of
170 Umatilla.

171
172 The City's Land Development Regulations include provisions within the development
173 review process that require applicants of site plans, master park plans, master
174 development plans, and subdivisions to provide for the needs of bicycle and pedestrian
175 facilities.

176
177

178 Park Development Guidelines

179

180 Site guidelines are a set of general criteria for determining the specific types and
181 amounts of parklands necessary to accommodate the recreational needs of the local
182 community. State and national standards generally establish a classification of parks
183 and open space areas. The criteria define the facility type, service area, and population
184 served and the facilities available for various types of community recreation sites. The
185 City will utilize the overall guidelines suggested in the "Florida's Statewide
186 Comprehensive Outdoor Recreation Plan – 2008".

187

188 The guidelines for park development and facility standards are outlined in Tables 6-2
189 and 6-3 below.

190

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Table 6-2: Park Guidelines

<u>Park Facility</u>	<u>Location</u>	<u>Service Area</u>	<u>Area Per 1,000 Population</u>	<u>Population Served</u>	<u>Park Adjoining School</u>	<u>Separated Park</u>	<u>Facilities</u>
Neighborhood Park	Neighborhood area adjacent to elementary school when feasible	1/4 - 1/2 mile	2 acres	5,000 maximum	Minimum of 2 acres	Minimum of 5 acres	Play structures, recreational buildings, court games, hard courts, tennis courts, internal trails, shuffleboard, volleyball courts, picnic area, open area, landscaping
Community Park	Usually serves two or more neighborhoods	1/2 - 3 miles	2 acres	5,000 maximum	Minimum of 5 acres	Minimum of 20 acres; Optimal is 20-50 acres	All the facilities found in a neighborhood park plus informal ball fields, swimming pools, archery ranges, disc golf areas, ornamental gardens, open space and facilities for cultural activities

195
196

Source: Florida's Statewide Comprehensive Outdoor Recreation Plan – 2008

197
198

Table 6-3: Facility Guidelines

Facility Guideline Standards	
Facility	Standards Based on Median Population
<u>Tennis Courts</u>	<u>1 court per 2,000 population</u>
<u>Basketball Court</u>	<u>1 court per 5,000 population</u>
<u>Baseball/Softball Field</u>	<u>1 field per 5,000 population</u>
<u>Football/Soccer Field</u>	<u>1 field per 6,000 population</u>
<u>Equipped Play Area</u>	<u>1 area per 10,000 population</u>
<u>Hiking/Nature/Fitness Trail</u>	<u>1 mile per 6,750 population</u>
<u>Picnic Area</u>	<u>1 site per 6,000 population</u>
<u>Handball/Racquetball Court</u>	<u>1 court per 10,000 population</u>
<u>Shuffleboard Court¹</u>	<u>1 court per 6,000 population</u>
<u>Swimming Pool</u>	<u>1 pool per 25,000 population</u>
<u>Volleyball</u>	<u>1 court per 6,000 population</u>

199
200
201
202

Source: Florida's Statewide Comprehensive Outdoor Recreation Plan – 2008

¹ May be substituted for horseshoe pits, bocci court, or other lawn game

203

ANALYSIS: DEMAND AND NEED ASSESSMENT

204

205

Although not a Level of Service (LOS) standard, in developing parklands the City may consider the facility type and facility needs for specific activities as suggested in the "Florida's Statewide Comprehensive Outdoor Recreation Plan – 2008. The following tables indicate future need by park type and facility need by specific activity.

206

207

208

209

210

Table 6-4: Future Recreation Need by Park Type

211

Future Recreation Need by Park Type*					
Park Type	2015¹	2020²	2025³	2030⁴	2035⁵
<u>Neighborhood</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>3</u>
<u>Community</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>3</u>
¹ Based on 2015 estimated population of 8,660 ² Based on 2020 estimated population of 10,165 ³ Based on 2025 estimated population of 11,415 ⁴ Based on 2030 estimated population of 12,885 ⁵ Based on 2035 estimated population of 14,560 * Based on guideline of a maximum population served of 5,000 for neighborhood and community parks. The City currently has three (3) neighborhood parks and three (3) community parks.					

212

213

214 The analysis based on these guidelines indicates that the City meets the park type needs
 215 through the planning period; however, based on the standards suggested in the
 216 “Florida’s Statewide Comprehensive Outdoor Recreation Plan – 2008, a community park
 217 as a separate park would require a minimum of twenty (20) acres and a neighborhood
 218 park as a separate park would require a minimum of five (5) acres. The City may want to
 219 consider adding additional lands to the existing parks, where feasible.

220
 221 **Table 6-5: Future Facility Need by Specific Activity**

222

<i>Future Facility Need by Specific Activity*</i>						
Activity	Currently Provided	2015¹	2020²	2025³	2030⁴	2035⁵
Tennis	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>6</u>	<u>7</u>
Basketball	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>3</u>	<u>3</u>
Baseball/Softball	<u>1</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>3</u>	<u>3</u>
Football/Soccer	<u>0</u>	<u>1</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>
Equipped Play Area	<u>3</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>
Hiking/Nature/Fitness Trail (mile)	<u>1</u>	<u>1</u>	<u>1.5</u>	<u>1.7</u>	<u>2</u>	<u>2</u>
Picnic Site/Area	<u>3</u>	<u>1</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>
Handball/Racquetball	<u>0</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>
Shuffleboard Court	<u>6</u>	<u>1</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>
Swimming Pool	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>
Volleyball	<u>0</u>	<u>1</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>
¹ Based on 2015 estimated population of 8,660 ² Based on 2020 estimated population of 10,165 ³ Based on 2025 estimated population of 11,415 ⁴ Based on 2030 estimated population of 12,885 ⁵ Based on 2035 estimated population of 14,560 *Based on median population served						

223
 224 Review of these guidelines indicates that the City exceeds in providing the majority of
 225 these activity based recreation needs. The City may want to consider adding a
 226 football/soccer field, handball/racquetball court, tennis court, and volleyball court;
 227 however, these facilities are readily available at the North Lake Community Park which
 228 serves the entire city and would meet the need through the planning period. The City
 229 may want to consider adding an additional basketball court in 2030 and another mile of
 230 hiking/nature or fitness trail by 2035; however, based on maximum population served
 231 for each facility no additional facilities are needed.

232
 233 Cadwell Park is centrally located within the city and is utilized by the City, private and
 234 not for profit organizations for special events. In 2012 the City conducted visioning

235 sessions and as a result prepared an overall master park plan for proposed facility
236 improvements as follows:

- 237
- 238 ▪ Provide secondary park entrance
- 239 ▪ Provide cross walks along Cassidy Street
- 240 ▪ Pedestrian bridge
- 241 ▪ Kiosk
- 242 ▪ Additional sidewalks throughout the park
- 243 ▪ New restroom facilities
- 244 ▪ New play structure
- 245 ▪ New stage and lighting
- 246 ▪ Bollard lighting with speakers and electric connection
- 247 ▪ Large event stage with electric
- 248 ▪ Pavilions
- 249 ▪ Additional benches
- 250 ▪ Provide new shade trees
- 251 ▪ Acquire adjacent parcel

252 SUMMARY AND FINDINGS

253

254 The City currently provides 34.30 acres of recreation open space within their parks.
255 Located adjacent to the city is North Lake Community Park, a sports complex offering a
256 variety of outdoor activities. All of the parks are accessible to all age groups and parking
257 is available at all sites. Bike racks are provided at three (3) of the parks and the City may
258 want to consider adding bike racks to Guerrant, Gateway, and Hall parks.

259

260 Although not a LOS standard, recreation need by park type indicates that the City may
261 want to consider adding additional lands to their existing parks to meet the minimize
262 size guidelines. Facility need guidelines indicate that the City may want to consider
263 adding an additional basketball court in 2030 and another mile of hiking/nature or
264 fitness trail by 2035; however, based on maximum population served for each facility as
265 outlined in the “Florida’s Statewide Comprehensive Outdoor Recreation Plan – 2008” no
266 additional facilities are needed.

267

268 Should the City consider the facilities offered at North Lake Community Park which is
269 open to the general public and serves all of the city residents, no additional facilities are
270 needed throughout the planning period.

271

272 There are no existing bike paths or trail system within the City. In order to provide a
273 multi-modal form of transportation and provide sustainable communities, it is
274 recommended that the City continue to coordinate with Lake County, Lake-Sumter

275 Metropolitan Planning Organization, the Florida Trail Association, the Rails to Trails
276 Conservancy, the Department of Environmental Protection and other organizations
277 involved in the acquisition and development of trail systems.

278
279 Portable restrooms are located at Larkin Park which may be problematic to the physically
280 challenged. It is recommended that the City pursue grant funding, when available, to
281 upgrade the facilities at this park.

282
283 Results of the visioning session conducted in 2012 indicate that the citizens would like
284 facility improvements to the existing park(s). Proposed improvements to recreation
285 facilities include, but are not limited to:

- 286
- 287 1. Purchase of additional land for park expansion or park support facilities.
 - 288 2. Purchase of properties and/or structures to create lake access for existing parks
289 or new parks
 - 290 3. Improve parking at existing or new recreational facilities
 - 291 4. Construct pavilions and community buildings
 - 292 5. Construct covered stage features
 - 293 6. Improve existing or install new lighting systems
 - 294 7. Install play structures and equipment
 - 295 8. Construct new or improve existing restrooms
 - 296 9. Improve or construct new sidewalks
 - 297 10. Install traffic barriers or bollards
 - 298 11. Install new or improve site signage and wayfinding systems
 - 299 12. Improve existing or create new sports fields
 - 300 13. Improve or install irrigation systems
 - 301 14. Install exercise courses
 - 302 15. Install multi-modal, walking and interpretive paths
 - 303 16. Install sod and landscaping
 - 304 17. Install security systems and cameras
 - 305 18. Install fencing and other physical security features
 - 306 19. Install additional electrical connections for vendors during events
 - 307 20. Upgrade utilities to allow outdoor activities
- 308

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387

~~1. 9J-5.014 (1)~~

~~—There are no coastal beaches nor are there freshwater beaches within the City of Umatilla.~~

~~9J-5.014, FLORIDA ADMINISTRATIVE CODE~~

~~I. RECREATION AND OPEN SPACE INVENTORY AND ANALYSIS~~

~~9J-5.014(1)(1), F.A.C.~~

~~Recreation and open space are both integral parts of the land-use pattern in a community and play a significant role in a healthful environment: Fresh air, sunlight, physical activity and psychological release are basic human requirements. This element provides an inventory of all recreation space and facilities available to the resident and seasonal populations in the City of Umatilla, together with an inventory of other forms of open space. An analysis of existing facilities identifies current demands and needs, while an analysis of future demands and needs identifies recreation space and facilities required to serve anticipated growth and development for years 2005 and 2015. Results accomplished through this analysis were used to develop goals, objectives, and policies that will implement the City's existing and future recreation needs.~~

~~II. RECREATION AND OPEN SPACE INVENTORY~~

~~9J-5.014 (1), F.A.C.~~

~~An inventory of public and private resource and activity-based parks, recreational facilities, and open space accessible to the residents of Umatilla is presented herein: Existing sites available to the public are identified, along with the types of facilities and activities occurring therein. The types of facilities and activities in these parks are defined as active based, resource based, or passive based recreation. Recreation involving active participation is considered any type of increase in the heart beat above the normal inactive rate. Recreation relying on the presence of a natural resource activity (i.e. lake or forest) to function would be considered a resource base. Recreation activities that do not generate a heart beat increase above the normal inactive rate is considered passive.~~

~~A. Inventory of Public Recreation Space~~

~~9J-5.014 (1)~~

~~—The public recreation space that is available to Umatilla's resident and seasonal populations includes City parks as well as Lake County, State, and Federal parks and nature reserves within a reasonable travel distance from the City (30 minutes): A summary of public recreation space within the City of Umatilla is presented in Table 6-1a. Table 6-1b depicts an inventory of Federal and State recreation sites situated in or adjacent to Lake County.~~

388 ~~————— The following are brief descriptions of public recreation space provided by the~~
389 ~~City of Umatilla (See Table 6-1a for the complete list of Facilities). Map 6-1 illustrates the~~
390 ~~location of the City's recreation space.~~

391

392

393

Gateway Park

394

395

~~The site itself is a 0.96-acre activity based mini park. The park is equipped with a recreation center, pavilions and 8 shuffleboard courts.~~

396

397

398

Umatilla City Baseball Field (Southside Ball Field)

399

400

~~The field is located on three and three tenths (3.26) acres on the east side of Highway 19 within the City limits. This activity based mini park is equipped with a baseball field, including new backstops and dugouts, a football field, and a multipurpose hard surface court. New backstops and dug-outs were added to the park in 1997 with funds from a Lake County recreation grant.~~

401

402

403

404

405

406

Cleo T. Larkin Memorial Park

407

408

~~This site is located on six and eight tenths (6.78) of an acre adjacent to Umatilla City Baseball Field. This passive based mini park is equipped with a picnic area, play area and pavilions. This will also be the site to showcase the proposed Fort Mason Monument.~~

409

410

411

412

Gwinn Cadwell Park

413

414

~~Gwinn Cadwell Park is five and one half (5.45) acres and is located off Hwy 19 on Cassidy Street. This activity based neighborhood park is equipped with the City recreation building, picnic area, a playground, proposed horseshoe pit and a basketball court.~~

415

416

417

418

City Pool

419

420

~~Located on (0.42) of an acre at the intersection of Lone Star Street and Central Avenue. This activity based special use is an outdoor swimming pool.~~

421

422

423

Guerrant Park

424

425

~~Guerrant Park, is located on HWY 19 on E. Lakeview Street. The park itself is located on seventeen and three tenths (17.32) acres of largely undeveloped land. This resource based park is equipped with a fishing pier and a double wide boat ramp. The park contains a nature trail that leads visitors through the native tree conservation area.~~

426

427

428

429

430

Jeannie Olson Park

431

432 ~~Located on (0.50) of an acre between Park Avenue and Kentucky Street. This passive based~~
433 ~~mini-park has a wooden gazebo, play structure, swing set, an adult swing, exercise and small~~
434 ~~garden area.~~

435
436
437
438
439 Community Pier on Hwy 19

440
441 ~~The 20' Community Pier is located on Hwy 19 heading north at Lake Umatilla. This resource-~~
442 ~~based area has a picnic table and seating area. The site also allows fishing, but there is no boat~~
443 ~~access.~~

444
445 Jerrod Hall Memorial Park

446
447 ~~The (0.13) of an acre mini-park is located on Hwy 19 and Lake Enola. This park has a seating~~
448 ~~area, two picnic tables and a gazebo. The area is also near the water, but has no boat access.~~

449
450
451 2. Lake County.

452
453 ~~Although Lake County has several parks located throughout its territory, the~~
454 ~~majority of regional and large community parks are not adjacent to, nor are they within a~~
455 ~~reasonable drive (30 minutes) from, Umatilla at the present time. Lake Dalhousie, located off of~~
456 ~~County Road 44 A, west of Lake Dalhousie, is the nearest County recreation facility. This special~~
457 ~~use park is approximately (.7) of an acre; at the shoreline it has a boat ramp and a fresh water~~
458 ~~beach that provide access to Lake Dalhousie. There is also a 100+/- acre park which will be~~
459 ~~located near Umatilla and maintained by Lake County. This park will be located on Roger Giles~~
460 ~~Road and E. Collins. Residents and visitors who participate in water related activities such as~~
461 ~~boating, fishing and water skiing may use this and other county owned boat ramps in the areas~~
462 ~~nearby. Adjacent water access facilities would include the Lake Holly and Lake Yale Landing~~
463 ~~Boat Ramps. Lake Umatilla Boat Ramp is located within the City limits.~~

464
465 3. State and Federal.

466
467 The Ocala National Forest

468
469 ~~This national forest is federally owned and extends into Lake County's northern territory.~~
470 ~~Activities available at this park include hiking, camping, fishing, water sports, picnicking,~~
471 ~~swimming, and nature walks. The national forest primarily serves as a resource-based park,~~
472 ~~much of which is open space~~
473 ~~(See Map 6-2 of Federal, State, & Regional Recreational Sites).~~

474
475 4. Lake County School Recreation Sites.

477 ~~————— Lake County has four schools in the City of Umatilla—the Pre-K Center, Umatilla~~
478 ~~Elementary, Umatilla Middle and Umatilla High School. The Pre-K Center, located east of North~~
479 ~~Central Avenue, has a multipurpose field. Umatilla Elementary School, located on East Smith~~
480 ~~Street, has a gymnasium, an equipped play area, a multipurpose field, a covered play pavilion,~~
481 ~~and picnic tables. Umatilla Middle School on East Lake Street has a gymnasium, three (3) tennis~~
482 ~~courts, a multipurpose field, and a softball field. Umatilla High School on North Trowell Avenue~~
483 ~~has a gymnasium, a running track, a baseball field (lighted), a softball field, a football field~~
484 ~~(lighted), and three (3) tennis courts (lighted). These three public schools coordinate their~~
485 ~~scheduling of interscholastic athletic events, practice times and interchange the use of their~~
486 ~~gyms. During the various sports seasons the facilities are in constant or nearly constant use;~~
487 ~~however, possible availability to the general public during the off-season will be considered.~~
488

489 ~~————— An interlocal agreement has been established between the City of Umatilla and~~
490 ~~the Lake County School Board to allow public access to the playground near Umatilla~~
491 ~~Elementary. Additionally, the first amendment to the interlocal agreement dated February 8,~~
492 ~~2002, states that the Umatilla Middle School tennis court facilities are open to the public until~~
493 ~~2022. The interlocal agreement would likely affect more efficient use of these recreational~~
494 ~~facilities. Morning, evening and weekend use of school facilities would avoid duplicate efforts,~~
495 ~~and would allow efficient public use of available resources. In the event that Umatilla school~~
496 ~~facilities are used by the general community, it is recommended that an interlocal agreement be~~
497 ~~established to allow public use during after school and weekend hours.~~
498

499 ~~————— B. ——— Inventory of Private Recreation Space~~
500 ~~————— 9J-5.014 (1), FAC ———~~
501

502 ~~————— In some communities, a variety of recreational opportunities are made available to the~~
503 ~~public by private entities, usually on a fee basis. At present, Umatilla has limited private~~
504 ~~recreation facilities.~~
505

506 ~~————— 1. ——— Private Residential Facilities.~~
507

508 ~~————— A private residential facility of mobile homes named "Golden Estates Mobile~~
509 ~~Home Park" provides recreation facilities for its residents. The mobile home park consists of~~
510 ~~eighty units and is equipped with one play area for children. There are approximately 200~~
511 ~~residents. The population per facility ratio guidelines suggests that facilities surpass the required~~
512 ~~amount needed. For example an equipped play area, although not available to the general~~
513 ~~public, indirectly enhances the City of Umatilla's level of service (LOS) for recreation. In~~
514 ~~addition, "Olde Mill Stream" RV park has a recreation building and a shuffleboard court.~~
515

516 ~~————— C. ——— Inventory of Recreation Facilities~~
517

518 ~~————— Table 6-2 summarizes all recreation facilities within the City of Umatilla according to~~
519 ~~both public and private ownership.~~
520
521

522
523
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525
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528

~~D. Inventory of Open Space~~

~~Open space is defined as undeveloped lands suitable for passive recreation or conservation uses (9J-5.003(59)). Use of open space varies depending upon how the area is being utilized due to natural or man-made constraints. The open space is depicted in Map 6-3 with the City's recreation space.~~

~~Open space, in general terms, is land that has not been developed upon with buildings or other structures that impede the movement of air and light. However, use of open space varies depending on which function the land has been designated to serve because of natural or man-made constraints. Open space is classified by function as utility or conservation. Definitions for each classification are provided below.~~

~~1. Conservation Open Space.~~

~~Conservation open space typically represents significant natural or historical resources which require protection from detrimental impacts associated with the encroachment of development. The City has designated wetlands as conservation open space on the Future Land Use map. Environmentally sensitive areas such as wildlife habitat will also be set aside as conservation open space during the plan amendment process. Designated public areas within Umatilla are as follows:~~

~~Public shoreline areas bordering Lake Mary, Lake Enola, Palm Lake, Lake Geneva, Crescent Lake, Lake Tutuola, Lake Pearl, and East Lake.~~

~~Public wetland areas south west of Lake Umatilla.~~

~~2. Utilitarian Open Space.~~

~~Utilitarian open space represents areas unsuitable for development due to a potential threat to public health and safety as a result of the presence of a public utility or service. Additionally, areas which hold potential investment losses due to the presence of particular human services would also apply. Likewise, certain public facilities and services operate more efficiently, economically, and safely when protected from the encroachment of development. Such areas include cemeteries, drainage canals, airport flight path zones, and regional utility lines. Within the City of Umatilla, some areas include:~~

~~Umatilla Cemetery~~

~~Glendale Cemetery Park~~

~~Wastewater Treatment Facility~~

~~Umatilla Municipal Airport~~

~~III. RECREATION ANALYSIS~~

~~9J-5.014 (2), FAC~~

~~This subsection provides an analysis of current and future recreation needs pursuant to 9J-5.014(2), F.A.C..~~

~~A. Standards for Evaluating Recreation Resources~~

573 ~~———— The recreational space of a park varies according to the type of activities occurring as~~
574 ~~well as by the area or population served. Within the inventory provided above, parks were~~
575 ~~described as serving activity or resource based functions. Activity based parks require the~~
576 ~~presence of a specific recreational facility, such as a baseball field or tennis court, for a~~
577 ~~recreational activity to occur. Resource based recreation requires the presence of a natural~~
578 ~~resource, such as a lake or forest, for an activity to occur.~~

579
580 ~~———— Parks are designed to provide service to populations within a certain area, known as~~
581 ~~service areas. These service areas are based on land requirements for recreation facilities and~~
582 ~~their relative locations to those populations within the vicinity. Therefore, parks can be~~
583 ~~evaluated according to the service area and population they serve. Table 6-3 provides criteria~~
584 ~~recommended by the Florida Department of Environmental Protection for each of the different~~
585 ~~park types. Based on Umatilla's projected population, the City has developed Guerrant Park into~~
586 ~~a community park.~~

587
588 ~~———— B. ——— Current Recreation Needs~~

589 ~~————— 9J-5.014 (2) (a), FAC~~

590
591 ~~————— 1. ——— Overview.~~

592
593 ~~————— Umatilla is a small rural City with a 2000 U.S. Census total population of~~
594 ~~approximately 2,214 persons. During the late winter months, seasonal population raised total~~
595 ~~population to estimated persons. The City does have sufficient population levels to support~~
596 ~~some activity based recreation facilities. Population projections of 2,455 and 9,644 residents are~~
597 ~~anticipated for years 2005 and 2015, respectively.~~

598
599 ~~————— 2. ——— Demographic Characteristics Affecting Demand.~~

600
601 ~~————— Based on the results of the 2000 U.S. Census, the City's population was~~
602 ~~represented by the following distribution among four age group categories:~~

603

604 ————— Age Group	604 ————— Percent
605 ————— 0 to 14	605 ————— 20.1
606 ————— 15 to 45	606 ————— 39
607 ————— 46 to 64	607 ————— 20.5
608 ————— over 65	608 ————— 20.4

609

610 ~~————— Applying these same percentages to the portion of Umatilla's population yields~~
611 ~~the population distribution and numbers shown in Table 6-4. Currently, Umatilla provides a~~
612 ~~variety of active and passive activity based recreation facilities for all age groups. However, it~~
613 ~~may be noted that residents from outside the City limits travel to Umatilla to utilize the~~
614 ~~recreational facilities as well.~~

615
616 ~~————— 3. ——— Existing Demand and Levels of Service.~~

617

618 ~~_____ The following is a description of existing demand and levels of service for~~
619 ~~recreation space and facilities.~~

620
621 ~~_____ a. _____ Recreation Space~~

622
623 ~~_____ A comparison of the City resident population to the total acreage within the 9 City~~
624 ~~recreation sites results in approximately 16.9 acres per thousand residents. As the City will only~~
625 ~~have population levels sufficient to support mini parks, neighborhood parks, and community~~
626 ~~parks, the national recreation guidelines are too optimistic because they include all park~~
627 ~~classifications. As a standard for the City (city-owned recreational facilities only), five (5) acres~~
628 ~~per thousand residents was deemed appropriate.~~

629
630 ~~_____ A level of service is a quantitative measure that determines the required size of each~~
631 ~~recreational facility needed. For recreation space, the existing level of service equates to .0169~~
632 ~~acres per resident (16.9 acres per 1,000). With consideration to population growth anticipated~~
633 ~~for the short- and long-range planning periods, a level service of .0041 acres per resident (4.10~~
634 ~~acres per 1,000) for 2015, and .0015 acres per resident (1.47 acres per 1,000) for 2025. A level~~
635 ~~of service standard of five (5) acres per 1,000 residents will be used for evaluation purposes. A~~
636 ~~minimum level of service of five (5) acres per 1,000 residents was determined to be adequate~~
637 ~~for the recreation needs of the City of Umatilla. Based on this standard, there are no~~
638 ~~deficiencies in 2005 for recreation space. The City could maintain a sufficient level of service by~~
639 ~~requiring new developments to provide the minimum standard of open space, as suggested in~~
640 ~~D.7.~~

641
642 ~~_____ b. _____ Recreation Facilities~~

643
644 ~~_____ Resident population demands for recreation facilities were estimated by~~
645 ~~utilizing population guidelines from the Florida Department of Natural Resources publication~~
646 ~~and Outdoor Recreation in Florida – 1990.. This document provided maximum, minimum and~~
647 ~~median population guidelines for the most common activities found within Florida's recreation~~
648 ~~areas.~~

649
650 ~~_____ These figures were presented to the City's Comprehensive Plan Review~~
651 ~~Committee and the City Council for their relevance to local needs; thus, creating figures that~~
652 ~~were adjusted to reflect estimated local demands. The demands denoted in Table 6-5 are the~~
653 ~~results of this estimation. Comparisons of the existing and estimated numbers identify the~~
654 ~~present recreation needs. Table 6-6 denotes the current recreation facility needs. According to~~
655 ~~the guidelines, the City of Umatilla provides the quantity and variety of recreation facilities~~
656 ~~according to the size of the community. This analysis illustrates the excess amount of~~
657 ~~recreational facilities versus the amount in deficit. In other words, recreation facilities are~~
658 ~~available to meet current demands.~~

659
660 ~~_____ 4. _____ Availability of Existing Space and Facilities.~~

661

~~_____ The availability of a park can be measured by its accessibility to the public, quality of the park's facilities and the degree of organized activities. Both automobile and pedestrian have access to all parks from local roadways.~~

~~_____ a. _____ Availability~~

~~_____ Gateway Park is centrally located near SR 19 within the City of Umatilla. It is adjacent to the municipal offices and Chamber of Commerce. Hours of operation include both day and evening and the events are scheduled on the City complex calendar. The park itself is easily accessible to the general public because of its central location and its proximity to the surrounding neighborhoods.~~

~~_____ Umatilla City Baseball Field, and the adjacent Cleo T. Larkin Memorial Park are located in the south area of the City. Gwinn Cadwell Park is centrally located near Highway 19 on Cassady Street, and is in close proximity to a main residential area, which is also easily accessible to the general public.~~

~~_____ b. _____ Quality of Facilities~~

~~_____ The recreation facilities which are currently in Umatilla's parks are in good to excellent condition in 2006.~~

~~_____ c. _____ Recreation Management~~

~~_____ Currently the City sponsors a program that organizes and manages recreation activities. Various persons and entities are responsible for recreation management: 1) the town clerk in the case of Umatilla Community Hall schedules, 2) the Umatilla Elementary, Middle, and High School staff in the scheduling of youth sports activities and 3) cooperative scheduling of recreational activities by both school and City staff and public interest groups in the case of various community activities.~~

~~_____ It is recommended that the City of Umatilla coordinate with the Lake County Office of Parks and Recreation in their efforts to provide recreation resources to the public.~~

~~C. _____ FUTURE RECREATION NEEDS
_____ 9J-5.014 (2) (b), FAC~~

~~_____ Due to the rate of growth and development anticipated through 2005 and 2025, demand for recreation space and facilities will increase.~~

~~_____ 1. _____ Resident Population.~~

~~_____ Table 6-6 identifies the existing and future needs of recreation facilities for the City of Umatilla. Future demands for recreation space and facilities were determined by applying 2005~~

707 ~~estimated demands, shown in Table 6-5, and comparing those numbers to existing demands.~~
708 ~~This resulted in calculating the resident population for 2005 and 2015.~~

709
710 ~~_____The need for recreation space and facilities for 2005 and 2015 is correlated with the~~
711 ~~population estimates associated with anticipated growth and development within the City. The~~
712 ~~City has sufficient population to support the use of all facilities for both 2005 and 2015 identified~~
713 ~~in Table 6-6.~~

714
715
716 ~~_____2._____Seasonal Population.~~

717
718 ~~_____Many seasonal residents live in Florida during the winter because of the mild climate.~~
719 ~~Here they are able to enjoy year-round outdoor activities. The seasonal population estimated~~
720 ~~for Umatilla for the year 2005 is 393 persons. This number of seasonal residents increases~~
721 ~~Umatilla's total population by 16%. The added seasonal population decreases the recreation~~
722 ~~from 16.9 acres / 1,000 people to 14.18 acres / 1,000 people.~~

723
724 ~~_____In the year 2015, an estimated 1,157 seasonal residents, or an additional 7.3 % more~~
725 ~~than the resident population, will utilize public facilities within the City. The level of service~~
726 ~~including seasonal populations for the year 2015 falls from 4.1 acres/1,000 residents to 3.6~~
727 ~~acres/1,000 population. The City could maintain a sufficient level of service by requiring new~~
728 ~~developments to provide the minimum standard of open space, as suggested in D-7.~~

729
730 ~~_____Any adjustment to accommodate this additional seasonal demand is not recommended.~~
731 ~~The majority of the seasonal population is mainly composed of the 65 and over age group, who~~
732 ~~typically demand more passive-type recreation facilities. However, the City of Umatilla currently~~
733 ~~provides more than enough passive-type recreation facilities.~~

734
735 ~~_____3._____Recreation Needs for Special Groups.~~

736
737 ~~_____The provision of recreational facilities should consider residents with specific needs,~~
738 ~~such as the disabled, elderly and young individuals. For example, designated parking spaces,~~
739 ~~ramps and other design elements could be incorporated to ensure accessibility to anyone~~
740 ~~visiting the recreation facilities. The Florida Department of Community Affairs' Accessibility~~
741 ~~Requirements Manual (January, 2004) specifies building codes and guidelines to meet the~~
742 ~~requirements of individuals with various needs.~~

743
744 ~~_____Recreation interests of the elderly and the very young are different from those of more~~
745 ~~active age groups. Senior citizens often prefer passive recreation or slow-paced activities.~~
746 ~~Additionally, young children who require supervision need their own recreational spaces as well.~~
747 ~~Park facility designs must incorporate the needs of each of these groups.~~

748
749 ~~_____Umatilla presently has shuffleboard courts specifically for the use of senior citizens at~~
750 ~~Gateway Park, as well as a picnic area at Gwinn Cadwell Park. These facilities provide a plethora~~
751 ~~of various activities for the diverse age groups. In addition, there are facilities provided~~

specifically for the very young. The nearest equipped play area is centrally located in Gwinn Cadwell Park just two blocks from the City Office Complex.

4. Evaluation of Levels of Service Standards.

The following is a description of levels of service for recreation space and facilities.

A. Recreation Space

In 2005 the City provided 16.9 acres of land per 1,000 residents. Assuming that the City does not purchase or dedicate any additional land for recreation the level of service will be 4.1 acres/1,000 population for the short range and 1.5 acres/1,000 for the long range planning period (based on a resident population of 2,062 and 8,497 for years 2005 and 2015, respectively).

The minimum level of service standard Umatilla has adopted for recreation space is 5 acres per 1,000 residents (see 3.a. Recreation Space). The City could maintain a sufficient level of service by requiring new developments to provide the minimum standard of open space, as suggested in D.7.

B. Recreation Facilities

Evaluating cost analysis and level of service is measured according to recreation facility demand standards for existing and future needs in 2005 and 2015. The service level demand for existing recreation facilities was determined by comparing the minimum recreation facilities below. The recreation facility demand evaluation guidelines are adopted from the Florida Department of Natural Resources – Outdoor Recreation in Florida – 2004.

Facility	Service Level
Playground	1 facility/ 2,000 people
Tennis	1 facility / 2,000 people
Baseball/Softball	1 facility / 3,000 people
Football/Soccer	1 facility / 8,000 people
Handball/Racquetball	1 facility / 4,000 people
Basketball	1 facility / 4,000 people
Picnic Table	1 facility / 1,000 people
Shuffleboard	1 facility / 2,000 people
Pool	1 facility / 6,000 people
Pier	1 facility / 5,000 people
Skate Park	Provided as needed

A level of service for recreation facilities was determined by comparing the guidelines identified in Table 6-5. Additional level of services can be determined by reviewing the above list with recreation facility needs identified in Table 6-6. A comparison of these

demands with existing facilities identifies existing recreation needs. The results of this analysis reveal that recreation facilities exceed the current demands.

Because existing facilities do not accommodate both short-term and present demands, existing recreation facilities were evaluated according to the established minimum level of service. A solution to the recreation deficiencies is to maintain the joint use of school facilities. Presently, the Lake County School District assists the City of Umatilla by allowing school facilities to be used as public recreation facilities. An agreement between the City and the District, dated May 5, 1954, allows public use of the playground located at Umatilla Elementary School. Additionally, the first amendment to the interlocal agreement dated February 8, 2002 states that the Umatilla Middle School tennis court facilities are open to the public until 2022. Because the school facilities provide needed recreational facilities for City residents, the City and District should continue to coordinate to provide public park and recreation areas. With planned improvements to Umatilla schools in the short-term planning period, and the potential for new schools to be built within the long-term planning period, the City and District will have greater opportunities to plan additional joint-use recreational facilities.

The methodology determining development

FACILITY	VALUE (2006 \$)
----------	-----------------

 The cost of was calculated by comparing the value approximations listed below. The estimates were obtained from the Lake County Recreation Coordinator and represent general cost elements to purchase each facility. Please see table 6-7 for further clarification.

Playground Tennis Court Baseball/Softball Field Football/Soccer Field Basketball Court Picnic Table Shuffleboard Courts Fishing Piers Boating Ramps Pool Skate Park	\$50,000 \$25,000 \$35,000 \$10,000 \$15,000 \$500 \$10,000 \$10,000 \$5,000 \$85,000 \$50,000
---	--

*All costs valued at year 2006 dollars

Source: City of Umatilla Recreation Department 2006.

|

834 ~~As inflation will affect the cost of recreation facilities, the City should annually~~
835 ~~update this LOS concurrent with the annual update of the Capital Improvements Element to~~
836 ~~reflect actual values experienced in future years.~~

837
838 ~~D. Planned Future Parks and Open Space~~
839 ~~9J-5.014 (2) (c), FAC~~

840
841 ~~This section describes several alternative methods to provide recreation space and~~
842 ~~facilities needed to serve resident and seasonal populations in the City for the years 2005 and~~
843 ~~2015.~~

844
845 ~~1. Development and Improvement of Existing Parks.~~

846
847 ~~Based on the analysis of existing recreation space, the City has no deficiency in~~
848 ~~recreation space. However, additional acquired acreage will improve the level of service and~~
849 ~~the quality of life.~~

850
851 ~~Based on the availability of City-owned recreation facilities only, additional~~
852 ~~facilities will not be needed at the present or short-range planning period. However, two fishing~~
853 ~~piers and two boat ramps will be needed for the long-range planning period to meet future~~
854 ~~needs.~~

855
856 ~~The City shall continue to maintain Land Development Regulations that allow for~~
857 ~~recreation and institutional areas to be designated on the Future Land Use map.~~

858
859 ~~2. Development of New Parks.~~

860
861 ~~The City of Umatilla does not need to purchase additional land to meet level of~~
862 ~~service standards for the short- and long-range planning periods. However, new developments~~
863 ~~should be encouraged to dedicate land and facilities for recreation to be maintained by a home~~
864 ~~owner's association. The dedicated areas will aid in meeting the demand generated by impacts~~
865 ~~associated with new growth. These new recreation facilities could relieve the tax payers of~~
866 ~~providing such facilities.~~

867
868 ~~3. Use of Future School Recreation Sites.~~

869
870 ~~Currently, an interlocal agreement exists between the City of Umatilla and the~~
871 ~~School Board. This agreement allows the City to utilize some of the recreation facilities at~~
872 ~~Umatilla Elementary School and the tennis courts at the Middle School. The City has access to~~
873 ~~the Pre-K sports field across from Umatilla Elementary and three tennis courts at Umatilla~~
874 ~~Middle School. The City should consider utilizing public school facilities to benefit recreation~~
875 ~~needs of the community and the education of school children. Future school sites located in~~
876 ~~Umatilla should also be available for public use when school is not in session. The use of school~~
877 ~~sites, as mentioned earlier, can eliminate the duplication of services, more efficiently using tax~~
878 ~~funds to meet public needs.~~

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~~4. Coordination with Open Space and Natural Resources.~~

~~At the present time there is no need to establish new parks within the City of Umatilla. However, any new additional parks should be located, when possible, adjacent to natural resources. In addition to their recreation purpose, parks located between natural open space resources and urban development often serve to protect the health and safety of residents. The parks create natural buffers, which prevent natural hazards, such as flooding, from affecting populated areas. Furthermore, they help to preserve natural features and systems from developmental encroachments. Parks also mitigate the levels of pollution introduced to natural resources from adjacent development.~~

~~5. Distribution of Future Recreation Space.~~

~~The city does not require any new park land, as aforementioned in above paragraphs. However, the City should allocate additional park land to areas that will best serve the needs of the residents and seasonal population.~~

~~6. Coordination with Lake County Recreation Space System.~~

~~The City should coordinate its future recreation plans with Lake County to assure that duplication of recreation services does not occur. Sufficient County recreation space should be available to residents in unincorporated areas adjacent to the City, this will ensure the City's recreation space LOS to maintain a sufficient standard.~~

~~7. Private Recreation Space and Facilities.~~

~~The City should establish policies requiring new residential developments to provide recreation space and facilities for its residents pursuant to adopted minimum LOS standards. Many residential subdivisions provide recreation facilities such as tennis courts, swimming pools, shuffleboard courts, jogging or bicycle paths and golf courses for their residents. The City should require developers to provide such facilities, or contribute fees in lieu of, at a level not lower than the established level of service.~~

~~8. Maintenance of Recreation Parks and Facilities.~~

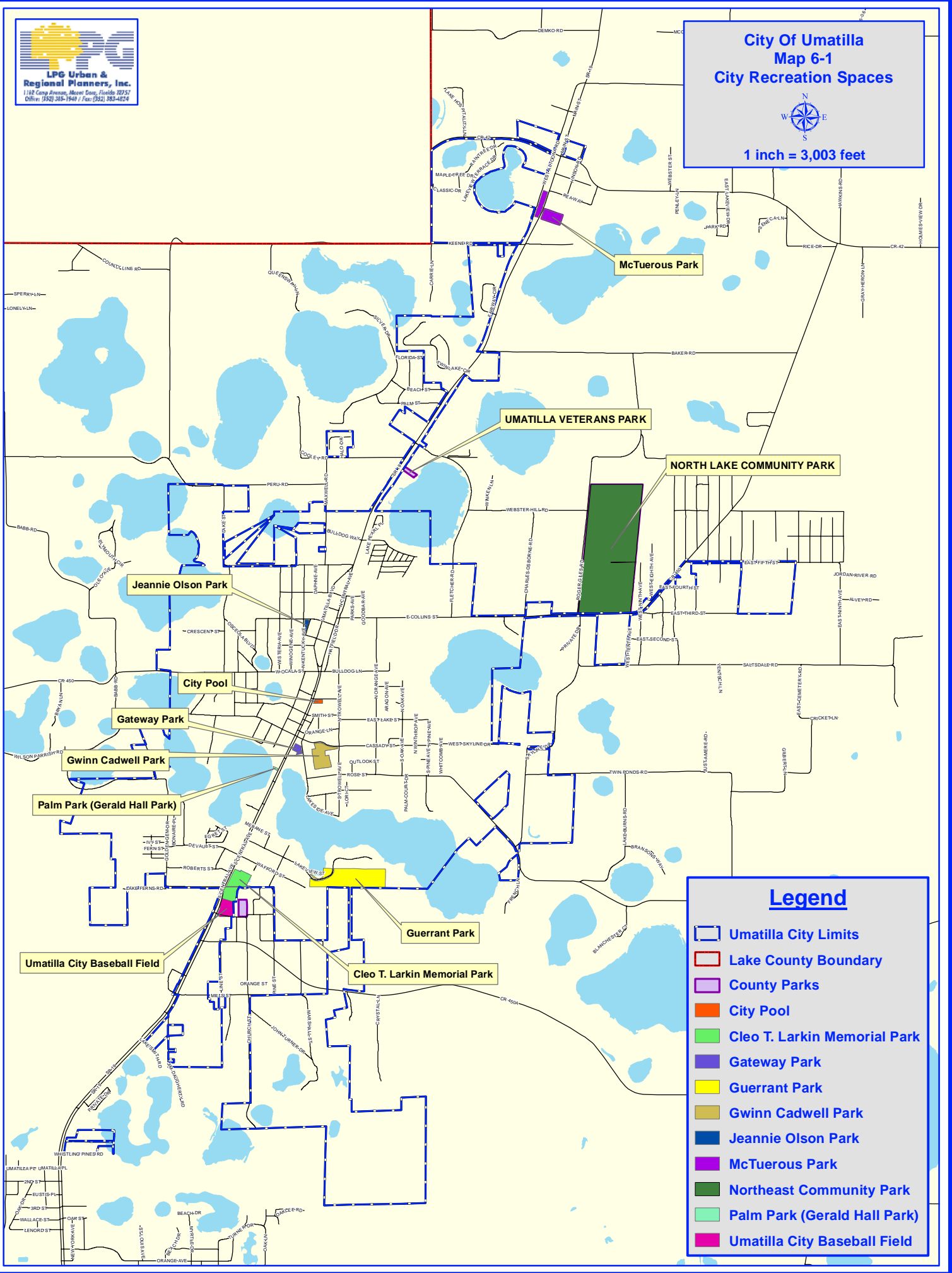
~~The City should analyze maintenance needs to upkeep the facilities and grounds. Presently, park facilities are maintained by City ground maintenance staff. Costs to maintain and operate the municipal parks are appropriated annually within the City's capital budget.~~



**City of Umatilla
 Map 6-1
 City Recreation Spaces**



1 inch = 3,003 feet



Legend

- Umatilla City Limits
- Lake County Boundary
- County Parks
- City Pool
- Cleo T. Larkin Memorial Park
- Gateway Park
- Guerrant Park
- Gwinn Cadwell Park
- Jeannie Olson Park
- McTuerous Park
- Northeast Community Park
- Palm Park (Gerald Hall Park)
- Umatilla City Baseball Field

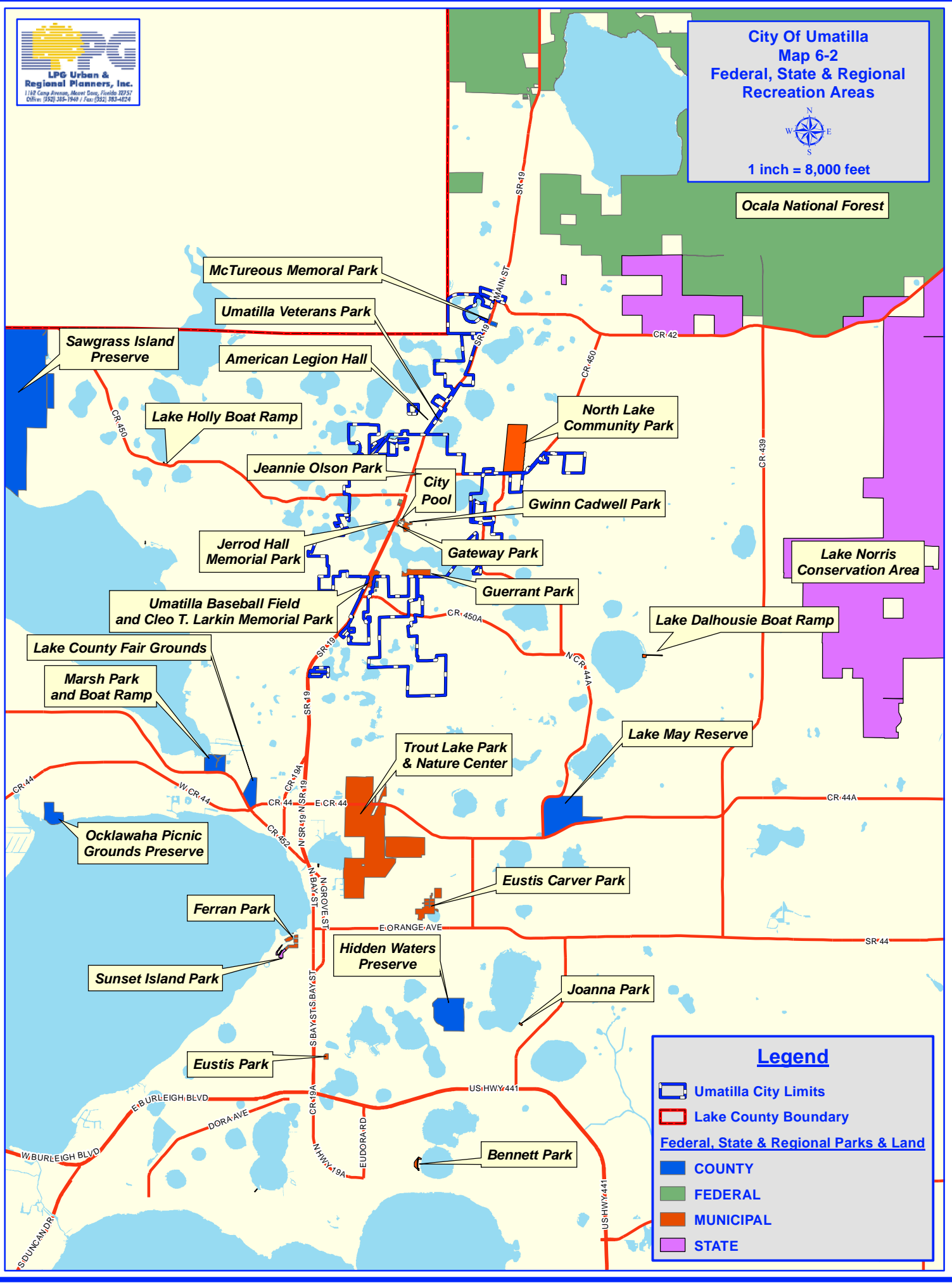


City Of Umatilla
Map 6-2
Federal, State & Regional
Recreation Areas

1 inch = 8,000 feet



Ocala National Forest



Legend

- Umatilla City Limits
- Lake County Boundary

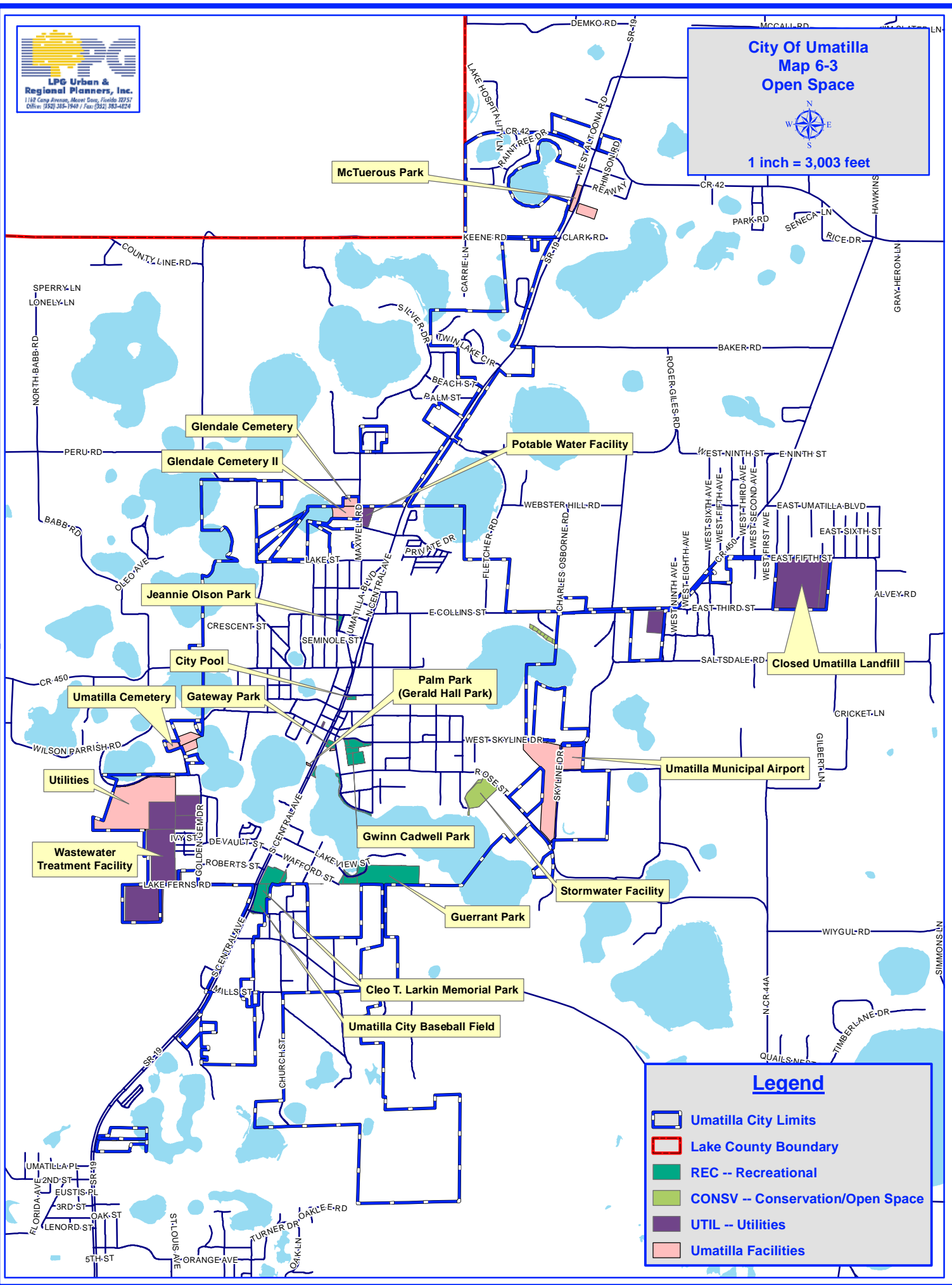
Federal, State & Regional Parks & Land

- COUNTY
- FEDERAL
- MUNICIPAL
- STATE



City of Umatilla
Map 6-3
Open Space

1 inch = 3,003 feet



Legend

- Umatilla City Limits
- Lake County Boundary
- REC -- Recreational
- CONSV -- Conservation/Open Space
- UTIL -- Utilities
- Umatilla Facilities

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CHAPTER 6
RECREATION AND OPEN SPACE ELEMENT
GOALS, OBJECTIVES, AND POLICIES

Goal 6-1: Recreation and Open Space. To provide adequate open space, parks, and recreation facilities to serve the needs of all the residents of the city in an efficient and cost effective manner.

Objective 6-1.1: Provision of Adequate Sites and Facilities. To ensure adequate lands are provided for public and/or public access parks, the City may utilize criteria specific to population, park size and location. The City may utilize parklands under the jurisdiction of private development, the City, County, State or Federal government in order to meet this objective.

Policy 6-1.1.1: Recreation Facility Guidelines. The City may use as a guideline, the activity standards and park guidelines suggested in the “Florida’s Statewide Comprehensive Outdoor Recreation Plan – 2008” and any future amendments to the plan.

Policy 6-1.1.2: Mandatory Dedication of Land. The City shall continue to enforce provisions with its Land Development Code which require new residential development to provide land required for open space.

Policy 6-1.1.3: Fee in Lieu of Land. The City shall allow payment in lieu of providing open space lands to meet the land development code requirements. The payment shall be based on a fair share fee as established by the City Council by Resolution. All such fees collected shall be allocated and appropriated to the City’s recreation budget to be expended to enhance the City’s community park system.

Policy 6-1.1.4: Funding Thresholds. The following thresholds shall be used to schedule the funding and construction of new parks:

- a. A park project shall be added to the Capital Improvement Program and Capital Improvement Element when the level of service deficiency reaches 50%.
- b. A park project shall be scheduled for funding in the first year of the Capital Improvement Program when the level of service deficiency reaches 70%.
- c. A park project shall be constructed when the level of service deficiency reaches 90%.

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Objective 6-2.1: **Accessibility.** The City shall ensure adequate and safe access to all public parks and recreational facilities. [Chapter 163.3177(6)(e), F.S.]

Policy 6-2.1.1: **Multi-modal Access.** All City owned facilities shall be accessible to automobiles, bicycles, and pedestrians, where appropriate.

Policy 6-2.1.2: **Connectivity.** Sidewalks, bikeways, and trails should be provided to link residential areas, community facilities, schools, and other park sites where physically and fiscally feasible.

Policy 6-2.1.3: **Adequate Parking.** Parking areas including disabled parking spaces, and bicycle racks, where appropriate, will be provided at recreation sites.

Objective 6-3.1: **Maximize Resources.** The City shall maximize the use of public and private resources in the provision of park and recreational facilities to meet the current and future demands.

Policy 6-3.1.1: **Coordination with Organizations.** The City shall continue to provide interlocal agreements and cooperate with private and not for profit organizations for use of City parks and facilities in order to provide a variety of recreational programs.

65
66 **Objective 6-4.1: Funding.** *The City shall continue to fund the acquisition and*
67 *development of parks, open space and recreational facilities through the*
68 *use of a variety of funding sources, as available, including the general*
69 *fund, grants, partnerships with Lake County, and developer contributions*
70 *and user fees.*

71
72 **Policy 6-4.1.1: Funding Sources.** The City shall explore other sources of funds for
73 acquisition and development of recreational lands in addition to the
74 General Fund. Sources may include developer commitments, grants,
75 partnerships with Lake County, user fees and impacts to supplement the
76 General Fund allocations for the acquisition and development of parks,
77 trails, and open space.

78
79 **Policy 6-4.1.2: Grants.** The City shall continue to pursue State and Federal grants for the
80 acquisition and development of recreational and open space lands and
81 facilities.

82
83 **Policy 6-4.1.3: Maintenance of Facilities.** New park and trail development shall address
84 the cost to maintain each facility prior to implementation.
85 Design/maintenance techniques, materials, and procurement methods
86 should be used that provide the most cost effective measures to develop,
87 as well as maintain the park and trail facilities.

88
89 **Policy 6-4.1.4: Revenue Generating Opportunities.** Design of new facilities should
90 consider revenue-generating opportunities (i.e. concessions, rentals, etc)
91 that could offset operational costs or enhance the recreational
92 experience of participants as appropriate.

93
94 **Objective 6-5.1: Capital Improvements.** *On an annual basis, the City shall assess needs*
95 *and propose capital improvements to provide adequate park and*
96 *recreational facilities and land to meet the demands of future growth.*

97
98 **Policy 6-5.1.1: Annual Review.** The City shall review park and recreation facilities on an
99 annual basis, in order to maintain adequate facilities.

100
101 **Policy 6-5.1.2: Annexation.** The City shall evaluate recreational need for newly annexed
102 areas.

105 Objective 6-6.1: **Bicycle & Pedestrian Accessibility.** The City shall foster development of
106 a comprehensive greenway, trails, equestrian and bikeway system that
107 provides for the protection of natural recourse, scenic value, eco-tourism,
108 and resource-oriented recreation. [Chapter 163.3177(6)(b) F.S.]
109

110 Policy 6-6.1.1: **Trail Planning & Coordination.** The City shall coordinate with Lake
111 County, Lake Sumter Metropolitan Planning Organization, the Florida
112 Trail Association, the Rails to Trails Conservancy, the Department of
113 Environmental Protection and other organizations involved in the
114 acquisition and development of trail systems.
115

116 Policy 6-6.1.2: **Trail Network.** The City shall strive to interconnect existing and future
117 dedicated open space areas, pedestrian and bicycle trails, hiking trails,
118 equestrian trails, and where appropriate, abandoned railroad right of
119 way and utility corridors, into the trail network.
120

121 Policy 6-6.1.3: **Trail Guidelines.** The City shall consider the following guidelines and
122 standards in the planning and development of trails: the Florida Bicycle
123 Facilities Planning and Design Handbook by the Florida Department of
124 Transportation and the Florida Office of Greenways and Trails Reference
125 and Resource Guide.
126

127 Policy 6-6.1.4: **Roadway Design.** The City shall evaluate the need and amend, if
128 necessary, the Land Development Code regulations and public road
129 design standards for bicycle travel and pedestrian needs in conjunction
130 with roadway design and improvements.
131

~~CHAPTER VI~~

~~RECREATION AND OPEN SPACE ELEMENT~~

~~City of Umatilla Comprehensive Plan~~

~~Goals, Objectives and Implementing Policies~~

~~GOAL 6-1: PROVIDE ADEQUATE RECREATION AND OPEN SPACE. PROVIDE ADEQUATE RECREATION AND OPEN SPACE THROUGH THE COORDINATED UTILIZATION OF PUBLIC AND PRIVATE SITES TO MEET THE NEEDS OF EXISTING AND FUTURE RESIDENT AND SEASONAL POPULATIONS.~~

~~OBJECTIVE 6-1.1: ASSURE THE PROVISION OF ADEQUATE RECREATION SPACE. Assure the Provision of Adequate Recreation Space for Existing and Future Populations.~~

~~Policy 6-1.1.1: Level of Service Standards for Recreation Space. The City of Umatilla hereby adopts the following minimum level of service for the provision of recreation space, as defined in the Data Inventory and Analysis document, through the year 2025:~~

~~————— 5.0 Acres Per 1,000 Residents~~

~~Policy 6-1.1.2: Monitor Compliance of Recreation Space Land Requirements. Minimum land requirements needed to comply with the above adopted level of service standard shall be monitored and evaluated at least once a year through the City's (proposed) Concurrency Management System. Procedures for monitoring and evaluating the level of service shall be included within this system.~~

~~Policy 6-1.1.3: Planned Capital Improvements Required to Meet Recreation Space Demands. The City shall include any declared land acquisition for recreation space within the Capital Improvement Schedule, unless the purchase site is one or less acres and the value does not require inclusion pursuant to policies cited in the Capital Improvements Element.~~

~~Policy 6-1.1.4: Mandatory Dedication of Land for Recreation Space. The City has incorporated provisions within the Land Development Regulations that require new development to provide recreation space, or pay fees in lieu thereof, consistent with the minimum level of service acreage requirements as applied to anticipated population associated with said development.~~

~~Policy 6-1.1.5: Potential for Recreation Impact Fees.~~ The City of Umatilla shall, by March 2007, evaluate the merits of imposing a recreation impact fee on new development to finance all or a proportionate share of the financial burden to provide additional recreation space and facilities for city neighborhood and community parks.

~~OBJECTIVE 6-1.2: ASSURE THE PROVISION OF ADEQUATE RECREATION FACILITIES.~~ Assure the Provision of Adequate Recreation Facilities with the Improvement of Existing and New Recreation Space.

~~Policy 6-1.2.1: Level of Service Standards for Recreation Space.~~ The City of Umatilla hereby adopts the following minimum level of service for the provision of recreation facilities through the year 2025:

Facility	Level of Service
Playground	1 per 1,000 (residents)
Tennis Court	1 per 2,000
Baseball\ Softball Field	1 per 1,000
Football\ Soccer Field	1 per 1,000
Basketball Court	1 per 1,000
Picnic Table	1 per 1,000
Handball\ Racquetball Court	1 per 4,000
Shuffleboard Court (*)	1 per 2,000
Pool	1 per 6,000
Skate Park	Provided as needed

~~(*) May be substituted for another similar lawn game facility such as horseshoe pits (2); bocce ball court, or another equivalent recreation activity.~~

~~Policy 6-1.2.2: Planned Capital Improvements Required to Meet Recreation Space Demands.~~ The City shall include any declared land acquisition for recreation facilities which exceed \$10,000 in the Five-Year Schedule of Capital Improvements. Facilities costing less than this amount can be grouped together to qualify for inclusion in the Schedule.

~~Policy 6-1.2.3: Mandatory Provision of Recreation Facilities.~~ The City has incorporated provisions within the Land Development Regulations which require new development to provide recreation facilities, or pay fees in lieu thereof, equivalent to the level of service standards adopted by the City in Policy 6-1.2.1.

~~Policy 6-1.2.4: Funding Alternatives for Recreation Needs.~~ The City shall pursue all available state, federal, and/or foundation grants to assist in the funding of recreational land purchases and facilities needed to meet adopted levels of service.

218 ~~OBJECTIVE 6-1.3: MAXIMIZE USE OF EXISTING RECREATION SPACE AND~~
219 ~~FACILITIES. Maximize the Use of Existing Recreation Space and Facilities By~~
220 ~~Promoting the Availability of Recreation Activities.~~

221
222
223 ~~Policy 6-1.3.1: Complete Managed Recreation Program. The City has evaluated the~~
224 ~~financial feasibility and the merits of hiring a full- or part-time recreation coordinator~~
225 ~~who will be responsible for organizing competitive sport activities and other children and~~
226 ~~adult recreation activities for Umatilla's citizens. The City has partnered with the local~~
227 ~~YMCA for the summer recreation programs.~~

228
229
230 ~~Policy 6-1.3.2: Use of Lights. To maximize the use of existing and future recreation~~
231 ~~sites, the City shall analyze the use of lighting at existing and future active-based parks.~~
232 ~~The City shall continue to contribute funds to the Lake County Board of Education to~~
233 ~~alleviate the cost of electricity for evening use of tennis courts at the middle school. The~~
234 ~~City has installed lighting at the Umatilla Baseball Field and discontinued the use of~~
235 ~~lighting at Gateway Park.~~

236
237 ~~OBJECTIVE 6-1.4: ASSURE EFFICIENT AND CONVENIENT ACCESS TO~~
238 ~~RECREATION SITES. Recreation Sites Shall Be Accessible to the Public through~~
239 ~~Efficient and Convenient Entry to Parks and Facilities, and through Availability of~~
240 ~~Parking for All Recreation Participants.~~

241
242 ~~Policy 6-1.4.1: Access to Recreation Sites. The City has provisions within the Land~~
243 ~~Development Regulations which stipulate access ways leading to recreation sites. The~~
244 ~~right-of-way widths shall adhere to standards incorporated within the policies and~~
245 ~~principles of the Traffic Circulation Element Land Development Regulations.~~

246
247 ~~Access ways to new recreation sites shall be analyzed when considering the safety of~~
248 ~~bicycle and pedestrian traffic.~~

249
250 ~~Policy 6-1.4.2: Available Automobile Parking. The City incorporated principles within~~
251 ~~the Land Development Regulations which requires the provision of designated parking~~
252 ~~areas, either paved or unpaved, at all recreation sites according to parking requirements~~
253 ~~established within the Land Development Regulations. Parking may not be required at~~
254 ~~recreation sites for which insufficient land area is available, nor where the site is within~~
255 ~~walking distance to residents who predominately frequent the site.~~

256
257 ~~Policy 6-1.4.3: Secure Storage Areas for Bicycles. The City shall continue to provide~~
258 ~~bicycle storage areas at all recreation sites. The process of installing bicycle storage at~~
259 ~~recreation sites is an ongoing process. Cadwell Park currently has bicycle parking~~
260 ~~available for its users. The type and quantity of such facilities shall be determined by the~~
261 ~~City Council.~~

~~Policy 6-1.4.4: Access to Sites and Facilities for Transportation Disadvantaged. The City shall assure that all recreation sites are accessible to the transportation disadvantaged (disabled and elderly) citizens through the provision of designated handicapped parking areas, where appropriate and required by State law, and through design consideration to recreation facilities that enable participation. The City has inventoried all public recreation facilities to identify improvements required to accommodate access needs of the transportation disadvantaged. At Cadwell the City has installed designated handicap parking.~~

~~OBJECTIVE 6-1.5: — POTENTIAL ACCESS TO CITY LAKES. Analyze the Potential to Provide Public Access Points to Umatilla's Lakes.~~

~~Policy 6-1.5.1: Acquire and Maintain Access Points to Lakefront Areas. The City shall analyze the potential opportunity to acquire land adjacent to its lakes as sites for new park land. At that time, additional land is required to meet a minimum level of service or land is desired to improve the recreation opportunities and quality of life of the residents. The City will utilize all avenues available within the law by requiring easements, and/or a dedication of land in accordance with Policy 6-1.1 and Policy 6-1.1.2.~~

~~OBJECTIVE 6-1.6: — ASSURE PROVISION OF OPEN SPACE. Assure Provision of Open Space through Land Acquisition and through Designation of Land for Open Space Use on the Future Land Use Map.~~

~~Policy 6-1.6.1: Open Space Definitions to be Consistent with Land Use Designations of the Future Land Use Map. The City hereby adopts the following definitions of open space types to be delineated on the Future Land Use Map under the general category of Open Space. (Recreation is a type of open space but constitutes a separate land use category on the Future Land Use Map).~~

~~——— Conservation Open Space: Natural or historic areas in need of protection from detrimental impacts associated with the encroachment of development. Such open space shall include wetlands, soils unsuitable for development, and historical sites. The City shall reserve the right to designate wildlife habitats, undisturbed vegetative communities, and areas within the 100 year flood zone and prime recharge areas as conservation open space. These areas will be predicated on the environmental sensitivity of the natural resource, the historical value of the site, and the need to protect such natural resources from the encroachment of development.~~

~~——— Utility Open Space: Areas unsuitable to development due to potential threat to public health and safety as a result of the presence of a public utility or service. Additionally, areas which hold potential investment losses due to the presence of particular human services would also apply. Land that is classified as either of the mentioned areas shall be designated on the Future Land Use Map as utility open space.~~

306 ~~Such areas include, but are not limited to cemeteries, drainage canals and regional utility~~
307 ~~lines.~~

308
309 ~~Policy 6-1.6.2: Designation of Open Space. The City shall designate open space on the~~
310 ~~Future Land Use Map according to the classifications set forth in Policy 6-1.6.1. The~~
311 ~~Future Land Use Map shall illustrate the areas designated for Recreation and Open Space.~~

312
313 ~~Policy 6-1.6.3: Pursue Grant Funding for Open Space Acquisition. The City shall pursue~~
314 ~~grant funds from the State of Florida to acquire land adjacent to City lakeshores or to~~
315 ~~purchase wetlands.~~

316
317 ~~OBJECTIVE 6-1.7: COORDINATE PUBLIC AND PRIVATE RECREATION~~
318 ~~RESOURCES. Coordinate Recreation Planning Activities with Local and State~~
319 ~~Governments to Avoid Duplication of Services.~~

320
321 ~~Policy 6-1.7.1: Public Access to School Facilities. The City shall continue to support an~~
322 ~~interlocal agreement established with the Lake County Board of Education to allow~~
323 ~~public use of outdoor recreation facilities located at Umatilla Elementary and High~~
324 ~~School sites.~~

325
326 ~~Policy 6-1.7.2: Coordination with Lake County Park System. The City shall coordinate~~
327 ~~with the Lake County Recreation Coordinator, prior to the scheduling of recreation~~
328 ~~improvements in the City's Capital Improvement Element, to assure that duplication of~~
329 ~~recreation services does not occur with Lake County parks and recreation facilities.~~
330 ~~Coordination shall also include a review of the priority of County recreation~~
331 ~~improvements in order to incorporate Umatilla recreation interests and needs in the~~
332 ~~evaluation process.~~

333
334 ~~Policy 6-1.7.3: Coordination with Florida Department of Natural Resources. The City~~
335 ~~shall coordinate with the Florida Department of Natural Resources' Division of~~
336 ~~Recreation, to identify available grant funds for recreation and open space land~~
337 ~~acquisition and for development of recreation facilities.~~

338
339
340 ~~Policy 6-1.7.4: Coordination with Private Recreation Space and Facilities. The City shall~~
341 ~~coordinate with the private development sector to assure that new residential~~
342 ~~developments within Umatilla provide a fair and equitable share of recreation space and~~
343 ~~facilities demanded by their occupants.~~

344
345 ~~OBJECTIVE 6-1.8: MAINTENANCE AND UPKEEP OF PARKS AND~~
346 ~~FACILITIES. Maintain Existing and New Parks and Recreation Facilities to Promote~~
347 ~~Use.~~

348

349 ~~Policy 6-1.8.1: Maintenance Program. Existing maintenance programs established for~~
350 ~~existing parks and recreation facilities shall continue at levels sufficient to allow normal~~
351 ~~use and access to sites and facilities.~~

352
353 ~~Policy 6-1.8.2: Repair and Replacement of Existing Facilities. Facilities must operate~~
354 ~~and function in a manner which allows normal participation in the activity for which it~~
355 ~~supports. No existing recreation facility shall be included in the analysis prepared to~~
356 ~~estimate level of service if its' condition prohibits normal use and participation.~~
357 ~~Facilities recognized as threats to the health or safety of participants will also be~~
358 ~~excluded.~~

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360

**CHAPTER 7
INTERGOVERNMENTAL COORDINATION ELEMENT
DATA, INVENTORY, AND ANALYSIS**

TABLE OF CONTENTS

1
2
3
4
5
6
7
8 **INTRODUCTION** 1
9 **I. INTERGOVERNMENTAL COORDINATION DATA REQUIREMENTS** 3
10 **II. INTERGOVERNMENTAL COORDINATION ANALYSIS REQUIREMENTS**..... 14
11 **III. MONITORING AND EVALUATION SYSTEMS** 22
12 **IV. CITIZEN PARTICIPATION MANUAL** 24
13
14

INTRODUCTION

It is the purpose of the Intergovernmental Coordination Element to identify and resolve incompatible goals, objectives, policies, and development proposed in local government comprehensive plans as well as to determine and respond to the needs for coordination processes and procedures with adjacent local governments, and regional and state agencies. Intergovernmental coordination shall be utilized to the extent required to carry out the provisions of this chapter.

Pursuant to the requirements of Section 163.3177 (6)(f), Florida Statutes, and Section 9J 5.015, Florida Administrative Code, this section provides the inventory of intergovernmental coordination processes and procedures for the City of Umatilla.

General Planning Information

Planning Time Frames:	Resident	Seasonal	Total	
	Year	Population	Population	
Short Range Increment	2010	4,557	742	5,299
Long Range Increment	2025	23,623	2,054	25,677

Location: The City of Umatilla is located in the northern half of Lake County along S.R. 19 (Map 1-1). The City is 3.2 square miles in size equally divided between the east and west sides of S.R. 19. The Ocala National Forest is approximately five (5) miles to the north and the City of Eustis is four (4) miles to the south.

~~Resident and Seasonal Population Estimates and Projections~~

Year	Resident Population	Seasonal Population	Total Population
1980	1,872	427	2,299
1985	2,052	475	2,527
1989	2,545	525	3,070
1990	2,648	536	3,184
1996	3,358	612	3,970
2000	3,879	664	4,543
2005	4,637	729	5,366
* 2010	8,497	742	5,299
2015	8,497	1,157	9,644
**2025	23,623	2,054	25,677

~~* short-range planning period~~

~~** long-range planning period~~

~~(Methodology and Sources provided in the Future Land Use Element)~~

~~INAPPLICABLE REQUIREMENTS OF 9J 5.015, FAC pursuant to 9J 11.004 (2) (f), FAC~~

~~The following lists of minimum criteria presented in Section 9J 5.015, Florida Administrative Code are not applicable to the City of Umatilla. Explanation as to why minimum criteria are inapplicable is presented with the list.~~

~~1. 1. 9J 5.015 (2) (d)~~

~~There are no areas of critical state concern designated within the City of Umatilla.~~

~~2. 2. 9J 5.015 (3) (c) 6.~~

~~The City of Umatilla is not required to prepare a Coastal Management Element.~~

~~I. INTERGOVERNMENTAL COORDINATION DATA INVENTORY AND ANALYSIS 9J 5.015, FAC~~

~~Pursuant to the requirements of Section 163.3177 (6) (f), Florida Statutes, and Section 9J-5.015, Florida Administrative Code, this section provides the inventory of intergovernmental coordination processes and procedures for the City of Umatilla.~~

~~The purpose of this Element, as required by 9J-5, is for the City of Umatilla to coordinate its goals, objectives, and policies with adjacent units of government, regional and state agencies. The City of Umatilla's area of concern consists of adjacent unincorporated Lake County.~~

~~Districts and agencies with development control within the City also require coordination. In Umatilla's case, this includes the St. Johns River Water Management District.~~

III. — INTERGOVERNMENTAL COORDINATION DATA REQUIREMENTS, 9J-5.015 (1), FAC

This element prioritizes the listing of agencies in to primary and secondary categories. ~~both the inventory and analysis into two divisions for purposes of intergovernmental coordination (Table 7-1).~~ The ~~PRIMARY~~ primary agencies are those that are most essential to achieve the goal of managing future growth and development. These agencies include the Lake County Government and the Lake County School Board. These two entities are the most influential public sector decision-making bodies that shape the location of growth and development in and around Umatilla.

The Capital Improvement Elements of the County's and City's Comprehensive Plans and the School Board's capital improvement program represent the majority of all public infrastructure investment in the County. Consequently, even as each government's capital improvement plans must be coordinated with their own individual long-range plans, so must they be coordinated with each other. Unilateral decisions by individual local governments are not in the best interest of the County as a whole. ~~The requirements of 9J-5 for specific comprehensive plan elements demand that optimal coordination take place between the primary local units of government.~~

~~SECONDARY~~ Secondary governments are also important to Umatilla's future. They include federal, state, and regional agencies, in areas of both planning and permitting. Also included are utilities and special authorities. Even though most secondary agencies do not make basic decisions regarding infrastructure and the location of growth in the City, their decisions can affect the type of development and the rate of development. Other agencies do make infrastructure decisions but on a limited basis, such as the ~~(e.g. Florida Department of Transportation).~~

This element contains an inventory of government entities and agencies that the City has the need and opportunity with which to coordinate. This element also describes the existing coordination mechanisms and the need for adding, modifying, or expanding these mechanisms.

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1. A.—Inventory of Existing Intergovernmental Coordination Mechanisms, ~~9J-5.015 (1) (a-b),~~
FAC

This section provides an inventory of governmental, quasi-governmental, and utility companies that have formal and informal intergovernmental relationships with the City of Umatilla. ~~The listing in~~Listed in ~~—~~Table 7-1 ~~includes—are~~ those entities that the City coordinates with on a regular basis as well as those that the local government will occasionally have the opportunity to coordinate with ~~but on an infrequent basis~~. All entities that are listed provide services or information but do not necessarily have regulatory authority over the use of land. ~~All of these entities are presented in both tabular and discussion format.~~

A coordination mechanism is usually a written agreement. Most existing mechanisms are formal in nature, e.g. interlocal agreements, statutory requirements and franchise agreements. In addition, there exists extensive informal coordination on a day-to-day basis. Most of this informal coordination is by telephone contact or through the general sharing of information. The following section describes the existing coordinating mechanisms pertaining to the City indicating the subject matter, the nature of the relationship and the office with primary responsibility for coordination

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**Table 7-1:
Inventory of Existing Governmental Agencies**

<u>AGENCY</u>	<u>ABBREVIATION</u>
<u>PRIMARY</u>	
<u>LOCAL</u>	
<u>Lake County</u>	<u>LC</u>
<u>Lake County School Board</u>	<u>LCSB</u>
<u>City of Eustis</u>	<u>Eustis</u>
<u>SECONDARY</u>	
<u>FEDERAL</u>	
<u>Environmental Protection Agency</u>	<u>EPA</u>
<u>Housing and Urban Development</u>	<u>HUD</u>
<u>Federal Transit Administration</u>	<u>FTA</u>
<u>Federal Emergency Management Administration</u>	<u>FEMA</u>
<u>Federal Aviation Administration</u>	<u>FAA</u>
<u>Army Corps of Engineers</u>	<u>ACOE</u>
<u>Fish and Wildlife Service</u>	<u>FFWS</u>
<u>U.S. Bureau of the Census</u>	<u>USBC</u>
<u>STATE OF FLORIDA</u>	
<u>Florida Department of Transportation</u>	<u>FDOT</u>
<u>Florida Department of Economic Opportunity</u>	<u>FDEO</u>
<u>Florida Department of Environmental Protection</u>	<u>FDEP</u>
<u>Florida Department of Natural Resources</u>	<u>FDNR</u>
<u>Florida Department of Children and Families</u>	<u>FDCE</u>
<u>Florida Department of Agriculture and Consumer Services</u>	<u>FDACS</u>
<u>Florida Department of State</u>	<u>FDOS</u>
<u>Florida Fish and Wildlife Conservation Commission</u>	<u>FFWCC</u>
<u>East Central Florida Regional Planning Council</u>	<u>ECFRPC</u>
<u>SPECIAL DISTRICTS</u>	
<u>St. Johns River Water Management Districts</u>	<u>SJRWMD</u>
<u>AUTHORITIES</u>	
<u>Lake County Water Authority</u>	<u>LCWA</u>
<u>UTILITIES</u>	
<u>Sprint Telephone</u>	<u>Sprint</u>
<u>Comcast</u>	<u>Comcast</u>
<u>Progress Energy</u>	<u>Progress Energy</u>
<u>Sumter Electric Company</u>	<u>SECO</u>
<u>TECO Gas</u>	<u>TECO</u>
<u>Waste Service</u>	<u>Waste Service</u>

<u>City of Umatilla Water Service</u>	<u>CUWS</u>
<u>City of Umatilla Waste Water Service</u>	<u>CUWWS</u>

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<u>Agency</u>	<u>Abbreviation</u>
<u>PRIMARY</u>	
<u>Local</u>	
Lake County	LC
Lake County School Board	LCSB
<u>SECONDARY</u>	
<u>Federal</u>	
Environmental Protection Agency	EPA
Housing and Urban Development	HUD
Federal Transit Administration	FTA
Federal Emergency Management Administration	FEMA
Federal Aviation Administration	FAA
Army Corps of Engineers	ACOE
Fish and Wildlife Service	USF&W
U.S. Bureau of the Census	USBC
<u>State of Florida</u>	
Department of Transportation	FDOT
Department of Community Affairs	FDCA
Department of Environmental Protection	FDEP
Department of Natural Resources	FDNR
Department of Children and Families	FDCF
Department of Agriculture and Consumer Affairs	FDACA
Department of State	FDOS
Florida Fish and Wildlife Conservation Commission	FFWCC
Regional East-Central Florida Regional Planning Council	ECFRPC
<u>Special Districts</u>	
St. Johns River Water Management	SJRWMD
<u>Authorities</u>	
Lake County Water Authority	LCWA
<u>Utilities</u>	
Sprint Telephone	UT
Comcast	COMCAST
Progress Energy	PE
Sumter Electric Company	SECO
TECO Gas	TECO

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~~Waste Service~~ ~~WS~~
~~City of Umatilla Water Service~~ ~~CUWS~~
~~City of Umatilla Waste Water Service~~ ~~CUWWS~~
~~_____~~

188 ~~1. Adjacent Local Governments~~

189 A. Local Governments

190
191 ~~1. a.~~ Lake County Government

192
193 ~~Unincorporated Lake County is adjacent to the~~ The City of Umatilla is located in
194 Lake County, Florida. Lake County government provides public safety assistance
195 through the county wide E-911 system and back-up assistance from the Lake
196 County Sheriff's Department. All municipal solid waste is deposited at the
197 county-owned disposal facility. Issues related to permitting pollution sources, as
198 well as, retention and detention of stormwater are governed by the- St. Johns
199 River Water Management District and Florida Department of Environmental
200 Protection. Umatilla also participates in the County's Road Impact Fee program,
201 which generates funds for road capital improvements.

202
203 ~~b.2.~~ Lake County School Board

204
205 The Lake County School Board operates ~~four~~ three schools in the City of
206 Umatilla: ~~the Pre-K Center~~, Umatilla Elementary School, Umatilla Middle School,
207 and Umatilla High School. Each school provides its own recreational facilities
208 suited for the age groups they serve.

209
210 ~~The Pre-K Center, located east of North Central Avenue, has a multipurpose field.~~
211 Umatilla Elementary School, located on ~~East Smith~~ Lake Street, has ~~a~~
212 gymnasium, an equipped play area, and a multi-purpose field, ~~a covered play~~
213 pavilion, and two picnic tables. Umatilla Middle School on East Lake Street, has a
214 gymnasium, three (3) ~~three~~ tennis courts, a multi-purpose field, and a softball
215 field. Umatilla High School, on North Trowell Avenue, has a gymnasium, a
216 running track, a baseball field (lighted), a softball field, a football field (lighted),
217 and three (3) tennis courts (lighted). These three public schools cooperate ~~on~~
218 with the coordination of ~~coordinating~~ their scheduling of interscholastic athletic
219 events, ~~and~~ practice times, and interchange the use of their gyms. During the
220 ~~various~~ sports seasons, the facilities are in constant or nearly constant use.
221 ~~However, under consideration is the possibility of the facilities being available for~~
222 ~~general public use during the off-season times of the year.~~

223
224
225 B. 2. ~~Coordination with~~ Federal Agencies

226
227 ~~Only three~~ Three federal agencies do not have formal coordination with the City of
228 Umatilla; they are the Army Corps of Engineers, Fish and Wildlife Service, and the

229 Federal Transit Administration. Umatilla coordinates with the Federal Emergency
230 Management Administration (FEMA); this coordination is achieved through the
231 City's flood ordinance. ~~Plans to expand facilities at Umatilla Airport are coordinated~~
232 ~~with the Federal Aviation Administration; however, the~~ The City does informally
233 coordinate with the other federal agencies at infrequent times.

234
235 C. 3. State Agencies

236
237 1. a. ~~Florida~~ Department of Transportation (FDOT)

238 The Florida Department of Transportation (FDOT) develops five-year road
239 programs and coordinates the design, construction, and maintenance for all of
240 Florida's highway systems. The FDOT is responsible for State Road 19 through
241 the City of Umatilla. The FDOT has regulatory authority over the access of the
242 land along state roads. These functions include the location and design standards
243 for curb cuts along state roads and in determining the functional classification of
244 the state designated facilities. The City of Umatilla is within FDOT District 5,
245 which ~~is~~ administered by the Leesburg Office.

246
247 2. b. ~~Florida~~ Department of ~~Community Affairs~~ Economic Opportunity
248 (DCAEO)

249 The Florida Department of ~~Community Affairs (DCA)~~ of Economic Opportunity
250 provides community technical assistance in several areas related to community
251 planning. These substantive areas include housing, energy conservation, housing
252 assistance, community development, resource planning and management,
253 community services, disaster preparedness, land and water management, public
254 safety, and disaster recovery. The ~~DCA-DEO~~ does not have regulatory authority
255 over the use of the land although it does have appeal powers to the Governor
256 and Cabinet. ~~However, The~~ DCA authority has been broadened in its review of
257 comprehensive plans through the compliance process. This same authority is
258 also involved in the Development of Regional Impact (DRI) review process.

259
260 The City Clerk is the principal liaison for the City in community planning matters.
261 The ~~major area that~~ DCA-DEO and the City ~~have coordination in is~~ coordinate in
262 the area of community planning. This has been through the Local Government
263 Comprehensive Planning Act in 1975 and its subsequent revision in 1985.
264 Chapter 163, Florida Statutes is known as the Local Government Comprehensive
265 Planning and Land Development Regulation Act, which mandates that all
266 counties and incorporated municipalities prepare a comprehensive plan and
267 implement development regulations. The ~~DCA-DEO~~ also has statutory duties
268 through Chapter 380, Florida Statutes to administer the ~~Development of~~

269 | ~~Regional Impact (DRI)~~ review process. No DRI development orders have ever
270 | been issued within the City limits.

271 |
272 | 3. ~~_____c.~~ Florida Department of Environmental Protection (DEP)

273 | The Florida Department of Environmental Protection (DEP) is the foremost
274 | agency in the state dealing with issues of environmental quality. The DEP has
275 | regulatory authority that encompasses large and small quantity hazardous waste
276 | generators, air pollution emissions, solid waste disposal, potable water usage,
277 | dredge and fill permitting and development in environmentally sensitive areas.
278 | The DEP is the state permitting agency with regulatory authority over the use of
279 | the land within waters of the state. The enabling legislation that covers these
280 | activities is Section 403.813, Florida Statutes. The types of activities within
281 | waters of the state that require permitting include dock and pier construction
282 | and dredging and filling. The City is within the Central District of the DEP whose
283 | district office is in Orlando.

284 |
285 | 4. ~~_____d.~~ Florida Department of Natural Resources (DNR)

286 | The Florida Department of Natural Resources (DNR) is responsible for protecting
287 | and conserving Florida's natural resources and managing state owned land and
288 | aquatic preserves. The City lies within the DNR's district, which is administered
289 | from Orlando. The DNR's regulatory authority over the use of the land is found
290 | in Section 18-20, Florida Administrative Code. The code authorizes the FDNR to
291 | comment on DEP dredge and fill permit applications to ensure that submerged
292 | state owned lands will not be adversely affected by the activity. There are no
293 | public lands managed by the DNR within the City.

294 |
295 | 5. ~~_____e.~~ Florida Department of Children and Families (DCF)

296 | The City coordinates with the Florida Department of Children and Families (DCF)
297 | services in areas such as service delivery for social and medical care for children,
298 | youth, families, and the elderly. The DCF does have regulatory authority over the
299 | use of the land in areas of public health and environmental control. The City is
300 | within District III-B, ~~whose the~~ office of which is in Tavares on State Road 19. The
301 | DCF has regulatory authority over the use of the land in areas of public health
302 | and environmental control.

303 |
304 | The coordination effort for social and medical care services is through the
305 | County Health Department, which is an office of the DCF and not the County.
306 | The office is housed within the County administration building. The "County "
307 | ~~H~~Health Department office coordinates both public and environmental health.
308 | The County Health Department is responsible for septic tank regulation, water
309 | quality, and pollution control matters.

310
311 Pollution control matters are dealt with by the Florida Department of
312 Environmental Protection (FDEP), who is responsible for water quality issues
313 related to sewage package treatment plants.

314
315 6. ~~f.~~ Florida Department of Agriculture and Consumer ~~Affairs~~ Services
316 (FDACS)

317 The City maintains coordination with the Florida Department of Agriculture and
318 Consumer ~~Affairs~~ Services (FDACS), Division of Forestry, and the Agricultural
319 Extension Service. The Division of Forestry maintains an office in Leesburg and
320 the Agricultural Extension Service has its office located at the County Agricultural
321 Center, located on State Road 19 at the southern limits of Tavares. The FDACS
322 offices provide staff and residents with technical assistance, consumer related
323 services, and publications.

324
325 7. ~~g.~~ Florida Department of State (DOS)

326 The City coordinates with the Florida Department of State (DOS) and ~~its~~'s
327 Division of Archives as it relates to the state's inventory of historic sites and
328 properties, libraries, and fine arts. The City coordinates on issues regarding sites
329 ~~which that~~ are or may be of archaeological or historical significance. The Division
330 of Archives also participates in the ~~Development of Regional Impact DRI~~ review
331 process. The DOS is the City's source for obtaining rules and regulation
332 promulgated by state agencies. All ordinances passed by the City must be
333 recorded with the DOS.

334
335 8. ~~h.~~ Florida Fish and Wildlife Conservation Commission (FFWCC)

336 ~~No formal coordination exists between the City and the Commission on a regular~~
337 ~~basis. However, The FFWCC the Commission~~ staff reviews and comments on
338 comprehensive plan elements ~~such as the conservation element.~~ Commission
339 staff also plays a role in the review of Developments of Regional Impact for
340 issues related to wildlife and fisheries. The Commission maintains a fishery
341 research laboratory in Eustis. Any fishery issues related to the lakes in the City
342 are coordinated through the Commission.

343
344 D. 4. Regional Agencies

345
346 1. ~~a.~~ East Central Florida Regional Planning Council (ECFRPC)

347 The East Central Florida Regional Planning Council (ECFRPC) conducts planning
348 functions in a six county area in east central Florida. The City of Umatilla, which
349 is within Lake County, is a member of the Regional Planning Council. The
350 Regional Planning Council's ~~has, as its~~ central planning function, ~~is~~ the

351 implementation of the Comprehensive Regional Policy Plan pursuant to Chapter
352 187, Florida Statutes. The policy plan is used to achieve regional goals,
353 objectives, and policies. All local government comprehensive plans are required
354 to be consistent with the regional policy plan. When reviewing the local plan, the
355 regional planning council must apply the regional policy plan as a whole and not
356 any particular policy.

357
358 The other area ~~in which that~~ the regional planning council has coordination and
359 review duties is in the review of Developments of Regional Impact (DRI) pursuant
360 to Chapter 380, Florida Statutes. Developments of Regional Impact are those
361 projects ~~which that~~ may, because of their character or magnitude, have a
362 substantial effect on the health, safety or welfare of more than one county. DRIs
363 are reviewed for consistency with the regional policy plan, and planning council
364 recommendations are incorporated into the Development Order. The ECFRPC
365 office is located in Winter Park.

366
367 E. 5. ~~Special Districts~~

368
369 1. ~~Lake County Soil and Water Conservation District~~

370 The Soil and Water Conservation District was created under Florida Statute 582.
371 Although the relationship is formal in that its coordination mechanisms are
372 interlocal agreements, the Conservation District has solely a technical and
373 educational function for the residents of Umatilla, ~~on a case-by-case basis.~~ It
374 does have a planning function concerning land use, but does not have regulatory
375 authority over the use of land. Coordination between the City and the
376 Conservation District has been effective. Services provided by the district are:

- 377 • Low-volume irrigation designs
- 378 • Irrigation system evaluations
- 379 • Irrigation watering schedules
- 380 • Soils information sheets
- 381 • On-site soil interpretations
- 382 • Computerized mapping using a Geographic Information System
- 383 • Subsurface profile mapping using a Ground Penetrating Radar System

384
385 2. ~~b.~~ St. Johns River Water Management District (SJRWMD)

386 The SJRWMD is a multi-county agency responsible for the use and management
387 of the water resources in Lake County. The district does have regulatory
388 authority over the use of land and requires administrative review of permits for
389 development proposals pursuant to Chapter 373, Florida Statutes. Within
390 Chapter 373, Florida Statutes are Parts II, III, and IV ~~which that~~ entail the
391 permitting of the consumptive use of water (CUPs), regulation of wells, and

392 | management and storage of surface water, ~~respectively~~. Portions of the Florida
393 | Administrative Code implement these laws. The type of development proposal
394 | dictates the type of permit that will be needed.

395 |
396 | The SJRWMD's main office is in Palatka with a service center in Maitland
397 | ~~Altamonte Springs~~ and permitting within Lake County and Umatilla is
398 | administered from that office.

400 | 3. ~~e.~~ Lake County Office of Emergency Services

401 | Umatilla is located within Fire District #6 and within the Northwest taxing
402 | district, also known as the ~~or the~~ Municipal Service Taxing Unit (MSTU). As with
403 | the County Sheriff's Office, an interlocal agreement exists between the County
404 | and the City of Umatilla ~~which that~~ stipulates that back up fire service will be
405 | provided by the County in the event that fire services needed supersede those
406 | that the City is able to provide in a given situation.

407 |
408 | F. 6. ~~Authorities~~

409 |
410 | 1. ~~a.~~ Lake County Water Authority (LCWA)

411 | The LCWA is an independent unit of local government with five board members
412 | elected for terms of four years. The authority is funded from Ad Valorem taxes,
413 | along with federal and state revenue sharing and grant programs. The authority's
414 | function is to control and conserve the fresh water resources of the County and
415 | to foster and improve tourism by improving water quality, therefore, providing
416 | for the recreation needs of citizens and tourists. The authority is also charged
417 | with preserving, protecting, and improving the habitat for fish and wildlife. The
418 | authority pursues an aggressive program of purchasing endangered and unique
419 | habitats found within the County.

420 |
421 | The LCWA is also responsible for the management of Lake County's aquatic weed
422 | program. In lakes that have general public access, the authority controls weeds
423 | through an interlocal agreement with the Board of County Commissioners and
424 | the Florida Department of Natural Resources.

425 |
426 | G. 7. ~~Utilities~~

427 |
428 | 1. ~~a.~~ Sprint Telephone

429 | The City maintains a franchise agreement with Sprint Telephone for the
430 | provision of telephone services within its corporate limits.

- 433 | ~~2. b.~~ Comcast Cablevision Company
434 | The City maintains a franchise agreement with Comcast Cablevision Company for
435 | the provision of cable television service within its corporate limits.
436 |
437 | ~~3. c.~~ Progress Energy
438 | The City maintains a franchise agreement with Progress Energy for the provision
439 | of electrical power within its corporate limits.
440 |
441 | ~~4. d.~~ Sumter Electric Company - SECO
442 | The City maintains a franchise agreement with Sumter Electric Company for the
443 | provision of electrical power within its corporate limit.
444 |
445 | ~~5. e.~~ TECO Gas Company
446 | The City maintains a franchise agreement with TECO Gas Company for the
447 | provision of natural gas within its corporate limits.
448 |
449 | ~~6. f.~~ Waste Service
450 | The City of Umatilla contracts for mandatory refuse service for its residents for
451 | trash collection within the corporate limits. The system is maintained by
452 | contract.
453 |
454 | ~~7. g.~~ Umatilla Water System
455 | Umatilla provides potable water service for its residents.
456 |
457 | ~~8. h.~~ Umatilla Waste Water Treatment System
458 | Umatilla provides waste water treatment service for its residents.
459 |

460 | ~~**II-INTERGOVERNMENTAL. INTERGOVERNMENTAL COORDINATION ANALYSIS**~~
461 | ~~**REQUIREMENTS, 9J-5.015 (2), FAC**~~

462 |
463 | This section provides an analysis of the Intergovernmental Coordination mechanisms,
464 | problems, and needs within the City of Umatilla.
465 |

466 | ~~1. A.~~ Effectiveness of Existing Coordinating Mechanisms, ~~9J-5.015 (2) (a), FAC~~

467 |
468 | This subsection provides an analysis of the effectiveness of existing Intergovernmental
469 | Coordination Mechanisms.
470 |

471 | ~~A. Primary Coordination~~ Local Governments

472 |
473 | ~~1. Adjacent Local Governments~~

474
475 | The formal and informal coordinating mechanisms at the primary level have resulted in
476 | good preliminary efforts to establish effective growth management in the City of
477 | Umatilla. The adoption of the City’s Comprehensive Plan ensures that Umatilla and the
478 | surrounding unincorporated area have an effective growth management program. ~~that~~
479 | ~~corresponds to and meets the requirements of Chapter 9J-5 F.A.C.~~

480
481 | 1. —a. Lake County

482
483 | Interlocal Service Boundary Agreement (ISBA)

484 | The City of Umatilla and Lake County entered into an Interlocal Service Boundary
485 | Agreement (ISBA) that was approved by the City Council on May 3, 2011 and the
486 | Board of County Commissioners (BCC) on April 5, 2011.

487
488 | Joint Planning Area (JPA)

489 | ~~The City and the County have several existing interlocal agreements for service~~
490 | ~~provision.~~ In 2006, an interlocal agreement was drawn up for the purpose of
491 | establishing joint planning areas (JPAs). The interlocal agreement utilizes a joint
492 | planning committee to monitor, review, and recommend a plan for mutual adoption
493 | by the City and the County. The plan encompasses the entire joint planning area and
494 | provides for the eventual annexation of the joint planning area in accordance with
495 | state law (See Map ~~7-41-9~~).

496
497 | General Coordination

498 | The City and the County have several existing interlocal agreements for service
499 | provision. The City has an interlocal agreement with the Lake County Sheriff's Office
500 | for back-up police and fire equipment services within the City of Umatilla in the
501 | event the local police and fire service delivery needs augmentation.

502
503
504 | 2. —b. Lake County School Board

505
506 | ~~The City shall consider the provision of schools within the project review procedure under~~
507 | ~~School Concurrency Requirements as a result of Senate Bill 360. This framework will manifest~~
508 | ~~itself in the concerns related to school capacity and proposed school sites as well as the~~
509 | ~~financial consideration of providing future educational facilities.~~

510 | An interlocal agreement with the Lake County School Board has been completed.
511 | The City will keep the Lake County School Board advised as to new developments
512 | and development patterns to aid in the planning of school expansions and new
513 | schools. Similarly, the School Board will keep the city informed of their plans and
514 | needs for new facilities and sites.

~~B. Secondary Coordination~~

~~—The effectiveness of existing coordinating mechanisms varies considerably from agency to agency. As indicated in the Inventory of Existing Government Agencies section, many of the agencies have no formal agreements with the City but rely upon informal arrangements. In some cases there are statutory requirements that constitute formal agreements, but during their implementation coordination becomes difficult. An analysis of the effectiveness of the coordination mechanisms with secondary agencies is as follows:~~

~~B. 1. Coordination with Federal Agencies~~

~~The effectiveness of existing coordinating mechanisms varies considerably from agency to agency. As indicated in the section of inventory of existing government agencies, many of the agencies have no formal agreements with the City, but rely upon informal arrangements. In some cases there are statutory requirements that constitute formal agreements, but during their implementation coordination becomes difficult. An analysis of the effectiveness of the coordination mechanisms with secondary agencies is as follows:~~

Of the eight listed federal agencies, the City participates in the FEMA Flood Insurance Program. To participate, the City enforces FEMA mandated flood elevations for construction of habitable structures. The City Building Department reviews building permit applications and identifies ground elevations for structures. The City's effective administration of FEMA's elevations protects the health, safety, and welfare of the citizens of the City of Umatilla.

The City has less formal mechanisms with the six other listed federal agencies. Formal coordination (i.e., statutory requirements) with these agencies is on a project-by-project basis.

~~C. 2. State Agencies~~

~~1. a. Florida Department of Transportation (DOT)~~

~~The Florida Department of Transportation DOT maintains control over the state roads in the City. This control is manifested in construction, maintenance, and permitting of access for these roads. The first two functions are coordinated with the City through the DOT five-year road program. Permitting is coordinated with the DOT and the City staff on a project-by-project basis.~~

~~2. b. Department of Community Affairs Economic Opportunity~~

556 |
557 | The most formal coordinating mechanism with state agencies is with the Florida
558 | Department of ~~Community Affairs (DCA)~~ Economic Opportunity (DEO). This agency is
559 | responsible for implementing Comprehensive Planning Legislation (Chapter 163) as
560 | well as the Development of Regional Impact process (Chapter 380). The Florida
561 | Statutes and Florida Administrative Code outline both the City's and the DCA DEO's
562 | roles in these processes. To date, the City has met the minimum requirements of
563 | Comprehensive Planning and DRI legislation.

564 |
565 | 3. —c.—Florida Department of Environmental Protection (DEP) and Florida
566 | Department of Natural Resources (DNR)
567 | Coordination with the Department of Environmental Protection and the Department
568 | of Natural Resources is on a project-by-project basis. Lack of development pressure
569 | within the City has resulted in limited coordination with these agencies and
570 | therefore, limited measurable effectiveness.

571 |
572 | 4. —d.—Department of Health
573 | The Department of Health and the City coordinate with several mechanisms. The
574 | most relevant to planning is the Health Department's issuance of septic tank
575 | permits. The County Health Department is not a County agency, but rather enforces
576 | state requirements for septic tanks and public and private water systems that are
577 | not covered by the Florida Safe Drinking Water Act (Section 403.850 F.S.). The
578 | County Health Department is involved as a step in the City's building permit process
579 | because a septic tank permit must be issued before the issuance of a plumbing
580 | permit. The coordination mechanism has worked well as the Health Department has
581 | steadfastly enforced the code and the building permit process has not been
582 | impaired.

583 |
584 | 5. —e.—Department of Agriculture and Consumer ~~Affairs~~Services (DACS)
585 | The City maintains minimal informal coordination with the Department of
586 | Agriculture and Consumer ~~Affairs~~Services (DACS), Division of Forestry, and the
587 | Agricultural Extension Service. The DACS offices provide staff and residents with
588 | technical assistance, consumer related services and publications. ~~Even with this~~
589 | ~~limited exchange, t~~he coordination is effective.

590 |
591 | 6. —f.—Florida Department of State (DOS)
592 | The City's informal coordination with the Florida Department of State is limited to
593 | the state's inventory of historic sites and properties as well as the City's source for
594 | obtaining rules and regulations promulgated by state agencies and finally through
595 | the recordation with the DOS of ordinances passed by the City. This coordination is
596 | effective.

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~~7. g.~~ Florida Fish and Wildlife Conservation Commission

There has been little opportunity for coordination, formal or informal, therefore effectiveness is difficult to measure.

~~D. 4.~~ Regional Agencies

~~1. a.~~ East Central Florida Regional Planning Council (ECFRPC)

The City is a member of the East Central Florida Regional Planning Council. This regional agency represents municipal and county governments in Osceola, Orange, Seminole, Lake, Brevard, and Volusia counties. The Council is responsible for reviewing DRIs in each of the six counties. Because the City is a member of the ECFRPC, it- has the formal opportunity to review projects in adjacent Counties as well as those within Lake County through the DRI review procedure. The City also has the opportunity to review projects that lie in adjacent Counties that are in the other regional planning council districts (e.g. Polk County is within the Central Florida Regional Planning Council District 7). The Council also provides data and staff support for various local planning programs.

~~—~~Chapter 163 Florida Statutes gives the ECFRPC the ability to review local comprehensive plans for consistency with regional policies. ECFRPC's review will occur simultaneous to DCA's. The ECFRPC staff also serves as the review staff for the Lake-Sumter Planning Organization (MPO). This entity serves as the long range transportation planning agency for Lake and Sumter counties Pursuant to federal requests, no federal monies may be spent on projects that are not included in the MPO's Transportation Plan.

~~E. 5.~~ Special Districts

~~1. a.~~ St. Johns River Water Management District and Southwest Florida Water Management District

~~—~~The County is encompassed primarily in the SJRWMD, with only the western portion of the County located in the Southwest Florida Water Management District. The City lies wholly within the SJRWMD and therefore coordinates activities solely with that district. To better coordinate with the County, development plans are reviewed by SJRWMD staff ~~in the Altamonte Springs office.~~ The District's main office is located in Palatka with a service center in Maitland.

~~F. 6.~~ Authorities

638 1. a. Lake County Water Authority

639
640 —The principal focus for intergovernmental coordination with the water authority
641 is the provision of recreation sites and facilities. Another focus for coordination is
642 the management of Lake County's aquatic weed program. The water authority does
643 not have regulatory jurisdiction over the use of the land within the City and hence
644 there is little opportunity for coordination. The measure of effectiveness of
645 coordination has little meaning in this particular circumstance.

646
647 G. 7. Utilities

648
649
650 1. There are six utility service providers within the City including the City itself.
651 Coordination is achieved through the use of franchise agreements and have proven
652 effective in meeting the needs of the citizens and governance of the City. Besides
653 the franchise agreement with Progress Energy, there is also a franchise agreement
654 with Sumter Electric Company (SECO), due to a small portion of the City that falls
655 within SECO's service area. Provision of electrical power is made during the platting
656 process and the approval of engineering plans by the City. In addition, the agencies
657 are required to obtain zoning approval for substations. Further coordination can be
658 achieved to the satisfaction of both the City and the utility companies in the Land
659 Development Regulations.

660
661 The following section details the specific problems and needs with those plan elements that
662 would benefit from increased intergovernmental coordination and the method for improving
663 intergovernmental coordination mechanisms. [9J-5.015 \(2\) \(b\), FAC.](#)

664
665 1. Comprehensive Plan Elements

666 ~~B. Specific Problems and Needs Within Each of the Comprehensive Plan Elements Which~~
667 ~~Would Benefit From Improved or Additional Intergovernmental Coordination and a Means~~
668 ~~for Resolving those Problems and Needs. [9J-5.015 \(2\) \(b\), FAC](#)~~

669
670 ~~—The following section details the specific problems and needs with those plan elements~~
671 ~~that would benefit from increased intergovernmental coordination and the method for~~
672 ~~improving intergovernmental coordination mechanisms.~~

673
674 ~~—A cornerstone of this Comprehensive Plan is intergovernmental coordination with the~~
675 ~~primary units of government. Specifically, the Land Use, Traffic Circulation, Housing, Public~~
676 ~~Facilities (sewer, solid waste, drainage, potable water and natural aquifer recharge), School~~
677 ~~Concurrency and Recreation Elements are cooperative efforts with the primary~~
678 ~~governments. Further coordination subsequent to plan adoption, will require monitoring of~~

~~the processes outlined in the Interlocal Planning Agreement. The first of these is the annual review by the City and the County to determine whether the terms of the Interlocal Planning Agreement are being carried out i.e., if all parties are meeting their commitments. The second process consists of the City and the County jointly reviewing development proposals within their respective jurisdictions. Each party will be responsible for reviewing development proposals within the adjacent unincorporated planning area to determine the projects consistency with the County's plan.~~

A. 1. Future Land Use

The coordination of land use along with ~~service delivery~~ the provision of services through the use of ~~intergovernmental Planning Agreements~~ such as the ~~Joint Planning Area (JPA) and Interlocal Service Boundary Agreement (ISBA)~~, sets the stage for improved coordination. The ~~annual~~ monitoring of such agreements will assist in the determination of its effectiveness. Other joint City/County concerns include: sanitary-sewer provision and effluent disposal, drainage, and solid-waste disposal, and annexation. City ~~and~~ County Comprehensive Planning would benefit from improved coordination and is required under Chapter 163, F.S.

B. 2. ~~Traffic Circulation~~ Transportation Element

Because of the City's location along State Road 19, any future development along this road will have a decided impact on the ~~traffic circulation~~ transportation system of the City of Umatilla. Increased coordination is now possible due to membership in the Lake-Sumter Metropolitan Planning Organization (MPO).

~~One area that needs further coordination is in the construction of roads that a municipality may desire but would be located in the unincorporated county. An example of this type of facility is a by-pass. Several municipalities are interested in by-passes but cannot regulate land use because the land is not within municipal boundaries.~~

Development in adjacent unincorporated areas and in Eustis must be monitored to assure that future development does not cause the level of service on roads in Umatilla to degrade below the minimum standards. Such awareness will require coordination in the concurrency management system prepared by each government, as well as the exchange of information pertaining to the status of available capacities on roadways and other facilities. Funding from the County's road impact fee program would also be available. Road impact fees are collected by the County at or prior to the issuance of building or development permits. The County is divided into six "Transportation impact fee benefit districts~~Road-Benefit Districts~~" and the funds collected are held for capital improvements in the district from which they were collected.

C. 3. Housing Element

720 | There is currently no housing program sponsored by the City. The Housing Element
721 | discusses whether there is the need for the establishment of a permanent housing
722 | program. If such a need exists, a housing program could be coordinated by interlocal
723 | agreements whereby the housing assistance program of the County is expanded into
724 | the City.

725 |
726 | D. 4. ~~Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Aquifer~~
727 | ~~Recharge Element~~

728 |
729 | 1. ~~a.~~ Sanitary Sewer

730 | The County is not currently involved with sewer facilities; therefore, coordination is
731 | not relevant.

732 |
733 | 2. ~~b.~~ Drainage

734 | The City, along with the County, ~~is~~ proactive in its effort to cooperate with the
735 | SJRWMD. The purpose of the SJRWMD is to protect water resources. For the
736 | projects that require protection of water resources, ~~i.e., such as~~ planning,
737 | engineering, or construction projects, the City must involve the SJRWMD for
738 | permitting purposes.

739 |
740 | E. 5. ~~Conservation Element~~

741 | There are existing permitting agencies at the state and federal level ~~which that~~ regulate
742 | development. Constant vigilance on the City's part will be necessary to ensure that the
743 | City's programs will not conflict with those agencies' programs, i.e., that developers will
744 | not be required to comply with regulations that require diametrically opposed actions.
745 | In addition, the City will need to monitor the activity of those agencies to determine
746 | their effectiveness. Those agencies are limited by their budgets and personnel and must
747 | prioritize their activities. Consequently, the City must comply with the activities of those
748 | agencies to ensure that environmental values are preserved.

749 |
750 | F. 6. ~~Recreation Element~~

751 | To reduce the duplication of services, coordination of recreation plans should occur
752 | between Umatilla and the County's Parks and Recreation Board.

753 |
754 | G. 7. ~~Concurrency Management~~

755 | ~~By As of~~ December 1, 2008, both Lake County and Umatilla ~~must comply have complied~~
756 | with new state growth management legislation, as stipulated in Senate Bill 360, to
757 | implement Concurrency Management Systems. Coordination between the two
758 | governments is necessary to discuss the exchange and updates of capacity for Public
759 | Schools, roadway facilities traversing the City, potable water supply, and other public

760 facility capacities within each jurisdiction that may affect capacity and level of service
761 conditions within the other.

762
763 **H. AIRPORT ELEMENT**

764 The City has included an optional element, the Airport Element, so that it can effectively
765 plan for the maintenance and operation of the Umatilla Municipal Airport.

766
767 **2. C.—Analysis of Growth and Development Proposed in Comprehensive Plans in the Area of**
768 **Concern and a Comparison with the Appropriate Comprehensive Policy Plan in Order to**
769 **Evaluate the Needs for Additional Planning Coordination. 9J-5.015 (2) (c), FAC**

770
771 The following is an analysis of growth and development proposed in the Comprehensive
772 Plans in the Area of Concern and a Comparison with the Appropriate Comprehensive Policy
773 Plan in Order to Evaluate the Needs for Additional Planning Coordination. [9J-5.015 \(2\) \(c\),](#)
774 [FAC](#)

775
776 The Florida Regional Planning Council Act of 1980, as amended by the State and Regional
777 Planning Act of 1984, Chapter 186, Florida Statutes mandated that Regional Planning
778 Councils (RPC's) prepare and adopt Comprehensive Regional Policy Plans. The East Central
779 Florida Regional Planning Council (ECFRPC) is composed of Brevard, Volusia, Orange,
780 Osceola, Seminole, and Lake ~~e~~CCounties. The ECFRPC originally adopted its Comprehensive
781 Regional Policy Plan in June of 1987. The plan is to be updated every three years and can be
782 amended at any time. ~~The plan will be revised and updated prior to the submittal date for~~
783 ~~this plan.~~

784
785 The Local Government Comprehensive Planning and Land Development Regulation Act of
786 1985, as amended, requires local government comprehensive plans to be consistent with
787 the Regional Comprehensive Policy Plan as well as the State Comprehensive Plan, Chapter
788 187, Florida Statutes. The appendix of the Goals, Objectives, and Policies document lists the
789 Regional Policies that are furthered and consistent by being contained within the
790 Comprehensive Plan for Umatilla. ~~The policies, when implemented, address the~~
791 ~~requirements of Section 9J-5.015 (2) (c).~~

792
793
794 **III. —MONITORING AND EVALUATION SYSTEMS**

795 In accordance with Chapter 163.3191, Florida Statutes, and Section 9J-5.005(7), Florida
796 Administrative code, the comprehensive plan is subject to a major evaluation and update every
797 five-seven years.

798
799 Purpose:

800 The purpose of the “Evaluation and Appraisal Report” (E.A.R.) of the comprehensive plan is to
801 measure the progress toward implementation of the plan with a focus on achieving the stated
802 goals, objectives, and policies.

803
804 Designated Review Body:
805 The Planning and Zoning Board shall monitor the effectiveness and status of the comprehensive
806 plan and recommend changes and amendments to the City Council in a manner compliant with
807 Chapter 163.3191, F.S. All amendments to the Comprehensive Plan shall be adopted by the
808 City Council and forwarded to the Florida Department of Community Affairs for review and
809 approval. Small scale amendments adopted pursuant to s. 163.3187(1)(c), F.S. will be mailed
810 to the Florida Department of Community Affairs, but will not be subject to compliance review.

811
812 Review Procedure:
813 The Planning ~~&~~and Zoning Board shall recommend to the City Council such changes and
814 amendments to the comprehensive plan that may be necessary due to the magnitude, location,
815 and characteristics of:

- 816
- 817 • population growth and demographics;
- 818 • housing supply and demand;
- 819 • land use needs;
- 820 • natural resources and conservation;
- 821 • public facilities;
- 822 • transportation;
- 823 • parks and recreation;
- 824 • fiscal management;
- 825 • concurrency management;
- 826 • ~~as well as dynamic impacts local and regional~~ economic conditions ~~place on growth and~~
- 827 • development rates and patterns.

828
829 Such recommendations shall be part of a continual evaluation and monitoring process
830 implemented each year over the five year planning period.

831
832 The Planning & Zoning Board shall prepare an Evaluation and Appraisal Report of the
833 comprehensive plan pursuant to the requirements of s. 163, Part II, Florida Statutes. The
834 Evaluation and Appraisal Report shall be submitted to the City Council for their review and
835 approval.

836
837 The Planning ~~&~~and Zoning Board shall provide opportunities for citizen participation in the
838 review and update of the Comprehensive Plan and the Evaluation and Appraisal Report through
839 public hearings and workshops. These public meetings shall be properly advertised in

840 accordance to procedures stipulated within Chapter 163.3191 and other appropriate State laws
841 and regulations.

842
843 The City Council shall recognize reports and recommendations of the Planning ~~&~~ Zoning
844 ~~Board~~ at properly advertised public hearings that allow public participation. The City Council
845 shall adopt amendments to the Comprehensive Plan as conditions stated above warrant
846 revisions to goals, objectives, and policies.

847
848 ~~Criteria for the Evaluation of the Comprehensive Plan:~~ To evaluate the effectiveness of the
849 Comprehensive Plan, the Planning ~~&~~ Zoning Board shall use the following general criteria in
850 addition to more specific criteria set forth in other elements of the Comprehensive Plan.

851
852 Ongoing Monitoring and Evaluation:

853
854 1. Review and update appropriate baseline data ~~at minimum once a year.~~

855
856 2. Review goals, objectives, and policies at least once a year ~~and adjust to evaluate remain~~
857 consistencyt with the ~~findings and needs identified and supported within the~~ Data Inventory
858 ~~&~~ Analysis component of the Comprehensive Plan.

859
860 3. Evaluate the effectiveness of the goals, objectives, and policies; recognizing accomplishments
861 and shortfalls.

862
863 4. Evaluate obstacles or problems ~~which~~that resulted in the underachievement of goals,
864 objectives or policies.

865
866 5. Monitor and ~~E~~evaluate the new and modified goals, objectives, ~~or~~ and policies needed to
867 correct discovered obstacles or problems.

868 869 870 IV. —CITIZEN PARTICIPATION MANUAL

871 872 Introduction

873
874 The Local Government Comprehensive Planning and Land Development Regulation Act (ACT or
875 sometimes referred to as the ~~L~~GCPLDRA) clearly identifies the Legislature's intent that public
876 participation be an integral part of local government comprehensive planning. The purpose of
877 this "Citizen Participation Manual" is to inform the citizens of the public participation process in
878 a nontechnical manner as it relates to the City's Comprehensive Plan.

879

880 Among other goals, the ~~Act~~ACT states, "It is the intent of this ~~Act~~ACT that its adoption is
881 necessary so that local governments can preserve and enhance present advantages; encourage
882 the most appropriate use of land, water, and resources, consistent with public interest;
883 overcome present handicaps; and deal effectively with future problems that may result from
884 the use and development of land within their jurisdictions". Section 163.3181 (1) F.S. states, "It
885 is the intent of the Legislature that the public participate in the comprehensive planning
886 process to the fullest extent possible. Towards this end, local planning agencies and local
887 governmental units are directed to adopt procedures designed to provide effective public
888 participation in the comprehensive planning process..."

889
890 This document will briefly present nine sections of Chapter 163, Florida Statutes ~~which that~~
891 directly affect the citizen participation process. These sections of the statute are presented to
892 familiarize the reader with the procedures for preparation, transmittal, adoption, or
893 amendment to the Comprehensive Plan. The document then describes the method that was
894 used to prepare Umatilla's Comprehensive Plan, Citizen Committee Structure.

895
896 Required and Optional Elements of Umatilla's Comprehensive Plan

897 The City of Umatilla is required to develop eight (8) sections or elements to their
898 comprehensive plan. Each element addresses a specific planning issue. The eight required
899 elements are:

- 900
901 • ~~Future Land Use~~
902 • ~~Traffic Circulation~~Transportation
903 • ~~Housing~~
904 • ~~(Public Facilities)~~ Sanitary Sewer, Solid Waste, Drainage, ~~Potable Water, Natural~~
905 Groundwater, Aquifer Recharge
906 • ~~Conservation~~
907 • ~~Recreation and Open Space~~
908 • ~~Intergovernmental Coordination~~
909 —~~Capital Improvements~~

910
911 The City has prepared one optional element, the Airport Element.

912
913 ~~The City did not prepare an optional element to cover other services and facilities provided to~~
914 ~~the public.~~—Although mandatory elements each address a different planning issue, ~~it can readily~~
915 ~~be appreciated that~~ planning issues are ~~inextricably~~ inter-related. For example, sewers and
916 ~~potable water~~ must be made available where housing and business exists; ~~traffic~~
917 ~~circulation~~transportation must meet the demand placed upon it by the location of housing,
918 ~~industry, recreation sites, etc.~~ Capital improvements must address how all infrastructure is to
919 ~~be funded.~~ Finally, throughout all of these elements are issues of economic and environmental
920 ~~significance.~~

921
922 Overview of Chapter 163, Part II, Florida Statutes
923 The following subsections of Chapter 163, Florida Statutes are summarized to give the reader a
924 quick synopsis of how they relate to the Citizen Participation Process. It is suggested that the
925 reader obtain a copy of the statute for the exact language.

926
927 Section 163.3174 - Local Planning Agency (LPA).
928 This section sets forth the requirement that the City designate, or establish through an
929 ordinance, a Local Planning Agency or LPA. In Umatilla's case, the LPA is the City Council. ~~In~~
930 ~~other jurisdictions either the governing body, i.e. City Council, the planning department, or~~
931 ~~Planning and Zoning Board, are designated as the LPA. The duties of the LPA are also described~~
932 ~~in this section. In general, the~~The LPA is responsible for the preparation of the Plan, and must
933 hold at least one public hearing that recommends adoption to the governing body, monitor and
934 oversee the effectiveness and status of the Plan, recommend changes to the Plan when
935 necessary, and ensure that the ~~five-seven~~ year monitoring and evaluation report is completed.
936 The LPA is also responsible for reviewing the Land Development Regulations to ensure
937 consistency between the adopted Comprehensive Plan and the Land Development Regulations.

938
939 Section 163.3177 - Required and optional elements of the Comprehensive Plan, studies, and
940 surveys.
941 This section of the statute lists the elements of the Plan that are required as well as optional
942 elements that may be included in the Plan. This section also stipulates the general content of
943 the various elements. ~~This section also establishes the mechanism for the creation of Rule~~
944 ~~Chapter 9J-5, Florida Administrative Code which that is known as the minimum criteria rule.~~
945 This Rule sets for the criteria by which the Florida Department of Community Affairs reviews
946 and determines the compliance of Umatilla's Comprehensive Plan with Chapter 163, Florida
947 Statutes.

948
949 Section 163.3181 - Public participation in the comprehensive planning process, intent.
950 This section requires that local governments adopt procedures that are designed to provide
951 effective public participation in the planning process. This section also requires that real
952 property owners are noticed of all official actions ~~which~~that regulate the use of property. The
953 statue also requires that the adopted procedures provide for the broad dissemination of
954 proposals and alternatives, opportunities for written comments, public hearings, provision for
955 open discussion, communication programs, information services, and consideration and
956 response to public comments.

957
958 Section 163.3184 - Process for adoption of comprehensive plan or amendment thereto.
959 This section of the statute is quite lengthy and presents the following:

960

- 961 1. Sets the Florida Department of ~~Community Affairs~~ Economic Opportunity (FDCAEAO) as the
962 lead review and coordination agency.
- 963
- 964 2. Sets forth the requirements for transmitting the Plan, for intergovernmental review,
965 regional and City review (in the case of counties, review of municipal plans), FDCAEAO
966 review, and local government review of comments from FDCAEAO.
- 967
- 968 3. Procedure for adoption of the Plan by the City based upon the comments from FDCA.
969 FDCA's requirement for the issuance of a notice of intent to find the City's Plan either "in
970 compliance" or "not in compliance". The processes to follow if the Plan or amendment is
971 "in compliance" or "not in compliance".
- 972
- 973 4. Withholding of state funds if the Plan is not "in compliance".
- 974
- 975
- 976 Section 163.3187 - Amendment of adopted comprehensive plan.
977 This section sets for the allowance for Plan amendments to be made twice a year. In the case
978 of an emergency, the Plan may be amended more than twice a year and during the approval of
979 a Development of Regional Impact. This section also describes the requirement for small scale
980 amendments (less than 30 acres per year) ~~which that~~ can occur more than twice a year.
- 981
- 982 Section 163.3191 - Evaluation and appraisal of comprehensive plan.
983 This section of the statute requires that the City prepare a report every ~~five-seven~~ years ~~which~~
984 ~~that~~ evaluates the necessity to update the Plan. Citizen participation during the adoption of the
985 report is required and if the report requires a change in the Plan, citizen participation is
986 necessary.
- 987
- 988 Section 163.3202 - Land development regulations.
989 This portion of the statute sets forth the requirement that the City adopt or amend and enforce
990 land development regulations that are consistent with and implement the adopted
991 comprehensive plan. This section also stipulates the specific requirements of the Land
992 Development Regulations.
- 993
- 994 Section 163.3215 - Standing to enforce local comprehensive plans through development orders.
995 This section sets forth the so called "standing" provisions ~~which that~~ give aggrieved or adversely
996 affected parties the ability to contest the issuance of a development order. This section defines
997 an "aggrieved or adversely affected party". This "standing" only applies to the comprehensive
998 plan and not such things as a rezoning.
- 999
- 1000 Section 163.3225 - Public hearings.

This section requires that two public hearings be conducted before entering into, amending, or revoking a development agreement. One of those hearings may be conducted by the LPA. The advertising requirements in the form of a notice of intent to consider a development agreement is also spelled out in this section.

~~Chapter 9J 5.004, Florida Administrative Code, Public Participation.~~

~~Since tThis subsection of Rule Chapter 9J 5, F.A.C. is short it will be included in its entirety.~~

1. ~~(1)~~—The local governing body and the local planning agency shall adopt procedures to provide for and encourage public participation in the planning process, including consideration of amendments to the comprehensive plan and evaluation and appraisal report.

2. ~~(2)~~—The procedures shall include the following:

a. ~~————(a)~~—Provisions to assure that real property owners are put on notice, through advertisement in a newspaper of general circulation in the area or other method adopted by the local government, of official actions that will affect the use of their property;

b. ~~————(b)~~—Provisions for notice to keep the general public informed

c. ~~————(c)~~—Provisions to assure that there are opportunities for the public to provide written comments;

d. ~~————(d)~~—Provisions to assure that the required public hearings are held; and

e. ~~————(e)~~—Provisions to assure the consideration of and response to public comments.

3. ~~(3)~~—Local governments are encouraged to make executive summaries of comprehensive plans available to the general public and should, while the planning process is ongoing, release information at regular intervals to keep its citizenry apprised of planning activities.

Structuring Public Participation

~~To involve public participation in the preparation of the comprehensive plan, a citizens committee was established by the Local Planning Agency to review all completed elements and to advise the planning consulting agency obtained by the City Council to necessary changes to data inventory, analysis, goals, objectives, and policies. Due to difficulty of enlisting representatives from the public at large, the LPA created a seven member Citizen Advisory Committee. This committee met from time to time at advertised public workshops to review draft elements of the comprehensive plan, discuss its relative issues, and recommend changes as deemed appropriate for the best interests of the community. Minutes were recorded at meetings when deemed necessary by the chairperson or the City Clerk.~~

1041 ~~The City Council approved a process for preparing and reviewing all elements of the~~
1042 ~~comprehensive plan that followed the following stages:~~

- 1043
- 1044 ~~1. Preparation of draft element by consulting agency;~~
 - 1045
 - 1046 ~~2. Review of draft element at Citizen Advisory Committee workshop;~~
 - 1047
 - 1048 ~~3. Revisions made to element by consulting agency as advised by Citizen Advisory Committee~~
 - 1049
 - 1050 ~~4. Review of revisions by Citizen Advisory Committee at workshop;~~
 - 1051
 - 1052 ~~5. Review of element by the Local Planning Agency (City Council) at an advertised workshop;~~
 - 1053
 - 1054 ~~6. Revisions made to element by consulting agency as requested by Local Planning Agency;~~
 - 1055
 - 1056 ~~7. Presentation of the Comprehensive Plan at an advertised public hearing, at which public~~
 - 1057 ~~comments and questions were heard;~~

1058

1059 ~~The Citizens Advisory Committee~~
1060 ~~The Citizen Advisory Committee is comprised of seven members, one serving as the~~
1061 ~~chairperson. Members serving on this committee include the following residents of the City of~~
1062 ~~Umatilla:~~

- 1063
- 1064 ~~_____ * Karen Howard~~
 - 1065 ~~_____ * Sterling Clark~~
 - 1066 ~~_____ * Jeannie Olson~~
 - 1067 ~~_____ * George Moeller~~
 - 1068 ~~_____ * David Adams~~
 - 1069 ~~_____ * Mary Thomas~~
 - 1070 ~~_____ * Connie Wilhelm~~

1071

1072

1073

1074 Summary of Workshops, Meetings, Hearings

1075 ~~The creation of the City's Comprehensive Plan was initiated by the The Citizen Advisory~~
1076 ~~Committee (CAC) assembled at advertised workshops to review draft elements prepared by~~
1077 ~~the consulting planning agency (Lake County Department of Planning & Development) hired to~~
1078 ~~assist the Citizen Advisory Committee and the Local Planning Agency. in the preparation of the~~
1079 ~~comprehensive plan. Workshops held by the Citizen Advisory Committee were held on those~~
1080 ~~dates listed in Table A 1. A total of 34 workshops and or /meetings were held by the CAC, with~~
1081 ~~the last meeting advertised twice in the Orlando Sentinel newspaper inviting opportunity for~~

1082 public comments and participation in the final preparation of the draft plan elements. Once all
1083 elements were prepared to the satisfaction of the CAC, a finished document was submitted to
1084 the Local Planning Agency (~~City Council~~) for their review and transmittal to the Florida
1085 Department of Community Affairs.

1086
1087 The Local Planning Agency, assumed by the City Council, assembled at a publicly advertised
1088 meeting to allow public comments on the Plan. At this hearing the LPA reviewed and revised
1089 draft elements to address issues and growth management concerns inherent to the City. ~~The~~
1090 ~~schedule for holding LPA and City Council workshops and public hearings on the comprehensive~~
1091 ~~plan is shown in Table A 1, as verified by City minutes were recorded at each meeting. and, in~~
1092 ~~some cases, by advertisements in local newspapers.~~

1093
1094 CITIZEN PARTICIPATION PROCEDURES

1095
1096 1. ~~I.~~ Comprehensive Plan Amendment Preparation

1097
1098
1099 A. ~~A.~~ Establishment of the Local Planning Agency. Pursuant to Chapter 163.3174, Florida
1100 Statutes, the City of Umatilla- established a Local Planning Agency by ordinance. The
1101 Local Planning Agency shall have the general responsibility to oversee preparation and
1102 evaluation of the Comprehensive Plan and Plan Amendments. These general
1103 responsibilities shall comprise the following:

1104
1105 1. ~~—~~a.—Hold responsibility for the preparation of the Comprehensive Plan and Plan
1106 Amendments and present recommendations to the City Council pertaining to the
1107 contents and scope of data inventory, analysis, goals, objectives, and policies
1108 contained therein. The City Council in cooperation with the Local Planning Agency
1109 may designate any agency, committee, department or person to prepare the
1110 Comprehensive Plan and Plan Amendments or any elements thereof, but final
1111 recommendation of the adoption of the Plan and Plan Amendments to the City
1112 Council shall be the responsibility of the Local Planning Agency. ~~The Citizen Advisory~~
1113 ~~Committee shall assist the Local Planning Agency in the review and evaluation of~~
1114 ~~draft comprehensive plan amendments.~~

1115
1116 2. ~~—~~b.—Post-adoption responsibilities shall include both monitoring the effectiveness
1117 of the Comprehensive Plan and recommending amendments to adopted documents
1118 of the Plan and changes to supporting material.

1119
1120 B. ~~—~~C.—Update the Comprehensive Plan -pursuant to the requirements of s. 163, Part
1121 II, F.S., ~~commencing with the adoption of the Plan in August or September 1991.~~

1122

1123 C. ~~_____D.~~ Perform other functions, duties, and responsibilities as deemed necessary by
1124 the City Council or fostered by State law or administrative code.

1125
1126 D. ~~B.~~ Providing Opportunities for Public Participation. The City shall provide opportunities
1127 for public participation in the preparation of the Comprehensive Plan through the
1128 following activities:

1129
1130 ~~_____ 1. Formation of a seven member citizen advisory committee to provide public input to~~
1131 ~~City concerns and issues of interest to residents and property owners in the City of Umatilla.~~

1132
1133 1. ~~_____2.~~ Hold one (1) or more public meetings with the Local Planning Agency where
1134 citizens may voice comments and remarks pertaining to the Comprehensive Plan
1135 and Plan Amendments. Hold one (1) or more meetings with the City Council to
1136 allow the public to have an audience before the local governing body concerning the
1137 comprehensive plan and Plan Amendments. Where the City Council services as the
1138 Local Planning Agency, as is the case with the City of Umatilla, only one meeting as a
1139 combined body will be necessary.

1140
1141 2. ~~_____3.~~ Prior to transmitting the Plan ~~and~~ Plan Amendments to the State
1142 Department of Community Affairs, the City Council shall hold a transmittal hearing
1143 at a regular Commission meeting or a special meeting to transmit the draft
1144 comprehensive plan and plan amendment to the State, advertised according to
1145 procedures herein cited. ~~Following the adoption of the comprehensive plan in~~
1146 ~~August or September of 1991, all~~ All plan amendments shall be transmitted to the
1147 State Department of Community Affairs at a regular Commission meeting or a
1148 special meeting, consistent with procedures cited herein regarding notice of public
1149 meetings through advertisement.

1150
1151 E. ~~C.~~ Public Notice Requirements. All public meetings convened by the Local Planning
1152 Agency and/or the City Council for the purpose of encouraging participation by the
1153 general public shall include the following notice requirements excepting public hearings
1154 required by Chapter 163.3184(15), F.S.:

1155
1156 1. ~~_____1.~~ The City shall advertise at least once in a locally distributed newspaper,
1157 published in general circulation in Lake County at least once a week, that a public
1158 hearing or public meeting, ~~as may be the case,~~ will be held to consider any matters
1159 pertaining to the City's Comprehensive Plan. The advertisement will include an
1160 identification of who is holding the hearing as well as the date, time, place, and
1161 general subject of the hearing or meeting and the location where a summary of the
1162 proposed material may be obtained. To the extent possible, the advertisement will
1163 appear in a section of the newspaper other than the classified or legal sections. The

1164 advertisement will encourage the public to provide written and/or verbal comments
1165 on matters under consideration.

1166
1167 2. —2.—The advertisements shall appear no sooner that fourteen (14) days prior to
1168 the hearing or meeting and no later than five (5) days prior to the hearing or
1169 meeting.

1170
1171 F. ~~D.~~Ongoing Public Participation and Notification

1172
1173 1. —1.—Maintenance of Mailing List. The City Clerk shall assure a mailing list is
1174 maintained in the City Clerk's Office ~~which~~that shall contain the names and
1175 addresses of all citizens desiring to be notified of public meetings during which the
1176 Comprehensive Plan shall be discussed. The City Clerk shall assure that public notice
1177 of all scheduled Comprehensive Plan meetings is mailed to persons appearing on the
1178 subject mailing list. A minimal fee may be assessed on those requesting such notices
1179 in order to reduce mailing costs.

1180
1181 2. —2.—Draft Elements of the Comprehensive Plan, Plan Amendments or Portions
1182 Thereof to Be Available for Inspections. Draft Comprehensive Plan elements, plan
1183 amendments or portions thereof, as well as other documents describing proposed
1184 future amendments to the Plan or the evaluation thereof, shall be made available
1185 for public inspection in the City Clerk's office at City Hall, 1 S. Central Avenue,
1186 Umatilla, Florida, 32784.

1187
1188 3. —3.—Meetings scheduled by the Local Planning Agency or the City Council to take
1189 action regarding amendments to the Comprehensive Plan, shall be advertised
1190 according to criteria established in herein and as compliant with State requirements.

1191
1192
1193
1194 V.III INAPPLICABLE REQUIREMENTS OF 9J 5.015, FAC pursuant to 9J 11.004 (2) (f), FAC

1195
1196 The following lists of minimum criteria presented in Section 9J 5.015, Florida Administrative
1197 Code are not applicable to the City of Umatilla. Explanation as to why minimum criteria are
1198 inapplicable is presented with the list.

1199
1200 —9J 5.015 (2) (d)

1201 There are no areas of critical state concern designated within the City of Umatilla.

1202
1203 —9J 5.015 (3) (c) 6.

1204 The City of Umatilla is not required to prepare a Coastal Management Element.

1205 |
1206 |

42 limits, within a reasonable time frame for the City to respond with any concerns. The City shall
43 reciprocate similar information to enable Lake County to express any growth management
44 concerns.

45

46 | **Policy 7-1.1.4: ~~Resolution of Transcending Growth Management Issues.~~**

47 The City shall coordinate growth management issues transcending jurisdictional areas through
48 cooperative communications with Lake County at the staff and official government levels by
49 presenting City concerns through documented transmittals, scheduled meetings, attendance at
50 | County and Adjacent City public hearings, joint ad hoc technical coordination committees, and
51 where relevant, less formal communications. The City shall promote reciprocal participation of
52 County and adjacent city staff and officials in local growth management affairs. Growth
53 management issues to be pursued, but not limited to, comprise the following:

54

55 | **1. ~~a.~~**—Annexation of Adjacent Lands. The City engages in mutual discussion with Lake County and
56 the City of Eustis and has established an annexation policy to direct an orderly and timely
57 process of annexing unincorporated land adjacent to the City. The Annexation Interlocal
58 Agreement includes, but is not limited to the following issues:

59

60 | **A. ~~i.~~**—Delineation of general areas in which the City shall pursue annexation. The
61 boundaries of an annexation zone shall be coterminous with the boundaries of the Joint
62 | Planning Area ~~established in Policy 7-1.1.3(b).~~

63

64 | **B. ~~ii.~~**—Mutually agreeable land use designations for unincorporated areas within the
65 confines of the annexation zone, with emphasis on compatibility for both the City and
66 adjacent government Comprehensive Plan Future Land Use Elements;

67

68 | **C. ~~iii.~~**—Jurisdiction responsible for providing water, sewer, traffic circulation and drainage
69 facilities during the interim and post annexation periods;

70

71 | **D. ~~iv.~~**—Availability of public facilities and services to meet demands currently generated by
72 existing development or that are anticipated for eligible land use activities permitted
73 within the proposed annexation area;

74

75 | **E. ~~v.~~**—Agreement to Levels of Service provided to existing and proposed development
76 within the annexation zone during the interim annexation period.

77

78 | **F. ~~vi.~~**—Determination of appropriate application of a concurrency management system for
79 the annexation zone.

80

81 | **2. ~~b.~~**—Land Use Planning of Adjacent Lands through a Designated Joint Planning Area. The City
82 shall coordinate with Lake County and the City of Eustis to pursue appropriate land
83 management for areas adjacent to the City, including enclaves, to avoid conflict created by

84 possible placement of incompatible land uses and to establish compatibility between the City
85 and County and adjacent city growth management efforts. The area delineated on Map ~~VII-17-~~
86 1 constitutes the boundaries of a joint planning area for which the City shall coordinate growth
87 management issues with Lake County.

88
89 The City shall coordinate with Lake County and the City of Eustis to establish a mutually compatible
90 growth management framework, with consideration to implementing such activity through an
91 interlocal agreement, which addresses the following planning and development issues:

92
93 A. i.—Land Development Regulations. Review and compare municipal and county land
94 development regulations applicable to respective adjacent lands for compatibility and
95 for conflict with growth management goals, objectives and policies.

96
97 B. ii.—Comprehensive Planning for Adjacent Unincorporated Incorporated Land. Develop
98 mutually agreeable future land use designations for adjacent unincorporated and
99 incorporated land within the Joint Planning Area.

100
101 C. iii.—Review Impacts of Development. Review impacts of development within adjacent
102 unincorporated lands, including impacts to adopted levels of service; concurrency
103 management issues; affects on annexation issues; amendments to comprehensive
104 plans and land development regulations; location and timing of proposed development;
105 and impacts to conservation activities and preservation of natural resources.

106
107 D. iv.—Mitigate Impacts to State Roads. Focus commercial development along State Road
108 19 to incorporate areas or service areas providing public facilities; designate lands in
109 unincorporated areas adjacent to municipalities to lower density, less-intensive land
110 uses than permitted in the City or designated service areas.

111
112 E. v.—Amend Existing Interlocal Agreement for Designated Joint Planning Area. Map VII-1
113 demarcates the boundary of the Joint Planning Area in accordance to a mutually
114 adopted interlocal agreement between Umatilla and Lake County. To adequately
115 comply with legal requirements to validate this agreement, the City shall continue to
116 coordinate with Lake County to amend the current interlocal agreement to address the
117 following issues:

- 118
119 1.) Expand the County's Development Review Staff to include representatives from the
120 City of Umatilla on issues concerning any development of land or land use action
121 within the Joint Planning Area; therewith granting equal rights and privileges to City
122 representatives as granted to current members of the committee;
123
124 2.) Determine land use authority for land within the Joint Planning Area, in
125 coordination with the annexation policy discussed ~~in Policy 7-1.1.3(a)~~ within this

126 | element.

127 |
128 | 3.) Adoption of Chapter 120, F.S.

129 |
130 | 3. e.—Solid Waste. The City shall continue to coordinate with the Lake County Department of
131 | Environmental Services to achieve improvements and efficiency to the County's solid waste
132 | management program, including the collection, disposal and monitoring of hazardous wastes.
133 | Other issues for which coordination efforts are necessary include:

134 |
135 | A. i.—Recycling programs and management strategies established by the County.

136 |
137 | B. ii.—Curtail illegal dumping of solid waste, as well as disposal practices that are
138 | detrimental to the existence of natural resources and ecological communities.

139 |
140 | C. iii.—Monitor ground water quality adjacent to industrial and commercial sites within
141 | Umatilla and monitor air quality at the waste-to-energy facility.

142 |
143 | D. iv.—Assisting the County to meet minimum level of service standards adopted for
144 | County waste disposal services.

145 |
146 | E. d. ~~Traffic Circulation~~Transportation. The City shall coordinate with Lake County and
147 | Lake-Sumter MPO and, where appropriate, with the City of Eustis and FDOT, to resolve
148 | ~~traffic transportation~~ improvement needs and pursue funding opportunities to
149 | improve the transit network. Issues to be addressed include, but are not limited to:

150 |
151 | F. i.—Signalization along SR 19. Coordinate with FDOT to evaluate the feasibility of
152 | placing traffic signals at intersections within City limits.

153 |
154 | G. ii.—Review scheduled improvements and maintenance to SR 19 and county roads
155 | traversing Umatilla.

156 |
157 | H. iii.—Coordination of concurrency management to assure that development in an
158 | adjacent jurisdiction does not degrade level of service below acceptable minimum level
159 | of service standards.

160 |
161 | I. iv.—Continue participation in the Lake-Sumter Metropolitan Planning Organization
162 | (MPO) for programming road and transportation improvements funded by Road Impact
163 | fees.

164 |
165 | 4. e.—Surface Water Management and Drainage. The City may coordinate with Lake County to
166 | implement stormwater and drainage improvement needs established in the County's
167 | Stormwater Study and to coordinate proposed land uses within the Comprehensive Plan with

168 improvements scheduled within the Lake County Stormwater Master Plan. Other issues to be
169 addressed include stormwater impacts to water quality in the City's lakes and in groundwater
170 aquifers.

171
172 | ~~5. f.~~ Groundwater Quality and Conservation. Issues requiring mutual coordination with Lake
173 County include the preservation of natural resources that transcend jurisdictional boundaries
174 and the protection of potable water storage areas of the Floridan Aquifer. Coordination should
175 focus on the effectiveness of the Comprehensive Plan and the implementation activities
176 established in the Land Development Regulations that identify, regulate and set guidelines for
177 conservation and protection by outlining specific activities of development within areas to
178 protect the potable storage areas to the Florida Aquifer.

179
180 | ~~6. g.~~ Potable Water and Sanitary Sewer. The City shall coordinate the Comprehensive Plans
181 with the plans and programs of FDEP and the SJRWMD pertaining to the supply, use and
182 conservation of water. The City shall also coordinate with these agencies for available
183 funding offered for the implementation of water and sanitary sewer improvements. The
184 City shall also coordinate with SJRWMD and other local governments, and will contemplate
185 joint planning agreements if beneficial, to identify and develop alternative water supplies to
186 support proposed growth and development in the City and the surrounding region. The City
187 will maintain a water supply facilities work plan that is coordinated with SJRWMD's District
188 Water Supply Plan (DWSP) by updating the work plan within 18 months of an update to the
189 DWSP that affects the City. The City will participate in the development of updates to
190 SJRWMD's water supply assessment and DWSP, and in other appropriate supply
191 development-related initiatives facilitated by SJRWMD that affect the City.

192
193 | ~~7. h.~~ Housing. The City shall coordinate with Lake County to address affordable housing issues
194 and housing needs for special groups. Coordination shall also include review of land uses
195 within adjacent unincorporated areas to assure residential development within these areas do
196 not adversely affect housing markets and development within the City of Umatilla.
197 Coordination efforts shall be conducted through the Lake County Department of Planning and
198 Development. Such coordination shall involve the City's participation in, and contribution to,
199 Lake County's affordable housing program and any other programs for low and moderate
200 income households; this includes the establishment of a county-wide affordable housing task
201 force.

202
203 | ~~8. i.~~ Recreation. The City shall coordinate with the Lake County Parks and Recreation Board to
204 avoid duplication of recreation services proposed within each government's comprehensive
205 plan. The City shall also promote the exchange of recreation plans with the County and the City
206 of Eustis. The City will also request funding to meet its long-term recreation goals.

207
208 | ~~9. j.~~ Disaster Preparedness. Issues concerning disaster preparedness shall be addressed to and
209 coordinated with the Lake County Office of Emergency Services. Other governmental entities

210 will be utilized as deemed necessary to maintain and revise plans and policies directing
211 emergency preparedness, in order to protect life and property in the event of a disaster.
212

213 | ~~10. k.~~ Quality of Lakes. Issues pertaining to the preservation of water quality in the City's lakes,
214 control of aquatic vegetation and algae and conservation of shoreline areas shall be
215 coordinated with the Lake County Water Authority.
216

217 | **OBJECTIVE 7-1.2: COORDINATE COMPREHENSIVE PLANNING ACTIVITIES WITH PLANS OF THE**
218 **LAKE COUNTY BOARD OF EDUCATION.**

219 | Coordinate the ~~Development~~ development plans of the School Board and the impacts of
220 ~~E~~existing and ~~P~~proposed ~~S~~school facilities on ~~P~~public facilities with the Comprehensive Plan.
221

222 **Policy 7-1.2.1: Coordinate School Plans.**

223 The City shall coordinate with the Lake County School Board to discuss development plans for
224 expansion of Umatilla Elementary, Middle, and High Schools, or for development of new education
225 facilities within the City of Umatilla to assure such activities are consistent with growth
226 management and development plans established within the City's Comprehensive Plan. Other
227 issues to be coordinated shall also include impacts of such facilities on adopted levels of service
228 established for roads, water, drainage, sanitary sewer, and solid waste services.
229

230 **Policy 7-1.2.2: Avoid Duplication of Services.**

231 The City shall also continue to support an interlocal agreement established with the Lake County
232 School Board to allow public use of selected outdoor recreation facilities and open space.
233

234 **OBJECTIVE 7-1.3: INTERLOCAL AGREEMENT.**

235 The City shall abide by and enforce the interlocal agreement between the City and School
236 Board to require cooperation in terms of population projection and school siting.
237

238 | **Policy 7-1.3.1: Facilities plan and population projections**

239 The School Board shall provide facilities plans and population projections on an annual basis to
240 ensure that consistency is maintained between the two.
241

242 | **Policy 7-1.3.2: School siting**

243 The School Board shall provide the City with any plans to site schools within the corporate limits
244 or joint planning area.
245

246 | **Policy 7-1.3.3: City to provide land use amendments to the School Board**

247 The City shall provide to the School Board all application for land use plan amendments that
248 have the potential of increasing residential density and that may affect student enrollment,
249 enrollment projections, or school facilities.
250

251 **Policy 7-1.3.4: Notification of Amendments to Comprehensive Plan and Development Activities.**

252 The City shall file a written request to Lake County to receive notification of any proposed land
253 use amendments, changes to adopted levels of service, and all applications for development
254 affecting land adjacent to City boundaries as well as such activities occurring within one mile
255 from the City's limits, within a reasonable time frame for the City to respond to any concerns.

256
257 The City shall reciprocate such information to Lake County.

258

259 | **Policy 7-1.3.5: School Board member allowed on local planning agency**

260 The City shall allow a member of the School Board to sit on the local planning agency and
261 comment on proposals that have the potential to increase density.

262

263 | **Policy 7-1.3.6: Lake County Educational concurrency Review Committee**

264 Take part in the Lake County Educational Concurrency Review Committee established by the
265 County, School Board and municipalities that shall meet at least annually but more often if
266 needed, as outlined in the Interlocal Agreement between Lake County, Lake County School
267 Board and Municipalities for School Facilities Planning and Siting, and will hear reports and
268 discuss issues concerning school concurrency.

269

270 | **Policy 7-1.3.7: Joint Staff School Concurrency Review Group**

271 | Take part in ~~The~~the Joint Staff School Concurrency Review Group, comprised of Staff of the
272 County, Cities, and School Board, that shall meet at least quarterly, as outlined in the Interlocal
273 Agreement between Lake County, Lake County School Board and Municipalities for School
274 Facilities Planning and Siting, to discuss issues concerning school concurrency

275

276 These issues shall include but not be limited to land use, school facilities planning, including
277 such issues as population and student projections, level of service, capacity, development
278 trends, school needs, co-location and joint use opportunities, and ancillary infrastructure
279 improvements needed to support schools and ensure safe student access. The School Board
280 staff shall be responsible for making meeting arrangements.

281

282 **OBJECTIVE 7-1.4: COORDINATE COMPREHENSIVE PLANNING ACTIVITIES WITH PLANS OF**
283 **FEDERAL AND STATE REGULATORY AGENCIES.**

284 Coordinate with appropriate Federal, State, and Regional Government Agencies to ~~E~~establish
285 ~~C~~onsistency and ~~C~~ompatibility between the City's Comprehensive Plan and the ~~P~~plans and
286 ~~P~~roposed ~~A~~activities of ~~T~~hese ~~R~~egulatory ~~A~~gencies.

287

288 **Policy 7-1.4.1: Comprehensive Planning Administration.**

289 | The City shall coordinate with the Florida Department of Community Affairs (DCA) on issues
290 pertaining to the administration of amendments to the Comprehensive Plan and for technical
291 assistance in areas relating to community planning. Coordination shall occur with the U.S. Census
292 Bureau and the Bureau of Economic and Business Research at the University of Florida to obtain
293 demographic information and data pertaining to the City of Umatilla in order to update the data

294 inventory and analysis component of the Comprehensive Plan.

295

296 **Policy 7-1.4.2: ~~Traffic Circulation~~Transportation Issues.**

297 The City shall coordinate with the Florida Department of Transportation on issues pertaining to
298 improvements and maintenance of SR 19.

299

300 The City shall coordinate with the Lake County Public Works Department on scheduling
301 improvements to collector roads to be included in the 5-Year Road Capital Improvement Plan
302 (impact fees).

303

304 The City shall appoint a representative to the Lake-Sumter Metropolitan Planning Organization
305 (MPO) for the purpose of coordinating ~~traffic circulation~~transportation and other urban issues with
306 the Florida Department of Transportation and Lake County, ~~which that~~ transcend into Lake County
307 jurisdictional boundaries.

308

309 **Policy 7-1.4.32A: Level of Service**

310 Where LOS standards adopted by the City are different from those adopted by Lake County for
311 county-maintained roads in unincorporated sections of the Umatilla Planning Area, the ~~€~~City and
312 ~~€~~County shall take action to make LOS standards consistent in this area.

313

314 **Policy 7-1.4.42B: Coordination of transportation issues**

315 The City will cooperate with Lake County ~~in the implementation of its Traffic Circulation Element~~
316 ~~Policy 2-1.3 as it develops~~, in conjunction with the Florida Department of Transportation (FDOT),
317 the Lake County ~~2020-2025~~ Transportation ~~Update Plan~~ based on the Florida Standard Urban
318 Transportation Modeling Structure (FSUTMS) and reflecting county ~~traffic transportation~~
319 characteristics. One result of the model will be average daily maximum level of service traffic
320 volumes for arterial and collector roadways. Until such time, to be determined by Lake County's
321 timetable, generalized AADT volumes recommended by FDOT shall be used as a basis for planning
322 and evaluation.

323

324 **Policy 7-1.4.4A: Lake Sumter MPO's 2035 Plan**

325 The City recognizes Lake Sumter MPO's Transportation 2035 Plan adopted on December 8,
326 2010 and its subsequent amendments.

327

328

329 **Policy 7-1.4.53: Housing Issues.**

330 The City shall coordinate with the U.S. Department of Housing and Urban Development (HUD) and
331 the Florida Department of Community Affairs (FDCA) independently and in conjunction with the
332 Lake County Department of Planning and Development to obtain financial assistance for affordable
333 housing programs serving very low and moderate income households within Lake County, including
334 supporting infrastructure. Such coordination shall discuss the plans of HUD to make assistance
335 available to Lake County. The City shall also coordinate any plans and programs sponsored by the

336 Florida Department of Children and Families (DCF) that are concerned with housing programs and
337 activities proposed within the Comprehensive Plan.

338

339 | **Policy 7-1.4.64: Public Facility Issues.**

340 Issues concerning coordination with State and Federal agencies involve drainage, solid waste and
341 hazardous waste, potable water, sanitary sewer, and natural groundwater aquifer recharge. The
342 City shall coordinate plans and improvements proposed and scheduled within the Comprehensive
343 Plan with those planned by the respective State and Federal Agencies having authority to
344 implement such improvements. Coordination shall also include the availability of State and Federal
345 funds to support implementation of proposed infrastructure needs. Issues with more specific
346 concerns shall involve the following:

347

348 | **1. a** Drainage. The City shall coordinate land use activities and plans within the Comprehensive
349 Plan with the 100-year floodplain designated by the Federal Emergency Management
350 Administration. The City shall also coordinate comprehensive planning activities with
351 stormwater management plans and scheduled improvements affecting the City of Umatilla
352 under the authority of the Army Corps of Engineers, the Lake County Water Authority, and the
353 St. Johns River Water Management District. The City shall be required to submit copies of all
354 applicant permits from jurisdictional agencies prior to a final development order being
355 authorized. The applicant will provide copies of said permits to the City.

356

357 On an ongoing basis, the City shall cooperate with the St. John's River Water Management
358 District in implementing educational and regulatory programs related to water conservation,
359 including enforcement of periodic water consumption restrictions.

360

361 On a continuing basis, the City shall participate in discussions with Lake County, the Lake
362 County Water Authority, the St. Johns River Water Management District, the Florida
363 Department of Transportation, and others leading to a program ~~which-that~~ (1) establishes
364 reasonable and effective standards and procedures ~~which-that~~ can be applied to existing
365 developed areas as a basis for individual or joint improvement programs designed to correct
366 deficiencies and (2) delineates intergovernmental solutions to drainage problems in these
367 areas. Such a program will also address or include:

368

- 369 • Determination of those basins, sub basins and water bodies in the Umatilla area to be
370 included Improvement of existing drainage in unincorporated sections of the planning area
- 371 • Establishment of a system to monitor the quality of discharges into receiving waters using
372 certain pollution indicators

373

- 374 • On a continuing basis, implement a phased multi-year program of improvements needed to
375 mitigate existing runoff impacts and remedy existing deficiencies, commensurate with
376 available local, state and federal funding. The City will aggressively seek outside support in
377 the form of grants from the Florida Department of Transportation, Florida Department of

378 Environmental Protection, the St. Johns River Water Management District, and the Lake
379 County Water Authority for the implementation of this program.

380

381 | 2. b. Solid and Hazardous Waste. The City's solid waste disposal needs addressed within the
382 Comprehensive Plan shall be coordinated with plans, programs, and administered legislative
383 actions placed under the authority of the Florida Department of Environmental Protection
384 (FDEP). As Lake County operates disposal facilities, most coordination with this issue will likely
385 occur between FDEP and the County. Hazardous waste issues addressed within the
386 Comprehensive Plan shall be coordinated with the State and Federal plans, programs, and
387 administered legislative actions delegated to the FDEP and the U.S. Environmental Protection
388 Agency. The City shall coordinate with the City's Public Work Department and the County's
389 Environmental Services Department as outlined in the Land Development Regulations and
390 Concurrency Management System to monitor the use and approval of capacity available in the
391 County's solid waste disposal facilities.

392

393 | 3. c. Potable Water and Sanitary Sewer. The City shall coordinate the Comprehensive Plan with
394 the plans and programs of FDEP and the SJRWMD pertaining to the use and conservation of
395 water, and a central waste water system that serves Umatilla. The City shall also coordinate
396 with these agencies for available funding offered for the implementation of water and sanitary
397 sewer improvements. Water conservation activities and restriction programs administered by
398 the SJRWMD shall be recognized and supported by the City of Umatilla. The City shall also
399 coordinate with Lake County to address water and sewer facilities that serve development in
400 the unincorporated service area of the City of Umatilla. The County requires that all new
401 development within a certain specified distance of a centralized water system connect to
402 that system as opposed to using wells for water. As such, the County is aware that the City
403 may serve water to areas that are located in unincorporated Lake County, but are within
404 the City's utility service area. The SJRWMD and FDEP will be involved in the permitting
405 process for the extension of water and sewer systems.

406

407 | 4. d. New Agreements Relative to Water Supply. The City shall identify the need to maintain,
408 enhance, or establish new agreements relative to water supply service. This could include the
409 Water Alliance of Lake County if it is effectively reconstituted.

410

411 | 5. e. Natural Ground Water Aquifer Recharge. Activities proposed within the City's
412 Comprehensive Plan to protect the quality and quantity of groundwater shall be coordinated
413 with plans, programs, and administered legislative actions of the SJRWMD and, where
414 appropriate, the FDEP. Coordination shall also involve available State funds for the acquisition,
415 through lease or purchase, of land to preserve high recharge areas. The City of Umatilla will
416 continue to implement a formal procedure between the City and SJRWMD and FDEP. This
417 procedure addresses all areas of their respective jurisdictions addressing protection and review
418 of development request.

419

420 | **Policy 7-1.4.75: Conservation Issues.**

421 Conservation issues that require coordination with State and Federal agencies include the possible
422 acquisition of land adjacent to the City's lakes, protection of the natural groundwater aquifer,
423 historical sites, wetlands, sinkhole potential, wildlife and wildlife habitats, and air quality. The City
424 shall coordinate the Comprehensive Plan with plans and programs under the authority of the State
425 and Federal agencies, according to the relationship of the conservation activity with the various
426 agencies. Specific issues for coordination include the following:
427

428 | **1. ~~a.~~ Lakes.** The City shall coordinate issues pertaining to surface water quality of
429 Umatilla's lakes with the FDEP and LCWA. Where issues address conditions of the lake beds,
430 coordination shall also be made with the FDEP. Where deemed appropriate, issues concerning
431 the quality of water drainage into the lake shall be addressed to SJRWMD. The City's Public
432 Works Department will coordinate with FDEP and SJRWMD as outlined in the Land
433 Development Regulations. All activity that will affect lakes in Umatilla will require the
434 appropriate permitting, which will be supplied by said agencies, with coordination in the City
435 for review and comments prior to issuance.
436

437 | **2. ~~(Water Quality)~~** The land development review procedures in the Land Development
438 Regulations shall continue to mandate that applicants first meet all applicable permit
439 requirements relating to water quality, including those of the St. Johns River Water
440 Management District and Florida Department of Environmental Protection.
441

442 | **3. ~~b.~~ Vegetative Communities.** The City will continue to coordinate between the City
443 staff and technical assistance personnel of SJRWMD, and FDEP annually thereafter to research
444 for acquisitions of wetland areas for preservation purposes.
445

446 | **4. ~~c.~~ Endangered Species.** The City shall coordinate growth and development proposed
447 in the Comprehensive Plan with proposed wildlife and vegetation preservation programs
448 proposed by the Florida Game and Fresh Water Fish Commission, the U.S. Fish and Wildlife
449 Service, and the Florida Department of Agriculture for aquatic and land species within and
450 adjacent to City's lakes, and identified wildlife habitats and vegetative communities within
451 Umatilla. The City shall require new development to obtain the necessary documentation from
452 said agencies with copies of management plans if endangered species or vegetation is
453 identified on site. The City will coordinate with said agencies for monitoring of management
454 plans if requested.
455

456 | **Policy 7-1.4.86: Recreation and Open Space Issues.**

457 | The City shall coordinate recreation plans and open space proposed within the Comprehensive
458 Plan with proposed programs and plans that the Florida Department of Environmental Protection
459 has proposed for Lake County.
460

461 | ~~(Recreation and Open Space)~~ On a continuing basis, the City shall coordinate with adjacent local

462 governments and other public providers on issues relating to provision of recreation services and
463 facilities and preservation of open space, according to the specific policies.

464

465 | **Policy 7-1.4.97: Disaster Preparedness.**

466 The City shall coordinate growth and development proposed within the Comprehensive Plan with
467 the proposed emergency preparedness plans and programs of the Florida Department of
468 Community Affairs and the Lake County Office of Emergency Services.

469

470 | **Policy 7-1.4.108: Airport Issues.**

471 Issues concerning expansion and repair of facilities at Umatilla Airport shall be coordinated with the
472 Mid-Florida Aviation Authority. Land use issues concerning development in unincorporated areas
473 adjacent to three sides of the airport shall be coordinated with Lake County.

474

475 **OBJECTIVE 7-1.5: COORDINATE COMPREHENSIVE PLANNING ACTIVITIES WITH THE EAST**
476 **CENTRAL FLORIDA REGIONAL PLANNING COUNCIL (ECFRPC).**

477 | Coordinate ~~P~~roposed ~~D~~evelopment within the Comprehensive Plan with ~~P~~olicies ~~E~~stablished
478 within the ECFRPC's Regional Policy Plan. The coordination efforts are intended to reduce
479 inefficiency in the provision of service and public facilities, assure consistency in maintaining level
480 of service standards, or minimize land use conflicts.

481

482 **Policy 7-1.5.1: Cooperation with the East Central Florida Regional Planning Council (ECFRPC).**

483 The City shall cooperate with the ECFRPC in the review of regional policies and standards that
484 require coordination with local governments and their comprehensive planning activities. The City
485 shall assure that proposed growth and development within the Comprehensive Plan remain
486 generally consistent with the ECFRPC's Regional Policy Plan. Other issues of coordination shall
487 include, but may not be limited to, development of regional impact (DRI's), comprehensive plan
488 review, intergovernmental coordination and conflict resolution.

489

490 **OBJECTIVE 7-1.6: COORDINATE COMPREHENSIVE PLANNING ACTIVITIES WITH NON-**
491 **REGULATORY AND QUASI-GOVERNMENT ENTITIES.**

492 | Coordinating ~~C~~omprehensive ~~P~~lanning ~~A~~ctivities with ~~P~~lans ~~E~~stablished by ~~N~~on-~~R~~egulatory
493 and ~~Q~~uasi-~~G~~overnment ~~E~~ntities. Such ~~E~~ntities shall include, but are not limited to, the ~~S~~print
494 ~~and AT & T~~ local ~~T~~elephone companies, local ~~C~~able ~~V~~ision companies, Progress Energy, Sumter
495 Electric Company, TECO Gas Company, local ~~W~~aste ~~S~~ervice, and the City of Umatilla ~~P~~otable
496 ~~W~~ater and ~~W~~astewater ~~T~~reatment utilities. The coordination efforts are intended to reduce
497 inefficiency in the provision of service and public facilities, and assure consistency in maintaining
498 level of service standards.

499

500 **Policy 7-1.6.1: Coordination of Planning and Development Activities.**

501 Coordination shall occur with the aforementioned entities to promote consistency and
502 compatibility with growth and development anticipates within the Comprehensive Plan with plans
503 of above cited entities to expand, limit, reduce, or cease altogether, the respective services

504 currently provided to residents and development within the City of Umatilla. The City shall provide
505 a copy of the Comprehensive Plan to each entity directly or upon request, and shall request that
506 each entity notify the City of any plans to expand, limit, reduce, or cease such service at that time
507 such a determination is established.

508
509 The City shall also coordinate, when considered applicable, amendments to the Comprehensive
510 Plan and revisions to the Land Development Regulations with affected entities, allowing reasonable
511 time in which to issue a response.

512
513 **OBJECTIVE 7-1.7: MECHANISMS FOR COORDINATING IMPACTS OF DEVELOPMENT**
514 **PROPOSED IN ADJACENT GOVERNMENTAL JURISDICTIONS.**

515 Informal and ~~F~~formal ~~M~~mechanisms for ~~C~~coordinating ~~i~~impacts of ~~D~~development ~~P~~proposed in
516 ~~A~~adjacent ~~G~~governmental ~~J~~jurisdictions ~~S~~shall be ~~E~~established. The coordination efforts are
517 intended to reduce inefficiency in the provision of service and public facilities, and assure
518 consistency in maintaining level of service standards or minimize land use conflicts.

519
520 **Policy 7-1.7.1: Formal Mechanism.**

521 Through participation on the County's Development Review Staff ~~, as described in Policy 7-1.1.3(b)~~
522 ~~(v)~~, impacts of development proposed in and adjacent to the Joint Planning Area, as delineated in
523 Map ~~VH-17-1~~ shall be formally addressed. The City shall file a written request to Lake County and
524 the City of Eustis to establish Joint Agreements to mutually disseminate information pertaining to
525 proposed development adjacent to the City, or proposed within a distance at which an impact to
526 levels of service will be evident. The City will forward all comments received to the appropriate
527 public hearings for the public record and consideration.

528
529 **Policy 7-1.7.2: Informal Mechanisms.**

530 The City Planning and Zoning Board shall coordinate with Lake County Department of Planning and
531 Development and with ~~Adjacent-adjacent~~ City Planning and ~~Zoning-zoning Boards-boards~~ to jointly
532 review impacts of development on Umatilla's adopted levels of service and anticipated growth and
533 development within the City. Such activities shall occur through joint meetings, written and verbal
534 transmittal, and City attendance at appropriate County and ~~Adjacent-adjacent~~ City public meetings
535 addressing the proposed development.

536
537 **OBJECTIVE 7-1.8: ASSURE CONSISTENCY AND COMPLIANCE WITH LEVEL OF SERVICE STANDARDS**
538 **APPLICABLE TO FACILITIES AND SERVICES CONTROLLED BY OTHER GOVERNMENTS.**

539 ~~(Solid Waste Disposal Is the Only Service Provided to Umatilla by an Adjacent Jurisdiction.)~~ Assure
540 ~~C~~consistency and ~~C~~compliance with Lake County's ~~A~~adopted Level of Service for ~~S~~solid ~~W~~waste
541 ~~D~~isposal.

542
543 **Policy 7-1.8.1: Coordinate with Lake County Department of Environmental Services.**

544 The City shall coordinate with the Lake County Department of Environmental Services to assure
545 that existing and projected solid waste volumes generated by the City are consistent with the

546 County's ability to manage and monitor hazardous waste generated within the City. Recycling
547 efforts of the City may be coordinated with those of Lake County if a mutual agreement to do so is
548 established.

549
550 **OBJECTIVE 7-1.9: RESOLUTION OF ANNEXATION ISSUES.**

551 | Resolve Annexation ~~Issues~~issues through the ~~Establishment~~establishment of a Joint Planning Area
552 with Lake County.

553
554 **Policy 7-1.9.1: Joint Planning Area (JPA).**

555 | The City shall coordinate with Lake County through the JPA, which addresses appropriate
556 procedures for annexation, delineates adjacent lands ~~which~~that may be annexed (an annexation
557 zone), establishes land uses for the annexation zone ~~which~~that are compatible with both the
558 County and City future development plans, and defines appropriate application of concurrency
559 management for this zone.

560
561 **OBJECTIVE 7-1.10: CONCURRENCY MANAGEMENT SYSTEM AND COORDINATION.**

562 | Develop a ~~C~~oordinating ~~M~~mechanism to ~~U~~update ~~A~~available ~~C~~capacity and ~~O~~other ~~D~~data ~~B~~base
563 ~~N~~needs within the Concurrency Management System.

564
565 **Policy 7-1.10.1: Data Base Management.**

566 | The City shall incorporate data base management techniques, ~~and~~and projection, and forecasting
567 methodologies ~~which~~that are generally recognizable and accepted in area-wide applications within
568 the Concurrency Management System. The City shall evaluate the feasibility of establishing a
569 concurrency management system that is compatible to that administered by Lake County.

570
571 **Policy 7-1.10.2: Application of Area-Wide Data Resources.**

572 | The City shall analyze the application of Lake County's Concurrency Management System to
573 measure its consistency and compatibility with Umatilla's system.

574
575 **Policy 7-1.10.3: Coordination of Concurrency Management Issues.**

576 | The City shall coordinate concurrency management issues affecting land development within, and
577 adjacent to, the Joint Planning Area, as delineated in Map ~~VH7~~VH7-1, on a formal basis with the
578 County's Development Review Staff and on an informal basis with the Lake County Department of
579 Planning and Development. The City shall also exchange information pertaining to the status of the
580 Concurrency Management System with Lake County, and FDOT. ~~The City and~~The City shall request ~~in~~
581 ~~written transmittal~~written transmittal to Lake County that updated reports on the status of its concurrency
582 management system ~~which~~that pertains to adjacent land, be forwarded to the City to promote
583 awareness of remaining public facility, recreation, and road capacities within each jurisdiction.

584
585 **OBJECTIVE 7-1.11: CONFLICT RESOLUTION THROUGH MEDIATION.**

586 | The City ~~S~~shall ~~C~~coordinate with ~~O~~other ~~P~~public ~~E~~entities in ~~D~~drafting a ~~S~~strategic ~~P~~plan for Lake
587 County for ~~R~~resolving ~~C~~conflicts between Umatilla and ~~O~~other ~~G~~governmental ~~E~~entities ~~I~~including

588 | Lake County, ~~Other~~ Lake County ~~M~~municipalities, the Lake County School Board, Special Purpose
589 | Districts, and ~~Other~~ ~~N~~non-~~R~~regulatory ~~A~~agencies ~~N~~not ~~H~~having ~~A~~authority ~~O~~over the ~~U~~use of
590 | ~~L~~and.

591
592 | **Policy 7-1.11.1: Informal Mediation Process.**

593 | The City shall coordinate with Lake County to establish an informal mediation process for solving
594 | local intergovernmental coordination problems among local governments and other units of
595 | government providing services but not having regulatory authority over the use of land.

596
597 | **Policy 7-1.11.2: Formal Mediation Process.**

598 | Where informal mediation fails to resolve local conflicts, the City ~~Commission-Council~~ shall
599 | determine if the issue warrants intervention of an unbiased mediation forum. Such mediation shall
600 | be granted to the East Central Florida Regional Planning Council unless evidence indicates that the
601 | ECFRPC will not serve as a fair or unbiased mediator. Upon such determination, the City shall
602 | coordinate with the Florida Department of Community Affairs to resolve intergovernmental
603 | conflict with another Regional Planning Council serving as the mediator.

CHAPTER 8
CAPITAL IMPROVEMENTS ELEMENT
DATA, INVENTORY, AND ANALYSIS

TABLE OF CONTENTS

1
2
3
4
5
6
7
8
9 INTRODUCTION..... 1
10 CAPITAL IMPROVEMENTS INVENTORY AND ANALYSIS 1
11 DEFINITIONS..... 2
12 DATA INVENTORY 3
13
14

15 INTRODUCTION

16
17 The Florida Legislature mandates that all local governments plan for the availability of public
18 facilities and services to support development concurrent with the impacts of such
19 development. The purpose of the Capital Improvements Element (CIE) is to:

- 20
21 • Evaluate the need for public facilities in support of the Future Land Use Element.
22 • Identify capital projects needed to maintain adopted Level of Service (LOS) standards.
23 • Estimate the costs of improvements for which the local government has fiscal responsibility.
24 • Analyze the fiscal capability of the local government to finance and construct
25 improvements.
26 • Adopt financial policies to guide the funding and construction of improvements.

27
28 The CIE differs from a capital improvement program in that it needs to include only those
29 facilities derived from other elements of the comprehensive plan. It focuses on the capital
30 outlay required to meet existing deficiencies and to maintain adopted LOS standards.

31
32 The Capital Improvements Element of the City of Umatilla’s Comprehensive Plan consists of two
33 parts: The Capital Improvements Data Inventory and Analysis, and the Goals, Objectives and
34 Policies. The data inventory and analysis is used to determine and support the necessary goals,
35 objectives and policies through which the City shall manage the implementation of capital
36 improvements that are necessary to meet needs of existing and future population. The Capital
37 Improvement Goals, Objectives and Policies are provided within a separate document.

38
39 | CAPITAL IMPROVEMENTS INVENTORY AND ANALYSIS, [9J-5.016, F.A.C](#)
40

41 This section identifies the public facility needs as identified in the other Comprehensive Plan
42 elements, which are necessary to meet the needs of existing and future development. These
43 needs can be classified as either (1) new facilities necessary to meet demands generated by
44 anticipated growth and development, (2) facilities replacing existing obsolete or worn-out
45 facilities, and (3) facilities to eliminate current deficiencies in infrastructure, service or available
46 facility capacities. Due to the nature of some of these facilities multiple-year financing may be
47 required.

48
49 In addition, other improvement and program needs for government services and facilities not
50 covered in this comprehensive plan are provided for informational purposes to identify all fiscal
51 impacts and capacities anticipated by the City for the five-year study period.

52
53 **DEFINITIONS**

54
55 The Following definitions pertain to terminology applied within the comprehensive plan.

56
57 **Capital Improvements.** Capital improvements generally represent fixed infrastructure or
58 equipment that has a life expectancy exceeding five years. In most cases, a capital
59 improvement represents a one-time expense to construct or install a facility. Prior to the
60 installation of new capital improvements, land acquisitions may be necessary to accommodate
61 proposed facilities. In addition, to determine what type, design, capacity, and service locations
62 are necessary to meet identified needs within the comprehensive plan elements, preparatory
63 studies or research may also be necessary prior to construction and land acquisitions. Capital
64 improvements which shall qualify for inclusion in the Five-Year Schedule of Capital
65 Improvements will consist of at least one of the following elements:

- 66
67 1. Infrastructure
68 2. Land acquisitions
69 3. Service or supporting facilities and equipment
70 4. Preparatory services including engineering, planning & research

71
72 All improvements or expenditures which do not qualify for capital improvements represent
73 operating and maintenance activities. Capital projects not qualifying as a capital improvement
74 will be referred to as capital outlay.

75
76 **Five Year Schedule of Capital Improvements:** A schedule that stages or times the
77 commencement of capital improvement projects with a year at which time funds will be
78 available. For purposes of this Plan, the five year schedule shall run from FY ~~2010/11-~~
79 ~~2015/16~~2014-2019.

80
81 **Operation and Management:** Expenses required to maintain or operate a capital improvement
82 or that are necessary to finance the operation of a staffed program identified within the Capital

83 Improvements Element. Such Expenses include, but are not limited to salaries, repairs, and
84 maintenance.

85
86 DATA INVENTORY, ~~9J 5.016 (1), F.A.C~~

87
88 This section presents an inventory of public facility needs, existing revenue sources and funding
89 mechanisms as they apply to the City of Umatilla, ~~pursuant to Section 9J 5.016 (1), F.A.C.~~

90
91 PUBLIC FACILITY NEEDS, ~~9J 5.016 (1) (a), F.A.C~~

92
93
94 This subsection identifies the public facility needs as identified in the other comprehensive plan
95 elements in support of the future land use element of the comprehensive plan. Concurrency
96 public facility needs can be classified as either (1) new facilities necessary to meet the demands
97 generated by anticipated growth and development, (2) facilities replacing existing obsolete or
98 worn-out facilities, and (3) facilities to eliminate current deficiencies in infrastructure, service or
99 available facility capacities.

100
101 Table 8-1 identifies capital improvements and associated expenditures needed during the
102 short-range planning period to year ~~2015/16~~ 2014-2019.

103 Table 8-1. Five-year Schedule of Capital Improvements

<u>LOS Facility Type</u>	<u>Description</u>	<u>Target Dates</u>	<u>Estimated Cost</u>	<u>Source</u>
<u>Wastewater</u>	<u>Plant & Collection system expansion</u> <u>Plant Clarifier, Design, Engineer, & Permitting</u>	<u>2010-2014</u> <u>2014-2019</u>	<u>\$2,490,186</u> <u>\$5,000</u>	<u>Grant \$1,069,441 2010-</u> <u>Enterprise Fund City</u> <u>Budget</u>
	<u>Plant Clarifier and Solar Organite System/Greenhouse Construction</u>	<u>2014-2019</u>	<u>\$775,000</u>	<u>CDBG Grant - \$650,000</u> <u>City Match - \$125,000</u>
	<u>Sanitary Sewer rehabilitation</u>	<u>2014-2019</u>	<u>\$1,225,000</u>	<u>DEP - \$1,225,000</u> <u>Legislative</u> <u>Appropriation</u>
<u>Issues not affecting to LOS, but pertaining to the acquiring of possible grant money</u>				
<u>Parks and Recreation</u>				
<u>-Cadwell Park</u>	<u>Restrooms, pavilion, lighting,</u>	<u>2010-</u> <u>20142014-</u>	<u>\$40,000</u> <u>\$150,000</u>	<u>Grants</u> <u>FRDAP Grant</u> <u>\$112,500</u>

	<u>development for events</u>	<u>2016</u>		<u>City Match (CRA)</u> <u>\$37,500</u>
	<u>Development for events</u>	<u>2010-2014</u>	<u>\$70,000</u>	<u>Grants</u>
	<u>Add pavilion</u>	<u>2010-2014</u>	<u>\$40,000</u>	<u>Grants</u>
	<u>Light of back field</u>	<u>2010-2014</u>	<u>\$61,000</u>	<u>Grants</u>
<u>-Larkin Park / South Ball field</u>	<u>Restrooms, expanded play area</u>	<u>2010-2014</u> <u>2014-2016</u>	<u>\$40,000</u> <u>\$72,000</u>	<u>Grants</u> <u>FRDAP Grant \$50,000</u> <u>City match (CRA)</u> <u>\$22,000</u>
	<u>Concession stand</u>	<u>2010-2014</u>	<u>\$40,000</u>	<u>Grants</u>
	<u>Expand play area</u>	<u>2010-2014</u>	<u>\$50,000</u>	<u>Grants</u>
<u>-Lake Geneva</u>	<u>Lakeside park development</u>	<u>2010-2014</u> <u>2014-2019</u>	<u>\$50,000</u>	<u>Grants</u>
<u>Stormwater</u>	<u>Orange Ave improvements – TMDL Grant</u>	<u>2010-2014</u> <u>2014-2019</u>	<u>\$788,546</u> <u>\$1,652,275</u>	<u>EPA \$433,700</u> <u>City \$354,846</u> <u>DEP \$826,138</u> <u>Lake County \$177,300</u> <u>LCSB in kind \$125,000</u> <u>City \$533,838</u>
	<u>Hazard mitigation – Alleyway improvements (behind Michaels)</u>	<u>2010-2014</u>	<u>\$226,238</u>	<u>FEMA \$169,679</u> <u>City match \$56,559</u>
	<u>Cadwell park – flooding correction</u>	<u>2010-2014</u>	<u>\$7,500</u>	<u>FEMA Grant</u>
<u>Water</u>	<u>Lake Yale Basin Study (alternative water supply)</u>	<u>2010-2014</u>	<u>\$45,000</u>	<u>Local governments</u> <u>Florida Natural</u>
<u>Stormwater</u>	<u>Lake Yale Basin Construction (alternative water supply)</u>	<u>2014-2019</u>		<u>319 Grant - \$1,617,600</u> <u>TMDL Funding - \$1,354,000</u> <u>LCWA - \$100,000</u> <u>2014 Legislative Appropriation - \$605,000</u>
<u>Water</u>	<u>Extending water lines around airport to south</u>	<u>2010-2014</u> <u>2014-2019</u>	<u>\$250,000</u> <u>\$305,000</u>	<u>USDA grant</u> <u>Water Impact Fees</u>

<u>Water</u>	<u>Replace aging water lines</u>	<u>2014 – 2019</u>	<u>\$4,000,000</u>	<u>2014 Legislative Appropriation</u>
<u>Water</u>	<u>Upgrade water plant</u>	<u>2014-2019</u>	<u>\$677,050</u>	<u>2014 Legislative Appropriation</u>
<u>Water</u>	<u>Loop waterline on east side of city</u>	<u>2014-2019</u>	<u>\$250,000</u>	<u>USDA Grant Funding</u>
<u>Wastewater</u>	<u>Sanitary sewer rehabilitation</u>	<u>2010-2014</u>	<u>\$32,220</u>	<u>DEP</u>
	<u>Dry line installation at the SR 19 CR 42 realignment</u>	<u>2010-2014</u>	<u>\$250,000</u>	<u>Water and sewer impact fees</u>
<u>Airport</u>	<u>Partial parallel taxiway & aircraft parking apron</u> <u>Design auto parking area and object free grading</u>	<u>2010-2014</u> <u>2014-2019</u>	<u>\$433,609</u> <u>\$59,790</u>	<u>FAA \$411,929</u> <u>FDOT \$17,344</u> <u>City \$4,336</u> <u>FAA \$53,811</u> <u>FDOT \$4,783</u> <u>City \$1,196</u>
	<u>Construction auto parking area and object free grading</u>	<u>2014-2019</u>	<u>\$300,000</u>	<u>FAA \$270,000</u> <u>FDOT \$24,000</u> <u>City \$6,000</u>
	<u>Shade hangers</u>	<u>2014-2019</u>	<u>\$100,000</u>	<u>FDOT \$80,000</u> <u>City \$20,000</u>
<u>Commercial revitalization</u>	<u>Repair sewer lines, & Downtown streetscape</u>	<u>2010-2014</u> <u>2014-2019</u>	<u>\$650,000</u>	<u>CDBG</u>
<u>Roadway Improvements – Not LOS related</u>				
<u>Orange Avenue from Rose Street to CR-450</u> <u>(Interlocal with City of Umatilla)</u>	<u>Redesign and rehabilitate (2-year commitment of \$88,650 as grant match)</u>	<u>2014-2015</u>	<u>\$177,300</u>	<u>Lake County</u>
<u>SR 19 at Cassidy St./Guerrant St.</u>	<u>Traffic Signal</u>	<u>2014</u>	<u>\$487,230</u>	<u>FDOT</u>

105
106
107
108
109

Major Improvements Proposed by State Agencies and Lake County.

The only No major improvements are presently scheduled by the U.S. Corps of Engineers or State or Federal agency- FAA identified for the City of Umatilla during the period leading to year

110 2015/146 relate to safety/operational improvements at Umatilla Airport. As they are not
111 related to level of service requirements, they are not included in this analysis. Lake County's
112 five-year schedule of capital improvements provided in its proposed comprehensive plan shows
113 identifies no major road improvements or other facility projects occurring within Umatilla's
114 jurisdictional area. the redesign and rehabilitation of Orange Avenue from Rose Street to CR-
115 450. The FDOT and MPO identified the installation of traffic signals on SR 19 at Cassady
116 Street/Guerrant Street. No capital improvements for the schools located within the City were
117 identified on the Lake County Schools five-year schedule of capital improvements (FY2014-
118 FY2018).

124 PUBLIC EDUCATION AND HEALTH SYSTEMS, 9J-5.016 (1)(b), F.A.C

127 School facilities and major medical centers are inventoried and analyzed to evaluate current
128 and future impacts on the City's public services. Umatilla is located within School Planning Zone
129 5 and Concurrency Service Area #2.

131 School Facilities. One public elementary school (kindergarten to 5th grade), middle school (6th
132 to 8th grade), and high school (9th to 12th grade), all operated by the Lake County Board of
133 Education, are located within the City of Umatilla. The following are the current capacities of
134 Umatilla schools, based on the Florida Inventory of School Houses (FISH), a state of Florida
135 planning tool that establishes the number of students that may be housed in an educational
136 facility at any given time:

137 -

<u>School</u>	<u>Student Stations</u>
<u>Umatilla Elementary</u>	<u>701</u>
<u>Umatilla Middle</u>	<u>716</u>
<u>Umatilla High</u>	<u>801</u>

143 All three school facilities receive potable water and sanitary sewer service from the City of
144 Umatilla. No service problems have been experienced by these schools, according to the City of
145 Umatilla Water and Sewer Department. The geographical location of the three school sites in
146 Umatilla are illustrated in Map 8-1.

148 The City of Umatilla is unique in that it includes an elementary school, a middle school, and a
149 high school within its municipal boundaries. The City gradually has increased in population over
150 the last 10 years and the Lake County School District (District) has addressed the resulting
151 increase in student population. The District has accomplished this by building a new facility for

~~Umatilla Elementary School, adding classrooms to Umatilla Middle School, and converting the former Umatilla Elementary School facility into a pre-kindergarten center. and providing a pre-kindergarten center at the Umatilla Elementary School. Remodeling is scheduled at Additions to Umatilla Middle School during 2011/2012. A proposed 9th Grade center at Umatilla and High School are planned for 2013-2014 has been delayed beyond the current financial planning period.~~

~~Additionally, a renovation project at Umatilla High School improved the learning environment at this facility and increased the number of classrooms for students. With revenues from the Lake County voter approved penny sales tax referendum of 2001, the District was able to renovate Umatilla High School and other high schools throughout Lake County. Lake County allocated one third of a penny sales tax to the District for the high school projects. Through this additional funding source, the District was able to continue serving the City and preserved the City's history.~~

TABLE 8-1

LIST OF CAPITAL IMPROVEMENTS

CITY of Umatilla

EXISTING REVENUE SOURCES AND FUNDING MECHANISMS, ~~9J-5.016 (1) (c), F.A.C~~

~~Revenues collected by the City are accounted and organized into two general categories - a General Fund and an Enterprise Fund (Water/Sewer and Garbage). Revenues collected from General Fund sources are obtained ultimately through taxation and are earmarked primarily for operation, maintenance and administrative functions provided by the City. Revenue may originate from City, County, State or Federal taxes. In some cases revenues obtained from County, State or Federal taxation may only be used (restricted) to financially support certain pre-designated municipal services or capital improvements. While such revenues received from the State or through Lake County may be restricted to financing specific capital improvements, some funds may be applied to almost any use at the discretion of the municipality.~~

~~The Enterprise Fund is comprised of a -Water and Sewer Fund, and a Garbage Fund. Revenues collected through the first fund are separated into operating and Non-operating sources. Operating revenues consist of user fees assessed on development for water and sewer fees and connection fees to connect new customers on to City services. Non-operating revenues are used to finance improvements to either the water or the sewer system. These revenues comprise utility taxes, franchise taxes, and impact fees levied on new development. A description of revenue sources specific to the General Fund and Enterprise Fund is provided below.~~

194
195 GENERAL FUND REVENUE SOURCES

196
197 General revenue sources include municipal tax revenues together with revenues received from
198 the State or Lake County to meet general government service and facility obligations.

199
200 MUNICIPAL TAX REVENUE SOURCES

201
202 1. Ad Valorem Taxes

203 Taxes based on the value of both real and personal property. The tax amount is determined
204 by multiplying the rate of taxation, expressed in mills (.001) times the non-exempt assessed
205 value of property within the jurisdiction of the City. ~~The millage rate set for 1990-91 was~~
206 ~~5.387 mills.~~ The millage rate for ~~2009-10~~ 2013 ~~was~~ ~~6.248795~~ 8.2480. Nearly all ad
207 valorem revenues are used to finance local government operation and management.
208 Available revenues may be applied to capital expenditures or to finance general obligation
209 bonds. No decision has been approved by the City Council to increase the mill rate for any
210 future fiscal year during the short-range planning period.

211
212 During FY ~~2010~~ 2013, the City collected ~~\$1,001,158~~ 910,675 in Ad Valorem Taxes.

213
214 2. Local Option Gas Tax (Chapter 336.025, Florida Statutes)

215 Counties may, according to State statute (Ch. 336.025, F.S.), levy up to six cents per gallon
216 on motor and special fuel. Funds are collected by the County and distributed to
217 municipalities according to a formula established in an inter-local agreement between
218 Umatilla and Lake County. Revenue accrued from this source may be expended on public
219 transportation, roadway and right-of-way maintenance and operation, roadway and right-
220 of-way drainage, street lighting (but not electricity), traffic signs, traffic engineering,
221 signalization and pavement markings, bridge maintenance and operation, and debt service
222 and current expenditures for transportation-related projects. The City primarily uses this
223 revenue to help finance operation and maintenance of the local roads.

224
225 During FY ~~2010~~ 2013, the City collected ~~\$93,144~~ 80,256 in Local Option Taxes.

226
227 3. Interest

228 Revenues not needed immediately in the fiscal year are placed in bank accounts to earn
229 short-term interest. Investments are made through the State Board of Administration into
230 State of Florida banks within the State of Florida and in Federal securities. This flexibility
231 allows interest revenues to be maximized.

232
233 During FY 2010, the City collected \$79,718 in Interest.

234
235 4. Local Government Infrastructure Surtax

236 Through this surtax, the City of Umatilla may levy a half-cent tax on the sale of goods.
237 Proceeds accrued from this tax can be used only for the purposes of financing, planning,
238 and constructing infrastructure. Under no circumstances may tax proceeds be used to fund
239 operational expenses of infrastructure or used to supplant or replace user fees or to reduce
240 local ad valorem tax burdens. Proceeds may be used to back new bond indebtedness.

241
242 During FY-~~2010~~ 2013, the City collected ~~\$223,665~~ 278,282 in Infrastructure Surtaxes.

243 STATE AND COUNTY TAX REVENUE SHARING SOURCES

244 1. State Revenue Sharing -- Cigarette Tax & Eighth Cent Motor Fuel Tax (Chapter 218, F.S.)

245
246 Revenue Sharing Funds are distributed to the City of Umatilla according to apportionment
247 formulae set forth within State Statutes. This formula apportions funds based on a
248 proportional share of the City's population to that of the State's. State revenue sharing
249 funds primarily comprise state motor fuel taxes and cigarette taxes. That portion of state
250 revenue sharing funds attributable to the eight-cent motor fuel tax may only be used for
251 transportation-related functions and drainage improvements. According to the Florida
252 Dept. of Revenue (Local Government Financial Handbook, 1990), 34.2% of each
253 municipalities Municipal Revenue Sharing distribution must be expended on transportation-
254 related improvements.

255
256 In addition, only the guaranteed portion of their distribution may be used for collateral on
257 bonding. As a result of this, the guaranteed portion of the State revenue sharing funds is
258 used in analysis accomplished herein to estimate debt capacity for the City. All revenue
259 sharing gas taxes must be earmarked for transportation-related funding and may not be
260 used to operate public works or engineering staff and administration.

261 2. 2 Cent Cigarette Tax (Chapter 210.20, F.S.)

262
263 Two cents of the state tax imposed on the sales of cigarettes is distributed to qualifying
264 municipalities according to an apportionment based on the municipalities' population.
265 Pursuant to Section 200.132(1), Florida Statutes, municipalities may consider the cigarette
266 tax revenue as general revenue and use it for any public purpose.

267 3. Local Government Half-Cent Sales Tax

268
269 The Local Government Half-Cent Sales Tax Program returns to municipalities and counties
270 approximately 9.8% of sales tax proceeds collected state-wide. This fund allows the
271 exercise of local discretion in providing for public service needs. These funds are eligible for
272 the payment of principal and interest on any capital improvement serving municipality-wide
273 needs.

274
275
276 During FY-~~2010~~ 2013, the City collected ~~\$393,824~~ 233,515 total State Revenue Sharing
277 funds.

278
279 4. Motor Fuel Tax Rebate

280 Chapters 206.625 and 212.67, F.S., provides that the portion of the state motor and special
281 fuels taxes which is paid by Umatilla, as well as any other municipality or county, on motor
282 fuel or special fuel used in a motor vehicle operated by it, is returned to the governing body.
283 Expenditures from this revenue shall only be for transportation-related expenditures
284 encumbered by the municipality.

285
286 5. County Gas Tax

287 Ch. 336.021, F.S., authorizes Lake County to levy a One-Cent Voted Gas Tax for every gallon
288 of motor fuel and special fuel sold in the County. A percentage of these revenues are
289 distributed to Umatilla and other incorporated municipalities within Lake County by an
290 inter-local agreement. These proceeds may only be expended for transportation-related
291 expenditures assumed by the municipality.

292
293 ~~Local Government Half-Cent Sales Tax~~

294 ~~The Local Government Half-Cent Sales Tax Program returns to municipalities and counties~~
295 ~~approximately 9.8% of sales tax proceeds collected state-wide. This fund allows the~~
296 ~~exercise of local discretion in providing for public service needs. These funds are eligible for~~
297 ~~the payment of principal and interest on any capital improvement serving municipality-wide~~
298 ~~needs or to reduce the local tax burden.~~

299
300 6. Grants

301 The City may elect to pursue grant funds distributed by State and Federal agencies to fund
302 capital improvements or finance certain government services. However, as limited grant
303 funds have resulted in competitive applications procedures, funding can not be guaranteed.
304 Only grant funds the City has been previously guaranteed or is expected to receive with
305 some degree of certainty were used to demonstrate financial feasibility.

306
307 ~~During FY-2010 2013, the City received \$1,302,918- 223,931 in State Grants.~~

308
309
310 OTHERS LOCAL REVENUES

311
312 Non-major sources of revenue from general government charges and fees, such as charges for
313 recording legal instruments, zoning fees, sale of maps, certification, copying, record search, and
314 municipal officer fees, and other revenue sources such as intergovernmental revenue, fines and
315 forfeitures, as well as such miscellaneous revenues as interest earnings, rents and royalties,
316 special assessments, compensation for the loss of fixed assets, contributions and donations,
317 etc. Revenues collected from these sources primarily serve to finance City government
318 operation and management services.

Specific individual sources of revenue have been listed below as they apply to the City of Umatilla.

ENTERPRISE FUND REVENUE SOURCES

Six revenue sources generate proceeds earmarked for the Enterprise Fund -- utility service taxes, franchise taxes, impact fees, water fees, sewer fees, and garbage fees. While the first three are collected into a non-operating budget for the Water and Sewer Fund, fees are respectively placed into operating funds for water and sewer services or for garbage service.

1. Utility Service Taxes

Revenues derived from taxes levied by the City of Umatilla on the purchase of utility services are referred to as utility service taxes. The primary utility services that are taxed are: electricity, cable television, gas, and water. Companies providing utility services to Umatilla are United Telephone, Lake County Cable Vision, Florida Power Corporation, Sumter Electric Company, Peoples Gas System, and Umatilla Water and Sewer Service. The City uses utility taxes to support improvements to the water and sewer system or may transfer proceeds to the General Fund to cover either capital improvements or operating, administration, or maintenance expenditures. Available funds may be used to finance capital improvements or reduce debt obligations.

During FY 2013, the City collected \$278,480 in Utility Service Taxes.

2. Franchise Fees

The City of Umatilla receives a contracted percentage from all of the service companies who operate within its jurisdiction. This fee is based upon the number of subscribers and their usage of the utility. Franchise fees are imposed on electric, telephone, gas and cable television services. The City usually allocates this revenue to water and sewer capital improvements or transfers it to the General Fund to cover capital improvement or operating costs financed by this fund. Available funds may be used to finance capital improvements, cover operating or maintenance costs, or reduce debt obligations.

During FY ~~2010~~ 2013, the City collected ~~\$9,918~~ 197,983 in Franchise Fees.

3. Water and Sewer Service Fees

A fee levied on residential and commercial customers connected to the municipal water and sewer systems are collected to meet costs to provide such services. Funds remaining after allocations to operating and maintenance expenditures may be applied to any capital improvement, debt obligation, or transferred to the General Fund.

During FY ~~2010~~ 2013, the City collected ~~\$1,587,981~~ 1,429,271 in Water and Sewer Service Fees.

4. Interest

Interest earned from investment of water fees and utility taxes is also collected in the Enterprise Fund. Proceeds earned from interest may be applied to operating and maintenance costs, new or existing debt obligations, or transferred to another fund.

5. Impact Fees

An impact fee is assessed on most new development occurring within the City serves to cover part of the cost to provide additional water and sewer facilities necessary to meet demands generated by that development. Fees are designated and used only for capital improvements to the water and sewer system.

6. Garbage Fees

A fee is assessed on all development receiving refuse collection service from Waste Services, Inc. Approximately fifteen percent of these proceeds are returned to the City to cover administration costs.

During FY ~~2010~~ 2013, the City collected ~~\$719,349~~ 868,082 in Solid Waste Franchise Fees.

SPECIAL ASSESSMENTS

No special assessments are currently levied on any specific area of the City.

BORROWING

The high cost of some capital improvements requires local governments to sometimes employ borrowing, either through short-term or long-term financing. Short-term borrowing, sometimes through local banks is one option available to raise revenue for 1 -5 years. Longer term borrowing, usually in the form of bonds, is used to raise revenue for 5 – 40 years. Long term funding is also available to the City through the State of Florida Revolving Loan Program.

CAPITAL IMPROVEMENTS ANALYSIS REQUIREMENTS, ~~9J 5.016 (2), F.A.C~~

This section presents an analysis of the fiscal implications of the identified capital improvements needs within the City of Umatilla ~~pursuant to Sec. 9J 5.016 (2) (a-f), F.A.C.~~

In order for the Capital Improvement Element to be an effective tool in implementing the comprehensive plan, there is a need for local practices and policies to guide the timing and location of public facilities. The CIE's effectiveness will also be influenced by state, regional and county agencies which have jurisdiction over the City. A number of policies and practices can contribute towards the implementation of the comprehensive plan. Some of these are

402 currently utilized by the City. Others may become relevant or necessary for adoption in the
403 future and should be considered in the annual revisions of this CIE.

404 **Capital Improvements Program**

405 A capital improvements program is a five year plan for capital expenditures. Included in a CIP
406 are major one-time expenses for facilities or equipment with a life expectancy of five years or
407 more. The CIP usually contains the costs for construction and renovation of public buildings
408 and facilities, public works projects such as storm drainage, street paving and resurfacing, and
409 water and sewer line/plant, and purchase of major equipment such as fire trucks and
410 automobiles.

411 The process of preparing a CIP includes identifying and listing capital items, scheduling them,
412 estimating costs, and anticipating revenue sources or other means or financing. The CIP should
413 be part of the local planning process and consistent with the adopted comprehensive plan.
414 Often the first year of the CIP is the capital budget for the current year.

415 ~~Current local practices that guide the timing and location of construction, extension or~~
416 ~~increases in capacity of each Public Facility 9J-5.016 (2) (a), F.A.C~~

417 ~~Current local practices that guide capital improvements are categorized as either existing or~~
418 ~~available practices. These practices are examined as follows:~~

419 1. Existing Practices that Guide Capital Improvements

420 A. Engineering Master Plan/Studies.

421 A master plan was prepared for water services to direct the development and extension
422 of facilities. Major investments in such public facilities by the City of Umatilla typically
423 involve the preparation of a master plan or study by an engineering/planning consulting
424 firm.

425 B. Annual Budget

426 The City's department heads identify their respective departments' capital expenditure
427 needs which are considered for inclusion in the annual budget.

428 C. Comprehensive Plan

429 The City of Umatilla will revise its comprehensive plan at least once every five years.
430 Capital improvements needs are identified within each element of the Comprehensive
431 Plan. The Plan also accounts for the costs of the identified capital improvements and
432 establishes the feasibility of implementing a capital budget plan to build the identified
433 improvements.

434 D. Fees and User Charges

The City of Umatilla has the power to impose fees and user charges for public provision of goods and services for the public health, safety, and welfare. This "police power" allows the City of Umatilla to provide for certain capital costs associated with expenditures for public health, safety, and welfare from revenues obtained from fees and user charges. User fees are currently levied on water, sewer and refuse collection services provided by the City.

E. Levels of Service Standards

Levels of Service for the City of Umatilla have been established to provide indicators of the extent or degree of service provided by, or proposed to be provided by, a concurrency facility based on the operational characteristics of the facility, and upon the capacity per unit of demand for each public facility.

Within the other elements of this Comprehensive Plan, the City has adopted LOS standards for water, sewer, solid waste, stormwater management, recreation, transportation and public schools.

Within the other elements of this comprehensive plan, the following minimum LOS standards have been adopted:

Potable Water: 2005 120 gallons per day / per resident
2015 150 gallons per day / per resident
2025> 150 gallons per day / per resident

Sanitary Sewer: 100 gallons per day / per resident

Solid Waste: 5 lbs. per resident per day

Drainage: 1. Retention Volume – Water quality treatment volume is required per Chapter 40C 4, 2, F.A.C. and Chapter 40C 4, F.A.C. and Chapter 17 25, F.A.C.

2. Design Storm – 25 year, 24 hour duration storm event. Or the 10-year, 2 hour duration storm runoff if greater than runoff occurring at the 50-year 24 hour storm.

3. Water Quality – Stormwater discharge facilities must be designed so that water quality of receiving body is not degraded below established classifications.

Traffic Circulation:

485	Road Class	LOS
486		
487	* Principal Arterial	C
488	* Minor Arterial	D
489	* Major Collector	D
490	* Minor Collector	D

491
492 Recreation: 5.0 acres per 1,000 residents

493
494 Public School Facilities:

495 Elementary: 100% of permanent FISH capacity. If core dining capacity is available in
496 excess of FISH capacity, the school capacity shall be increased up to 125% of FISH
497 capacity by adding seats located in temporary student stations so long as the total
498 capacity does not exceed core dining capacity.

499
500 Middle: 100% of permanent FISH capacity. If core dining capacity is available in excess of
501 FISH capacity, the school capacity shall be increased up to 125% of FISH capacity by
502 adding seats located in temporary student stations so long as the total capacity does not
503 exceed core dining capacity.

504
505 High: 100% of permanent FISH capacity. If core dining capacity is available in excess of
506 FISH capacity, the school capacity shall be increased up to 125% of FISH capacity by
507 adding seats located in temporary student stations so long as the total capacity does not
508 exceed core dining capacity.

509
510 F. Adequate Facilities Ordinance.

511 Although the City of Umatilla does not have a specific "Adequate Facilities
512 Ordinance", the Comprehensive Plan contains policies which required adequate
513 facilities to be available to serve new development. will adopt an ordinance, by 2011,
514 which requires facilities to meet specific design and performance standards and levels of
515 service in order for the City to permit further development or amend a zoning map. This
516 ordinance may also require existing deficiencies to be remedied prior to or coinciding
517 with further development or zoning map amendments.

518
519 G. Concurrency Management System

520 The City of Umatilla will continue to maintain Land Use Regulations that assure that
521 development orders and permits are not issued unless the necessary facilities and
522 services are available concurrent with the impacts of development.

523
524 H. Mandatory Dedication or Fees in Lieu Of

525 As a condition to plat approval, the City may require subdivision developers to dedicate
526 a portion of the land in the development to be used for public purposes such as roads

527 and parks. Such dedications may be extended to the City of Umatilla or to a private
528 group such as a homeowners association.

529
530 I. Moratoria

531 The City may choose to halt or delay development for a temporary period of time on an
532 emergency basis to allow time to provide facilities required to eliminate an identified
533 level of service deficiency. This action, referred to as a moratorium, may be imposed on
534 building permits, development approvals, or governmental services. Moratorium may
535 generally be imposed for a "reasonable time" to allow for necessary planning activities
536 pending comprehensive plan preparation, adoption, or amendments.

537
538 J. Urban Service Area

539 The designation of an urban service area boundary can be used to designate areas
540 where the municipality will provide public facilities and services. This approach can
541 guide the timing and location of public facilities within those areas where development
542 is desired.

543
544 K. Tax Increment Financing (TIF)

545 This is a tool which is used for redevelopment and community improvement projects
546 within a designated area. With federal and state sources for redevelopment generally
547 less available, TIF has become an often-used financing mechanism for municipalities.
548 The City of Umatilla has a designated Community Redevelopment Area (CRA) and TIF
549 district.

550
551
552 GENERAL FISCAL IMPLICATIONS OF EXISTING DEFICIENCIES AND FUTURE NEEDS BY PUBLIC
553 FACILITY TYPE, ~~9J-5.016 (2)(b)~~
554

555
556 This section examines the ability of the City to fund the capital improvements identified in the
557 other elements of the comprehensive plan. The purpose of the section is to determine the
558 impact of the facilities in relation to revenues, and whether sufficient funding will be available
559 from FY ~~20101 2014/20112~~ through FY ~~20146/20157~~ – 2019 to finance the required
560 improvements. It is important to note that the revenue to expenditure analysis is based upon
561 only those needs identified by other comprehensive plan elements. Any projected cash surplus
562 will be needed to provide for the flexibility to accommodate unanticipated expenses and
563 additional projects which may result from market conditions or future decisions by the City
564 Council.

565 The general fiscal implications of existing deficiencies, replacement needs, and future needs are
566 based on improvement needs identified within the analysis subsection of the individual
567 comprehensive plan elements. The cost associated with each facility is identified in Table 8-1
568 and in the Five Year Schedule of Capital Improvements, Table 8-9.

569 Deficiencies. — The Lake Sumter MPO 2025 Long Range Transportation Plan Summary Report
570 recognizes SR 19 as a road that needs improvements, although these improvements are not
571 cost feasible at this time.

572
573
574 Replacements. No replacements are needed to meet LOS requirements.

575
576 Summary. As demonstrated later in this element, more than sufficient funds are available to
577 meet all costs for new and replacement facilities. After operating expenditures have been
578 taken into consideration, over \$10 million in revenues will be available to finance capital
579 improvements amounting to \$12,413,630.

580 Accounting System

581 The City of Umatilla’s accounting system is based on the Uniform Accounting Code required by
582 Florida Statute. This system is based upon generally accepted accounting principles, and
583 requires standardization throughout the State of Florida. Governmental accounting systems
584 are organized and operated on a fund basis. This requires records in each “fund” to provide a
585 complete accounting of assets, liabilities, reserves, equities, revenues and expenditures. In FY
586 2010/2011– 2013/2014 the City is using eleven (11)– eight (8) funds. The primary funds are
587 summarized as follows, and shown in detail in Table ?.

588 589 General Fund

590 The general fund consists of revenues from ad valorem taxes, franchise fees, utility taxes,
591 licenses and permits, intergovernmental revenues and miscellaneous sources. These monies
592 are necessary to fund the normal maintenance and operational needs of the City.

593 594 Enterprise Fund (Utilities)

595 The Enterprise Fund accounts for revenues from charges for water, sewer and refuse. The
596 intent is to recover the cost and expenses of providing a service to the general public on a
597 continuing basis through use charges. Revenue bonds may be issued using a portion of the
598 facility receipts for debt service to finance large scale projects. Revenues generated from user
599 charges which are in excess of actual annual capital and operating expenses may be used to
600 finance necessary capital improvements.

601 602 Airport Fund

603 The Airport Fund accounts for revenues from charges and fees associated with hangar leases
604 and tie-down fees at Umatilla Airport. Revenues generated from user charges which are in
605 excess of actual annual capital and operating expenses may be used to finance necessary
606 capital improvements.

607 608 Community Redevelopment Fund

609 The Community Redevelopment Fund consists primarily of revenues from TIFF funds.
610 Expenditure from these funds is restricted to projects within the CRA.

A summary of the income attributable to each fund account is listed in Table 8.2.

Table 8-2. Income attributable to each fund account

<u>Funds & Revenue Sources</u>	<u>YCurrent Year 2010/11 2013/2014</u>
<u>General Fund</u>	<u>\$2,401,546 3,215,662</u>
<u>Utilities Fund</u>	<u>\$944,800 1,529,021</u>
<u>Sanitation Fund</u>	<u>\$633,800 1,245,651</u>
<u>Stormwater Fund</u>	<u>\$101,000 231,635</u>
<u>Utilities Impact FundOther Special Revenues</u>	<u>\$31,070 69,957</u>
<u>Community Redevelopment Fund</u>	<u>\$120,146 261,109</u>
<u>Alt. Water Supply Fund</u>	<u>\$33,200</u>
<u>Airport Fund</u>	<u>\$46,956 104,884</u>
<u>Infrastructure Surtax Fund</u>	<u>\$223,450 534,874</u>
<u>Police Education</u>	<u>\$800</u>
<u>Police Auto Fund</u>	<u>\$3,400</u>
<u>Total</u>	<u>\$4,540,168 7,192,793</u>

COST ANALYSIS OF CAPITAL IMPROVEMENTS AND BASIS OF COST ESTIMATES, 9J-5.016(2)(c)

Cost estimates for the proposed projects shown in Table 8-1 are based on 2009 2013 dollar values. Due to inflationary factors and natural resource values associated with national, state, and regional economies, these costs are likely to increase over the extent of the planning period. The City should update project costs on an annual basis to reflect more current costs.

IMPACTS OF PUBLIC EDUCATION AND HEALTH CARE SYSTEMS AND FACILITIES, 9J-5.016(2)(d)

Three school facilities operated by the Lake County Board of Education are located within the City of Umatilla. Future school facilities and/or additional student stations in the northeast area of Lake County may be needed as the student population increases. The District's Five Year Facilities Master Plan for FY 2012-2016- 2014 - 2018 does not mention a need for future student capacity at Umatilla Schools.

In addition to the ongoing capital improvements to Umatilla schools, the City of Umatilla is working with Lake County, other municipalities, and the District to create a school concurrency management system. In 2005, the State Legislature passed a Growth Management Reform Act (Senate Bill 360) that has significant impact on the District and City. This Act extended the requirements for concurrency to include schools. Key features of the bill are as follows: school concurrency is now mandatory statewide; school boards and local governments within each county must create school concurrency management systems by December 1, 2008, or face

~~substantial penalties; and developers must be given the option to pay for school improvements in order to avoid a school concurrency requirement. The amount of payment must be proportional to the number of students who will come from the new development. This option is called proportionate share mitigation.~~

USE OF TIMING AND LOCATION OF CAPITAL IMPROVEMENTS TO PUBLIC FACILITIES IN SUPPORT OF THE FUTURE LAND USE ELEMENT, ~~9J 5.016 (2) (c)~~

Location and timing of capital improvements projects are determined according to the following growth management and development control activities:

1. Five-Year Schedule of Capital Improvements

Capital improvements will be timed according to the availability of revenue or bonds to finance their implementation. Projects are programmed for implementation according to a five-year schedule which identifies the year in which financing will be available.

2. Coordination of Projects with Improvement Plans of State Agencies

No major projects are proposed by any other State agency for the Umatilla area during the next five years. The City should coordinate any projects scheduled in the future with any projects scheduled by State agencies for the Umatilla area.

3. Levels of Service

Levels of service shall be established for these public facilities concurrently with the adoption of this Capital Improvement Element. These levels of service, in conjunction with the City's Concurrency Management System, shall determine the time frame in which capital improvements shall be implemented.

4. Service Areas

The determination of service areas for potable water supply, parks, and extensions of the existing road network shall establish the location of Capital Improvements in support of the Future Land Use Element. The current service area for the water system includes most of Umatilla. Development in the east part of town is not within the current water system.

5. Land Use Controls

The City of Umatilla's Subdivision Ordinance provides design standards and a schedule of required utility and street improvements applicable to any development that has been divided as described in the Ordinance. For lands not considered subdivisions, the City has adequately timed the development of such lands by using normal permitting and inspection procedures stipulated within City development codes. Future development approval shall be consistent with the adopted Comprehensive Plan including the Future Land Use elements Goals, Objectives and Policies and the 2035 Future Land Use Map. Requests for annexation shall be reviewed for compatibility with existing land uses and to ensure that

681 expansion of public facilities does not result in urban sprawl. Such development shall meet
682 the requirements of the revised Land Development Regulations.

683
684 6. Subdivision Regulations

685 The City of Umatilla has relied on subdivision regulations and normal permitting and
686 inspection procedures to guide the timing and location of capital improvements to public
687 facilities. These guides have proven to be effective. The City also uses mandatory
688 connection of new construction to the municipality's potable water supply and central
689 sewer facilities as additional means to time and locate additional capital improvements to
690 the existing potable water supply. Connections to new development shall proceed
691 consistent with the Comprehensive Plan's goals, objectives and policies and revised Land
692 Development Regulations.

693
694 Future development will occur as infill as well as from areas annexed into the City's limits.
695 This development will be subject to guidance through levels of service requirements,
696 mandatory hookup, and normal permitting and inspection requirements. The majority of
697 land within the City's incorporated limits has already been platted. Unplatted land within
698 the City is subject to the City's Subdivision Ordinance, as noted above.

699
700 ASSESSMENT OF REVENUES AND EXPENDITURES;

701
702 ~~9J-5.016 (2) (f) (1-6)~~

703
704 The following methods were used to assess the City's ability to fund the capital improvements
705 listed in Table 8-1, ~~pursuant to Sec. 9J-5.016 (2) (f), F.A.C.~~ Anticipated revenues and
706 expenditures for each of the three funds managed by the City are forecasted for the short-
707 range planning period in order to evaluate revenues available for financing capital
708 improvements and debt obligations.

709
710 METHODOLOGY USED TO FORECAST REVENUES AND EXPENDITURES

711
712 Forecasts of revenues were performed by applying projection methods most applicable to
713 various State and local funding sources contributing to the City's General and Enterprise Funds.
714 A conservative approach was utilized to forecast revenues and expenditures. Based on this
715 approach, most sales taxes collected by the State and distributed to municipalities and counties
716 were extended into the future five years at a constant rate equivalent to the ~~2009/10/101- 2013~~
717 fiscal year appropriations.

718
719 The ~~2009/10/101-2013~~ fiscal year was used as a base year from which revenue and expenditure
720 projections were forecasted for the following five fiscal years. This base year reflects a typical
721 fiscal year for revenues and expenditures. ~~The 2009/10 budget included monies received from~~
722 ~~FAA for the airport (runway rehabilitation).~~ The current budget year revenues and

~~expenditures were compared with historical data (where applicable) of actual figures experienced during past years.~~

~~Due to recent, considerable economic and state taxation uncertainties, an average ~~3-5~~ 2% increase in used in most categories in forecasting future estimated revenue.~~

~~Multipliers were developed for each revenue type to apply to the established base year to accomplish future revenues and expenditures. Generally, a status quo method was employed, which applied a multiplier to population levels for each year of the five year period. For those revenue sources or expenditure categories where a multiplier could not be derived due to uncertain impacts resulting from regional economic conditions, figures for future years reflect fiscal year 2009/10 levels or possibly were adjusted according to expectations assumed by the City Clerk or City financial officer.~~

~~Operating expenditures for proposed new projects and existing administration and operation of municipal facilities and services were determined using two approaches:~~

~~— Analyzing actual expenditures experienced by the City in past years and comparing these with growth and development trends.~~

~~— Anticipated expenditures estimated by the City Clerk or Budget Officer.~~

~~Revenues and operating expenditures were forecasted within each budgeting fund created for the City's fiscal management system. Each Fund is separately analyzed below to estimate whether sufficient revenues will be available to finance capital improvements and services identified in the Comprehensive Plan. Based on a comparison of revenues and operating expenditures within each fund, available revenues (i.e., positive cumulative net balance) are shown in Table 8-8 together with all State and County revenue sharing funds that are restricted to capital funding or for municipal-wide programs.~~

GENERAL FUND REVENUES

~~Table 8-2 provides current estimates and future projections of proceeds for each year in the short rang planning period according to each revenue source comprising the City's General Fund. The base year revenues are also shown. For the most part, the base year revenues mirror the 2009/10 budget year. The methodology used to derive forecasts for each revenue source related to the General Fund is described below.~~

~~Ad Valorem Tax and Other City Tax Revenue Forecasts. Table 8-3 lists current estimates and future projections for the City's tax base, ad valorem tax values, ad valorem tax collection, and mill rate.~~

~~The ad valorem tax value represents 100% of proceeds collected by imposing a mill rate of 6.24 8795 on the projected tax base. Property in the City is appraised at 100% value by the Lake County Property Appraiser's Office, depending on the circumstances of the evaluation. The tax~~

~~base figures shown in Table 8-3 have been adjusted to reflect the impact of Homestead Exemptions and other tax exemptions applied to property.~~

~~Declining property values have significantly impacted tax rates over the past ~~2-3~~ 6 years. However, it is anticipated that they will be offset in part by additional growth within the City boundary over the next 5 year period, in particular non-residential development. The projections in Table 8-3? Therefore assume a cautious growth rate of ~~5~~ 2% per year.~~

~~A tax base value was projected for each year according to a status quo rate equal to that experienced for the 2009 fiscal year. The 2009 tax base was divided by the 2009 resident population to calculate an average per capita property value rate. That rate was then applied to the resident population for each of the following five years. Inflationary factors are not included in this estimate so that all values represent 2009 dollar value.~~

Table 8-3: Five Year Projection of Ad Valorem Tax

FY 2010-2011	\$836,716
FY 2011-2012	\$878,552
FY 2012-2013	\$922,479
FY 2013-2014	\$968,603 910,675
FY 2014-2015	\$1,017,034 928,888
FY 2015-2016	\$1,067,886 947,466
FY 2016-2017	\$ 966,415 966, 415
FY 2017-2018	\$ 988,743 988,743
FY 2018/2019	\$ 1,005,457
FY 2019/2020	\$ 1,025,566

Projection of Other Tax Bases and Revenue Sources

~~The past 5 years have seen fluctuations in the percentage of income growth from the various sales, fuel and communications taxes and municipal revenue sharing, with an average growth over the 5 year period of 5% per year. However, due to a decline in income from some of these sources ~~during 2009/2010-~~ since 2010 a ~~more-~~cautious ~~3~~ 2% annual growth rate is assumed over the period from ~~2014-3-2015~~19.~~

Table 8-4: Projection of Intergovernmental Income

FY 2010-2011	\$474,362
FY 2011-2012	\$498,080
FY 2012-2013	\$522,984
FY 2013-2014	\$549,133 579,249
FY 2014-2015	\$576,590 590,834
FY 2015-2016	\$593,888 602,651
FY 2016-2017	\$614,704
FY 2017-2018	\$626,998

<u>FY 2018-2019</u>	<u>\$639,538</u>
<u>FY 2019/2020</u>	<u>\$652,329</u>

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License and permit fee revenues are calculated using an estimated ~~10~~ 2% annual growth rate.

Table 8-5: Projection of License and Permit Fee Revenues

<u>FY 2010-2011</u>	<u>\$32,000</u>
<u>FY 2011-2012</u>	<u>\$35,200</u>
<u>FY 2012-2013</u>	<u>\$42,592</u>
<u>FY 2013-2014</u>	<u>\$46,851 71,000</u>
<u>FY 2014-2015</u>	<u>\$51,536 72,420</u>
<u>FY 2015-2016</u>	<u>\$56,690 73,868</u>
<u>FY 2016-2017</u>	<u>\$ 75,345</u>
<u>FY 2017-2018</u>	<u>\$76,852</u>
<u>FY 2018-2019</u>	<u>\$78,389</u>
<u>FY 2019/2020</u>	<u>\$79,957</u>

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Enterprise Fund Revenues.

Table 8-6 lists revenues and operating expenditures forecasted for the short-range planning period. This Fund includes proceeds collected from water, sewer, and garbage fees, stormwater fees, alternative water fees, infrastructure surcharge fees, impact fees and earned interest. Revenues in this Fund are either designated to support operating cost or to finance capital improvements. Revenues are also transferred to the General Fund. The Garbage Fund is designed to provide a balance between revenues and expenditures, i.e., cover costs for refuse collection service provided by a private business and for city administration involved in this service.

Enterprise fund revenues are based on an estimated ~~5~~ 2% annual increase in service fees, and include anticipated connection fees from new development.

Table 8-6: Enterprise Fund Revenues (All Utilities)

<u>FY 2010-2011</u>	<u>\$1,969,520</u>
<u>FY 2011-2012</u>	<u>\$2,067,996</u>
<u>FY 2012-2013</u>	<u>\$2,171,396</u>
<u>FY 2013-2014</u>	<u>\$2,279,966 1,735,950</u>
<u>FY 2014-2015</u>	<u>\$2,393,964 1,770,669</u>
<u>FY 2015-2016</u>	<u>\$2,513,662 1,806,082</u>
<u>FY 2016-2017</u>	<u>\$1,842,204</u>
<u>FY 2017-2018</u>	<u>\$1,879,048</u>
<u>FY 2018-2019</u>	<u>\$1,916,629</u>
<u>FY 2019/2020</u>	<u>\$1,954,962</u>

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TABLE 8-2

FORECAST OF GENERAL REVENUES

City of Umatilla

TABLE 8-2

FORECAST OF GENERAL REVENUES

City of Umatilla

TABLE 8-3

AD VALOREM REVENUE AND BASE PROJECTIONS

City of Umatilla

For budgeting purposes, an assumption was made that only 95% of the ad valorem taxes would be collected. The row titled "Ad Valorem Tax Collected" in Table 8-3 reflects the ad valorem tax value collected at a ninety-five percent.

Other City Tax Revenues. Projections for the infrastructure sales tax and local option gas tax were determined by applying a per capita (status quo) tax rate for fiscal year (FY) 2009 to each following fiscal year's projected population. Revenue forecasts for these two revenue sources were based on anticipated growth and development as reflected in the population growth rate.

State Revenue Sharing Funds. Forecasts for all funds received from the State, with the exception of State grants, were kept constant to FY 2009/2010 funds. Due to predetermined formulas used by the State to distribute these funds to local governments, use of past trends may not reflect future distributions due to revenue shortfalls anticipated by the State for the next fiscal year. Effects that additional State taxation may place on local government revenue sharing distribution cannot be determined at this time.

Grant funds were not measured for future fiscal years except for a conservative estimate of grant funds to be distributed to Umatilla to assist financing revisions to land development codes and regulations.

County Revenue Sharing Funds. Those funds that Lake County shares with the City include the County Occupational License Fees, County Gas Tax, and the Local Government 1/2 cent Sales Tax. Each of these funds was projected using a different method. The occupational license fees distributed to Umatilla were kept constant over the short range planning period due to the difficulty to project revenues: (1) the fees do not change proportionally with

~~growth and development as reflected in population growth, and (2) past trends do not reflect current conditions or identify a predictable trend.~~

~~Revenues obtained from the 1 cent Gas Tax were estimated by applying a status quo rate to future population estimates (i.e., growth rate).~~

~~The third revenue source, the Local Government 1/2 Cent Sales Tax, was projected according to the status quo method. A per capita rate was applied to future year population to reflect increased sales taxes resulting from future growth and development. As the City's and County's population increases more people will be purchasing goods and contributing to this sales tax.~~

~~Fees for Services and Fines. All other revenues received from license and permit fees, fines and forfeitures, interest, rents and royalties and special revenues were kept constant over the short range planning period, or were increased or decreased at the average rate exhibited historically.~~

GENERAL FUND OPERATING EXPENDITURES

~~Table 8-8 provides a forecast of City operating expenditures. financed through the General Fund. Annual operatingThe -expenditures financed through the General Fund were projected by establishing typical expense estimates for FY 2009/10 2013/2014, the base year from which projections were derived, based on the adopted budget for that year.~~

~~The purpose of projecting General Fund expenditures is to determine if revenues will be available to pay for capital projects or for new services.~~

~~For each governmental activity expenses are analyzed by salaries and personal services, operating expenses, and capital outlay not qualifying as a capital improvement. Further description of operating expenses relevant to each category is provided below. The City may need to increase staff within the next five year period.~~

~~Salaries and benefits were forecasted by applying a five percent annual rate of increase to each preceding fiscal year.~~

~~Operating Expenditures were projected using a 3.2% annual increase. status quo (i.e., average cost per capita) method where the FY 2009/10 per capita average was applied to future population levels. Adjustments were made based on past trends and according to anticipated costs identified by the City Clerk. This methodology assumes that the city will continue to grow and that additional population will require additional services which will affect administrative operating costs. - The expenditures in 2012/2013 included the acquisition of water and sewer equipment, construction of airport improvements and stormwater improvements for the Lake Yale basin. Expenditures in 2013/2014 are anticipated to be less than in the previous year.~~

TABLE 8-4

GENERAL OPERATING EXPENDITURES

Table 8-7: Previous Expenditures

<u>City of Umatilla</u>	<u>Population</u>	<u>Total Expenditures</u>	<u>Expenditures Per Capita</u>
<u>FY 2009-2010</u>	<u>3,456 3,285</u>	<u>\$4,760,701</u>	<u>\$1,377.52 1,564.54</u>
<u>2012/2013</u>		<u>5,973,031</u>	

Table 8-8: Projected Expenditures Per Capita (excludes contingency & reserves)

	<u>Population</u>	<u>Projected Expenditures</u>	<u>Expenditures Per Capita</u>
<u>FY 2010-2011</u>	<u>3,456</u>	<u>\$4,903,546</u>	<u>\$1,418.85</u>
<u>FY 2011-2012</u>	<u>4,496</u>	<u>\$5,050,652</u>	<u>\$1,123.37</u>
<u>FY 2012-2013</u>	<u>5,536</u>	<u>\$5,202,182</u>	<u>\$939.70</u>
<u>FY 2013-2014</u>	<u>6,576 3,476</u>	<u>\$5,358,237 4,982,199</u>	<u>\$814.82 1,420.20</u>
<u>FY 2014-2015</u>	<u>7,616 3,552</u>	<u>\$5,518,984 5,035,331</u>	<u>\$724.66 1,417.60</u>
<u>FY 2015-2016</u>	<u>8,660 3,640</u>	<u>\$5,684,554 5,136,027</u>	<u>\$656.42 1,411.00</u>
<u>FY 2016-2017</u>	<u>3,728</u>	<u>\$5,238,532</u>	<u>\$1,405.19</u>
<u>FY 2017-2018</u>	<u>3,816</u>	<u>\$5,343,532</u>	<u>\$1,400.30</u>
<u>FY 2018/2019</u>	<u>3,904</u>	<u>\$5,450,402</u>	<u>\$1,396.11</u>
<u>FY 2019/2020</u>	<u>3,992</u>	<u>\$5,559,410</u>	<u>\$1,392.64</u>

Table 8-8: Previous Budget Balance

	<u>Total Revenues</u>	<u>Total Expenditures</u>	<u>BalanceTransfers</u>
<u>FY 2009-</u>	<u>\$5,970,809</u>	<u>\$4,760,701</u>	<u>\$1\$2,490,638,210,108</u>
<u>20102012/2013</u>	<u>\$7,630,150</u>	<u>\$5,139,512</u>	

TABLE 8-4

GENERAL OPERATING EXPENDITURES

City of Umatilla

Capital outlay anticipated for the short range planning period was kept stable or reduced based on expenditures experienced in 2009/10 fiscal year. Forecasts of costs related to professional contractual work were kept constant over the next six years based on 2009/10 fiscal year expenditures. Where an anticipated cost may be higher or lower than the current fiscal year, adjustments were appropriately made.

General Fund Summary. A comparison of General Fund revenues and expenditures forecasted for the five year period is shown in Table 8-5. Though the balance for the General Fund

~~indicates a net positive balance amounting to \$6.9 million is anticipated for the short range planning period. Note that this surplus was derived by removing revenues restricted to financing capital improvements or specified services.~~

~~The results of this analysis indicate that the General Fund will balance over the five year period. Sufficient funds will be available to finance proposed improvements and services supported by the General Fund.~~

~~Enterprise Fund Revenues and Expenditures. Table 8-6 lists revenues and operating expenditures forecasted for the short range planning period. This Fund includes proceeds collected from water, sewer, and garbage fees, utility service taxation, franchise taxes, impact fees and earned interest. Revenues in this Fund are either designated to support operating cost or to finance water and sewer capital improvements. Revenues are also transferred to the General Fund. The Garbage Fund is designed to provide a balance between revenues and expenditures, i.e., cover costs for refuse collection service provided by a private business and for city administration involved in this service.~~

~~To forecast water, sewer and garbage fee collections, franchise taxes, and utility taxes, a per capita (status quo) fee rate based on a comparison of FY 2009/10 service area population and revenues for each service was applied to the service area population estimates for the short-range planning period (commercial use is included in the average per capita residential customer rate). Forecasted revenues for utility service taxes were again based on a 2009/10 status quo rate applied to future fiscal years. Impact fees were kept a constant rate equal to FY 2009/10, though the trend exhibited during past fiscal years was also researched.~~

~~=~~

~~A five percent annual increase was used to project salaries and employee benefits, while a status quo rate of increase was used for operating expenditures. Where an increase or decrease in expenditures could not be estimated within reason due to uncertain economic conditions, fiscal year 2009/10 budget allocations were extended at a flat rate through future years.~~

TABLE 8-5

SUMMARY OF GENERAL FUND BALANCE

City of Umatilla

TABLE 8-6

ENTERPRISE REVENUE FUNDS AND OPERATING COSTS: 2009-2014

City of Umatilla TABLE 8-6b

ENTERPRISE REVENUE FUNDS AND OPERATING COSTS: 2009-2014

City of Umatilla

As few improvements have been scheduled by the City at this time, a comparison of revenues and expenditures indicates that a positive cumulative balance amounting to approximately \$6.9 million will exist at the end of the five year study period.

Operating Expenditures for New Programs and Public Facilities. As no capital improvements or new services were proposed in 2009 for the City of Umatilla during the short range planning period, no additional operating or maintenance expenditures will develop.

FINANCIAL CAPACITY ANALYSIS AND AVAILABLE REVENUES TO FINANCE CAPITAL IMPROVEMENTS

The primary purpose of the Capital Improvements Element is to demonstrate that adequate funding will be available to acquire capital improvements at the time they are needed. Table 8-7 provides a list of all funding sources that are typically used to finance capital improvements, identifies those that are currently dedicated or restricted in use, and declares what funds, if any, are available to fund facility improvements or additional government services. Table 8-8 provides a financial capacity analysis based on a comparison of available revenues identified in Table 8-7 and improvements identified by the City. Table 8-9 summarizes general government expenses, expenditures from currently funded capital projects and debt service on existing capital projects.

Table 8-9. Summary of government expenses

	<u>FY 10-11 14/15</u>	<u>FY 11-12 15/16</u>	<u>FY 12-13 16/17</u>	<u>FY 13-14 17/18</u>	<u>FY 14- 1518/19</u>
<u>Revenues</u>	<u>\$5,146,436</u> <u>7,336,648</u>	<u>\$5,403,758</u> <u>7,483,380</u>	<u>\$5,673,946</u> <u>7,633,047</u>	<u>\$5,957,643</u> <u>7,785,707</u>	<u>\$6,255,525</u> <u>7,941,421</u>
<u>Expenses</u>	<u>\$4,903,546</u> <u>5,035,331</u>	<u>\$5,050,652</u> <u>5,136,027</u>	<u>\$5,202,182</u> <u>5,238,532</u>	<u>\$5,358,237</u> <u>5,343,532</u>	<u>\$5,518,984</u> <u>5,450,402</u>
<u>Balance</u>	<u>\$242,890</u> <u>\$2,301,317</u>	<u>\$353,106</u> <u>\$2,347,353</u>	<u>\$471,764</u> <u>\$2,394,515</u>	<u>\$599,406</u> <u>\$2,442,175</u>	<u>\$736,541</u> <u>\$2,491,019</u>

Based on this analysis the City has more than sufficient funds to finance the all-proposed capital improvement to the wastewater plant and collection system identified in the s and services programmed within the Five-Year Schedule of Capital Improvements.

Five Year Schedule of Capital Improvements. A five year schedule of capital improvements is shown in Table 8-9 for purposes of timing projects with availability of revenues. The

991 Department of Environmental Protection gave \$1.5 million towards the expansion of the waste
992 water treatment facility, which includes the construction of the waste water treatment plant
993 and a sewer system, of which \$175,000 has been carried over to 2009/10. More detailed
994 description of the costs and need for these capital improvements was described earlier within
995 this element. Funds will be available to purchase and construct all improvements or services
996 scheduled within the Five Year Schedule of Capital Improvements, as demonstrated in Tables 8-
997 7 and 8-8.

998
999 TABLE 8-7

1000
1001 REVENUE AVAILABLE FOR CAPITAL IMPROVEMENTS

1002
1003 City of Umatilla

1004
1005 TABLE 8-8

1006
1007 DEMONSTRATION OF FINANCIAL CAPABILITY &
1008 FINANCIAL CAPACITY ANALYSIS

1009
1010 City of Umatilla TABLE 8-9

1011
1012 FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS

1013
1014 City of Umatilla

1015 ANALYSIS OF DEBT OBLIGATION AND DEBT CAPACITY

1016
1017 The analysis prepared above to demonstrate the City's financial capacity to finance capital
1018 improvements considers expenditure allocations to meet existing debt obligations. This
1019 subsection analyzes existing debt service obligations in further detail together with the future
1020 potential to finance capital improvements through bonds or loans. Maximum debt capacity will
1021 be based on a summation of maximum annual debt payments that the City can make over a
1022 twenty-five year amortization period. An assumption has been made that the City can not
1023 finance any debt beyond its ability to meet annual debt service obligations. Therefore, the
1024 analysis is based on anticipated revenues and expenditures, determined in Table 8-1 through 8-
1025 10, as well as current debt obligations assumed by the City.

1026
1027
1028 Analysis of Current Debt Obligations. Current debt obligations assumed by the City of Umatilla
1029 are comprised of a revenue bond issued in 1983 to finance improvements to the water system
1030 Total principal on the revenue bond amounts to \$26,000 with an annual interest of 5% on the
1031 remaining unpaid portion. The City has experienced no difficulty meeting obligations to
1032 amortize these two loans.

1033 Analysis of Current Debt Obligations. Current debt obligations assumed by the City of Umatilla
 1034 are comprised of 2a revenue bonds issued in 1974 and 1983 to finance improvements to the
 1035 water system. The 1974 bond matures in 2015. The 1983 bond matures in 2022. Remaining
 1036 payments on the bonds are shown in Table 8-10 below. ~~Total principal on the revenue bond~~
 1037 ~~amounts to \$26,000 with an annual interest of 5% on the remaining unpaid portion.~~ The City
 1038 has experienced no difficulty meeting obligations to amortize these two loans. In addition, the
 1039 City has two lease payments through 2013 of \$72,052.45 and \$99,227.65 per year.

1040
1041 **Table 8-10: Existing Bond Payments**

<u>Year</u>	<u>1974 Bond</u>		<u>1983 Bond</u>	
	<u>Principle</u>	<u>Interest</u>	<u>Principle</u>	<u>Interest</u>
<u>2012</u>	<u>29,000</u>	<u>6,300</u>	<u>6,000</u>	<u>4,100</u>
<u>2013</u>	<u>30,000</u>	<u>4,850</u>	<u>6,000</u>	<u>3,800</u>
<u>2014</u>	<u>32,000</u>	<u>3,300</u>	<u>6,000</u>	<u>3,500</u>
<u>2015</u>	<u>34,000</u>	<u>1,700</u>	<u>7,000</u>	<u>3,200</u>
<u>2016</u>			<u>7,000</u>	<u>2,850</u>
<u>2017</u>			<u>7,000</u>	<u>2,500</u>
<u>2018</u>			<u>8,000</u>	<u>2,150</u>
<u>2019</u>			<u>8,000</u>	<u>1,750</u>
<u>2020</u>			<u>8,000</u>	<u>1,350</u>
<u>2021</u>			<u>9,000</u>	<u>950</u>
<u>2022</u>			<u>10,000</u>	<u>900</u>

1042
1043 Analysis of Debt Capacity. To measure the City's maximum debt capacity, a premise has been
 1044 made that debt cannot exceed the ability to meet annual debt payments. Maximum annual
 1045 debt payment is measured by a summation of the following components: (1) net positive fund
 1046 balance, i.e., revenues remaining after operating expenditures and restricted revenues have
 1047 been subtracted; restricted revenue eligible for use in debt financing; existing annual debt
 1048 payment; and retained earnings broken down to a twenty-five year apportionment. The debt
 1049 capacity analysis does not consider debt potential realized through additional revenues
 1050 resulting from increases in ad valorem millage rates or new revenue sources at the disposal of
 1051 the City; nor are additional revenues explored through budget cutbacks for future years.

1052
1053 Debt capacity can be measured by the ratio of outstanding capital indebtedness to property tax
 1054 base and by a ratio of total revenue to maximum debt service obligation.

1055
1056 **1. Ratio of Outstanding Capital Indebtedness to Property Tax Base.**

1057 A common method to estimate a municipality's debt capacity involves a comparison of its
 1058 outstanding capital indebtedness (i.e., maximum debt capacity) for the five-year period with
 1059 the property tax base value.

~~Assessed property tax base values are shown in Tables 8-3. A comparison of maximum total capital indebtedness (all three Funds) to the five-year average annual property tax base value indicates a ratio of one dollar of indebtedness to each \$4.90 value in property tax base, or a ratio of 1 to 4.9.~~

~~These ratios can be interpreted to mean that capital indebtedness should not exceed one dollar of debt for every 4.90 dollar value in tax base.~~

2. Ratio of Total Debt Service to Total Revenue

~~For the purpose of this comprehensive plan, annual debt service refers to the maximum dollar amount that the City annually allocates to fulfill outstanding debt obligations for bond/loan issues. A comparison of total debt service obligations supported by the General Fund for the short-range planning period to its total revenues indicates that this fund may annually allocate no more than one dollar to annual debt payments for every \$3.40 collected in General Fund revenues. For the Enterprise Fund, the City may annually allocate no more than one dollar to annual debt payments for every \$6.00 collected in revenues, based on current fee rates.~~

MAP 8-1 Educational and Health Care Facilities

~~INAPPLICABLE REQUIREMENTS OF 9J-5.016, F.A.C pursuant to 9J-11.004 (2)(f), F.A.C~~

~~All minimum criteria presented in Section 9J-5.016, Florida Administrative Code are applicable to the City of Umatilla.~~

City of Umatilla Comprehensive Plan
Capital Improvements Element

General Planning Information

Planning Time Frames:	Resident	Seasonal	Total	
	Year	Population	Population	Population
Short Range Increment	2010	4,557	742	5299
Long Range Increment	2025	23,623	2,054	25,677

1103 ~~Location: The City of Umatilla is located in the northern half of Lake County along S.R. 19 (See~~
1104 ~~Map 1-1). The city is 3.2 square miles in size, equally divided between the east and west sides~~
1105 ~~of S.R. 19. The Ocala National Forest is approximately one and one half (1.5) miles to the north~~
1106 ~~and the City of Eustis is situated one (1) mile to the south.~~

1107
1108 ~~Resident and Seasonal Population Estimates and Projections~~

Year	Resident- Population	Seasonal- Population	Total- Population
1980	1872	427	2299
1990	1880	470	2350
2000	1,815	399	2214
2005	2,062	393	2455
*2010	4,557	742	5299
2015	8,497	1157	9644
*2025	23,623	2054	25,677

1109
1110 ~~*short-range planning period~~
1111 ~~**long-range planning period~~
1112

1113
1114 ~~(Methodology and Sources provided in the Future Land Use Element)~~
1115

1116
1117 ~~INAPPLICABLE REQUIREMENTS OF 9J-5.016, F.A.C pursuant to 9J-11.004 (2)(f), F.A.C~~
1118

1119 ~~All minimum criteria presented in Section 9J-5.016, Florida Administrative Code are applicable~~
1120 ~~to the City of Umatilla.~~

1121
1122 ~~CAPITAL IMPROVEMENTS INVENTORY AND ANALYSIS~~
1123 ~~9J-5.016, F.A.C~~
1124

1125 ~~The Capital Improvements Element of the City of Umatilla's Comprehensive Plan consists of~~
1126 ~~two parts: the Capital Improvements Data Inventory and Analysis, and the Goals, Objectives and~~
1127 ~~Policies. The data inventory and analysis is used to determine and support the necessary goals,~~
1128 ~~objectives and policies through which the City shall manage the implementation of capital~~
1129 ~~improvements that are necessary to meet needs of existing and future population. The Capital~~
1130 ~~Improvement Goals, Objectives and Policies are provided within a separate document.~~

1131
1132 ~~This component of the Capital Improvements Elements is separated into two sections: (1) the~~
1133 ~~data inventory and (2) the analysis. The former provides an inventory of all capital~~
1134 ~~improvements identified within the other comprehensive plan elements for the short and long-~~
1135 ~~range planning periods, existing and available revenue sources, and existing public education~~
1136 ~~and health systems which will require the availability of public facilities and services in order to~~
1137 ~~properly function and best serve the public. Information obtained through this inventory is used~~

1138 ~~to prepare an analysis (the second section) of the future fiscal impacts created by proposed~~
1139 ~~capital expenditures and to determine if sufficient revenues will be available to finance their~~
1140 ~~construction or installation.—~~

1141
1142 ~~In addition, other improvement and program needs for government services and facilities not~~
1143 ~~covered in this comprehensive plan are provided for informational purposes to identify all fiscal~~
1144 ~~impacts and capacities anticipated by the City for the five-year study period.~~

1145
1146 **DEFINITIONS**

1147
1148 ~~The Following definitions pertain to terminology applied within the comprehensive plan.~~

1149
1150 ~~———— Capital Improvements. Capital improvements generally represent fixed infrastructure or~~
1151 ~~equipment that has a life expectancy exceeding five years. In most cases, a capital improvement~~
1152 ~~represents a one-time expense to construct or install a facility. Prior to the installation of new~~
1153 ~~capital improvements, land acquisitions may be necessary to accommodate proposed facilities.~~
1154 ~~In addition, to determine what type, design, capacity, and service locations are necessary to meet~~
1155 ~~identified needs within the comprehensive plan elements, preparatory studies or research may~~
1156 ~~also be necessary prior to construction and land acquisitions. Capital improvements which shall~~
1157 ~~qualify for inclusion in the Five-Year Schedule of Capital Improvements must meet at least one~~
1158 ~~of the following criteria:~~

1159
1160 ~~———— a. ——— Infrastructure:~~

1161
1162 ~~———— Improvements shall be a permanently fixed structure with a minimum life expectancy of~~
1163 ~~five years or more, and have an estimate cost of \$10,000 or more.~~

1164
1165 ~~———— b. ——— Land Acquisitions:~~

1166
1167 ~~———— All land acquisitions exceeding one acre or equivalent or greater than a value of \$15,000.~~

1168
1169 ~~———— c. ——— Service or Supporting Facilities and Equipment:~~

1170
1171 ~~———— Facilities and services necessary to support the maintenance of infrastructure or to~~
1172 ~~provide a needed service, and having an estimated cost of \$10,000 or more.~~

1173
1174 ~~———— d. ——— Preparatory Services:—~~

1175
1176 ~~———— Expenditures for professional engineering, planning, or research services that may be~~
1177 ~~necessary prior to the implementation of infrastructure projects, supporting facilities and~~
1178 ~~services, land acquisitions, or other services which exceed associated costs shown above in a.~~
1179 ~~and b.—~~

1180

1181 ~~———— All improvements or expenditures which do not qualify under the above definition for~~
1182 ~~capital improvements represent operating and maintenance activities. A project that includes a~~
1183 ~~combination of these five criteria may also be included as a capital improvement if the total~~
1184 ~~project cost exceeds \$10,000, or if two or more related improvements may be combined in order~~
1185 ~~to meet criteria for inclusion as a capital improvement. Capital projects not qualifying as a~~
1186 ~~capital improvement will be referred to as capital outlay.~~

1187
1188 ~~———— Five Year Schedule of Capital Improvements: A schedule that stages or times the~~
1189 ~~commencement of capital improvement projects with a year at which time funds will be~~
1190 ~~available. For purposes of this Plan, the five year schedule shall run from 2009-2014.~~

1191
1192 ~~———— Operation and Management: Expenses required to maintain or operate a capital~~
1193 ~~improvement or that are necessary to finance the operation of a staffed program identified within~~
1194 ~~the Capital Improvements Element. Such Expenses include, but are not limited to salaries,~~
1195 ~~repairs, and maintenance.~~

1196
1197 ~~———— Classification of Public Facility/Service Types. Three types of facilities/services will be~~
1198 ~~discussed within the capital improvements element — 1. Concurrency, 2. Non-concurrency, and~~
1199 ~~3. Non-mandatory facilities and services. Facilities are segregated among these three categories~~
1200 ~~in order to distinguish level of service improvements from non level of service improvements~~
1201 ~~identified within the Comprehensive Plan together with city services that are not analyzed in the~~
1202 ~~Plan but that are necessary to protect health, safety, and welfare or to administer government~~
1203 ~~operations and activities. Definitions for each of the three improvement categories are as~~
1204 ~~follows:~~

1205
1206 ~~———— Category A (Concurrency Mandatory): Chapter 163, Florida Statutes, and 9J-5, Florida~~
1207 ~~Administrative Code, mandate that Umatilla adopt a minimum level of service standard(s) for~~
1208 ~~the following facilities: roads, water, sewer, solid waste, drainage, and recreation. These~~
1209 ~~facilities must be available concurrent with impacts generated by development according to~~
1210 ~~service levels established by the City.~~

1211
1212 ~~———— Category B (Non-Concurrency; Mandatory): Public facility and service improvements~~
1213 ~~classified as non-concurrency are not required to have an adopted minimum level of service~~
1214 ~~standard based on a concurrency requirement. However, these improvements have been~~
1215 ~~identified within analysis prepared within an element of the comprehensive plan. These~~
1216 ~~elements are included in the comprehensive plan as mandated by Chapter 163, Florida Statutes,~~
1217 ~~and Section 9J-5, F.A.C. (No optional elements accompany Umatilla's comprehensive plan.)~~

1218
1219 ~~———— Category C (Non-Mandatory): Category C facilities and services are not inventoried and~~
1220 ~~analyzed within an element of the comprehensive plan, but are scheduled for implementation~~
1221 ~~during the short range planning period. Chapter 163, Florida Statutes, holds no requirement to~~
1222 ~~establish a minimum level of service standard for Category C public facilities and services.~~
1223 ~~Costs to provide them, though, could affect the City's financial capacity to allocate revenues to~~
1224 ~~finance Category A and B facilities. Category C facilities include but are not limited to law~~

1225 ~~enforcement, emergency medical service, fire protection, libraries, and public buildings and~~
1226 ~~services. For purposes serving this element, Category C facilities are included for information~~
1227 ~~purposes only to jointly evaluate all costs anticipated for the short-range planning period.~~

1228
1229 ~~— The City may manage the provision of Category C facilities according to three options:~~
1230 ~~(1) adopted minimum levels of services; (2) establish planning guidelines for budgetary and~~
1231 ~~administrative purposes; or (3) provide facilities based on the ability to finance projects,~~
1232 ~~establishing no planning guidelines or levels of services. If levels of service standards are~~
1233 ~~adopted for non-concurrency facilities, data inventory and analysis must be prepared under an~~
1234 ~~optional element within the Comprehensive Plan to demonstrate a need for a minimum service~~
1235 ~~level.~~

1236
1237 ~~DATA INVENTORY~~
1238 ~~9J-5.016 (1), F.A.C~~

1239
1240 ~~— This section presents an inventory of public facility needs, existing revenue sources and~~
1241 ~~funding mechanisms as they apply to the City of Umatilla, pursuant to Section 9J-5.016 (1),~~
1242 ~~F.A.C. Though both concurrency and non-concurrency facilities and services (Category A, B,~~
1243 ~~and C) are inventoried and analyzed within this document, emphasis is focused on concurrency~~
1244 ~~facilities (Category A) and towards demonstrating that adequate funding is available to support~~
1245 ~~Category A, B, and C facility types demanded by growth and development that is anticipated to~~
1246 ~~impact Umatilla's financial capacity to fund public facilities and services.~~

1247
1248 ~~PUBLIC FACILITY NEEDS~~
1249 ~~9J-5.016 (1) (a), F.A.C~~

1250
1251 ~~— This subsection identifies the public facility needs as identified in the other~~
1252 ~~comprehensive plan elements in support of the future land use element of the comprehensive~~
1253 ~~plan. Concurrency public facility needs can be classified as either (1) new facilities necessary to~~
1254 ~~meet the demands generated by anticipated growth and development, (2) facilities replacing~~
1255 ~~existing obsolete or worn-out facilities, and (3) facilities to eliminate current deficiencies in~~
1256 ~~infrastructure, service or available facility capacities.~~

1257
1258 ~~— Table 8-1 identifies capital improvements and associated expenditures needed during the~~
1259 ~~short-range planning period to year 2014, listed according to capital improvement category (A,~~
1260 ~~B, and C) and to improvement type (deficiency, replacement, or new). In addition, Category A~~
1261 ~~improvements may or may not be required to maintain a minimum level of service standard.~~
1262 ~~Projects necessary to comply with a service level are distinguished between those Category A~~
1263 ~~projects that are not related to a LOS and those labeled as a Non-LOS improvement.~~

1264
1265 ~~— Major Improvements Proposed by State Agencies and Lake County.~~

1266
1267 ~~— No major improvements are presently scheduled by the U.S. Corps of Engineers or State~~
1268 ~~or Federal agency for the City of Umatilla during the period leading to year 2014.. Lake~~

1269 ~~County's five-year schedule of capital improvements provided in its proposed comprehensive~~
1270 ~~plan shows no major road improvements or other facility projects occurring within Umatilla's~~
1271 ~~jurisdictional area.~~

1272
1273 ~~**PUBLIC EDUCATION AND HEALTH SYSTEMS**~~
1274 ~~9J-5.016 (1)(b), F.A.C~~

1275
1276 ~~— School facilities and major medical centers use and impact Category A and C public~~
1277 ~~facilities and services. These facilities are inventoried and analyzed to evaluate current and~~
1278 ~~future impacts on the City's public services.~~

1279
1280 ~~— School Facilities. One public elementary school (kindergarten to 5th grade), middle~~
1281 ~~school (6th to 8th grade), and high school (9th to 12th grade), all operated by the Lake County~~
1282 ~~Board of Education, are located within the City of Umatilla. The following are the current~~
1283 ~~capacities of Umatilla schools, based on the Florida Inventory of School Houses (FISH), a state~~
1284 ~~of Florida planning tool that establishes the number of students that may be housed in an~~
1285 ~~educational facility at any given time:-~~

1286 -

1287 — School	1287 — Student Stations
1289 — Umatilla Elementary	1289 — 713
1290 — Umatilla Middle	1290 — 690
1291 — Umatilla High	1291 — 895

1292
1293 ~~— All three school facilities receive potable water and sanitary sewer service from the City~~
1294 ~~of Umatilla. No service problems have been experienced by these schools, according to the City~~
1295 ~~of Umatilla Water and Sewer Department. The geographical location of the three school sites in~~
1296 ~~Umatilla are illustrated in Map 8-1.~~

1297
1298 ~~The City of Umatilla is unique in that it includes an elementary school, a middle school,~~
1299 ~~and a high school within its municipal boundaries. The City gradually has increased in~~
1300 ~~population over the last 10 years and the Lake County School District (District) has addressed~~
1301 ~~the resulting increase in student population. The District has accomplished this by building a~~
1302 ~~new facility for Umatilla Elementary School, adding classrooms to Umatilla Middle School, and~~
1303 ~~converting the former Umatilla Elementary School facility into a pre-kindergarten center.~~

1304
1305 ~~Additionally, a renovation project at Umatilla High School improved the learning~~
1306 ~~environment at this facility and increased the number of classrooms for students. With revenues~~
1307 ~~from the Lake County voter-approved penny sales tax referendum of 2001, the District was able~~
1308 ~~to renovate Umatilla High School and other high schools throughout Lake County. Lake County~~
1309 ~~allocated one-third of a penny sales tax to the District for the high school projects. Through this~~
1310 ~~additional funding source, the District was able to continue serving the City and preserved the~~
1311 ~~City's history.~~

1312

1313 ~~TABLE 8-1~~

1314

1315 ~~LIST OF CAPITAL IMPROVEMENTS~~

1316

1317 ~~CITY of Umatilla~~

1318

1319

1320 ~~MAP 8-1 Educational and Health Care Facilities~~

1321 ~~EXISTING REVENUE SOURCES AND FUNDING MECHANISMS-~~

1322 ~~9J-5.016 (1) (c), F.A.C~~

1323

1324 ~~Revenues collected by the City are accounted and organized into two general categories-~~
1325 ~~a General Fund and an Enterprise Fund (Water/Sewer and Garbage). Revenues collected from~~
1326 ~~General Fund sources are obtained ultimately through taxation and are earmarked primarily for~~
1327 ~~operation, maintenance and administrative functions provided by the City. Revenue may~~
1328 ~~originate from City, County, State or Federal taxes. In some cases revenues obtained from~~
1329 ~~County, State or Federal taxation may only be used (restricted) to financially support certain pre-~~
1330 ~~designated municipal services or capital improvements. While such revenues received from the~~
1331 ~~State or through Lake County may be restricted to financing specific capital improvements, some~~
1332 ~~funds may be applied to almost any use at the discretion of the municipality.~~

1333

1334 ~~The Enterprise Fund is comprised of a Water and Sewer Fund and a Garbage Fund.~~
1335 ~~Revenues collected through the first fund are separated into operating and Non operating~~
1336 ~~sources. Operating revenues consist of user fees assessed on development for water and sewer~~
1337 ~~fees and connection fees to connect new customers on to City services. Non operating revenues~~
1338 ~~are used to finance improvements to either the water or the sewer system. These revenues~~
1339 ~~comprise utility taxes, franchise taxes, and impact fees levied on new development. A~~
1340 ~~description of revenue sources specific to the General Fund and Enterprise Fund is provided~~
1341 ~~below.~~

1342

1343 ~~GENERAL FUND REVENUE SOURCES-~~

1344

1345 ~~General revenue sources include municipal tax revenues together with revenues received~~
1346 ~~from the State or Lake County to meet general government service and facility obligations.~~

1347

1348 ~~MUNICIPAL TAX REVENUE SOURCES~~

1349

1350 ~~a. Ad Valorem Taxes~~

1351

1352 ~~Taxes based on the value of both real and personal property. The tax amount is~~
1353 ~~determined by multiplying the rate of taxation, expressed in mills (.001) times the non exempt~~
1354 ~~assessed value of property within the jurisdiction of the City. The millage rate set for 1990-91~~
1355 ~~was 5.387 mills. The millage rate for 2009 is 6.24. Nearly all ad valorem revenues are used to~~
1356 ~~finance local government operation and management. Available revenues may be applied to~~

1357 ~~capital expenditures or to finance general obligation bonds. No decision has been approved by~~
1358 ~~the City Council to increase the mill rate for any future fiscal year during the short range~~
1359 ~~planning period.~~

1360
1361 ~~———— b. ——— Local Option Gas Tax (Chapter 336.025, Florida Statutes)~~
1362

1363 ~~———— Counties may, according to State statute (Ch. 336.025, F.S.), levy up to six cents per~~
1364 ~~gallon on motor and special fuel. Funds are collected by the County and distributed to~~
1365 ~~municipalities according to a formula established in an inter-local agreement between Umatilla~~
1366 ~~and Lake County. Revenue accrued from this source may be expended on public transportation,~~
1367 ~~roadway and right-of-way maintenance and operation, roadway and right-of-way drainage, street~~
1368 ~~lighting (but not electricity), traffic signs, traffic engineering, signalization and pavement~~
1369 ~~markings, bridge maintenance and operation, and debt service and current expenditures for~~
1370 ~~transportation-related projects. The City primarily uses this revenue to help finance operation~~
1371 ~~and maintenance of the local roads.~~

1372
1373 ~~———— c. ——— Interest~~
1374

1375 ~~———— Revenues not needed immediately in the fiscal year are placed in bank accounts to earn~~
1376 ~~short term interest. Investments are made through the State Board of Administration into State~~
1377 ~~of Florida banks within the State of Florida and in Federal securities. This flexibility allows~~
1378 ~~interest revenues to be maximized.~~

1379
1380 ~~———— d. ——— Local Government Infrastructure Surtax~~
1381

1382 ~~———— Through this surtax, the City of Umatilla may levy a half cent tax on the sale of goods.~~
1383 ~~Proceeds accrued from this tax can be used only for the purposes of financing, planning, and~~
1384 ~~constructing infrastructure. Under no circumstances may tax proceeds be used to fund~~
1385 ~~operational expenses of infrastructure or used to supplant or replace user fees or to reduce local~~
1386 ~~ad-valorem tax burdens. Proceeds may be used to back new bond indebtedness.~~

1387
1388 ~~———— STATE AND COUNTY TAX REVENUE SHARING SOURCES~~
1389

1390 ~~———— a. ——— State Revenue Sharing — Cigarette Tax & Eighth Cent Motor Fuel Tax (Chapter~~
1391 ~~218, F.S.)~~
1392

1393 ~~———— Revenue Sharing Funds are distributed to the City of Umatilla according to~~
1394 ~~apportionment formulae set forth within State Statutes. This formula apportions funds based on~~
1395 ~~a proportional share of the City's population to that of the State's. State revenue sharing funds~~
1396 ~~primarily comprise state motor fuel taxes and cigarette taxes. That portion of state revenue~~
1397 ~~sharing funds attributable to the eight cent motor fuel tax may only be used for transportation-~~
1398 ~~related functions and drainage improvements. According to the Florida Dept. of Revenue (Local~~
1399 ~~Government Financial Handbook, 1990), 34.2% of each municipalities Municipal Revenue~~
1400 ~~Sharing distribution must be expended on transportation-related improvements.~~

1401
1402 ~~———— In addition, only the guaranteed portion of their distribution may be used for collateral on~~
1403 ~~bonding. As a result of this, the guaranteed portion of the State revenue sharing funds is used in~~
1404 ~~analysis accomplished herein to estimate debt capacity for the City. All revenue sharing gas~~
1405 ~~taxes must be earmarked for transportation related funding and may not be used to operate~~
1406 ~~public works or engineering staff and administration.~~

1407
1408 ~~———— b. ——— 2 Cent Cigarette Tax (Chapter 210.20, F.S.)~~

1409
1410 ~~———— Two cents of the state tax imposed on the sales of cigarettes is distributed to qualifying~~
1411 ~~municipalities according to an apportionment based on the municipalities' population. Pursuant~~
1412 ~~to Section 200.132(1), Florida Statutes, municipalities may consider the cigarette tax revenue as~~
1413 ~~general revenue and use it for any public purpose.—~~

1414
1415 ~~———— c. ——— Local Government Half Cent Sales Tax~~

1416
1417 ~~———— The Local Government Half Cent Sales Tax Program returns to municipalities and~~
1418 ~~counties approximately 9.8% of sales tax proceeds collected state wide. This fund allows the~~
1419 ~~exercise of local discretion in providing for public service needs. These funds are eligible for the~~
1420 ~~payment of principal and interest on any capital improvement serving municipality wide needs.~~

1421
1422 ~~———— d. ——— Motor Fuel Tax Rebate~~

1423
1424 ~~———— Chapters 206.625 and 212.67, F.S., provides that the portion of the state motor and~~
1425 ~~special fuels taxes which is paid by Umatilla, as well as any other municipality or county, on~~
1426 ~~motor fuel or special fuel used in a motor vehicle operated by it, is returned to the governing~~
1427 ~~body. Expenditures from this revenue shall only be for transportation related expenditures~~
1428 ~~enumbered by the municipality.—~~

1429
1430 ~~———— e. ——— County Gas Tax~~

1431
1432 ~~———— Ch. 336.021, F.S., authorizes Lake County to levy a One Cent Voted Gas Tax for every~~
1433 ~~gallon of motor fuel and special fuel sold in the County. A percentage of these revenues are~~
1434 ~~distributed to Umatilla and other incorporated municipalities within Lake County by an inter-~~
1435 ~~local agreement. These proceeds may only be expended for transportation related expenditures~~
1436 ~~assumed by the municipality.—~~

1437
1438 ~~———— f. ——— Local Government Half Cent Sales Tax~~

1439
1440 ~~———— The Local Government Half Cent Sales Tax Program returns to municipalities and~~
1441 ~~counties approximately 9.8% of sales tax proceeds collected state wide. This fund allows the~~
1442 ~~exercise of local discretion in providing for public service needs. These funds are eligible for the~~
1443 ~~payment of principal and interest on any capital improvement serving municipality wide needs~~
1444 ~~or to reduce the local tax burden.~~

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~~g. Grants~~

~~The City may elect to pursue grant funds distributed by State and Federal agencies to fund capital improvements or finance certain government services. However, as limited grant funds have resulted in competitive applications procedures, funding can not be guaranteed. Only grant funds the City has been previously guaranteed or is expected to receive with some degree of certainty were used to demonstrate financial feasibility.~~

~~OTHERS LOCAL REVENUES~~

~~Non major sources of revenue from general government charges and fees, such as charges for recording legal instruments, zoning fees, sale of maps, certification, copying, record search, and municipal officer fees, and other revenue sources such as intergovernmental revenue, fines and forfeitures, as well as such miscellaneous revenues as interest earnings, rents and royalties, special assessments, compensation for the loss of fixed assets, contributions and donations, etc. Revenues collected from these sources primarily serve to finance City government operation and management services.~~

~~Specific individual sources of revenue have been listed below as they apply to the City of Umatilla:~~

~~ENTERPRISE FUND REVENUE SOURCES~~

~~Six revenue sources generate proceeds earmarked for the Enterprise Fund—utility service taxes, franchise taxes, impact fees, water fees, sewer fees, and garbage fees. While the first three are collected into a non-operating budget for the Water and Sewer Fund, fees are respectively placed into operating funds for water and sewer services or for garbage service.~~

~~a. Utility Service Taxes~~

~~Revenues derived from taxes levied by the City of Umatilla on the purchase of utility services are referred to as utility service taxes. The primary utility services that are taxed are: electricity, cable television, gas, and water. Companies providing utility services to Umatilla are United Telephone, Lake County Cable Vision, Florida Power Corporation, Sumter Electric Company, Peoples Gas System, and Umatilla Water and Sewer Service. The City uses utility taxes to support improvements to the water and sewer system or may transfer proceeds to the General Fund to cover either capital improvements or operating, administration, or maintenance expenditures. Available funds may be used to finance capital improvements or reduce debt obligations.~~

~~b. Franchise Fees~~

1488 ~~———— The City of Umatilla receives a contracted percentage from all of the service companies~~
1489 ~~who operate within its jurisdiction. This fee is based upon the number of subscribers and their~~
1490 ~~usage of the utility. Franchise fees are imposed on electric, telephone, gas and cable television~~
1491 ~~services. The City usually allocates this revenue to water and sewer capital improvements or~~
1492 ~~transfers it to the General Fund to cover capital improvement or operating costs financed by this~~
1493 ~~fund. Available funds may be used to finance capital improvements, cover operating or~~
1494 ~~maintenance costs, or reduce debt obligations.~~

1495
1496 ~~———— c. ——— Water and Sewer Service Fees~~
1497 ~~————~~

1498 ~~———— A fee levied on residential and commercial customers connected to the municipal water~~
1499 ~~and sewer systems are collected to meet costs to provide such services. Funds remaining after~~
1500 ~~allocations to operating and maintenance expenditures may be applied to any capital~~
1501 ~~improvement, debt obligation, or transferred to the General Fund.~~

1502
1503 ~~———— d. ——— Interest~~

1504 ~~———— Interest earned from investment of water fees and utility taxes is also collected in the~~
1505 ~~Enterprise Fund. Proceeds earned from interest may be applied to operating and maintenance~~
1506 ~~costs, new or existing debt obligations, or transferred to another fund.~~

1507
1508
1509 ~~———— e. ——— Impact Fees~~

1510 ~~———— An impact fee is assessed on most new development occurring within the City serves to~~
1511 ~~cover part of the cost to provide additional water and sewer facilities necessary to meet demands~~
1512 ~~generated by that development. Fees are designated and used only for capital improvements to~~
1513 ~~the water and sewer system.~~

1514
1515
1516 ~~———— f. ——— Garbage Fees~~
1517 ~~————~~

1518 ~~———— A fee is assessed on all development receiving refuse collection service from Waste~~
1519 ~~Services, Inc. Approximately fifteen percent of these proceeds are returned to the City to cover~~
1520 ~~administration costs.~~

1521
1522 ~~———— SPECIAL ASSESSMENTS~~

1523
1524 ~~———— No special assessments are currently levied on any specific area of the City.~~

1525
1526 ~~CAPITAL IMPROVEMENTS ANALYSIS REQUIREMENTS~~

1527 ~~9J-5.016 (2), F.A.C~~

1528
1529 ~~This section presents an analysis of the fiscal implications of the identified capital improvements~~
1530 ~~needs within the City of Umatilla pursuant to Sec. 9J-5.016 (2) (a-f), F.A.C.~~

1531

1532 ~~Current local practices that guide the timing and location of construction, extension or increases~~
1533 ~~in capacity of each Public Facility 9J 5.016 (2) (a), F.A.C~~

1534
1535 ~~Current local practices that guide capital improvements are categorized as either existing or~~
1536 ~~available practices. These practices are examined as follows:~~

1537
1538 ~~1. Existing Practices that Guide Capital Improvements~~

1539
1540 ~~a. Engineering Master Plan/Studies.~~

1541
1542 ~~A master plan was prepared for water services to direct the development and~~
1543 ~~extension of facilities. Major investments in such public facilities by the City of Umatilla~~
1544 ~~typically involve the preparation of a master plan or study by an engineering/planning consulting~~
1545 ~~firm.~~

1546
1547 ~~b. Annual Budget~~

1548
1549 ~~The City's department heads identify their respective departments' capital~~
1550 ~~expenditure needs which are considered for inclusion in the annual budget.~~

1551
1552 ~~c. Comprehensive Plan~~

1553
1554 ~~The City of Umatilla will revise its comprehensive plan at least once every five~~
1555 ~~years. Capital improvements needs are identified within each element of the Comprehensive~~
1556 ~~Plan. The Plan also accounts for the costs of the identified capital improvements and establishes~~
1557 ~~the feasibility of implementing a capital budget plan to build the identified improvements.~~

1558
1559 ~~d. Fees and User Charges~~

1560
1561 ~~The City of Umatilla has the power to impose fees and user charges for public~~
1562 ~~provision of goods and services for the public health, safety, and welfare. This "police power"~~
1563 ~~allows the City of Umatilla to provide for certain capital costs associated with expenditures for~~
1564 ~~public health, safety, and welfare from revenues obtained from fees and user charges. User fees~~
1565 ~~are currently levied on water, sewer and refuse collection services provided by the City.~~

1566
1567 ~~e. Levels of Service Standards~~

1568
1569 ~~Levels of Service for the City of Umatilla will be established concurrently with~~
1570 ~~the adoption of this Capital Improvement Element to provide indicators of the extent or degree of~~
1571 ~~service provided by, or proposed to be provided by, a concurrency facility based on the~~
1572 ~~operational characteristics of the facility, and upon the capacity per unit of demand for each~~
1573 ~~public facility.~~

1574

1575 ~~_____ The City had not formally adopted LOS standards for public facilities and~~
1576 ~~services prior to the completion of this comprehensive plan. Within the other elements of this~~
1577 ~~comprehensive plan, the following minimum LOS standards have been adopted:~~

1578
1579 ~~Potable Water: _____ 2005 _____ 120 gallons per day / per resident~~
1580 ~~_____ 2015 _____ 150 gallons per day / per resident~~
1581 ~~_____ 2025 > _____ 150 gallons per day / per resident~~

1582
1583 ~~Sanitary Sewer: _____ 100 gallons per day / per resident~~

1584
1585 ~~Solid Waste: _____ 5 lbs. per resident per day~~

1586
1587 ~~Drainage: _____ a) Retention Volume _____ Water quality treatment volume is required per Chapter~~
1588 ~~40C-4, 2, F.A.C. and Chapter 40C-4, F.A.C. and Chapter 17-25, F.A.C.~~

1589
1590 ~~_____ b) Design Storm _____ 25 year, 24-hour duration storm event. Or the 10 year, 2-hour~~
1591 ~~duration storm runoff if greater than runoff occurring at the 50-year 24-hour~~
1592 ~~storm.~~

1593
1594 ~~_____ c) Water Quality _____ Stormwater discharge facilities must be designed so that water~~
1595 ~~quality of receiving body is not degraded below established classifications.~~

1596
1597
1598 ~~Traffic Circulation:~~

1599 _____

1600 _____ Road Class	_____ LOS
1601 _____	
1602 _____ * Principal Arterial	_____ C
1603 _____ * Minor Arterial	_____ D
1604 _____ * Major Collector	_____ D
1605 _____ * Minor Collector	_____ D

1606
1607 ~~Recreation: _____ 5.0 acres per 1,000 residents~~

1608
1609 ~~_____ f. _____ Adequate Facilities Ordinance.~~

1610
1611 ~~_____ The City of Umatilla will adopt an ordinance, by 2011, which requires facilities to~~
1612 ~~meet specific design and performance standards and levels of service in order for the City to~~
1613 ~~permit further development or amend a zoning map. This ordinance may also require existing~~
1614 ~~deficiencies to be remedied prior to or coinciding with further development or zoning map~~
1615 ~~amendments.~~

1616
1617
1618 ~~_____ g. _____ Concurrency Management System~~

1619 ~~—————The City of Umatilla will continue to maintain Land Use Regulations that assure~~
1620 ~~that development orders and permits are not issued unless the necessary facilities and services~~
1621 ~~are available concurrent with the impacts of development. —~~
1622

1623 ~~—————~~
1624 ~~h. ———Mandatory Dedication or Fees in Lieu Of~~
1625

1626 ~~—————As a condition to plat approval, the City may require subdivision developers to~~
1627 ~~dedicate a portion of the land in the development to be used for public purposes such as roads~~
1628 ~~and parks. Such dedications may be extended to the City of Umatilla or to a private group such~~
1629 ~~as a homeowners association.~~
1630

1631 ~~—————i. ———Moratoria~~
1632

1633 ~~—————The City may choose to halt or delay development for a temporary period of time~~
1634 ~~on an emergency basis to allow time to provide facilities required to eliminate an identified level~~
1635 ~~of service deficiency. This action, referred to as a moratorium, may be imposed on building~~
1636 ~~permits, development approvals, or governmental services. Moratorium may generally be~~
1637 ~~imposed for a "reasonable time" to allow for necessary planning activities pending~~
1638 ~~comprehensive plan preparation, adoption, or amendments.~~
1639

1641 ~~GENERAL FISCAL IMPLICATIONS OF EXISTING DEFICIENCIES AND FUTURE NEEDS~~
1642 ~~BY PUBLIC FACILITY TYPE~~
1643 ~~9J-5.016 (2) (b)~~
1644

1645 ~~————The general fiscal implications of existing deficiencies, replacement needs, and future~~
1646 ~~needs are based on improvement needs identified within the analysis subsection of the individual~~
1647 ~~comprehensive plan elements. The cost associated with each Category A, B, and C facility is~~
1648 ~~identified in Table 8-1 and in the Five Year Schedule of Capital Improvements, Table 8-9.~~
1649

1650 ~~————Deficiencies. —The Lake Sumter MPO 2025 Long Range Transportation Plan Summary~~
1651 ~~Report recognizes SR 19 as a road that needs improvements, although these improvements are~~
1652 ~~not cost feasible at this time.~~
1653

1654 ~~————Replacements. —Four Category B replacements were identified in the Comprehensive~~
1655 ~~Plan.~~
1656

1657 ~~————Summary. —As demonstrated later in this element, more than sufficient funds are available~~
1658 ~~to meet all costs for new and replacement facilities. After operating expenditures have been~~
1659 ~~taken into consideration, over \$10 million in revenues will be available to finance capital~~
1660 ~~improvements amounting to \$12,413,630. —~~
1661

1662 ~~COST ANALYSIS OF CAPITAL IMPROVEMENTS AND BASIS OF COST ESTIMATES~~

~~9J-5.016(2) (e)~~

~~Cost estimates for the proposed projects shown in Table 8-1 are based on 2009 dollar values. Due to inflationary factors and natural resource values associated with national, state, and regional economies, these costs are likely to increase over the extent of the planning period. The City should update project costs on an annual basis to reflect more current costs.~~

~~The method used to derive cost estimates for each proposed capital improvement varies according to the source or methodology most applicable to each. The basis for these cost estimates shown in Table 8-1 is summarized as follows:~~

~~a. Category A Facilities~~

~~There are currently no Category A improvements projected.~~

~~b. Category B Facilities~~

~~Costs for improvements to the sewer force main and installation of reuse lines was prepared by the City's engineering consultant.~~

~~c. Category C Facilities~~

~~The City of Umatilla provided information on cost estimates for all Category C improvements.~~

~~IMPACTS OF PUBLIC EDUCATION AND HEALTH CARE SYSTEMS AND FACILITIES~~

~~9J-5.016 (2) (d)~~

~~Three school facilities operated by the Lake County Board of Education are located within the City of Umatilla. Future school facilities and/or additional student stations in the northeast area of Lake County may be needed as the student population increases. The District's Five Year Facilities Master Plan for FY 2010-2014 does not mention a need for future student capacity at Umatilla Schools.~~

~~In addition to the ongoing capital improvements to Umatilla schools, the City of Umatilla is working with Lake County, other municipalities, and the District to create a school concurrency management system. In 2005, the State Legislature passed a Growth Management Reform Act (Senate Bill 360) that has significant impact on the District and City. This Act extended the requirements for concurrency to include schools. Key features of the bill are as follows: school concurrency is now mandatory statewide; school boards and local governments within each county must create school concurrency management systems by December 1, 2008, or face substantial penalties; and developers must be given the option to pay for school improvements in order to avoid a school concurrency requirement. The amount of payment must~~

1706 ~~be proportional to the number of students who will come from the new development. This~~
1707 ~~option is called proportionate share mitigation.~~

1708 _____
1709 _____

1710 ~~USE OF TIMING AND LOCATION OF CAPITAL IMPROVEMENTS TO PUBLIC~~
1711 ~~FACILITIES IN SUPPORT OF THE FUTURE LAND USE ELEMENT~~

1712 ~~9J-5.016(2)(e)~~

1713 _____
1714 ~~Location and timing of capital improvements projects are determined according to the~~
1715 ~~following growth management and development control activities:~~

1716 _____
1717 _____

1718 ~~1. Five Year Schedule of Capital Improvements~~

1719 _____
1720 ~~Capital improvements will be timed according to the availability of revenue or bonds to~~
1721 ~~finance their implementation. Projects are programmed for implementation according to a five-~~
1722 ~~year schedule which identifies the year in which financing will be available.~~

1723 _____
1724 ~~2. Coordination of Projects with Improvement Plans of State Agencies~~

1725 _____
1726 ~~No major projects are proposed by any other State agency for the Umatilla area during~~
1727 ~~the next five years. The City should coordinate any projects scheduled in the future with any~~
1728 ~~projects scheduled by State agencies for the Umatilla area.~~

1729 _____
1730 ~~3. Levels of Service~~

1731 _____
1732 ~~Levels of service shall be established for these public facilities concurrently with the~~
1733 ~~adoption of this Capital Improvement Element. These levels of service, in conjunction with the~~
1734 ~~City's Concurrency Management System, shall determine the time frame in which capital~~
1735 ~~improvements shall be implemented.~~

1736 _____
1737 ~~4. Service Areas~~

1738 _____
1739 ~~The determination of service areas for potable water supply, parks, and extensions of the~~
1740 ~~existing road network shall establish the location of Capital Improvements in support of the~~
1741 ~~Future Land Use Element. The current service area for the water system includes most of~~
1742 ~~Umatilla. Development in the east part of town is not within the current water system.~~

1743 _____
1744 ~~5. Land Use Controls~~

1745 _____
1746 ~~The City of Umatilla's Subdivision Ordinance provides design standards and a schedule~~
1747 ~~of required utility and street improvements applicable to any development that has been divided~~
1748 ~~as described in the Ordinance. For lands not considered subdivisions, the City has adequately~~
1749 ~~timed the development of such lands by using normal permitting and inspection procedures~~

1750 ~~stipulated within City development codes. Future development approval shall be consistent with~~
1751 ~~the adopted Comprehensive Plan including the Future Land Use elements Goals, Objectives and~~
1752 ~~Policies and the 2005 Future Land Use Map. Requests for annexation shall be reviewed for~~
1753 ~~compatibility with existing land uses and to ensure that expansion of public facilities does not~~
1754 ~~result in urban sprawl. Such development shall meet the requirements of the revised Land~~
1755 ~~Development Regulations.~~

1756
1757 ~~6. Subdivision Regulations~~
1758

1759 ~~The City of Umatilla has relied on subdivision regulations and normal permitting and~~
1760 ~~inspection procedures to guide the timing and location of capital improvements to public~~
1761 ~~facilities. These guides have proven to be effective. The City also uses mandatory connection of~~
1762 ~~new construction to the municipality's potable water supply and central sewer facilities as~~
1763 ~~additional means to time and locate additional capital improvements to the existing potable water~~
1764 ~~supply. Connections to new development shall proceed consistent with the Comprehensive~~
1765 ~~Plan's goals, objectives and policies and revised Land Development Regulations.~~

1766
1767 ~~Future development will occur as infill as well as from areas annexed into the City's~~
1768 ~~limits. This development will be subject to guidance through levels of service requirements,~~
1769 ~~mandatory hookup, and normal permitting and inspection requirements. The majority of land~~
1770 ~~within the City's incorporated limits has already been platted. Unplatted land within the City is~~
1771 ~~subject to the City's Subdivision Ordinance, as noted above.~~

1772
1773 ~~ASSESSMENT OF REVENUES AND EXPENDITURES~~

1774 ~~9J-5.016 (2) (f) (1-6)~~
1775

1776 ~~The following methods were used to assess the City's ability to fund the capital improvements~~
1777 ~~listed in Table 8-1, pursuant to Sec. 9J-5.016 (2) (f), F.A.C. Anticipated revenues and~~
1778 ~~expenditures for each of the three funds managed by the City are forecasted for the short range~~
1779 ~~planning period in order to evaluate revenues available for financing capital improvements and~~
1780 ~~debt obligations.~~

1781
1782 ~~METHODOLOGY USED TO FORECAST REVENUES AND EXPENDITURES~~
1783

1784 ~~Forecasts of revenues were performed by applying projection methods most applicable to~~
1785 ~~various State and local funding sources contributing to the City's General and Enterprise Funds.~~
1786 ~~A conservative approach was utilized to forecast revenues and expenditures. Based on this~~
1787 ~~approach, most sales taxes collected by the State and distributed to municipalities and counties~~
1788 ~~were extended into the future five years at a constant rate equivalent to the 2009/10 fiscal year~~
1789 ~~appropriations.~~

1790
1791 ~~The 2009/10 fiscal year was used as a base year from which revenue and expenditure~~
1792 ~~projections were forecasted for the following five fiscal years. This base year reflects a typical~~
1793 ~~fiscal year for revenues and expenditures. The 2009/10 budget included monies received from~~

1794 ~~FAA for the airport (runway rehabilitation). The current budget year revenues and expenditures~~
1795 ~~were compared with historical data (where applicable) of actual figures experienced during past~~
1796 ~~years.~~

1797
1798 ~~Multipliers were developed for each revenue type to apply to the established base year to~~
1799 ~~accomplish future revenues and expenditures. Generally, a status quo method was employed,~~
1800 ~~which applied a multiplier to population levels for each year of the five year period. For those~~
1801 ~~revenue sources or expenditure categories where a multiplier could not be derived due to~~
1802 ~~uncertain impacts resulting from regional economic conditions, figures for future years reflect~~
1803 ~~fiscal year 2009/10 levels or possibly were adjusted according to expectations assumed by the~~
1804 ~~City Clerk of City financial officer.~~

1805
1806 ~~Operating expenditures for proposed new projects and existing administration and~~
1807 ~~operation of municipal facilities and services were determined using two approaches:~~

1808
1809 ~~(1) Analyzing actual expenditures experienced by the City in past years and comparing~~
1810 ~~these with growth and development trends.~~

1811
1812 ~~(2) Anticipated expenditures estimated by the City Clerk or Budget Officer.~~

1813
1814 ~~Revenues and operating expenditures were forecasted within each budgeting fund created~~
1815 ~~for the City's fiscal management system. Each Fund is separately analyzed below to estimate~~
1816 ~~whether sufficient revenues will be available to finance capital improvements and services~~
1817 ~~identified as Category A and B facilities in the Comprehensive Plan, together with Category C~~
1818 ~~facility and service improvements not inventoried and analyzed within this Plan. Based on a~~
1819 ~~comparison of revenues and operating expenditures within each fund, available revenues (i.e.,~~
1820 ~~positive cumulative net balance) are shown in Table 8-8 together with all State and County~~
1821 ~~revenue sharing funds that are restricted to capital funding or for municipal-wide programs.~~

1822
1823 ~~GENERAL FUND REVENUES~~

1824
1825 ~~Table 8-2 provides current estimates and future projections of proceeds for each year in~~
1826 ~~the short rang planning period according to each revenue source comprising the City's General~~
1827 ~~Fund. The base year revenues are also shown. For the most part, the base year revenues mirror~~
1828 ~~the 2009/10 budget year. The methodology used to derive forecasts for each revenue source~~
1829 ~~related to the General Fund is described below.~~

1830
1831 ~~1. Ad Valorem Tax and Other City Tax Revenue Forecasts. Table 8-3 lists current~~
1832 ~~estimates and future projections for the City's tax base, ad valorem tax values, ad valorem tax~~
1833 ~~collection, and mill rate. The ad valorem tax value represents 100% of proceeds collected by~~
1834 ~~imposing a mill rate of 6.24 on the projected tax base. Property in the City is appraised at 100%~~
1835 ~~value by the Lake County Property Appraiser's Office, depending on the circumstances of the~~
1836 ~~evaluation. The tax base figures shown in Table 8-3 have been adjusted to reflect the impact of~~
1837 ~~Homestead Exemptions and other tax exemptions applied to property.~~

1838
1839 ~~———— A tax base value was projected for each year according to a status quo rate equal to that~~
1840 ~~experienced for the 2009 fiscal year. The 2009 tax base was divided by the 2009 resident~~
1841 ~~population to calculate an average per capita property value rate. That rate was then applied to~~
1842 ~~the resident population for each of the following five years. Inflationary factors are not included~~
1843 ~~in this estimate so that all values represent 2009 dollar value.—~~
1844 ~~TABLE 8-2~~
1845
1846 ~~FORECAST OF GENERAL REVENUES~~
1847
1848 ~~City of Umatilla~~

1849 ~~TABLE 8-2~~

1850
1851 ~~FORECAST OF GENERAL REVENUES~~

1852
1853 ~~City of Umatilla~~
1854 ~~TABLE 8-3~~

1855
1856 ~~AD VALOREM REVENUE AND BASE PROJECTIONS~~

1857
1858 ~~City of Umatilla~~

1859 ~~——— For budgeting purposes, an assumption was made that only 95% of the ad valorem taxes~~
1860 ~~would be collected. The row titled "Ad Valorem Tax Collected" in Table 8-3 reflects the ad~~
1861 ~~valorem tax value collected at a ninety-five percent.~~

1862
1863 ~~——— 2. Other City Tax Revenues. Projections for the infrastructure sales tax and local~~
1864 ~~option gas tax were determined by applying a per capita (status quo) tax rate for fiscal year (FY)~~
1865 ~~2009 to each following fiscal year's projected population. Revenue forecasts for these two~~
1866 ~~revenue sources were based on anticipated growth and development as reflected in the~~
1867 ~~population growth rate.—~~

1868
1869 ~~——— 3. State Revenue Sharing Funds. Forecasts for all funds received from the State,~~
1870 ~~with the exception of State grants, were kept constant to FY 2009/2010 funds. Due to~~
1871 ~~predetermined formulas used by the State to distribute these funds to local governments, use of~~
1872 ~~past trends may not reflect future distributions due to revenue shortfalls anticipated by the State~~
1873 ~~for the next fiscal year. Effects that additional State taxation may place on local government~~
1874 ~~revenue sharing distribution cannot be determined at this time.~~

1875
1876 ~~——— Grant funds were not measured for future fiscal years except for a conservative estimate~~
1877 ~~of grant funds to be distributed to Umatilla to assist financing revisions to land development~~
1878 ~~codes and regulations.~~

1879
1880 ~~——— 4. County Revenue Sharing Funds. Those funds that Lake County shares with the~~
1881 ~~City include the County Occupational License Fees, County Gas Tax, and the Local Government~~
1882 ~~1/2-cent Sales Tax. Each of these funds was projected using a different method. The~~
1883 ~~occupational license fees distributed to Umatilla were kept constant over the short-range~~
1884 ~~planning period due to the difficulty to project revenues: (1) the fees do not change~~
1885 ~~proportionally with growth and development as reflected in population growth, and (2) past~~
1886 ~~trends do not reflect current conditions or identify a predictable trend.~~

1887
1888 ~~——— Revenues obtained from the 1-cent Gas Tax were estimated by applying a status quo rate~~
1889 ~~to future population estimates (i.e., growth rate).~~

1890
1891 ~~——— The third revenue source, the Local Government 1/2-Cent Sales Tax, was projected~~
1892 ~~according to the status quo method. A per capita rate was applied to future year population to~~

1893 ~~reflect increased sales taxes resulting from future growth and development. As the City's and~~
1894 ~~County's population increases more people will be purchasing goods and contributing to this~~
1895 ~~sales tax.~~

1896
1897 ~~5. Fees for Services and Fines. All other revenues received from license and permit~~
1898 ~~fees, fines and forfeitures, interest, rents and royalties and special revenues were kept constant~~
1899 ~~over the short range planning period, or were increased or decreased at the average rate~~
1900 ~~exhibited historically.~~

1901
1902 ~~GENERAL FUND OPERATING EXPENDITURES~~

1903
1904 ~~Table 8-4 provides a forecast of City operating expenditures financed through the~~
1905 ~~General Fund. Annual operating expenditures financed through the General Fund were~~
1906 ~~projected by establishing typical expense estimates for FY 2009/10, the base year from which~~
1907 ~~projections were derived, based on the adopted budget for that year.~~

1908 ~~The purpose of projecting General Fund expenditures is to determine if revenues will be~~
1909 ~~available to pay for capital projects or for new services.~~

1910
1911 ~~For each governmental activity expenses are analyzed by salaries and personal services,~~
1912 ~~operating expenses, and capital outlay not qualifying as a capital improvement. Further~~
1913 ~~description of operating expenses relevant to each category is provided below. The City may~~
1914 ~~need to increase staff within the next five year period.~~

1915
1916 ~~Salaries and benefits were forecasted by applying a five percent annual rate of increase to~~
1917 ~~each preceding fiscal year.~~

1918 ~~Operating expenditures were projected using a status quo (i.e., average cost per capita)~~
1919 ~~method where the FY 2009/10 per capita average was applied to future population levels.~~
1920 ~~Adjustments were made based on past trends and according to anticipated costs identified by the~~
1921 ~~City Clerk. This methodology assumes that additional population will require additional~~
1922 ~~services which will affect administrative operating costs.~~

1923
1924 **TABLE 8-4**

1925
1926 **GENERAL OPERATING EXPENDITURES**

1927
1928 **City of Umatilla**

~~TABLE 8-4~~

~~GENERAL OPERATING EXPENDITURES~~

~~City of Umatilla~~

~~Capital outlay anticipated for the short range planning period was kept stable or reduced based on expenditures experienced in 2009/10 fiscal year. Forecasts of costs related to professional contractual work were kept constant over the next six years based on 2009/10 fiscal year expenditures. Where an anticipated cost may be higher or lower than the current fiscal year, adjustments were appropriately made.~~

~~General Fund Summary. A comparison of General Fund revenues and expenditures forecasted for the five year period is shown in Table 8-5. Though the balance for the General Fund indicates a net positive balance amounting to \$6.9 million is anticipated for the short range planning period. Note that this surplus was derived by removing revenues restricted to financing capital improvements or specified services.~~

~~The results of this analysis indicate that the General Fund will balance over the five year period. Sufficient funds will be available to finance proposed improvements and services supported by the General Fund.~~

~~Enterprise Fund Revenues and Expenditures. Table 8-6 lists revenues and operating expenditures forecasted for the short range planning period. This Fund includes proceeds collected from water, sewer, and garbage fees, utility service taxation, franchise taxes, impact fees and earned interest. Revenues in this Fund are either designated to support operating cost or to finance water and sewer capital improvements. Revenues are also transferred to the General Fund. The Garbage Fund is designed to provide a balance between revenues and expenditures, i.e., cover costs for refuse collection service provided by a private business and for city administration involved in this service.~~

~~To forecast water, sewer and garbage fee collections, franchise taxes, and utility taxes, a per capita (status quo) fee rate based on a comparison of FY 2009/10 service area population and revenues for each service was applied to the service area population estimates for the short range planning period (commercial use is included in the average per capita residential customer rate). Forecasted revenues for utility service taxes were again based on a 2009/10 status quo rate applied to future fiscal years. Impact fees were kept a constant rate equal to FY 2009/10, though the trend exhibited during past fiscal years was also researched.~~

~~A five percent annual increase was used to project salaries and employee benefits, while a status quo rate of increase was used for operating expenditures. Where an increase or decrease in expenditures could not be estimated within reason due to uncertain economic conditions, fiscal year 2009/10 budget allocations were extended at a flat rate through future years.~~

1972	TABLE 8-5
1973	
1974	SUMMARY OF GENERAL FUND BALANCE
1975	
1976	City of Umatilla TABLE 8-6
1977	
1978	ENTERPRISE REVENUE FUNDS AND OPERATING COSTS: 2009-2014
1979	
1980	City of Umatilla TABLE 8-6b
1981	
1982	ENTERPRISE REVENUE FUNDS AND OPERATING COSTS: 2009-2014
1983	
1984	City of Umatilla —
1985	As few improvements have been scheduled by the City at this time, a comparison of
1986	revenues and expenditures indicates that a positive cumulative balance amounting to
1987	approximately \$6.9 million will exist at the end of the five year study period.
1988	
1989	Operating Expenditures for New Programs and Public Facilities. As no capital
1990	improvements or new services were proposed in 2009 for the City of Umatilla during the short-
1991	range planning period, no additional operating or maintenance expenditures will develop.
1992	
1993	FINANCIAL CAPACITY ANALYSIS AND AVAILABLE REVENUES TO FINANCE
1994	CAPITAL IMPROVEMENTS
1995	
1996	The primary purpose of the Capital Improvements Element is to demonstrate that
1997	adequate funding will be available to acquire capital improvements at the time they are needed.
1998	Table 8-7 provides a list of all funding sources that are typically used to finance capital
1999	improvements, identifies those that are currently dedicated or restricted in use, and declares what
2000	funds, if any, are available to fund Category A, B, and C facility improvements or additional
2001	government services. Table 8-8 provides a financial capacity analysis based on a comparison of
2002	available revenues identified in Table 8-7 and Category A and B improvements identified in the
2003	Comprehensive Plan together with Category C improvements identified by the City. Based on
2004	this analysis the City has more than sufficient funds to finance all proposed capital
2005	improvements and services programmed within the Five Year Schedule of Capital
2006	Improvements.
2007	-
2008	Five Year Schedule of Capital Improvements. A five year schedule of capital
2009	improvements is shown in Table 8-9 for purposes of timing projects with availability of
2010	revenues. The Department of Environmental Protection gave \$1.5 million towards the expansion
2011	of the waste water treatment facility, which includes the construction of the waste water
2012	treatment plant and a sewer system, of which \$175,000 has been carried over to 2009/10. More
2013	detailed description of the costs and need for these capital improvements was described earlier
2014	within this element. Funds will be available to purchase and construct all improvements or

2015 ~~services scheduled within the Five Year Schedule of Capital Improvements, as demonstrated in~~
2016 ~~Tables 8-7 and 8-8.~~

2017 ~~TABLE 8-7~~

2018

2019 ~~REVENUE AVAILABLE FOR CAPITAL IMPROVEMENTS~~

2020

2021 ~~City of Umatilla-~~

2022

2023 ~~TABLE 8-8~~

2024

2025 ~~DEMONSTRATION OF FINANCIAL CAPABILITY &~~
2026 ~~FINANCIAL CAPACITY ANALYSIS~~

2027

2028 ~~City of Umatilla TABLE 8-9~~

2029

2030 ~~FIVE YEAR SCHEDULE OF CAPITAL IMPROVEMENTS~~

2031

2032 ~~City of Umatilla — ANALYSIS OF DEBT OBLIGATION AND DEBT CAPACITY~~

2033

2034 ~~—— The analysis prepared above to demonstrate the City's financial capacity to finance~~
2035 ~~capital improvements considers expenditure allocations to meet existing debt obligations. This~~
2036 ~~subsection analyzes existing debt service obligations in further detail together with the future~~
2037 ~~potential to finance capital improvements through bonds or loans. Maximum debt capacity will~~
2038 ~~be based on a summation of maximum annual debt payments that the City can make over a~~
2039 ~~twenty five year amortization period. An assumption has been made that the City can not~~
2040 ~~finance any debt beyond its ability to meet annual debt service obligations. Therefore, the~~
2041 ~~analysis is based on anticipated revenues and expenditures determined in Table 8-1 through 8-~~
2042 ~~10, as well as current debt obligations assumed by the City.~~

2043

2044 ~~—— Analysis of Current Debt Obligations. Current debt obligations assumed by the City of~~
2045 ~~Umatilla are comprised of a revenue bond issued in 1983 to finance improvements to the water~~
2046 ~~system Total principal on the revenue bond amounts to \$26,000 with an annual interest of 5% on~~
2047 ~~the remaining unpaid portion. The City has experienced no difficulty meeting obligations to~~
2048 ~~amortize these two loans.~~

2049

2050 ~~—— Analysis of Debt Capacity. To measure the City's maximum debt capacity, a premise has~~
2051 ~~been made that debt cannot exceed the ability to meet annual debt payments. Maximum annual~~
2052 ~~debt payment is measured by a summation of the following components: (1) net positive fund~~
2053 ~~balance, i.e., revenues remaining after operating expenditures and restricted revenues have been~~
2054 ~~subtracted; restricted revenue eligible for use in debt financing; existing annual debt payment;~~
2055 ~~and retained earnings broken down to a twenty five year apportionment. The debt capacity~~
2056 ~~analysis does not consider debt potential realized through additional revenues resulting from~~
2057 ~~increases in ad valorem millage rates or new revenue sources at the disposal of the City; nor are~~
2058 ~~additional revenues explored through budget cutbacks for future years.—~~

2059 ~~Debt capacity can be measured by the ratio of outstanding capital indebtedness to~~
2060 ~~property tax base and by a ratio of total revenue to maximum debt service obligation.~~
2061
2062 ~~a. Ratio of Outstanding Capital Indebtedness to Property Tax Base.~~
2063
2064
2065 ~~A common method to estimate a municipality's debt capacity involves a comparison of its~~
2066 ~~outstanding capital indebtedness (i.e., maximum debt capacity) for the five year period with the~~
2067 ~~property tax base value.~~
2068
2069 ~~Assessed property tax base values are shown in Tables 8-3. A comparison of maximum~~
2070 ~~total capital indebtedness (all three Funds) to the five year average annual property tax base~~
2071 ~~value indicates a ratio of one dollar of indebtedness to each \$4.90 value in property tax base, or a~~
2072 ~~ratio of 1 to 4.9.~~
2073 ~~These ratios can be interpreted to mean that capital indebtedness should not exceed one~~
2074 ~~dollar of debt for every 4.90 dollar value in tax base.~~
2075
2076 ~~b. Ratio of Total Debt Service to Total Revenue~~
2077
2078 ~~For the purpose of this comprehensive plan, annual debt service refers to the maximum~~
2079 ~~dollar amount that the City annually allocates to fulfill outstanding debt obligations for~~
2080 ~~bond/loan issues. A comparison of total debt service obligations supported by the General Fund~~
2081 ~~for the short range planning period to its total revenues indicates that this fund may annually~~
2082 ~~allocate no more than one dollar to annual debt payments for every \$3.40 collected in General~~
2083 ~~Fund revenues. For the Enterprise Fund, the City may annually allocate no more than one dollar~~
2084 ~~to annual debt payments for every \$6.00 collected in revenues, based on current fee ra~~

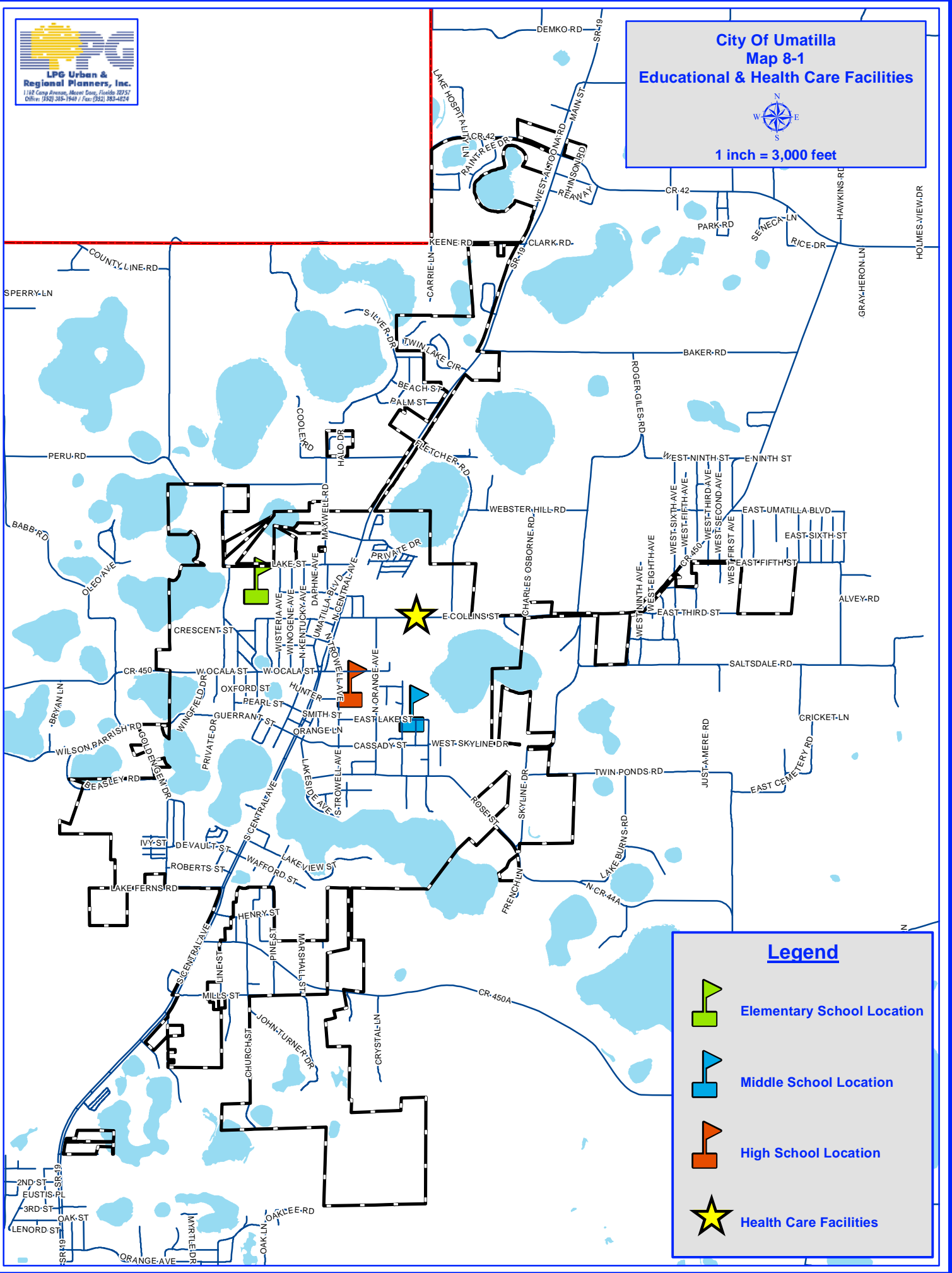


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**City Of Umatilla
 Map 8-1
 Educational & Health Care Facilities**



1 inch = 3,000 feet



Legend

-  Elementary School Location
-  Middle School Location
-  High School Location
-  Health Care Facilities

Lake - Sumter MPO

Long Range Transportation Plan

2025 Needs Plan Bicycle Facilities Needs Map

Map 7

VOLUSIA

MARION

SUMTER

SEMINOLE

ORANGE

POLK

OSCEOLA


LEGEND

Rails to Trails


 Existing

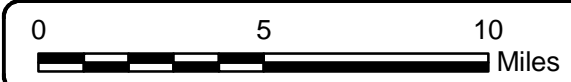
 Proposed

On-Street Bicycle Facilities

 Existing Bicycle Facilities

 Needed Facilities

 Bicycle Facilities by 2025 with Roadway Improvements



CHAPTER 8
CAPITAL IMPROVEMENT ELEMENT
GOALS, OBJECTIVES, AND POLICIES

GOALS, OBJECTIVES AND IMPLEMENTING POLICIES. This section stipulates goals, objectives and policies for implementing the capital improvement schedule for the City of Umatilla.

8-1. GOAL: MANAGEMENT OF CAPITAL IMPROVEMENTS, ADEQUATELY PROVIDE NEEDED PUBLIC FACILITIES WITHIN THE CITY'S JURISDICTIONAL AREA IN A MANNER THAT PROTECTS INVESTMENTS IN AND MAXIMIZES USE OF EXISTING FACILITIES, CONSERVES ENVIRONMENTALLY SENSITIVE LANDS, AND PROMOTES ORDERLY COMPACT GROWTH.

OBJECTIVE 8-1.1: PURPOSE OF CAPITAL IMPROVEMENTS MANAGEMENT. ~~(9)5.016(3)(b)(1)~~
Capital improvements shall be provided for purposes of correcting existing deficiencies, accommodating desired future growth, and replacing deteriorated or obsolete facilities. capital improvements shall be programmed within the Five-Year Schedule of Capital Improvements, as shown in Table VIII-1, according to the rank of priorities and timing set forth therein.

Policy 8-1.1.1: Priority Evaluation. ~~(9)5.016(3)(c)(1)~~
The following priorities shall be used to determine which projects are included in the CIP:

1. To remove a direct and immediate threat to the public health or safety.
2. Necessary to meet or maintain established levels of service.
3. Essential for the maintenance of existing facilities or infrastructure.
4. Increase the efficiency of existing facilities or infrastructure.
5. Will accommodate new development or redevelopment anticipated in this plan.
6. Whether the project competes with other facilities that have been or could reasonably be provided by other government entities or the private sector.
7. The revenue-generating potential of the project.
8. Whether the project leverages additional benefits to the city, such as offers to donate land or services by the private sector and/or other governmental entities.

Policy 8-1.1.2: Criteria for Renewal and Replacement of Capital Facilities. ~~(9J-5.016(3)(c)(3))~~

Upon adoption of the Comprehensive Plan, the City shall annually monitor the condition of existing capital facilities to evaluate the need for renewal and/or replacement of such facilities. The criteria for evaluation shall be as follows:

1. to protect the investment in existing facilities by scheduling proper maintenance and operation of facilities;
2. to maintain adopted levels of service for public facilities, and;
3. to protect the health, safety and welfare of the public.

Prioritization of scheduling of renewal and/or replacement within the City's budget shall be based on these factors and, if required, the Capital Improvement Element and the City's Five Year Schedule of Capital Improvements shall be amended to reflect these projects.

Policy 8-1.1.3: 10-year Water Supply Plan. ~~(9J-5.016(3)(c)(1))~~

The City will coordinate Capital Improvements with the 10-year Water Supply Facilities Work Plan.

1. The City will identify all additional potable water supply sources infrastructure and facilities (and associated projects/costs) needed to meet water supply demands for a 10-year Water Supply Facilities Work Plan.
2. The additional potable water supply sources, infrastructure and facilities and associated projects identified in the 10-year Water Supply Facilities Work Plan will be developed in coordinating with local governments and prepared in accordance with the St. Johns River Water Management District regional water supply plans.
3. The City will ensure that all facilities identified as being needed in the first five years of the 10-year Water Supply Facilities Work Plan planning period be adopted as a revision to the City's 5-year Capital Improvements Plan.
4. The City will ensure that the selection of water supply projects in the 10-year Water Supply Facilities Work Plan are evaluated based on: imparting a minimal impact to spring and wetland flows/levels; feasibility of cost and operability; and the availability of the water supply resource concerning allocations provided to other neighboring unities and / or governments.
5. On an ongoing basis, review pre-existing plans and performance data identified in the 10-year Water Supply Facilities Work Plan and actual conditions identified in the field relating to the existing water system to identify deficiencies, priorities, and improvements costs.

85
86 6. Each year, continue implementation of the annual renewal and replacement program for
87 system improvements to address water utility system pressure problems and other
88 deficiencies identified in the field or as planned in the City's 1-year water supply Facilities
89 Work Plan.

90
91 7. The City will investigate the feasibility of using excess captured storm water and/or
92 surface water and the potential to capture storm water for the purpose of
93 augmenting the City's reclaimed water system. A report of the investigation shall be
94 submitted to the District for review and approval no later than March 31, 2013. At a
95 minimum, the investigation shall evaluate the technologic feasibility, economic feasibility,
96 and environmental feasibility of using captured storm water and/or surface water. The
97 feasibility investigation shall identify feasible quantities of water for use, and a schedule of
98 implementation of these lower quality water sources or other similar sources, unless the
99 feasibility study demonstrates that such use is not economically, technologically, or
100 environmentally feasible.

101
102 **Policy 8-1.1.4: Budget Impact. ~~(9J-5.016(3)(c)(1))~~**

103 The City shall adopt a Capital Improvements Budget in congruence of the annual budgeting
104 process which evaluates current, short range and long range needs for infrastructure. An
105 annual capital improvement budget as well as a five year forecast of projects will be an ongoing
106 practice. The five year plan will require consideration of construction costs, inflation and
107 impacts on other operating revenues.

108
109 **Policy 8-1.1.5: Annual Updates. ~~(9J-5.016(3)(c)(7))~~**

110 The Capital Improvements Program shall be updated annually by all affected Departments
111 within the City to incorporate any necessary adjustments in prioritization or evaluation of
112 proposed projects.

113
114 **Policy 8-1.1.6: Lake-Sumter MPO's 2035 Plan**

115 The City recognizes Lake Sumter MPO's Transportation 2035 Plan adopted on December 8,
116 2010 and its subsequent amendments.

117
118
119 **OBJECTIVE 8-1.2: COORDINATION OF LAND USE DECISIONS AND FISCAL RESOURCES WITH**
120 **FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS. ~~(9J-5.016(3)(b)(3))~~**

121 Coordinate land use decisions and projected fiscal resources with a schedule of capital
122 improvements which maintains adopted level of service standards and meets the existing and
123 future facility needs of the City of Umatilla.

124
125 **Policy 8-1.2.1: Coordinate Land Use Decisions with the Five-Year Schedule of Capital**
126 **Improvements. ~~(9J-5.016(3)(c)(1))~~**

127 The City shall coordinate land use decisions with the Five-Year Schedule of Capital
128 Improvements by assuring that the Comprehensive Plan and the Land Development
129 Regulations shall be consistent with capital improvements programmed within this Schedule
130 through the following activities:

131
132 1. Required Consistency of the Comprehensive Plan. Capital improvements proposed within
133 each individual element of the Comprehensive Plan to meet a deficiency, replace obsolete
134 or worn-out facilities, or meet level of service requirements of new growth and
135 development, shall be consistent with those proposed within the Five-Year Schedule of
136 Capital Improvements.

137
138 2. Required Consistency of Amendments to the Comprehensive Plan. The Five-Year Schedule
139 of Capital Improvements shall be consistent with public facility needs demanded by new
140 development resulting from amendments to the Comprehensive Plan. The City shall
141 evaluate the Capital Improvement Elements and the Five-Year Schedule of Capital
142 Improvements prior to the adoption of a Plan amendment. Proposed Plan amendments
143 shall be evaluated according to the following guidelines:

144
145 A. Does the proposed amendment contribute to the elimination of a condition of public
146 hazard as described in the City's Comprehensive Plan?

147
148 B. Does the proposed amendment diminish or eliminate any existing condition of public
149 facility capacity deficits, as described in the Traffic Circulation, Public Facilities, or
150 Recreation and Open Space Elements?

151
152 C. Does the proposed amendment conform to the future land uses designated on the
153 Future Land Use Map within the Future Land Use Element?

154
155 D. Does the proposed amendment comply with and accommodate public facility demands
156 based on the adopted level of service standards contained herein?

157
158 E. If the proposed action requires the City to provide any public facility, the City shall
159 demonstrate that adequate revenue will be available to finance such facilities by
160 evaluating projected revenues within the Capital Improvements Element.

161
162 F. Does the proposed amendment impact facility plans of any State Agency?

163
164 G. Is the project coordinated with the 10-year Water Supply Plan?

165
166 H. Does the proposed amendment demonstrate that adequate water supplies and
167 associated public facilities are, or will be, available to meet the projected growth
168 demands?

169
170 3. Consistency of Development Orders and Permits. The City's Land Development Regulations
171 ensure that decisions regarding the issuance of development orders, building permits,
172 certificates of occupancy, and other applicable permits described within the City's Land
173 Development Regulations shall be consistent with goals, objectives, and policies of the
174 Comprehensive Plan, and shall be consistent with the provisions of public facilities
175 programmed within the Five-Year Schedule of Capital Improvements.

176
177 **Policy 8-1.2.2: Level of Service Standards. ~~(9) 5.016(3)(c)(4)~~**
178 Facilities and infrastructure improvements demanded by future growth and development shall
179 be evaluated according to the following minimum level of service standards:

180
181 Solid waste: 5 pounds per day, per resident

182
183 Potable Water: 2005 120 gallons per day / per resident for resident
184 2015 150 gallons per day / per resident
185 2025> 150 gallons per day / per resident

186
187 Sanitary Sewer: 100 gallons per day / per resident

188
189 Drainage: a.) Retention Volume -- Water quality treatment volumes required
190 per Chapter 40C-42 and Chapter 40C-4, F.A.C. and Chapter 17-25,
191 F.A.C.

192
193 b.) Design Storm -- 25 year, 24 hour duration storm event. Or the
194 10-year, 2 hour duration storm runoff if greater than runoff
195 occurring at the 25 year, 24 hour storm.

196
197 Traffic: Road Class LOS
198 Principal Arterial D
199 Minor Arterial D
200 Major Collector D
201 Minor Collector D

202

<u>Road Class</u>	<u>Peak Hour Minimum Level of Service*</u>
<u>Principal Arterials: None are present</u>	<u>D</u>
<u>Minor Arterials: S.R. 19 (Central Ave)</u>	<u>D</u>
<u>Major Collectors: C.R. 44A (Lakeside Ave/Rose St.)</u>	<u>D</u>
<u>Minor Collectors:</u>	<u>-</u>
<u>C.R. 450 (Ocala St.)</u>	<u>D</u>

C.R. 450 (Collins St.)	<u>D</u>
C.R. 450A	<u>D</u>
Local Roadways **	<u>D</u>

203 *Level of service shall be predicated on the lowest quality design hour, which shall represent
 204 the 100th highest hour of traffic, as determined by FDOT.
 205 **All public roadways not classified as collectors or arterials

206
207
208

209 **Public School Facilities:**

210 On or before September 15th of each year and after consideration of the written
 211 comments of the County and the Cities, the Lake County School Board will adopt a
 212 financially-feasible Work Program that includes school capacity sufficient to meet
 213 anticipated student demand within the County, based on the LOS standards set forth in
 214 the Interlocal Agreement. The School Board will construct and/or renovate school
 215 facilities sufficient to maintain the LOS standards set forth in the Interlocal Agreement,
 216 consistent with the adopted 5-Year Facilities Work Program. Nothing in this agreement
 217 shall be construed to abrogate the School Board’s constitutional authority in
 218 determining delivery of student services, including but not limited to school scheduling
 219 or to require the School Board to redistrict any school more than once in any three
 220 consecutive year period. The City of Umatilla shall adopt the School Board’s adopted
 221 work program into their CIE schedule.

222

223 Elementary: 100% of permanent FISH capacity. If core dining capacity is available in excess of
 224 FISH capacity, the school capacity shall be increased up to 125% of FISH capacity by adding
 225 seats located in temporary student stations so long as the total capacity does not exceed core
 226 dining capacity.

227

228 Middle: 100% of permanent FISH capacity. If core dining capacity is available in excess of FISH
 229 capacity, the school capacity shall be increased up to 125% of FISH capacity by adding seats
 230 located in temporary student stations so long as the total capacity does not exceed core dining
 231 capacity.

232

233 High: 100% of permanent FISH capacity. If core dining capacity is available in excess of FISH
 234 capacity, the school capacity shall be increased up to 125% of FISH capacity by adding seats
 235 located in temporary student stations so long as the total capacity does not exceed core dining
 236 capacity.

237

238 Coordination with the Lake County School Board’s Five Year District Facilities Work Plan,
 239 the plans of other local governments, and as necessary, updates to the Concurrency
 240 Service Area map is required to ensure that the adopted Level of Service Standards for
 241 Concurrency Service Areas will be achieved and maintained.

242
243 **Policy 8-1.2.3: Development Orders Issued Prior to Adoption of Comprehensive Plan. ~~(9J-5.016(3)(c)(5))~~**
244

245 Provisions for facilities to serve development for which development orders were issued prior
246 to plan adoption will be as directed by the City's existing codes and ordinances.
247

248 **Policy 8-1.2.4: Facilities Availability Requirement. ~~(9J-5.016(3)(c)(6))~~**

249 The City shall have provisions for the availability of public facilities and services needed to
250 support development concurrent with the impacts of such development. Public facility and
251 service availability shall be sufficient if the public facilities and services for a development are
252 phased, or the development is phased, so that the public facilities and those related services
253 which are deemed necessary by the local government to operate the facilities necessitated by
254 that development, are available concurrent with the impacts of the development in accordance
255 with the requirements of Florida Statutes. Adequate water supplies and facilities shall be
256 available to serve new development no later than the date on which the local government
257 anticipates issuing a certificate of occupancy or its equivalent.
258

259 **OBJECTIVE 8-1.3: FUTURE DEVELOPMENTS TO BEAR COSTS OF THEIR RESPECTIVE**
260 **INFRASTRUCTURE IMPACTS. ~~(9J-5.016(3)(b)(4))~~**

261 The City shall ensure that future development shall bear a proportionate cost for facility
262 improvements necessitated by the development in order to maintain adopted level of service
263 standards. Such costs shall be determined at the time of development approval and fees shall
264 be paid or construction plans for improvements shall be approved prior to final development
265 approval.
266

267 **Policy 8-1.3.1: Mandatory Provision of Facilities of Fees Therein Lieu Of. ~~(9J-5.016(3)(c)(8))~~**

268 The City shall require new development to bear all of a proportionate share of costs associated
269 with the provisions of public facilities at adopted levels of service necessitated by such
270 development and to maintain facilities and infrastructure according to adopted level of service
271 standards. New development shall be required to assume responsibility for the following costs:
272

273 Transportation Impacts. New development shall be required to provide transportation
274 improvements and/or pay transportation impact fees to accommodate the impact of the
275 development on the roadway system. The impact of such development shall be reviewed prior
276 to final development approval to determine the effect on adopted levels of services.
277

278 Sanitary Sewer Impacts. All new development shall be required to connect to the City's
279 central sewer system when available. Where not available, the development will be required
280 to install dry lines for future connection. All impact fees and costs associated with the
281 provisions of such facilities shall be the responsibility of the developer. The provision of this
282 facility shall meet adopted levels of service and shall be in placed prior to final development
283 approval.

284
285 Potable Water Impacts. All new development shall be required to connect to the City's
286 central water system. The provision of potable water shall be in place concurrent with the
287 impacts of new development and shall meet adopted levels of service. All impact fees and the
288 costs associated with the provisions of such facilities shall be the responsibility of the
289 developer.

290
291 Solid Waste Impacts. Trash collection services shall be provided to new development by a
292 refuse collection agency secured under contract by the City unless a development agreement
293 commits the new development to provide such service at or above the adopted minimum level
294 of service standard. New development shall assume all costs for the service, making payments
295 according to the City's service agreement established with the refuse collection agency.

296
297
298 Drainage Impacts. All new development shall be required to provide stormwater
299 improvements at full cost to the development consistent with adopted levels of service
300 standards. New development shall be required to provide necessary on-site stormwater
301 management facilities that assure post-development volumes. Such improvements shall be in
302 place prior to the issuance of a Certificate of Occupancy.

303
304 Conservation Impacts and Aquifer Recharge Protection. Applicants of development approval
305 shall be required to provide minimum open space requirements as outlined in the Future Land
306 Use Element to ensure aquifer recharge and shall be required to preserve or conserve
307 environmentally sensitive lands located at the proposed development site as specified in
308 Policies following Objective 5-2.9 of the Conservation Element. The developer shall assume all
309 costs to provide any preservation of environmentally sensitive lands. If such preservation is
310 proposed, the applicant may be eligible for density bonuses for such preservation. Such
311 bonuses shall not exceed the maximum gross density of the site.

312
313 **OBJECTIVE 8-1.4: FISCAL RESOURCE MANAGEMENT. ~~(9J-5.016(3)(b)(5))~~**
314 The City of Umatilla shall manage fiscal resources to ensure a provision of needed capital
315 improvements for improvements for development permits issued prior to the adoption of the
316 comprehensive plan and for future development and redevelopment. Such Capital
317 Improvements shall be scheduled in the City's Five-Year Schedule of Capital Improvements and
318 shall ensure that public facilities necessary to meet adopted levels of service are in place
319 concurrent with the impacts of development as specified in Policy 8A-1.1.3, Concurrency
320 Management System.

321
322 **Policy 8-1.4.2: Compliance with Section 163.3177(2)(a), F.S. All new development must**
323 **adhere to the following: ~~(9J-5.016(3)(c)(6))~~**
324

325 **1. Adequate water supplies and facilities shall be available to serve new development no later**

326 than the date on which the City anticipates issuing a certificate of occupancy.

327
328 2. Consultation with the water supplier must occur during the permit review process and prior
329 to the approval of a building permit to determine if adequate supplies will be available to
330 serve the developer by the anticipated issuance date of certificate of occupancy.

331
332 **Policy 8-1.4.1: Available Revenue to Support Capital Improvements Scheduled within the Five-**
333 **Year Schedule of Capital improvements. ~~(9J-5.016(3)(c)(7))~~**

334 No capital improvement shall be programmed within the Five-Year Schedule of Capital
335 Improvements for which insufficient funding has been identified within Capital Improvements
336 Element to finance the cost to implement and operate such improvement. The City shall
337 ensure that sufficient funding is available, from local or other revenue sources, to finance all
338 capital improvements identified within the Five-Year Schedule of Capital Improvements.

339
340 **Policy 8-1.4.2: Reservation of Facility Capacities to Preclude Demand for Capital**
341 **Improvements Not Scheduled with the Five-Year Schedule of Capital Improvements.**
342 **~~(9J-5.016(3)(c)(6))~~**

343 The City shall implement the Concurrency Management System as specified in this
344 Comprehensive Plan. This system includes provisions for reservation of capacities, provisions
345 for vesting of assigned capacities and the conditions under which concurrency will be met.

346
347 The City shall issue no development orders for new development that result in a demand for
348 capacity that exceeds the design capacity threshold for which the adopted level of service
349 standard is established. The Land Development Regulations incorporate provisions that require
350 an analysis of the impacts that the associated development places on the levels of service for
351 public facilities based on elevation criteria set forth within the Concurrency Management
352 System.

353
354 **Policy 8-1.4.3: Limitation of Indebtedness. ~~(9J-5.016(3)(c)(2))~~**

355 The maximum debt that the City of Umatilla may assume shall not exceed an amount greater
356 than a value equal to 29.5% of the City's assessed taxable property base; unless additional
357 funding sources are utilized or existing sources increased that do not require property taxes to
358 be pledged against debt that is incurred. The maximum debt capacity encumbered on the
359 General Fund shall not exceed 106% of the assessed taxable property base, while the Enterprise
360 Fund shall not encumber debt greater than 9.8%.

361
362 **Policy 8-1.4.4: Maturity Date. ~~(9J-5.016(3)(c)(2))~~**

363 The maturity date for any debt shall not exceed the reasonable expected useful life of the
364 project so financed.

365
366 **Policy 8-1.4.5: Self-Liquidating Debt Measures. ~~(9J-5.016(3)(c)(2))~~**

367 The City of Umatilla shall use special assessments, revenue bonds, and/or any other available

self-liquidating debt measures as an alternative to general obligation bonds where and when feasible and applicable. Such indebtedness shall not cause total City debt obligation to exceed 9.8% percent of the assessed property tax base, unless additional State, County, or City revenue mechanisms provide additional funding.

Policy 8-1.4.6: Limitation on Use of Bonds. ~~(9J-5.016(3)(c)(2))~~

The City of Umatilla shall limit the use of long-term bond financing to those capital improvements programmed in the Five-Year Schedule of Capital Improvements for which current revenues, including State and Federal revenue sharing funds, are insufficient to amortize the project cost within four fiscal years after construction or installation commences. The use of general obligations bonds shall not cause outstanding capital indebtedness to exceed a level greater than 19.5% of the assessed property tax base for the City of Umatilla.

Policy 8-1.4.7: Consistency With Comprehensive Plan ~~(9J-5.016(3)(c)(9))~~

The City will direct expenditures for capital improvements for the provision of capital facilities in a manner consistent with this comprehensive plan only.

GOAL 8-2: MONITOR AND EVALUATE CAPITAL IMPROVEMENTS.

THE CAPITAL IMPROVEMENTS ELEMENT SHALL BE MONITORED, EVALUATED AND AMENDED TO MAINTAIN EFFECTIVENESS AND EFFICIENCY IN THE PROVISION OF PUBLIC FACILITIES AND SERVICES REQUIRED TO MEET MINIMUM LEVEL OF SERVICE STANDARDS ADOPTED BY THE CITY OF UMATILLA.

OBJECTIVE 8-2.1.1: MONITORING AND EVALUATION PROCEDURE. ~~(9J-5.016(5))~~

The City shall develop and adopt a monitoring and evaluation procedure for the Capital Improvements Element, including the Five-Year Schedule of Capital Improvements.

Policy 8-2.1.1: Monitoring and Evaluating the Capital Improvements Element. ~~(9J-5.016(5))~~

The Capital Improvements Element shall be reviewed on an annual basis to ensure that required fiscal resources are available concurrent with the capital improvements proposed to be included in the City's Annual Budget. Such capital improvements scheduled in the Annual Budget shall be consistent with the Comprehensive Plan and provided adequate public facilities to support future land use consistent with adopted level of service standards. The Capital Improvements Element, including the Five-Year Schedule of Capital Improvements, shall be updated no later than December 1, of each year and shall be reviewed in conjunction with the development of the upcoming fiscal year Annual Budget.

Policy 8-2.1.2: Amendments to the Five-Year Schedule of Capital Improvements. ~~(9J-5.016(5))~~

Pursuant to Section 163.3187, Florida Statutes, changes to the programming of improvements within the Five-Year Schedule of Capital Improvements shall occur no more than twice a year and as allowed for emergencies necessary for the protection of the public's health, safety, and

welfare, development of regional impacts, and certain small scale development accommodating less than five acres. No plan amendment shall be required for repair or service and support projects that have no direct impact on the maintenance of adopted minimum level of service standards. Such changes shall be amended by an ordinance.

Policy 8-2.1.3: Update and Revision to Data and Analysis Cited in the Plan and Capital Improvements Element. ~~(9J-5.016(5))~~

Changes to the Comprehensive Plan shall occur by ordinance: corrections, acceptance of facilities committed through redevelopment agreements construction of any facility in the Schedule may occur by ordinance. Amendments or adjustments to the Five-Year Schedule of Capital Improvements shall be reported to the Florida Department of Community Affairs as mandated in Chapter 163.3187, F.S. No plan amendment shall be required for repair, renovation, replacement or service and support projects that have no direct impact on the maintenance of adopted minimum level of service standards. Such changes shall be amended by an ordinance.

Policy 8-2.1.4: Amendments to the Timing, Location or Scheduling of Capital Improvements. ~~(9J-5.016(5))~~

Pursuant to Florida Statute 163.3187, a plan amendment shall be required to eliminate, defer or delay construction of any facility that is needed to maintain the established level of service standards for improvements which are programmed in the Five-Year Schedule of Capital Improvements. No plan amendment shall be required for repair, renovation, replacement or service and support projects that have no direct impact on the maintenance of adopted minimum level of service standards. Such changes shall be amended by an ordinance.

Policy 8-2.1.5: Public Participation. ~~(9J-5.016(5))~~

Findings and recommendations requiring an amendment to the Capital Improvements Element or the Five-year Schedule of Capital Improvements shall be presented by the City Clerk or a designee to the City Council at a public hearing where opportunities are provided for public participation.

Policy 8-2.1.6: Monitoring and Evaluation Procedures. ~~(9J-5.016(5))~~

The monitoring and evaluation procedure shall incorporate the following actions ~~as required by Florida Administrative Codes 9J-5.005(7) and 9J-5.016(5), F.A.C.:~~

1. Update and Refinements. Determine if any corrections, updates, or modifications are necessary to maintain consistency with the Annual Budget and to provide the best available information and data. The City shall undertake the following activities:

- A. Annually update estimated revenues and operating expenditures within the Capital Improvements Element by September of each year for purposes to further consistency with the Annual Budget, and update all revenue and operating costs forecasts for the

452 following five-years;

453
454 B. Update improvements listed in the Five-Year Schedule of Capital Improvements,
455 including project costs affected by inflation, and add new improvements as necessary to
456 comply with goals, objectives, and policies cited in this element. Improvements
457 committed through development agreements will also be listed in the Schedule of
458 Capital Improvements;

459
460 C. Revise the Capital Improvements Element as necessary to reflect revisions and updates
461 to population projections annually prepared by the Bureau of Economic and Business
462 Research at the University of Florida;

463
464 D. Revise the Capital Improvements Element as necessary to reflect new revenue sources
465 that are established by the City Council or as created by the State of Florida;

466
467 E. Annually update debt capacity and all analysis of financial capacity;

468
469 F. Update inventory and analysis to reflect the most recent proposed plans of the Lake
470 County Board of Education to improve existing or develop new facilities; any major
471 improvements by the Florida Department of Transportation that are scheduled for the
472 next three year period; and any projects proposed by the St. Johns River Water
473 Management District or any other State Agency. Such updates shall be consistent with
474 Chapter 163.3187.

475
476 2. Internal Consistency Review.

477 Revise data and analysis within other supporting documents of the Comprehensive Plan to
478 reflect changes made to the Capital Improvements Element or the Five-Year Schedule of
479 Capital Improvements.

480
481 3. External Consistency Review.

482 Coordinate with the designated City Budget Officer to assure that revisions, modifications
483 or changes made to the Five-Year Schedule of Capital Improvements are reflected within
484 the Annual Budget.

485
486 4. Capital Improvement Evaluation Criteria.

487 Review the criteria used to evaluate capital improvement projects to assure that the
488 projects are ranked on their appropriate order of priority and incorporate any needed
489 changes to upgrade and facilitate the evaluation process.

490
491 5. Level of Service Standards.

492 The Comprehensive Plan shall be used to evaluate the City's effectiveness in maintaining
493 the adopted level of service standards and recommend any needed action to address

494 deficiencies in the provision of facilities and services.

495
496 6. Outstanding Indebtedness.

497 Annually evaluate the ratio of outstanding indebtedness to the assessed property tax base
498 to assure that indebtedness does not exceed maximum levels established in policy.

501
502 **CHAPTER VIII**

503
504 **CAPITAL IMPROVEMENTS ELEMENT**

505
506 **City of Umatilla Comprehensive Plan**

507
508 **Goals, Objectives and Implementing Policies**

509 ~~GOALS, OBJECTIVES AND IMPLEMENTING POLICIES. This section stipulates goals,~~
510 ~~objectives and policies for implementing the capital improvement schedule for the City of~~
511 ~~Umatilla.~~

512
513 ~~8-1. GOAL: MANAGEMENT OF CAPITAL IMPROVEMENTS. ADEQUATELY PROVIDE~~
514 ~~NEEDED PUBLIC FACILITIES WITHIN THE CITY'S JURISDICTIONAL AREA IN A~~
515 ~~MANNER THAT PROTECTS INVESTMENTS IN AND MAXIMIZES USE OF EXISTING~~
516 ~~FACILITIES, CONSERVES ENVIRONMENTALLY SENSITIVE LANDS, AND PROMOTES~~
517 ~~ORDERLY COMPACT GROWTH.~~

518
519 ~~OBJECTIVE 8-1.1: PURPOSE OF CAPITAL IMPROVEMENTS MANAGEMENT.~~
520 ~~Capital Improvements Shall Be Provided for Purposes of Correcting Existing~~
521 ~~Deficiencies, Accommodating Desired Future growth, and Replacing Deteriorated or~~
522 ~~Obsolete Facilities. Capital Improvements Shall Be Programmed within the Five Year~~
523 ~~Schedule of Capital Improvements, as Shown in Table VIII-1, According to the Rank of~~
524 ~~Priorities and Timing Set Forth Therein.~~

525
526 ~~Policy 8-1.1.1: Public Facilities Definition. Public facilities for the purpose of the~~
527 ~~Comprehensive Plan shall be constructed to include the structure, land design, permitting,~~
528 ~~aneillary equipment, and construction costs related to the following capital improvements:~~

- 529
530 ~~• arterial, collector and local roads;~~
531 ~~• potable water;~~
532 ~~• sanitary sewer;~~
533 ~~• parks and recreation;~~
534 ~~• stormwater management;~~
535 ~~• solid waste collection and disposal.~~
536

537 ~~Policy 8 1.1.2: Level of Service Categories Applicable to Public Facilities.~~ Umatilla shall apply
538 ~~level of service standards to public facilities according to the following categories:~~

539
540 ~~— A. Category A (Concurrency, Mandatory) — Public facilities for which a level of~~
541 ~~service must be established for concurrency determination. These facilities include~~
542 ~~roadways, water, sanitary sewer, solid waste, drainage and parks and recreation facilities~~
543 ~~under ownership and operation authority of Umatilla.~~

544
545 ~~— B. Category B (Non Concurrency Mandatory) — Public facilities exempt from~~
546 ~~concurrency determination that Umatilla shall include in the financial capacity analysis~~
547 ~~within the Capital Improvements Element. These facilities include housing, and~~
548 ~~conservation improvements, including governmental services and facilities necessary to~~
549 ~~administer and implement the comprehensive plan.~~

550
551 ~~— C. Category C (Non Concurrency, Non Mandatory) — Public facilities that are~~
552 ~~exempt from concurrency requirements (i.e., level of service standards) and that are not~~
553 ~~analyzed and identified within a mandatory element of the comprehensive plan are~~
554 ~~classified as Category C.~~

555
556 ~~Policy 8 1.1.3: Qualification and Scheduling of Capital Improvements.~~ A project shall qualify as
557 ~~a capital improvement of service eligible for inclusion in the Five Year Schedule of Capital~~
558 ~~Improvements predicated on meeting one or more of the below cited criteria:~~

559
560 ~~— (a) Infrastructure: Improvements shall be a permanently fixed structure with a~~
561 ~~minimum life expectancy of five years or more, and have an estimated cost of \$10,000.00~~
562 ~~or more;~~

563
564 ~~— (b) Land Acquisitions: All land Acquisitions exceeding one acre or valued at~~
565 ~~\$15,000.00 or more dollars.~~

566
567 ~~— (c) Service or Supporting Facilities: Facilities and services necessary to support~~
568 ~~the maintenance of infrastructure or to provide a needed service, and having an estimated~~
569 ~~cost of \$10,000.00 or more.~~

570
571 ~~— (d) Preparatory Services: Expenditures for professional engineering, planning, or~~
572 ~~research services that may be necessary prior to the implementation of infrastructure~~
573 ~~projects, supporting facilities and services, land Acquisitions, or other services which~~
574 ~~exceed \$15,000.00 or more dollars.~~

575
576 ~~Policy 8 1.1.4: Inclusion in the Five Year Capital Improvement Program and Annual Capital~~
577 ~~Budget.~~ All improvements not qualifying for inclusion in the Five Year Schedule of Capital
578 ~~Improvements, as defined in Policy 8 1.1.1, shall be included in the City's annual capital budget~~
579 ~~and may be placed with operating and maintenance costs or capital outlay within analysis~~
580 ~~prepared in the Capital Improvements element.~~

581
582 ~~Policy 8-1.1.5: Priorities in Allocating Capital Improvements. In allocating priorities for~~
583 ~~scheduling and funding capital improvement needs identified within the Comprehensive Plan,~~
584 ~~the City shall assign highest priority to capital improvement projects listed in the Five Year~~
585 ~~Schedule of Improvements that are designed to correct existing deficiencies; second priority~~
586 ~~shall be given to the replacement of worn-out or obsolete facilities in order to protect~~
587 ~~investments in existing public facilities; and third, priority shall be given to improvements~~
588 ~~demanding new growth and development.~~

589
590 ~~Policy 8-1.1.6: City Clerk to Draft and Rank Capital Improvement Priorities. The City Clerk~~
591 ~~shall have the authority and responsibility to evaluate and recommend an enumerated order of~~
592 ~~priority for capital improvements that are proposed for inclusion in the five year schedule of~~
593 ~~capital improvements. Such an evaluation shall occur at least once a year. The City Council~~
594 ~~shall retain its authority to adopt the recommendations of the City Clerk with or without~~
595 ~~modifications in the proposed five year schedule of improvements.~~

596
597 ~~Policy 8-1.1.7: Evaluation Criteria for Capital Improvement Projects. All proposed capital~~
598 ~~improvement projects shall be evaluated for adequate contribution to the maintenance of~~
599 ~~established Levels of Service in compliance with Policy 8-1.3.5: Adopted Levels of Service and~~
600 ~~for consistency with the adopted 10-Year Water Supply Plan. Proposed capital improvement~~
601 ~~projects shall be evaluated and ranked according to the following priority level guidelines:~~

- 602
603 ~~a. Identified Need: Whether the project is needed to:~~
604
605 ~~• Meet a minimum level of service standard;~~
606 ~~• Protect public health and safety;~~
607 ~~• Fulfill the City's legal commitment to provide facilities and~~
608 ~~services;~~
609 ~~• Preserve or achieve maximum use of existing facilities.~~

- 610
611
612 ~~b. Project Intent: Whether project implementation will accomplish the following:~~
613
614 ~~• Increase efficiency of existing facilities;~~
615 ~~• Prevents or reduces future improvement costs;~~
616 ~~• Provides service to developed areas lacking full service or promotes in-~~
617 ~~fill development.~~

- 618
619 ~~c. Consistency with the Comprehensive Plan: Whether project implementation:~~
620
621 ~~• Represents a logical extension of facilities and services in a manner~~
622 ~~consistent with the management of growth and development within the~~
623 ~~Comprehensive Plan;~~

624 ~~• Maintains environmental quality of City's natural resources, as promoted~~
625 ~~within the City's Comprehensive Plan.~~

626
627
628 ~~d. Financial Feasibility: Whether project implementation does not cause the~~
629 ~~following:~~

630
631 ~~• Project cost does not create excessive debt obligations which exceeds the~~
632 ~~City's debt capacity, as limited by Policy herein cited.~~

633
634
635 ~~Policy 8-1.1.8: 10-year Water Supply Plan. The City will coordinate Capital Improvements with~~
636 ~~the 10-year Water Supply Facilities Work Plan.~~

637
638 ~~a. The City will identify all additional potable water supply sources infrastructure and~~
639 ~~facilities (and associated projects/costs) needed to meet water supply demands for a~~
640 ~~10-year Water Supply Facilities Work Plan.~~

641
642 ~~b. The additional potable water supply sources, infrastructure and facilities and associated~~
643 ~~projects identified in the 10-year Water Supply Facilities Work Plan will be~~
644 ~~developed in coordinating with local governments and prepared in accordance with~~
645 ~~the St. Johns River Water Management District regional water supply plans.~~

646
647 ~~c. The City will ensure that all facilities identified as being needed in the first five years of~~
648 ~~the 10-year Water Supply Facilities Work Plan planning period be adopted as a~~
649 ~~revision to the City's 5-year Capital Improvements Plan.~~

650
651 ~~d. The City will ensure that the selection of water supply projects in the 10-year Water~~
652 ~~Supply Facilities Work Plan are evaluated based on: imparting a minimal impact to~~
653 ~~spring and wetland flows/levels; feasibility of cost and operability; and the~~
654 ~~availability of the water supply resource concerning allocations provided to other~~
655 ~~neighboring unities and / or governments.~~

656
657 ~~e. On an ongoing basis, review pre-existing plans and performance data identified in the~~
658 ~~10-year Water Supply Facilities Work Plan and actual conditions identified in the~~
659 ~~field relating to the existing water system to identify deficiencies, priorities, and~~
660 ~~improvements costs.~~

661
662 ~~f. Each year, continue implementation of the annual renewal and replacement program for~~
663 ~~system improvements to address water utility system pressure problems and other~~
664 ~~deficiencies identified in the field or as planned in the City's 1-year water supply~~
665 ~~Facilities Work Plan.~~

667 ~~g. The City will investigate the feasibility of using excess captured storm water~~
668 ~~and/or surface water and the potential to capture storm water for the purpose~~
669 ~~of augmenting the City's reclaimed water system. A report of the investigation shall~~
670 ~~be submitted to the District for review and approval no later than March 31, 2013. At~~
671 ~~a minimum, the investigation shall evaluate the technologic feasibility, economic~~
672 ~~feasibility, and environmental feasibility of using captured storm water and/or surface~~
673 ~~water. The feasibility investigation shall identify feasible quantities of water for use,~~
674 ~~and a schedule of implementation of these lower quality water sources or other~~
675 ~~similar sources, unless the feasibility study demonstrates that such use is not~~
676 ~~economically, technologically, or environmentally feasible.~~

677
678
679 ~~OBJECTIVE 8-1.2: LIMITATION OF PUBLIC INVESTMENTS ON~~
680 ~~ENVIRONMENTALLY SENSITIVE LANDS. Public Expenditures that Support~~
681 ~~Development on Environmentally Sensitive Lands Shall Be Limited To Those Public~~
682 ~~Improvements Included within the Comprehensive Plan.~~

683
684 ~~Policy 8-1.2.1: Public Improvements on Environmentally Sensitive Lands. Public facilities shall~~
685 ~~not be constructed and installed in conservation open space or environmentally sensitive areas,~~
686 ~~with exception to the following circumstances:~~

- 687
688 ~~a. Water related or passive recreation facilities;~~
689
690 ~~b. Surface water management structures or conservation related facilities;~~
691
692 ~~c. Roadways necessary to protect safety and welfare of life and property.~~

693
694
695 ~~Policy 8-1.2.2: Public Improvements within the 25 Year Floodplain. Public facilities shall not be~~
696 ~~located within the 25 year floodplain or flood prone areas with the exception of the following~~
697 ~~conditions:~~

- 698
699 ~~a. Surface water management structures;~~
700
701 ~~b. Water related recreation facilities, and passive recreation and conservation~~
702 ~~facility not affected by periodic flooding;~~
703
704 ~~c. Roads, causeways, bridges necessary to provide access to confined areas or to~~
705 ~~future the health and safety of the public. Such facilities shall be designed to~~
706 ~~maintain the natural flow of surface water and run off to the maximum extent~~
707 ~~possible.~~

708
709 ~~OBJECTIVE 8-1.3: COORDINATION OF LAND USE DECISIONS AND FISCAL~~

~~RESOURCES WITH FIVE YEAR SCHEDULE OF CAPITAL IMPROVEMENTS. Coordinate Land Use Decisions and Projected Fiscal Resources with a Schedule of Capital Improvements which Maintains Adopted Level of Service Standards and Meets the Existing and Future Facility Needs of the City of Umatilla.~~

~~Policy 8-1.3.1: Coordinate Land Use Decisions with the Five-Year Schedule of Capital Improvements. The City shall coordinate land use decisions with the Five-Year Schedule of Capital Improvements by assuring that the Comprehensive Plan and the Land Development Regulations shall be consistent with capital improvements programmed within this Schedule through the following activities:~~

~~a. Required Consistency of the Comprehensive Plan. Capital improvements proposed within each individual element of the Comprehensive Plan to meet a deficiency, replace obsolete or worn-out facilities, or meet level of service requirements of new growth and development, shall be consistent with those proposed within the Five Year Schedule of Capital Improvements.~~

~~b. Required Consistency of Amendments to the Comprehensive Plan. The Five-Year Schedule of Capital Improvements shall be consistent with public facility needs demanded by new development resulting from amendments to the Comprehensive Plan. The City shall evaluate the Capital Improvement Elements and the Five Year Schedule of Capital Improvements prior to the adoption of a Plan amendment. Proposed Plan amendments shall be evaluated according to the following guidelines:~~

~~1.) Does the proposed amendment contribute to the elimination of a condition of public hazard as described in the City's Comprehensive Plan;~~

~~2.) Does the proposed amendment diminish or eliminate any existing condition of public facility capacity deficits, as described in the Traffic Circulation, Public Facilities, or Recreation and Open Space Elements;~~

~~3.) Does the proposed amendment conform to the future land uses designated on the Future Land Use Map within the Future Land Use Element;~~

~~4.) Does the proposed amendment comply with and accommodate public facility demands based on the adopted level of service standards contained herein;~~

~~5.) If the proposed action requires the City to provide any public facility, the City shall demonstrate that adequate revenue will be available to finance such facilities by evaluating projected revenues within the Capital Improvements Element;~~

- 753
754 ~~6.) Does the proposed amendment impact facility plans of any State Agency.~~
755
756 ~~7.) Is the project coordinated with the 10 year Water Supply Plan.~~
757
758 ~~8.) Does the proposed amendment demonstrate that adequate water supplies~~
759 ~~and associated public facilities are, or will be, available to meet the~~
760 ~~projected growth demands?~~
761
762 ~~e. Consistency of Development Orders and Permits. The City's Land Development~~
763 ~~Regulations ensure that decisions regarding the issuance of development orders,~~
764 ~~building permits, certificates of occupancy, and other applicable permits~~
765 ~~described within the City's Land Development Regulations shall be consistent~~
766 ~~with goals, objectives, and policies of the Comprehensive Plan, and shall be~~
767 ~~consistent with the provisions of public facilities programmed within the Five-~~
768 ~~Year Schedule of Capital Improvements.~~
769
770
771 ~~Policy 8-1.3.2: Adequate Facilities Requirement. The City shall issue no development order for~~
772 ~~new development that results in an increase in demand on deficient facilities prior to the~~
773 ~~completion of improvements required to upgrade the respective facility to adopted standards.~~
774 ~~The City included an adequate facilities requirement within the Land Development Regulations.~~
775
776 ~~Policy 8-1.3.3: Coordination with Fiscal Resources. The Five Year Schedule of Capital~~
777 ~~Improvements shall be coordinated with anticipated fiscal resources. The cost of capital~~
778 ~~improvements programmed within the Schedule shall not exceed the projected available funding~~
779 ~~anticipated within the Capital Improvements Element unless policies herein cited require the~~
780 ~~City to raise additional revenue or reduce existing expenditures that create necessary proceeds to~~
781 ~~finance said project by its scheduled date of implementation.~~
782
783 ~~Policy 8-1.3.4: Unanticipated Impacts to Projected Revenues. If future revenues collected by the~~
784 ~~City fall short of projections determined within the Capital Improvements Element, the City shall~~
785 ~~re-evaluate available fiscal resources to identify opportunities to maintain needed funding levels.~~
786 ~~The City shall also update the Capital Improvements Element to revise revenue projections to~~
787 ~~reflect current conditions impacting future revenue sources and anticipated collections.~~
788
789 ~~Policy 8-1.3.5: Level of Service Standards. Facilities and infrastructure improvements~~
790 ~~demand by future growth and development shall be evaluated according to the following~~
791 ~~minimum level of service standards:~~
792
793 ~~Solid waste: 5 pounds per day, per resident~~
794
795 ~~Potable Water: 2005 120 gallons per day / per resident for resident~~

796 ~~_____ 2015 _____ 150 gallons per day / per resident~~

797 ~~_____ 2025 > _____ 150 gallons per day / per resident~~

798

799 ~~Sanitary Sewer: _____ 100 gallons per day / per resident~~

800

801 ~~_____ Drainage: _____ a.) _____ Retention Volume _____ Water quality treatment volumes~~
802 ~~_____ required per Chapter 40C 42 and Chapter 40C 4, F.A.C.~~
803 ~~_____ and Chapter 17 25, F.A.C.~~

804

805 ~~_____ b.) _____ Design Storm _____ 25 year, 24 hour duration storm event.~~
806 ~~_____ Or the 10 year, 2 hour duration storm runoff if greater than~~
807 ~~_____ runoff occurring at the 25 year, 24 hour storm.~~

808

809 ~~_____ Traffic: _____ Road Class _____ Los~~

810 ~~_____ Principal Arterial _____ C~~

811 ~~_____ Minor Arterial _____ D~~

812 ~~_____ Major Collector _____ D~~

813 ~~_____ Minor Collector _____ D~~

814

815 ~~_____ Recreation: _____ 5.0 acres per 1,000 residents~~

816

817

818 ~~OBJECTIVE 8 1.4: FUTURE DEVELOPMENTS TO BEAR COSTS OF THEIR~~
819 ~~RESPECTIVE INFRASTRUCTURE IMPACTS. The City shall ensure that future development~~
820 ~~shall bear a proportionate cost for facility improvements necessitated by the development in~~
821 ~~order to maintain adopted level of service standards. Such costs shall be determined at the time~~
822 ~~of development approval and fees shall be paid or construction plans for improvements shall be~~
823 ~~approved prior to final development approval.~~

824

825 ~~Policy 8 1.4.1: Mandatory Provision of Facilities of Fees Therein Lieu Of. The City shall require~~
826 ~~new development to bear all of a proportionate share of costs associated with the provisions of~~
827 ~~public facilities at adopted levels of service necessitated by such development and to maintain~~
828 ~~facilities and infrastructure according to adopted level of service standards. New development~~
829 ~~shall be required to assume responsibility for the following costs:~~

830

831 ~~_____ Transportation Impacts. _____ New development shall be required to provide~~
832 ~~transportation improvements and/or pay transportation impact fees to accommodate the~~
833 ~~impact of the development on the roadway system. The impact of such development~~
834 ~~shall be reviewed prior to final development approval to determine the effect on adopted~~
835 ~~levels of services.~~

836

837 ~~_____ Recreation Impacts. _____ New residential development shall be required to provide~~
838 ~~recreation facilities or fees in lieu of such facilities to meet adopted levels of service if~~

839 ~~such facilities are not available at the time of developed approval. The need for such~~
840 ~~facilities shall be in place concurrent with the impacts of development as specified in the~~
841 ~~Concurrency Management System.~~

842
843 ~~Sanitary Sewer Impacts. All new development shall be required to connect to the~~
844 ~~City's central sewer system. All impact fees and costs associated with the provisions of~~
845 ~~such facilities shall be the responsibility of the developer. The provision of this facility~~
846 ~~shall meet adopted levels of service and shall be in placed prior to final development~~
847 ~~approval.~~

848
849 ~~Potable Water Impacts. All new development shall be required to connect to the~~
850 ~~City's central water system. The provision of potable water shall be in place concurrent~~
851 ~~with the impacts of new development and shall meet adopted levels of service. All~~
852 ~~impact fees and the costs associated with the provisions of such facilities shall be the~~
853 ~~responsibility of the developer.~~

854
855 ~~Solid Waste Impacts. Trash collection services shall be provided to new development by~~
856 ~~a refuse collection agency secured under contract by the City unless a development~~
857 ~~agreement commits the new development to provide such service at or above the adopted~~
858 ~~minimum level of service standard. New development shall assume all costs for the~~
859 ~~service, making payments according to the City's service agreement established with the~~
860 ~~refuse collection agency.~~

861
862 ~~Drainage Impacts. All new development shall be required to provide stormwater~~
863 ~~improvements at full cost to the development consistent with adopted levels of service~~
864 ~~standards. New development shall be required to provide necessary on-site stormwater~~
865 ~~management facilities that assure post-development volumes. Such improvements shall~~
866 ~~be in place prior to the issuance of a Certificate of Occupancy.~~

867
868 ~~Conservation Impacts and Aquifer Recharge Protection. Applicants of development~~
869 ~~approval shall be required to provide minimum open space requirements based on Table~~
870 ~~1-4 to ensure aquifer recharge and shall be required to preserve or conserve~~
871 ~~environmentally sensitive lands located at the proposed development site as specified in~~
872 ~~Policy 5-1.4.1 and 5-1.6.3, Conservation Element. The developer shall assume all costs~~
873 ~~to provide any preservation of environmentally sensitive lands. If such preservation is~~
874 ~~proposed, the applicant may be eligible for density bonuses for such preservation. Such~~
875 ~~bonuses shall not exceed the maximum gross density of the site.~~

876
877 ~~OBJECTIVE 8-1.5: FISCAL RESOURCE MANAGEMENT. The City of Umatilla~~
878 ~~shall manage fiscal resources to ensure a provision of needed capital improvements for~~
879 ~~improvements for development permits issued prior to the adoption of the comprehensive~~
880 ~~plan and for future development and redevelopment. Such Capital Improvements shall~~
881 ~~be scheduled in the City's Five-Year Schedule of Capital Improvements and shall ensure~~

~~that public facilities necessary to meet adopted levels of service are in place concurrent with the impacts of development as specified in Policy 8A-1.1.3, Concurrency Management System.~~

~~Policy 8-1.4.2: Compliance with Section 163.3177(2)(a), F.S. All new development must adhere to the following: 1. Adequate water supplies and facilities shall be available to serve new development no later than the date on which the City anticipates issuing a certificate of occupancy. 2. Consultation with the water supplier must occur during the permit review process and prior to the approval of a building permit to determine if adequate supplies will be available to serve the developer by the anticipated issuance date of certificate of occupancy.~~

~~Policy 8-1.5.1: Available Revenue to Support Capital Improvements Scheduled within the Five-Year Schedule of Capital Improvements. No capital improvement shall be programmed within the Five-Year Schedule of Capital Improvements for which insufficient funding has been identified within Capital Improvements Element to finance the cost to implement and operate such improvement. The City shall ensure that sufficient funding is available, from local or other revenue sources, to finance all capital improvements identified within the Five-Year Schedule of Capital Improvements.~~

~~Policy 8-1.5.2: Reservation of Facility Capacities to Preclude Demand for Capital Improvements Not Scheduled with the Five-Year Schedule of Capital Improvements. The City shall implement the Concurrency Management System as specified in this Comprehensive Plan. This system includes provisions for reservation of capacities, provisions for vesting of assigned capacities and the conditions under which concurrency will be met.~~

~~The City shall issue no development orders for new development that result in a demand for capacity that exceeds the design capacity threshold for which the adopted level of service standard is established for each Category A public facility and infrastructure analyzed within the Comprehensive Plan. The Land Development Regulations incorporate provisions that require an analysis of the impacts that the associated development places on the levels of service for public facilities based on elevation criteria set forth within the Concurrency Management System.~~

~~Policy 8-1.5.3: Limitation of Indebtedness. The maximum debt that the City of Umatilla may assume shall not exceed an amount greater than a value equal to 29.5% of the City's assessed taxable property base; unless additional funding sources are utilized or existing sources increased that do not require property taxes to be pledged against debt that is incurred. The maximum debt capacity encumbered on the General Fund shall not exceed 106% of the assessed taxable property base, while the Enterprise Fund shall not encumber debt greater than 9.8%.~~

~~Policy 8-1.5.4: Maturity Date. The maturity date for any debt shall not exceed the reasonable expected useful life of the project so financed.~~

~~Policy 8-1.5.5: Self-Liquidating Debt Measures. The City of Umatilla shall use special~~

925 ~~assessments, revenue bonds, and/or any other available self liquidating debt measures as an~~
926 ~~alternative to general obligation bonds where and when feasible and applicable. Such~~
927 ~~indebtedness shall not cause total City debt obligation to exceed 9.8% percent of the assessed~~
928 ~~property tax base, unless additional State, County, or City revenue mechanisms provide~~
929 ~~additional funding.~~

930
931 ~~Policy 8-1.5.6: Limitation on Use of Bonds. The City of Umatilla shall limit the use of long term~~
932 ~~bond financing to those capital improvements programmed in the Five Year Schedule of Capital~~
933 ~~Improvements for which current revenues, including State and Federal revenue sharing funds,~~
934 ~~are insufficient to amortize the project cost within four fiscal years after construction or~~
935 ~~installation commences. The use of general obligations bonds shall not cause outstanding capital~~
936 ~~indebtedness to exceed a level greater than 19.5% of the assessed property tax base for the City~~
937 ~~of Umatilla.~~

938
939 ~~Policy 8-1.5.7: Appraisal of Property Tax Base. Assessed property tax base values used or~~
940 ~~analysis purposes within the Capital Improvements Element of this Comprehensive Plan shall be~~
941 ~~determined by the Lake County Property Appraiser.~~

942
943 ~~Policy 8-1.5.8: Criteria for Renewal and Replacement of Capital Funds. Upon adoption of the~~
944 ~~Comprehensive Plan, the City shall annually monitor the condition of existing capital facilities to~~
945 ~~evaluate the need for renewal and/or replacement of such facilities. The criteria for evaluation~~
946 ~~shall be as follows:~~

- 947
948 ~~—— a. —— to protect the investment in existing facilities by scheduling proper maintenance~~
949 ~~and operation of facilities;~~
950
951 ~~—— b. —— to maintain adopted levels of service for public facilities, and;~~
952
953 ~~—— c. —— to protect the health, safety and welfare of the public.~~

954
955 ~~Prioritization of scheduling of renewal and/or replacement within the City's budget shall be~~
956 ~~based on these factors and, if required under Policy 8-1.1.3, the Capital Improvement Element~~
957 ~~and the City's Five Year Schedule of Capital Improvements shall be amended to reflect these~~
958 ~~projects.~~

959
960 ~~GOAL 8 2: MONITOR AND EVALUATE CAPITAL IMPROVEMENTS. THE CAPITAL~~
961 ~~IMPROVEMENTS ELEMENT SHALL BE MONITORED, EVALUATED AND AMENDED~~
962 ~~TO MAINTAIN EFFECTIVENESS AND EFFICIENCY IN THE PROVISION OF PUBLIC~~
963 ~~FACILITIES AND SERVICES REQUIRED TO MEET MINIMUM LEVEL OF SERVICE~~
964 ~~STANDARDS ADOPTED BY THE CITY OF UMATILLA.~~

965
966 ~~—— OBJECTIVE 8-2.1.1: MONITORING AND EVALUATION PROCEDURE. The City~~
967 ~~shall develop and adopt a monitoring and evaluation procedure for the Capital~~

~~Improvements Element, including the Five Year Schedule of Capital Improvements.~~

~~Policy 8-2.1.1: Monitoring and Evaluating the Capital Improvements Element. The Capital Improvements Element shall be reviewed on an annual basis to ensure that required fiscal resources are available concurrent with the capital improvements proposed to be included in the City's Annual Budget. Such capital improvements scheduled in the Annual Budget shall be consistent with the Comprehensive Plan and provided adequate public facilities to support future land use consistent with adopted level of service standards. The Capital Improvements Element, including the Five Year Schedule of Capital Improvements, shall be evaluated no later than September of each year and shall be reviewed in conjunction with the development of the upcoming fiscal year Annual Budget.~~

~~Policy 8-2.1.2: Amendments to the Five Year Schedule of Capital Improvements. Pursuant to Section 163.3187, Florida Statutes, changes to the programming of Category A improvements within the Five Year Schedule of Capital Improvements shall occur no more than twice a year and as allowed for emergencies necessary for the protection of the public's health, safety, and welfare, development of regional impacts, and certain small scale development accommodating less than five acres. No plan amendment shall be required for repair or service and support projects that have no direct impact on the maintenance of adopted minimum level of service standards. Such changes shall be amended by an ordinance.~~

~~Policy 8-2.1.3: Update and Revision to Data and Analysis Cited in the Plan and Capital Improvements Element. Changes to the Comprehensive Plan shall occur by ordinance: corrections, acceptance of facilities committed through redevelopment agreements construction of any facility in the Schedule may occur by ordinance. Amendments or adjustments to the Five-Year Schedule of Capital Improvements shall be reported to the Florida Department of Community Affairs as mandated in Chapter 163.3187, F.S. No plan amendment shall be required for repair, renovation, replacement or service and support projects that have no direct impact on the maintenance of adopted minimum level of service standards. Such changes shall be amended by an ordinance.~~

~~Policy 8-2.1.4: Amendments to the Timing, Location or Scheduling of Capital Improvements. Pursuant to Florida Statute 163.3187, a plan amendment shall be required to eliminate, defer or delay construction of any facility that is needed to maintain the established level of service standards for all Category A, B or C, which are programmed in the Five Year Schedule of Capital Improvements. No plan amendment shall be required for repair, renovation, replacement or service and support projects that have no direct impact on the maintenance of adopted minimum level of service standards. Such changes shall be amended by an ordinance.~~

~~Policy 8-2.1.5: Public Participation. Findings and recommendations requiring an amendment to the Capital Improvements Element or the Five-year Schedule of Capital Improvements shall be~~

1011 ~~presented by the City Clerk or a designee to the City Council at a public hearing where~~
1012 ~~opportunities are provided for public participation.~~

1013
1014 ~~Policy 8 2.1.6: Monitoring and Evaluation Procedures. The monitoring and evaluation~~
1015 ~~procedure shall incorporate the following actions as required by Florida Administrative Codes~~
1016 ~~9J-5.005(7) and 9J-5.016(5), F.A.C.:~~

1017
1018 ~~a. Update and Refinements. Determine if any corrections, updates, or~~
1019 ~~modifications are necessary to maintain consistency with the Annual Budget and~~
1020 ~~to provide the best available information and data. The City shall undertake the~~
1021 ~~following activities:~~

1022
1023 ~~1. Annually update estimated revenues and operating expenditures within the~~
1024 ~~Capital Improvements Element by September of each year for purposes to~~
1025 ~~further consistency with the Annual Budget, and update all revenue and~~
1026 ~~operating costs forecasts for the following five years;~~

1027
1028 ~~2. Update improvements listed in the Five-Year Schedule of Capital~~
1029 ~~Improvements, including project costs affected by inflation, and add new~~
1030 ~~improvements as necessary to comply with goals, objectives, and policies~~
1031 ~~cited in this element. Improvements committed through development~~
1032 ~~agreements will also be listed in the Schedule of Capital Improvements;~~

1033
1034 ~~3. Revise the Capital Improvements Element as necessary to reflect revisions~~
1035 ~~and updates to population projections annually prepared by the Bureau of~~
1036 ~~Economic and Business Research at the University of Florida;~~

1037
1038 ~~4. Revise the Capital Improvements Element as necessary to reflect new~~
1039 ~~revenue sources that are established by the City Council or as created by~~
1040 ~~the State of Florida;~~

1041
1042 ~~5. Annually update debt capacity and all analysis of financial capacity;~~

1043
1044 ~~6. Update inventory and analysis to reflect the most recent proposed plans of~~
1045 ~~the Lake County Board of Education to improve existing or develop new~~
1046 ~~facilities; any major improvements by the Florida Department of~~
1047 ~~Transportation that are scheduled for the next three year period; and any~~
1048 ~~projects proposed by the St. Johns River Water Management District or~~
1049 ~~any other State Agency. Such updates shall be consistent with Chapter~~
1050 ~~163.3187.~~

1051
1052 ~~b. Internal Consistency Review. Revise data and analysis within other supporting~~
1053 ~~documents of the Comprehensive Plan to reflect changes made to the Capital~~

- 1054 ~~Improvements Element or the Five Year Schedule of Capital Improvements.~~
- 1055
- 1056 ~~e. External Consistency Review. Coordinate with the designated City Budget~~
- 1057 ~~Officer to assure that revisions, modifications or changes made to the Five Year~~
- 1058 ~~Schedule of Capital Improvements are reflected within the Annual Budget.~~
- 1059
- 1060 ~~d. Capital Improvement Evaluation Criteria. Review the criteria used to evaluate~~
- 1061 ~~capital improvement projects to assure that the projects are ranked on their~~
- 1062 ~~appropriate order of priority and incorporate any needed changes to upgrade and~~
- 1063 ~~facilitate the evaluation process.~~
- 1064
- 1065 ~~e. Level of Service Standards. The Comprehensive Plan shall be used to evaluate~~
- 1066 ~~the City's effectiveness in maintaining the adopted level of service standards and~~
- 1067 ~~recommend any needed action to address deficiencies in the provision of facilities~~
- 1068 ~~and services.~~
- 1069
- 1070 ~~f. Outstanding Indebtedness. Annually evaluate the ratio of outstanding~~
- 1071 ~~indebtedness to the assessed property tax base to assure that indebtedness does~~
- 1072 ~~not exceed maximum levels established in policy.~~

1
2 **CHAPTER 9**
3 **CONCURRENCY MANAGEMENT ELEMENT**
4 **GOALS, OBJECTIVES, AND POLICIES**
5
6
7

8 GOALS, OBJECTIVES AND IMPLEMENTATION POLICIES. In response to the need to review all
9 proposed development and monitor capacity and level of service for all public facilities and services
10 to ensure that capacities for public facilities are provided in a manner consistent with adopted
11 minimum level of service standards, the City of Umatilla shall require all applicants for
12 development, not holding vested development rights, to perform a concurrency management
13 review as defined in the Land Development Regulations. The framework for concurrency review
14 procedures and requirements are discussed in this section.

15
16 ~~At the time of the application of~~ When an application for development has been submitted, a
17 review will be performed by the City. The Technical Review Committee (hereinafter Committee)
18 shall determine, prior to the issuance of a development order by the City Council, whether or not
19 there is sufficient capacity of public facilities to meet the standards for levels of service for existing
20 population and new development concurrent with the impacts of the proposed development. The
21 City Council (hereinafter Council) shall serve as the appellate agent for any challenges filed against
22 the Committee's decision to withhold a certificate of concurrency.

23
24 **GOAL 9-1: A CONCURRENCY MANAGEMENT SYSTEM**

25 CONCURRENCY MANAGEMENT SHALL BE IMPLEMENTED PRIOR TO OR CONCOMITANT WITH THE
26 ~~ADOPTION OF THE REVISED~~ LAND DEVELOPMENT REGULATIONS.

27
28 **OBJECTIVE 9-1.1: THE CITY OF UMATILLA SHALL ENSURE THAT CERTAIN PUBLIC FACILITIES AND**
29 **SERVICES NEEDED TO SUPPORT DEVELOPMENT ARE AVAILABLE AT THE TIME THE IMPACTS OF**
30 **DEVELOPMENT OCCUR.**

31 It is the Concurrency Management System that will determine the impact of development to
32 acceptable levels of service (LOS) adopted in the City of Umatilla Comprehensive Plan and complies
33 with the requirements set forth in Senate Bill 360. The City Comprehensive Plan clearly identifies all
34 concurrency facilities and services to be provided by the City of Umatilla with public funds in
35 accordance with the adopted Five-Year Capital Improvements Program.

36
37 **Policy 9-1.1.1: Mandatory Concurrency Review.**

38 A concurrency review shall be performed for concurrency facilities and services for which level
39 of service standards have been established in this plan. The following definitions are hereby
40 incorporated into the Comprehensive Plan:

- 41
42 1. Concurrency Facilities:

43
44 Public facilities and services for which a level of service must be met concurrent with the
45 impacts of development or an acceptable deadline, as mandated in the Comprehensive Plan
46 pursuant to Chapter 163, Florida Statutes, ~~and 9J 5.005 (2), and Rule 9J 5.025 (2), Florida~~
47 ~~Administrative Codes,~~ shall include:

- 48
49 ~~A. a.~~ Public School Facilities
50 ~~B. b.~~ Transportation / Road Capacity
51 ~~C. c.~~ Potable Water
52 ~~D. d.~~ Sanitary Sewer
53 ~~E. e.~~ Solid Waste
54 ~~F. f.~~ Parks & Recreation

55
56 F. 2. Proceeding in Good Faith:

57
58 Identifiable actions taken by an applicant of an approved final development order to proceed
59 with actual construction and implementation of the final development plan.

60
61 3. Final Development Order:

62
63 The final development order is the final authorization from the City of Umatilla for a proposed
64 development that shall include: building permit, a land development permit and, when
65 applicable, a Development of Regional Impact (D.R.I.) or a Florida Quality Development
66 (F.Q.D.). All final development plan submittals that occur after the effective date of the
67 ordinance adopting the Comprehensive Plan shall comply with all goals, objectives, and policies
68 of this Plan.

69
70 **Policy 9-1.1.2: Concurrency Monitoring System.**

71 The City of Umatilla shall ~~establish~~ continue to use a monitoring system to support the adopted
72 Concurrency Management System enabling the City to update capacity inventories based on
73 concurrency review studies prepared by the applicant of development or the City of Umatilla. The
74 monitoring system shall be coordinated with the Five-Year Schedule of Capital Improvements to
75 assure that the data inventory for the concurrency monitoring system is consistent with facility
76 capacity changes ~~which~~ that may occur as a result of new improvements, elimination of
77 deficiencies, or the replacement of worn-out or obsolete facilities. Land Development Regulations
78 will support this plan and further ensure that development orders and permits will only be issued
79 when public facilities and services at adopted levels of service are available concurrent with the
80 impacts of development or as specified in the Comprehensive Plan.

81
82 **Policy 9-1.1.3: Assist Applicants of Development.**

83 The Land Development Regulations ~~shall~~ contain a descriptive guide to assist developers and other
84 interested parties in understanding the concurrency determination process, steps to performing a

85 concurrency review, and the development review process involving the issuance of a certificate of
86 concurrency. The key elements of this guide are outlined within the below cited policies.
87

88 **Policy 9-1.1.4: Adoption of Levels of Service Standards.**

89 The standards for levels of service for each type of public facility subject to concurrency
90 requirements shall apply to development orders issued by the City of Umatilla. All development
91 applications submitted to the City shall be subject to a mandatory concurrency review.
92

93 **Policy 9-1.1.5: Concurrency Standards.**

94 The City shall ensure that public facilities and services necessary to support development are
95 available concurrent with the impacts of development. The procedures of the Concurrency
96 Management System are stipulated in Chapter 4 of the City's Land Development Regulations. The
97 following standards are hereby incorporated into the Comprehensive Plan.
98

99 ~~1. A. For Public Schools. PUBLIC SCHOOLS,~~

100 -cConcurrence requirements are to function as a guiding element guide for the City. will use
101 to apply policies that will enable the This will aid the Lake County School Board ~~to in~~
102 implementing a financially feasible plan to provide sufficient capacity for public school
103 facilities within the jurisdiction of the City of Umatilla. It is not intended to discuss or
104 address curriculum requirements, administration of facilities, or other duties with which the
105 Lake County School Board is tasked.
106

107 ~~2. B. Potable water, sanitary sewer, drainage, and solid waste. POTABLE WATER, SANITARY~~
108 ~~SEWER, DRAINAGE AND SOLID WASTE f~~ Facilities will be deemed concurrent provided the
109 following standards are met:
110

111 A. 1. The necessary facilities and services are in place at the time a development permit
112 is issued; or
113

114 B. 2. The development permit is issued subject to the condition that the necessary
115 facilities and services will be in place concurrent with the impacts of development; or
116

117 C. 3. The necessary facilities are under construction at the time a development permit is
118 issued; or
119

120 D. 4. The necessary public facilities and services are guaranteed in an enforceable
121 development agreement to be in place prior to or concurrent with the impacts of
122 development.
123
124
125

- 126 | E. —1.The necessary facilities and services are the subject of a binding executed contract
127 | ~~which-that~~ provides for the start of construction of the required facilities or provision of
128 | services within one year of the issuance of the development permit; or
129 |
- 130 | F. 2.—The necessary facilities and services are guaranteed in an enforceable ~~D~~development
131 | ~~A~~agreement; ~~which-that~~ requires the start of construction or the provision of services
132 | within one year of the issuance of the development permit.
133 |
- 134 | 3. D.—In addition to B.1. through B.4. and C.1. through C.2. above, transportation
135 | facilities~~TRANSPORTATION FACILITIES~~ will be deemed concurrent based on the adopted Five-
136 | Year Capital Improvements Program as described in the following criteria:
137 |
- 138 | A. The necessary facilities and services are in place at the time a development permit is issued;
139 | or
140 |
- 141 | B. The development permit is issued subject to the condition that the necessary facilities and
142 | services will be in place concurrent with the impacts of development; or
143 |
- 144 | C. The necessary facilities are under construction at the time a development permit is issued;
145 | or
146 |
- 147 | D. The necessary public facilities and services are guaranteed in an enforceable development
148 | agreement to be in place prior to or concurrent with the impacts of development.
149 |
- 150 |
- 151 | E. The necessary facilities and services are the subject of a binding executed contract which
152 | provides for the start of construction of the required facilities or provision of services within
153 | one year of the issuance of the development permit; or
154 |
- 155 | F. The necessary facilities and services are guaranteed in an enforceable Development
156 | Agreement, which requires the start of construction or the provision of services within one
157 | year of the issuance of the development permit.
158 |
- 159 | G. —1.The Five-Year Capital Improvements Program and the Capital Improvements
160 | Element of the City of Umatilla Comprehensive Plan are financially feasible. ~~As permitted~~
161 | ~~by Section 9J 5.055 (2) (c)1., Florida Administrative Code, c~~Concurrency determinations will
162 | include transportation projects included in the first three years of the Lake-Sumter
163 | Metropolitan Planning Organization, Florida Department of Transportation, Lake County
164 | Public Works, or the City of Umatilla Five-Year Work Program.
165 |
- 166 | H. —2.The Five-Year Capital Improvements Program includes improvements necessary to
167 | correct any identified facility deficiencies and maintain adopted levels of service for existing
168 | and permitted development.

169
170 | ~~I. 3.~~The Five-Year Capital Improvements Program is a realistic, financially feasible
171 program based on currently available revenue sources, and development orders will only
172 be issued if the public facilities necessary to serve the development are available and
173 included in the Five-Year schedule of capital improvements.

174
175 | ~~J. 4.~~The Five-Year Capital Improvements Program identifies whether funding is for
176 design, engineering, consultant fees and/or construction (by funded year).

177
178 | ~~K. 5.~~The Five-Year Capital Improvements Program identifies the year in which actual
179 construction of the roadway project will occur and only those projects scheduled for
180 construction within the first three years of the City of Umatilla, Florida Department of
181 Transportation or Lake County Public Works Department five-year work programs will be
182 utilized for concurrency determination.

183 |
184 | ~~L. 6.~~A plan amendment will be required in order to eliminate, defer or delay
185 construction of any roadway facility or service needed to maintain the adopted level of
186 service standard.

187
188
189 | **Policy 9-1.1.6: De Minimis Impact:**

190 For the purpose of issuing a development order or permit, a proposed development may be
191 deemed to have a *de minimis*, or minimal, impact on transportation facilities and may not be
192 subject to the concurrency requirements of this chapter, provided all the following conditions are
193 met:

194
195 | ~~1. 1. The development proposal is for an increase in density or intensity of less than, or equal to,~~
196 ~~twice the density or intensity of the existing development; or for the development of a vacant~~
197 ~~parcel of land, at a residential density of less than four dwelling units per acre or; for~~
198 ~~nonresidential uses, at an intensity of less than 0.1 floor area ratio.~~ Isolated vacant lots of
199 predominantly built residential areas where construction of a single-family house would be the
200 most suitable use, may be developed for single-family residential under the *de minimis*
201 exception even if smaller than one quarter acre in size.

202
203 | ~~2. Any proposed development that is anticipated to generate less than two hundred and fifty~~
204 ~~(250) or more trips during the peak hour.~~

205
206 | ~~3. 2.~~The transportation impact of the proposed development alone does not exceed 0.1 percent
207 of the maximum service volume at the adopted level of service standard for the peak hour of
208 the affected transportation facility.

209
210 | ~~4. 3.~~The cumulative total transportation impact from the *di minimis* exemptions do not exceed
211 three percent of the maximum service volume of the adopted level of service standard of the

212 affected transportation facility, if the facility does not meet the minimum level of service
213 standard.

214
215 ~~4. The City of Umatilla will use the above policies for granting de minimis exemptions from~~
216 ~~concurrency requirements for transportation facilities.~~

217
218
219 **Policy 9-1.1.7: Concurrency Exemptions.**

220 All developments granted vested rights prior to the adoption of the Comprehensive Plan, shall be
221 exempt from concurrency requirements and all concurrency tests. No Certificate of Concurrency
222 shall be required for vested developments prior to the adoption date of the Comprehensive Plan.

223
224 **Policy 9-1.1.8: Application Deemed Concurrent.**

225 The City requires concurrency review fees to be paid by the applicant. The development review
226 process for applications for development approvals, and a Concurrency review, will consist of three
227 levels: (1) conceptual, (2) preliminary and (3) final. If the Conceptual or Preliminary plan is found to
228 be concurrent, the Technical Review Committee, upon determination that the project was found to
229 be concurrent at the time of approval, will issue a Letter of Concurrency. If a Final Development
230 Plan is found to meet all concurrency standards, the Committee will issue a Certificate of
231 Concurrency. If the project requires any other development permit, a copy of the Certificate of
232 Concurrency will be included with any future application for a development permit. A separate
233 concurrency review will not be required for each development permit for the same project except
234 for phasing beyond a two year period. Concurrency review addresses only the availability of
235 facilities and capacity of services and a Letter of Concurrency or a Certificate of Concurrency does
236 not represent overall development approval. In no case shall construction begin until a Certificate
237 of Concurrency is issued.

238
239 **Policy 9-1.1.9: Application Not Deemed Concurrent.**

240 If an application for development is determined not concurrent, the applicant will be notified that a
241 Certificate cannot be issued. The burden of showing compliance with the adopted levels of service
242 and meeting the concurrency review by supplying additional information will be upon the
243 applicant. The City Clerk, or a designee, will assist the applicant in the preparation of the necessary
244 documentation and information. If an application for development is deemed not concurrent, the
245 applicant may appeal the decision to the City Council if the Committee's decision to withhold a
246 Certificate of Concurrency was based on the adequacy of the concurrency review.

247
248 **Policy 9-1.1.10: Conceptual Development Actions.**

249 Certain development actions are eligible to receive a conceptual concurrency review because they
250 only allow conceptual assessment of public facility impacts. These development actions include:

- 251
252 ~~1. a. Land use amendments to the comprehensive plan;~~
253 ~~2. b. Rezoning requests.~~

255 ~~Applications for land use amendments or rezoning actions affecting a contiguous area exceeding~~
256 ~~five acres, shall include a conceptual estimation of available capacities and concurrency~~
257 ~~determination.~~

258
259 **Policy 9-1.1.11: Preliminary Development Actions.**

260 Certain development actions are eligible to receive a preliminary concurrency review because they
261 only allow preliminary assessment of public facility impacts. These developments are:

- 262
263 ~~1. a.~~ commercial site plan
264 ~~2. b.~~ preliminary plat
265

266 **Policy 9-1.1.12: Principles Guiding the Concurrency Review.**

267 A concurrency review will be performed for the following facilities and services for which level of
268 service standards have been established in this plan:

- 269
270 • ~~1)~~ Roadways
271 • ~~3)~~ Sanitary Sewer
272 • ~~2)~~ Potable Water
273 • ~~4)~~ Solid Waste
274 • ~~5)~~ Stormwater
275

276 **1. A. Non-Roadway Facilities.**

277 The concurrency review for non-roadway facilities and services will be determined by
278 comparing the available capacity of a facility or service to the demand created by the proposed
279 project. Adding together the total excess capacity of existing facilities and the total capacity of
280 any new facility, which meet the previously defined concurrency standards, and subtracting any
281 capacity committed through concurrency reservations, will determine available capacity.

282
283 **2. B. Roadway Facilities.**

284 Concurrency review for roadway facilities and services shall provide two alternative
285 methodologies from which the applicant may select, based on the size and type of the
286 proposed development, and be in accordance with SB 360. Procedures for each alternative
287 methodology and evaluating LOS are discussed in further detail in Chapter II
288 Transportation/Traffic Circulation Element of the Comprehensive Plan.
289

290 **Policy 9-1.1.13: Concurrency Determination Procedures.**

291 The concurrency determination process is intended to expediently evaluate an applicant's
292 development proposal to determine whether sufficient capacities in facilities are available to
293 accommodate demands generated by the new development. Concurrency determination for
294 roadways shall be based on a numerical review as determined by the most current edition of the
295 ITE Trip Generation Manual performed by the City of Umatilla. The applicant shall pay a fee to
296 cover a proportionate share of the cost encumbered by the City to perform a concurrency review.
297 The applicant may submit additional information to the City to assist in the traffic impact review.

298
299 The Technical Review Committee will make a formal determination of whether sufficient capacities
300 in public facilities and services, including Public Schools, are available to satisfy the demands of the
301 proposed project. The Committee will then make a determination of whether sufficient capacity
302 exists for each public facility or service if the project were approved.

303
304 **Policy 9-1.1.14: Methodologies:**

305 The Concurrency Review shall be performed according to the following methodologies and rules:

306
307 ~~1. A. Public Schools~~

308
309 ~~The School Concurrency requirement for all counties, municipalities, and school boards across~~
310 ~~the state of Florida, is a result of the approval of Senate Bill 360 in 2006. Commonly referred to~~
311 ~~as the “pay as you grow plan”, the bill dedicates new funding and stipulates policies that, when~~
312 ~~implemented, will help to ensure that the school needs of communities are met.~~

313
314 ~~The Lake County School Board will provide level of service information as set forth in its adopted~~
315 ~~Fiscal Year Capital Improvement Program Five Year Facilities Master Plan and Interlocal~~
316 ~~Agreement with the City.~~

317
318 ~~_____ 1. _____ Coordination with the School Board. The establishment of public school~~
319 ~~concurrency will be based upon data and analysis pursuant to requirements of Rules 9J-~~
320 ~~5.005 (2), F.A.C. and 9J-5.025 (2), F.A.C. The primary source of data will be provided by~~
321 ~~the Lake County School Board in its Fiscal Year Capital Improvement Program Five Year~~
322 ~~Facilities Master Plan so that school capacity at the adopted level of service standard~~
323 ~~(LOS) is available at the time of the impacts of development.~~

324
325 ~~A. 2. _____ Level of Service (LOS) Standards. An analysis of the adequacy of existing levels of~~
326 ~~service for each public school facility will be conducted, using three different LOS~~
327 ~~scenarios as stipulated in Chapter XI Public Schools Element, in order to develop~~
328 ~~appropriate level of service standards based on a school’s current enrollment~~
329 ~~capacity. Level of Service Standards will be set forth in the Lake County School Boards~~
330 ~~Five Year Facilities Master Plan.~~

331
332 ~~B. Level of Service Standard Target. An Interlocal Agreement with the Lake County School~~
333 ~~Board shall establish an agreed upon level of service standard. A consensus must be~~
334 ~~reached between the County, School Board, and Municipalities to determine what the~~
335 ~~level of service should be for Lake County public schools.~~

336
337 ~~C. 4. _____ Level of Service (LOS) Standards. LOS standards shall be adopted in order to~~
338 ~~ensure that there is sufficient school capacity to support student growth for each year~~
339 ~~of the five-year planning period and for the long-term planning horizon.~~

340

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383

1. B. Roadways / Transportation

~~1.~~ The City of Umatilla ~~will provide~~ level of service information ~~as set forth~~ in the City of Umatilla Comprehensive Plan, including existing and available capacities according to trips per day. ~~For proposed residential development consisting of less than twenty five (25) dwelling units occurring in residential land use categories except for planned unit developments, (PUDs), the following trip generation rates shall be used to calculate the impact of the proposed development:~~

<u>LAND USE TYPE</u>	<u>TRIPS PER DAY</u>
a. Single Family	10
b. Multiple Family	8

~~For all other development categories allowed within the Future Land Use Element, t~~he impacts of development shall be measured by utilizing the maximum peak hour, external trip generation rate associated with the land use designation in which the proposed development shall occur, using the most recent published edition of the Institute of Traffic Engineers (ITE) Trip Generation Manual.

If the conceptual or preliminary level of service information indicates a level of service failure, the ~~developer-applicant~~ has two alternatives:

- ~~1. a.~~ Accept the level of service information as set forth in the comprehensive plan;
- ~~2. b.~~ Prepare a more detailed Highway Capacity Analysis as outlined in ~~Chapter II Traffic~~ the Transportation Element of the Umatilla Comprehensive Plan.

~~A. 2.~~ If the ~~developer-applicant~~ chooses to do a more detailed analysis, the applicant shall provide an acceptable methodology for preparing an alternative analysis that has been approved by a professional engineer registered in the State of Florida or a professional transportation planner. Such an alternative methodology must be presented to, and approved by, the City's Technical Review Committee.

~~B. 3.~~ If the alternative methodology, after review and acceptance by the Technical Review Committee, indicates an acceptable level of service where the comprehensive plan indicates a level of service failure, the alternative methodology will be used. However, the City shall, at its discretion, reserve the option to have the methodology reviewed by a professional registered engineer or professional transportation planner prior to accepting the methodology.

~~C. 4.~~ Any proposed development generating more than 250 trips a day will be required to provide a trip distribution study in addition to the requirements outlined above. Such a trip distribution model shall analyze:

- 384 | ~~1. a.)~~ pass-by capture rate (commercial land use only);
385 | ~~2. b.)~~ internal capture rate (planned unit development only);
386 | ~~3. c.)~~ peak hour external trips based on the most recent edition ITE Trip
387 | Generation Manual;
388 | ~~4. d.)~~ peak hour directional project vehicle trips on all segments of the
389 | arterial and collector street system which are within the traffic impact area which
390 | will be specified in the Land Development Regulations or as determined necessary
391 | by the Technical Review Committee;
392 | ~~5. f.)~~ justification, including appropriate references, for the use of any trip
393 | generation rates, adjustment factors or traffic assignment methods not previously
394 | approved by the City.
395 |

396 | ~~2. C.~~ Potable Water

397 |
398 | ~~A. 1.~~ The City of Umatilla will provide level of service information as set forth in the City
399 | of Umatilla Comprehensive Plan. All new development shall be required to connect to and
400 | use the City's central water system and the impacts placed on the system's capacity shall
401 | occur consistent with the adopted minimum level of service standard.
402 |

403 | ~~B. 2.~~ If the level of service information indicates that the proposed project would not
404 | result in a level of service failure, the concurrency determination shall be predicated on the
405 | adequate facility capacity at adopted levels of service at the date of application or inquiry.
406 | The capacity demanded by proposed development shall be combined with present capacity
407 | to establish a new existing capacity and an updated available capacity.
408 |

409 | ~~C. 3.~~ If the level of service information indicates that the proposed project would result in
410 | a level of service failure, the concurrency determination shall be predicated on the
411 | adequate facility capacity at acceptable levels of service not available to the date of
412 | application or inquiry. No certificate of concurrency shall be issued under such conditions.
413 |

414 | ~~3. D.~~ Wastewater

415 |
416 | ~~a.A.1.~~ The City of Umatilla will provide level of service information as set forth in the City
417 | of Umatilla Comprehensive Plan. All new development shall be required to connect to and
418 | use the City's central sewer system, or sign a commitment to connect once the lines
419 | become available, and the impacts placed on the system's capacity shall occur consistent
420 | with the adopted minimum level of service standard.
421 |

422 | ~~b.B. 2.~~ If the level of service information indicates that the proposed project would
423 | not result in a level of service failure, the concurrency determination would be that
424 | adequate facility capacity at acceptable levels of service was available at the date of
425 | application or inquiry.
426 |

427 | ~~C. 3.~~ If the level of service information indicates that the proposed project would result in
428 | a level of service failure, the concurrency determination would be that adequate facility
429 | capacity at acceptable levels of service was not available at the date of application or
430 | inquiry. No certificate of concurrency shall be issued under such conditions.

431

432

433 | ~~4. E. Solid Waste~~

434

435 | ~~A. 1.~~ Lake County will provide level of service information as set forth in the City
436 | Comprehensive Plan. To meet the concurrency requirement, the applicant of development
437 | must provide an official written statement to the Technical Review Committee from the
438 | current refuse management company holding a franchise agreement with the City of
439 | Umatilla, or another contractor registered with the State of Florida, stating that the
440 | company is able to provide collection service according to the demands calculated for the
441 | development at the adopted minimum level of service standard set forth in the City of
442 | Umatilla Comprehensive Plan.

443 |

444 | ~~_____~~
445 | ~~_____~~ In addition, an official written statement must be submitted to the Technical Review
446 | Committee from the Director of the Lake County Department of Environmental Services, or
447 | an appointed designee, stating that the County's solid waste disposal facilities hold
448 | sufficient capacity to provide service to the proposed development at a level no less than
449 | the City's established minimum level of service standard quantity. No certificate of
450 | concurrency shall be issued unless both aforementioned official statements are presented
451 | to the City.

451

452 | ~~B. 2.~~ If the level of service information indicates that the proposed project would not
453 | result in a level of service failure, the concurrency determination would be that adequate
454 | facility capacity at acceptable levels of service was available at the date of application or
455 | inquiry.

456

457 | ~~C. 3.~~ If the level of service information indicates that the proposed project would result in
458 | a level of service failure, the concurrency determination would be that adequate facility
459 | capacity at acceptable levels of service was not available at the date of application or
460 | inquiry. No certificate of concurrency shall be issued under such conditions.

461

462 | ~~5. F. Parks and Recreation~~

463 |

464 | ~~_____~~
465 | ~~_____~~ Only applications for residential developments and Planned Unit Developments, or
466 | developments involving conversion of a commercial or institutional use to a residential use
467 | shall be required to perform a concurrency determination review to prove that capacity is
468 | available for both the existing population and the proposed residential development
469 | population at level of service standards established in the Recreation and Open Space
Element of the Comprehensive Plan.

- 470
471 ~~A. 1. The City of Umatilla will provide level of service, existing capacity, and available~~
472 ~~capacity information as set forth in the City of Umatilla Comprehensive Plan.~~
473
474 ~~B. 2. If the level of service information indicates that the proposed project would not~~
475 ~~result in a level of service failure, the concurrency determination would be that adequate~~
476 ~~facility capacity at acceptable levels of service was available at the date of application or~~
477 ~~inquiry.~~
478
479 ~~C. 3. If the level of service information indicates that the proposed project would result in~~
480 ~~a level of service failure, but required facilities and services will be provided pursuant to~~
481 ~~Policy 8A 1.1.3(B)(1-2) above, the concurrency determination would be that adequate~~
482 ~~capacity at acceptable levels of service was available at the time of application or inquiry.~~
483
484 ~~D. 4. If the level of service (LOS) information indicates that the proposed project would~~
485 ~~result in a level of service failure and the facilities and services will not be provided~~
486 ~~pursuant to Policy 8A 1.1.3(b)(1-2), the concurrency determination would be that adequate~~
487 ~~facility capacity at acceptable levels of service was not available at the date of application or~~
488 ~~inquiry. No such certificate of concurrency shall be issued under such conditions unless a~~
489 ~~donation of land or funds is made equivalent to satisfy the LOS deficiency.~~

490
491 5. ~~G.~~ Drainage

- 492
493 A. 1. The City of Umatilla ~~will~~ provides level of service information as set forth in the City
494 of Umatilla Comprehensive Plan. The applicant of development shall provide evidence that
495 stormwater management systems constructed on the site of the proposed development
496 will provide adequate facility capacity with the minimum adopted level of service standard.
497
498 B. In addition, the applicant ~~of commercial, light industrial, or institutional~~
499 ~~development or residential development exceeding 15 dwelling units~~ must submit proof of
500 a stormwater permit from the St. Johns River Water Management District to the Technical
501 Review Committee stating that the proposed development will meet State and District
502 stormwater management regulations.
503
504 C. 2. If the level of service information indicates that the proposed project would not
505 result in a level of service failure, the concurrency determination would be that adequate
506 facility capacity at acceptable levels of service was available at the date of application or
507 inquiry.
508
509 D. 3. If the level of service information indicates that the proposed project would result in
510 a level of service failure, the concurrency determination would be that adequate facility
511 capacity at acceptable levels of service was not available at the date of application or
512 inquiry. No certificate of concurrency shall be issued under such conditions.

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Policy 9-1.1.15: Reservation of Capacity Prior to Issuance of a Final Development Order.

Upon successful completion of a concurrency review and payment of all fees associated with a concurrency review, capacity shall be reserved for the proposed development for a period not to exceed twelve months for approved site plans and twenty-four months for subdivisions and Planned Unit Developments to allow for sufficient time to submit or revise final development applications and final project site plans if not already complete, and for review of such applications and plans by the Committee, Planning and Zoning Board and the City Council.

Capacity shall be reserved only after a capacity reservation fee is paid by the applicant of development. If, after the allotted time, the applicant fails to submit a complete set of applications and plan, the capacity will be transferred to the next applicant of development successfully completing a concurrency review and requesting the reservation of capacity if capacities are not available for all applicants of developments (i.e., The City will follow a first-come, first-served policy).

Policy 9-1.1.16: Certificate of Concurrency.

A Certificate of Concurrency must be issued prior to a final development order to reserve capacity in concurrency facilities.

1. —1. Development Orders with an Expiration Date.

A Certificate of Concurrency will only be issued prior to final development approval and will indicate that concurrency will be met for all concurrency facilities and services. The Certificate of Concurrency will remain in effect for the same period of time as the development order with which it was issued. Upon the expiration of the development order, the Certificate of Concurrency shall be forfeited and deemed invalid. The longest standing complete development application (i.e., next-in-line application) waiting for adequate facility capacities shall have the first right to available capacities if a concurrency review is successfully completed according to ~~Policies 9-1.1.1 and 9-1.1.5~~ this element.

2. —2. Development Orders with No Expiration Date.

~~Upon adoption of the Comprehensive Plan,~~ Certificates of Concurrency shall be considered valid for limited time periods according to the following schedule:

- Building permits - 12 months.
- Site Plan approval - 12 months.

- Subdivision approvals:
 - Preliminary plat - 24 months.
 - Construction plans - 24 months.
 - Final Plat - 24 months.

556 If an approved development holding a Certificate of Concurrency has not proceeded in "good
557 faith" upon the expiration date of the Certificate, such reservation of capacities shall become
558 invalid and the capacity shall be forfeited to the City.

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CHAPTER 10
AIRPORT ELEMENT
DATA, INVENTORY, AND ANALYSIS

17

TABLE OF CONTENTS

18 INTRODUCTION 2

19 I. APPLICATION AND PURPOSE 2

20 II. INVENTORY OF EXISTING AIRPORT SYSTEM 2

21 III. AIRPORT NEEDS ANALYSIS 9

22
23
24
25

MAPS

- 18 Map 10-1: Location
- 19 Map 10-2: Vicinity Airports
- 20 Map 10-3: Airport Facilities Diagram
- 21 Map 10-4: Existing Facilities Aerial
- 22 Map 10-5: Existing Zoning
- 23 Map 10-6: Future Land Use
- 24 Map 10-7: Vicinity Floodplains and Wetlands
- 25 Map 10-8: Future Improvements

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INTRODUCTION

I. APPLICATION AND PURPOSE

The purpose of the Airport Element is to promote a transportation system for which projected future demand for air traffic and other related facilities will be accommodated at an acceptable service level for the residents and visitors to The City of Umatilla. The City will coordinate its planning efforts with those of the local Airport authorities.

The City has included an Airport Facilities Element to its Comprehensive Plan. The Umatilla Airport Master Plan, approved on June 7, 2011, includes more specific information pertaining to the airport.

The City of Umatilla’s transportation needs are met primarily by highway-oriented vehicles; however, airplanes contribute to the movement of people to and from the City of Umatilla. Umatilla Municipal Airport (X23) was opened in March of 1948 and is the chief provider of Airport services to the City. The Umatilla Municipal Airport Master Plan, prepared for the City of Umatilla by C&S Engineers, Inc., has been referred to extensively in the preparation of this Airport Element. The Airport Master Plan was developed as a planning tool to assist the City in making decisions concerning the future operation and development of the airport, which was accomplished by examining the existing facilities and conditions at the airport and forecasting its growth and future requirements over a 20-year planning period.

The goals, objectives, and policies of this element establish criteria for Airport and related facilities to meet the needs of the City of Umatilla’s future population. Several issues will be addressed by the goals, objectives, and policies of this element, including:

- The integration of Airport into a multi-modal transportation system
- The coordination of planning and expansion of Airport and related facilities
- The consistency between the airport master plan and the Future Land Use Element to ensure compatible land uses.

II. INVENTORY OF EXISTING AIRPORT SYSTEM

The following section will provide an inventory of the City of Umatilla’s existing Airport system, which is necessary in determining the immediate and long-term needs for the Umatilla Municipal Airport.

1. Airport Location, Topography and Environment
Umatilla Municipal Airport is located on approximately 56 acres one mile east of the center of the City of Umatilla on Cassidy Street. The airport’s geographic location is latitude 28° 55'

27.198" North, longitude 81° 39' 06.524" West on the USGS Umatilla Quadrangle. This location is roughly in the middle of the state. The elevations of the airport range from approximately 95.7 feet to 107.0 feet above mean sea level (MSL). The highest elevation on the airfield, the elevation of 107 feet, is located at the north end of Runway 19.

Umatilla is located in the Oklawaha Chain of Lakes geohydrological province, which is one of eight major geohydrological provinces of Lake County. The area is characterized by four river chains of large lakes and possesses a tremendous number of small, isolated lakes, and significant wetlands.

2. Airports in the Umatilla Vicinity

Within an approximate thirty (30) nautical mile radius of the Umatilla Municipal Airport, there are several public and private use airports. Examples of these Airports are provided in Table 10-1 and Map 10-2.

Table 10-1: Vicinity Airports Open to the Public

<u>Map Designation</u>	<u>Airport Name</u>	<u>Address</u>	<u>Nautical Miles from the City of Umatilla</u>
<u>X55</u>	<u>Mid-Florida Airport</u>	<u>19708 Eustis Airport Road Eustis, Florida</u>	<u>5</u>
<u>LEE</u>	<u>Leesburg Regional Airport (LEE)</u>	<u>8806 Airport Blvd Umatilla, Florida</u>	<u>11</u>
<u>X04</u>	<u>Orlando Country Airport (X04)</u>	<u>4040 West Orange Blossom Trail Apopka, FL</u>	<u>13</u>
<u>X61</u>	<u>Bob White Airport</u>	<u>7011 Jones Avenue Zellwood, Florida</u>	<u>13</u>
<u>DED</u>	<u>Deland Municipal Airport (DED)</u>	<u>1777 Langley Avenue Deland, Florida</u>	<u>21</u>
<u>2J8</u>	<u>Pierson Municipal Airport (2J8)</u>	<u>106 North Center St. Pierson, Florida</u>	<u>22</u>
<u>SFB</u>	<u>Sanford International Airport</u>	<u>1200 Red Cleveland Blvd. Sanford, Florida</u>	<u>24</u>
<u>ORL</u>	<u>Orlando Executive Airport</u>	<u>365 Rickenbacker Drive Orlando, Florida</u>	<u>29</u>

90 3. Airport Operations

91 The Umatilla Municipal Airport is a public use, General Aviation airport, owned, operated,
92 and maintained by the City of Umatilla. A new CRA is being considered for Umatilla Airport
93 to address its conditions for redevelopment.

94
95 Umatilla Municipal Airport manages approximately 5,000 aircraft operations per year.
96 Approximately sixty percent (60%) of these operations are comprised of local general
97 aviation, forty percent (40%) are transient general aviation. The number of aircraft
98 operations is forecasted to increase to 5,850 operations per year by 2029 (the planning
99 period for the Umatilla Municipal Airport Master Plan). The Annual Service Volume (an
100 estimate of the airport's annual capacity) is 230,000 operations per year. The airport has
101 adequate excess capacity.

102
103 Umatilla Municipal Airport has 12 (as of 2009) aircraft based on the field. This figure
104 consists of the following aircraft:

- 105 • 8 single engine airplanes
- 106 • 3 multi engine airplanes
- 107 • 1 ultra-light

108
109
110 The number of aircraft based at this airport is forecasted to increase to 24 by 2029.

111
112 4. Existing Airport Facilities and Services

113 Airport facilities can be divided into two categories: airside facilities and landside facilities.

114
115 A. Airside Facilities

116 Airside facilities include runways, taxiways, airfield lighting, and navigational aids
117 (NAVAIDS) as described below.

118
119 1. Runways

120 At Umatilla Municipal Airport, there is currently one active asphalt runway that has
121 been designated as 1-19. Runway 19 (elevation 107.0') is 2,500 feet in length for
122 both landings and departures. Runway 1 (elevation 95.7') is 2500 feet in length with
123 2,300 feet available for landing. The runway is 60 feet in width. The runway has
124 load-bearing capacities that are capable of accommodating light general aviation
125 aircraft.

126
127 2. Taxiways

128 Taxiways serve as a link between the independent airport elements, such as
129 runways and aircraft parking areas and should provide unrestricted movement to
130 and from the runways, parking areas, and aircraft service areas. The Umatilla
131 Municipal Airport taxiway system consists of a partial parallel/access taxiway in the

132 terminal area with two connecting stubs to the runway. (The partial parallel taxiway
 133 length is approximately 300 feet) Edge lighting on the taxiway is Medium Intensity
 134 Taxiway Lighting (MITL)

135
136 | **Table 10-2: Taxiway Schedule**

137

<u>Taxiway</u>	<u>Width</u>	<u>Orientation</u>
<u>A</u>	<u>25 feet</u>	<u>Partial parallel access to Runway 1-19 (west side)</u>
<u>B</u>	<u>25 feet</u>	<u>Stub taxiway (north) connects Runway 1-19 to Taxiway A and terminal apron area</u>
<u>C</u>	<u>25 feet</u>	<u>Stub taxiway (south) connects Runway 1-19 to Taxiway A and terminal apron area</u>
<u>D</u>	<u>25 feet</u>	<u>Access taxiway connects terminal apron area to T-hangar area</u>

138
139
140 3. Airfield Lighting and Navigation Aids
 141 The purpose of airfield lighting and navigational aids (NAVAIDS) is to illuminate
 142 runways and taxiways to ensure safe movement during landing, takeoff, and taxiing
 143 during evening hours and other periods of reduced visibility. At Umatilla Municipal
 144 Airport, the runway lighting system consists of Medium Intensity Runway Lights
 145 (MIRLs), which provide the pilot with reference for speed, alignment, and distance
 146 and Runway End Identifier Lights (REILs). Terminal area NAVAIDS available at
 147 Umatilla Municipal Airport include a lighted wind cone located between Taxiway A
 148 and Runway 1-19, a rotating beacon located on a tower approximately 250 feet west
 149 of the centerline of Runway 1-19, and a segmented circle.

150
151 Visual approach aids include precision approach path indicators (PAPIs) at both
 152 runway ends and threshold/runway end lights. Both the beacon and the PAPIs, are
 153 remote-controlled by pilots preparing to land at the airport.

154
155 4. Instrument Approaches
 156 Umatilla Municipal Airport does not currently have any official precision or non-
 157 precision approaches available for pilots landing at the airport.

158
159 B. Landside facilities at Umatilla Municipal Airport
 160 The landside facilities at Umatilla Municipal Airport include the general aviation terminal
 161 building, aircraft parking apron, hangar facilities, airport support areas, and ground
 162 access points.

163
164 1. Aircraft storage

165 Umatilla Municipal Airport offers two types of aircraft storage: space in hangars and
166 space where aircraft are tied down on the apron. Tie down space is available for
167 approximately 8 aircraft on the apron east of the runway 1-19

168
169 Hangar facilities at Umatilla Municipal Airport include a large
170 communal/maintenance hangar, two T-hangar buildings, and eight corporate
171 hangars.

172
173 2. Communal Maintenance hangar

174 The 4,800-square-foot communal/maintenance hangar at the airport is used for
175 aircraft storage and Aircraft Rescue and Firefighting (ARFF) equipment storage.
176 There are restroom facilities accessible from the outside of the building.

177
178 3. T hangars

179 West of the communal/maintenance hangar are two hangar buildings that were
180 built in 2008. Hangar Building A is a 6-bay bulk hangar building with two firewalls
181 separating groups of two bays. The building measures 32 feet by 235 feet for a total
182 area of 8,160 square feet. T-hangar Building B, further west, is a 7-bay nested T-
183 hangar building. At 32 feet by 235 feet, it has an area of 7,520 square feet. Each
184 hangar bay has a paved ramp area and water hose bib provided.

185
186 4. Corporate Hangars

187 At the south end of the airfield in an area to the west and adjacent to airport
188 property, are eight privately-owned corporate hangars; seven have direct access to
189 the airfield for which the owners pay an annual fee. Of these, three are currently
190 storing aircraft. One of these privately-owned hangars has an area of 2,000 square
191 feet. Each of the other hangars has an area of 2,500 square feet.

192
193 5. Airport Tenants/Services

194 A Fixed Base Operator (FBO) provides fuel services and aircraft flying lessons at the
195 airport.

196
197 C. Airport Security

198 Security lighting, perimeter fencing, and security locks were recently installed at
199 Umatilla Municipal Airport.

200

201 5. Federal Regulations

202 Federal authorities such as the Federal Aviation Administration and the Federal
203 Communications Commission regulate aspects such as structural heights and noise contours
204 within airport vicinities.

205

206 **A. Structural Height**

207 Tall structures such as towers or high-rise buildings pose a serious impediment for
208 aviation system flight paths. The Federal Communication Commission (FCC) licenses tall
209 structures for this purpose. Since the licenses never expire, once an FCC license is
210 granted, an airport's operational airspace can be permanently limited. Even if a
211 structure is abandoned or never constructed, airspace flight procedures must be
212 permanently limited.

213
214 **B. Noise Contours**

215 Federal Aviation Authority (FAA) regulations stipulate that residential uses should not be
216 located in areas with a higher day/night noise level contour (DNL) higher than 65. The
217 65 DNL represents the lowest noise contour that is typically measured for airport
218 planning purposes. Certain types of nonresidential uses may be located within areas
219 where noise contours are greater than 65 DNL, however such uses should be subject to
220 height limitations and building material restrictions that reduce interior noise levels.
221 The existing and forecast levels of traffic are below the current threshold of significance
222 (90,000 annual propeller aircraft operations or 700 annual jet operations) for
223 environmental analysis on federally-aided projects, as defined by FAA Order 1050.1E.
224 Because existing (2008) annual operations total 5,000 and forecasts are for a total of
225 5,850 operations in 2029 with no significant changes in fleet mix or runway usage, it is
226 expected that no incompatible land uses would be located within the DNL 65 dB noise
227 contour.

228
229 **C. Safety Areas and Object Free Areas**

230 Runways and taxiways are surrounded by rectangular areas known as "safety areas".
231 These areas have slopes ranging from 1% to 5% and should be graded and free of
232 obstructions to enhance the safety of airplanes that undershoot, overrun, or veer off a
233 runway or taxiway. The purpose of the safety areas is to minimize the probability of
234 serious damage to airplanes accidentally entering the area, and to provide greater
235 accessibility for fire fighting and rescue equipment during such incidents. The applicable
236 runway safety area for Runway 1-19 is 120 feet wide centered on the runway and
237 extends 240 feet beyond each runway end. The applicable taxiway safety areas for the
238 taxiways adjacent to Runway 1-19 are 49 feet wide and centered on the taxiway.

239
240 Areas known as Object Free Areas (OFAs) also surround runways and taxiways. These
241 areas require clearing of objects except for any object whose location is fixed by
242 function. The OFA for Runway 1-19 is 250 feet wide, extending 240 feet beyond each
243 runway end. The taxiway OFAs for the taxiways adjacent to Runway 1-19 are 89 feet
244 wide.

245
246 **6. Land Use Compatibility**

247 Due to the noise produced by aircraft, certain land uses are more suitable than others for

248 properties adjacent to an airport. Airport requirements include airspace free of tall
249 structures as well as the absence of activities that might interfere with aircraft
250 communication equipment. Therefore, it is essential for land use and Airport planning to be
251 coordinated. Land use surrounding the Umatilla Municipal Airport is dictated by Lake
252 County and the City of Umatilla.

253
254 With respect to airport compatibility, the three primary issues include the following:

- 255 • Airport uses adjacent to residential uses,
- 256 • Industrial uses adjacent to residential uses, and
- 257 • Airport and industrial uses adjacent to environmentally sensitive lands
- 258 • Existing Land Use and Zoning

259
260 In the process of long-term airport planning, it is important to understand the adjacent land
261 uses, political jurisdictions, residential areas, public parks, churches and schools in the areas
262 near the airport. As depicted Map 10-5: Adjacent land use, land uses in the area of the
263 airport include commercial, agricultural, and residential development, along with areas of
264 vacant land. In general, areas of commercial use include hangar development areas both on
265 and off airport property; residential development is present to the west and south of the
266 airport; east of the airport are large areas of vacant land and agricultural uses (primarily
267 citrus groves) as well as some residential areas. Agricultural uses are also found
268 immediately west of the airport.

269
270 The Umatilla Municipal Airport airfield site and an area within airport property to the east
271 of the airfield are zoned Public Facilities District (PFD) as shown on the current City of
272 Umatilla zoning map (dated January 12, 2011). The northern end of the airfield extends
273 beyond the city limits and lies within the Umatilla Joint Planning Area (JPA) boundary; no
274 zoning is indicated on the City zoning map for this portion of the airport property. West of
275 the airfield, there is a strip zoned C-2 (General Commercial and Warehouse District) in the
276 vicinity of the communal hangar and GA terminal building; further west and still on airport
277 property, the site of the new hangar development, is currently zoned Agriculture
278 Residential (AR). To the west of the airport and bordering on airport property is an area
279 zoned Single Family Residential (R-15). To the east of the airport along Skyline Drive is an
280 area zoned Low Density District (R-18). There is a triangular area to the west of the south
281 end of airport property that is zoned for Planned Unit Development (PUD). A row of
282 privately-owned corporate hangars with direct access to the airfield are located here.

283
284 **A. Environment**

285
286 Environmentally sensitive lands within the Airport vicinity include small wetland and
287 open water tracts existing to the east, south, and north of the Umatilla Municipal
288 Airport. No alterations of these lands are proposed in any airport development
289 scenario.

290
291 All of the existing fuel storage facilities at the Umatilla Municipal Airport meet current
292 regulations for such facilities. In the case of future development of airport facilities,
293 Umatilla Municipal Airport will abide by all necessary federal, state, and local
294 requirements in order to minimize negative impacts to air quality.
295

296 **III. AIRPORT NEEDS ANALYSIS**

297 **1. Airport Facility Needs**

298 Over the years, the Umatilla Municipal Airport has experienced slow growth. Total aircraft
299 operations increased from 3,915 in 1988 to 5,000 in 2008, a net change of 11 percent (11%)
300 in 20 years. However the Umatilla Municipal Airport is a valuable asset to the city and has
301 potential to produce income and provide other less tangible benefits for the City. The
302 coordination of Airport facilities planning and expansion is a task that the City has
303 undertaken. Airport planning is accomplished through the interaction of local aviation
304 authorities and planning entities.
305

306 **2. Future Improvements**

307 City of Umatilla officials, airport management and staff, members of the airport advisory
308 committee, and consultants identified a number of key issues at the airport that included
309 both concerns and opportunities. In addition, surveys were sent to local business
310 representatives and airport users whose responses provided their unique perspectives. As a
311 result of the study the following design was adopted.
312

313 **A. PHASE 1 DEVELOPMENT (2010-2015)**

314 Phase 1, or the short-term development, at Umatilla Municipal Airport is concentrated
315 on satisfying existing needs and correcting existing problems. These projects are
316 considered to be the highest priorities in the development plan, and are supported by
317 findings reached during previous portions of this study. The Phase 1 recommendations
318 are:
319

320 **1-1 Environmental Assessment (NEPA EA)**

321 This study involves assessing the potential environmental impacts for proposed projects
322 during the first phase of the master plan, including the parallel taxiway, aircraft parking
323 apron, and auto parking.
324

325 **1-2 Fencing and Security Enhancements**

326 This project consists of providing additional fence and gates, adding barbwire to existing
327 fence, providing security lights at access points, and adding security cameras at access
328 points. Associated with this project is the official abandonment of a portion of the
329 Cassady Street right-of-way remaining after a partial street closure for the runway
330 extension. Lake County will abandon the R.O.W. to the City of Umatilla.
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1- 3 Land Acquisition – Corporate Hangar Area

This project consists of the purchase of land to eliminate existing private “through-the-fence” operations adjacent to the south runway end.

1- 4 Building Acquisition – Corporate Hangar Area

This project consists of purchase of the south terminal area hangar buildings by the City of Umatilla to eliminate existing “through-the-fence” operations.

1- 5 Automobile Access and Parking Areas

This project consists of new auto parking development to the west of the maintenance hangar and north of the cul-de-sac (adjacent to the proposed transient aircraft parking apron).

1-6 Aircraft Storage Hangars (Shade Structures)

This project includes construction of two 45-foot by 30-foot shade hangars to provide an economical aircraft storage option. The shade hangars will be located at one end of the proposed transient apron.

This task is complete and the approaches will be available on Dec. 12, 2013.

B. PHASE 2 DEVELOPMENT (2015-2019)

The intermediate-range development, Phase 2, encompasses the period 2015-2019 and includes airfield and landside improvements. The Phase 2 recommendations are:

2-1 Land Acquisition – Central Terminal Area

This project consists of the purchase of approximately 4 acres of land in the central terminal area. This 180-foot deep strip of land parallel to the new taxiway will meet standards for the taxiway object free area, connect the terminal area with the corporate hangar area, and allow for future hangar expansion.

2-2 Parallel Taxiway (Phase 2 – South)

This project includes design and construction of a 1,250-foot by 25-foot section of parallel taxiway extending from the terminal area south to the Runway 1 end, including paving, grading, lighting, drainage, and pavement markings.

2-3 Rehabilitate Taxiway Pavement

This project consists of design and construction of needed pavement rehabilitation for taxiways on the airfield.

2-4 Terminal Area Apron Expansion (700 SY)

This project includes design and construction of approximately 700 square yards of

374 expanded terminal area apron and access taxiway west of the proposed T-hangar
375 development.

376
377 2-5 T-Hangar Development

378 This project consists of design and construction of eight additional T-hangar bays to
379 accommodate additional hangar demand.

380
381 2-6 Road Realignment – Skyline Drive

382 This project will include closing approximately 1,150 linear feet of Skyline Drive and
383 constructing a new alignment, approximately 700 linear feet in length, to connect an
384 isolated airport out-parcel area with the airfield. The project will include paving, grading,
385 drainage, pavement marking, and signage. A section of Cemetery Road will be
386 incorporated in the realignment. Associated with this project is the conveyance of a
387 right-of-way from the City of Umatilla to Lake County for the realigned road.

388
389 2-7 Environmental Assessment (NEPA EA) for Runway Extension

390 This study involves assessing the potential environmental impacts for proposed
391 construction of the extension to the runway and parallel taxiway.

392
393 C. PHASE 3 DEVELOPMENT (2020-2029)

394 The long-range development, Phase 3, covers the period from 2020-2029. In this phase,
395 a runway and taxiway extension and additional landside facilities are planned to
396 complete the needs defined for the 20-year planning period. During Phase 3, the
397 following is recommended:

398
399 3-1 Land/Easement Acquisition for Runway 1 Approach & RPZ

400 This project consists of the easement or fee simple land acquisition south of the Runway
401 1 end to assure safety and compatible land use within the Runway Protection Zone.

402
403 3-2 Rehabilitate Runway Pavement

404 This project will include milling, crack repair, and overlay of Runway 1-19 (2,500 feet by
405 60 feet).

406
407 3-3 Runway and Taxiway Extension

408 This project consists of the design and construction of a 400-foot runway extension and
409 associated parallel taxiway to the north. (A preliminary design analysis considered
410 runway gradient and runway safety area grading requirements, along with the
411 limitations imposed by the sloping terrain towards the shore of East Lake; it determined
412 that a 400-foot runway extension to the north would be feasible.) The runway and
413 taxiway extension project includes paving, grading, drainage, lighting, and pavement
414 markings.

415 _____

3-4 Corporate Hangar Development

This project consists of design and construction of two 2,500 square-foot rectangular clear-span hangars.

3. **Funding Sources**

For a majority of airport development projects, airport sponsors are eligible for federal financial assistance through the Airport Improvement Program (AIP). The funds for the AIP are distributed in accordance with provisions contained in the Airport and Airway Improvement Act (the Act). The Airport and Airway Trust Fund, which was established by the Act, provides the revenue used to fund AIP projects.

The state of Florida also contributes towards financing of capital projects. Based upon guidance provided in the Florida Airport Project Handbook, the state's portion is limited to 80 percent of the non-federally-funded portion of eligible projects in which the Federal Aviation Administration participates. If federal funding is not available, the Florida Department of Transportation (FDOT) Aviation Office may provide up to 80% of total project costs. The remaining cost of capital projects is paid with airport sponsor funds or private investment. At Umatilla, plans for the future include hangar construction, both conventional and t-hangars, which may be funded and developed either by the sponsor or privately. Umatilla Municipal Airport also receives operating income from tenant lease fees, as well as from local subsidies. Private investors are also a potential source of funding for airport improvements, especially the development of corporate hangars, which are eligible for FAA or State funding.

4. **Multi-Modal Transportation System**

The integration of aviation and related facilities planning and implementation into a multi-modal transportation system is an important task on which the City of Umatilla shall focus. The coordination of surface transportation with aviation facilities shall ensure that access needs of such facilities are satisfied. Annual development of the Five-Year Work Program of both the Florida Department of Transportation (FDOT) and the County shall consider the existing and future level-of-service for roads that provide access to airports.

Roads that currently provide access to Umatilla Municipal Airport include Rose Street on the south, Skyline Drive on the east and Cassady Street on the north.

5. **Consistency**

Consistency with the Growth Management Plan, particularly the Future Land Use and Conservation Elements, is necessary to ensure the compatibility of land uses around airports and to mitigate adverse environmental impacts upon adjacent natural resources. Airport and related facilities must exist among other types of land uses. Land uses surrounding airports should be mutually compatible with the normal operation of those airports.

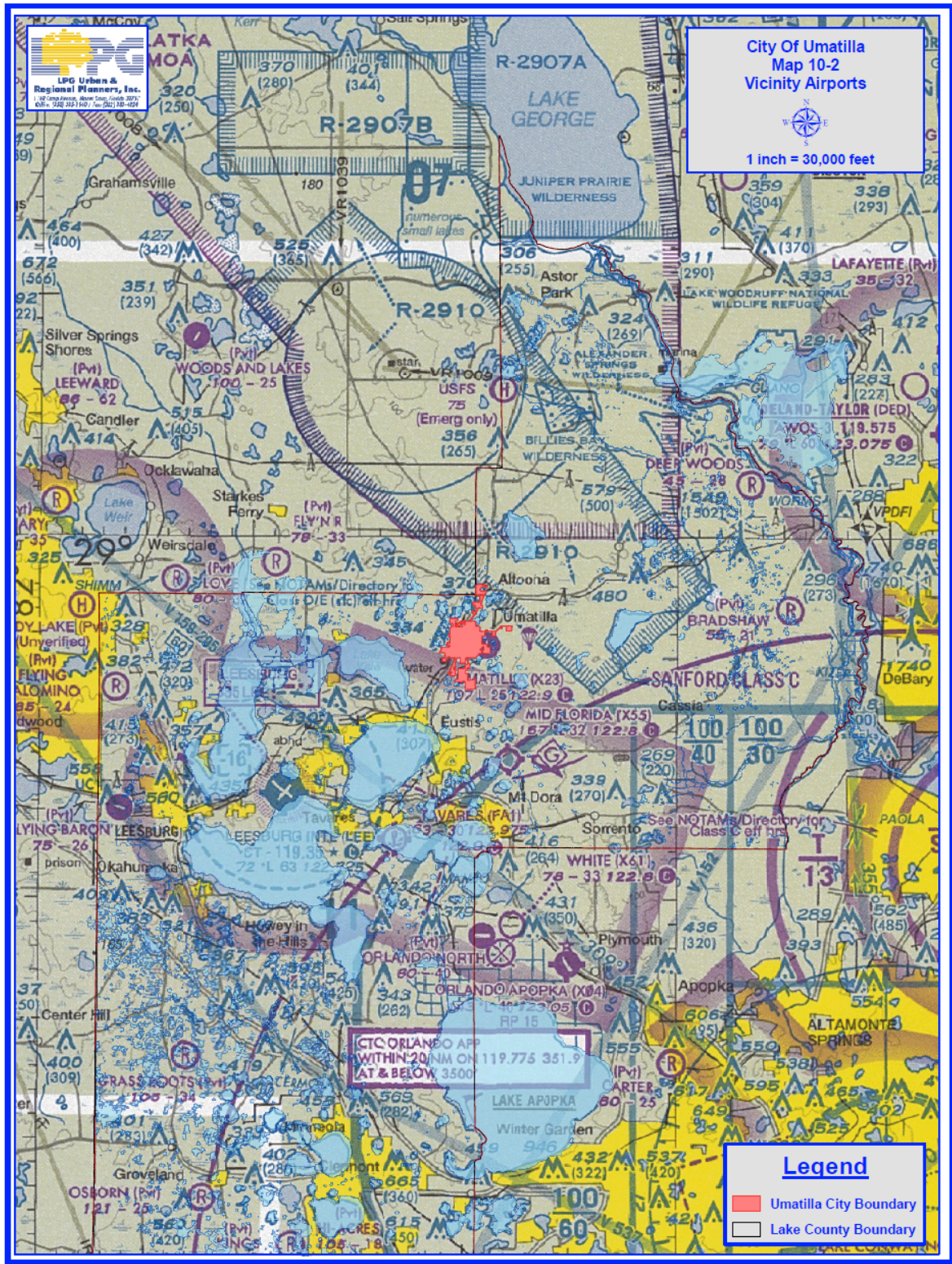
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Map 10-1 USGS Location

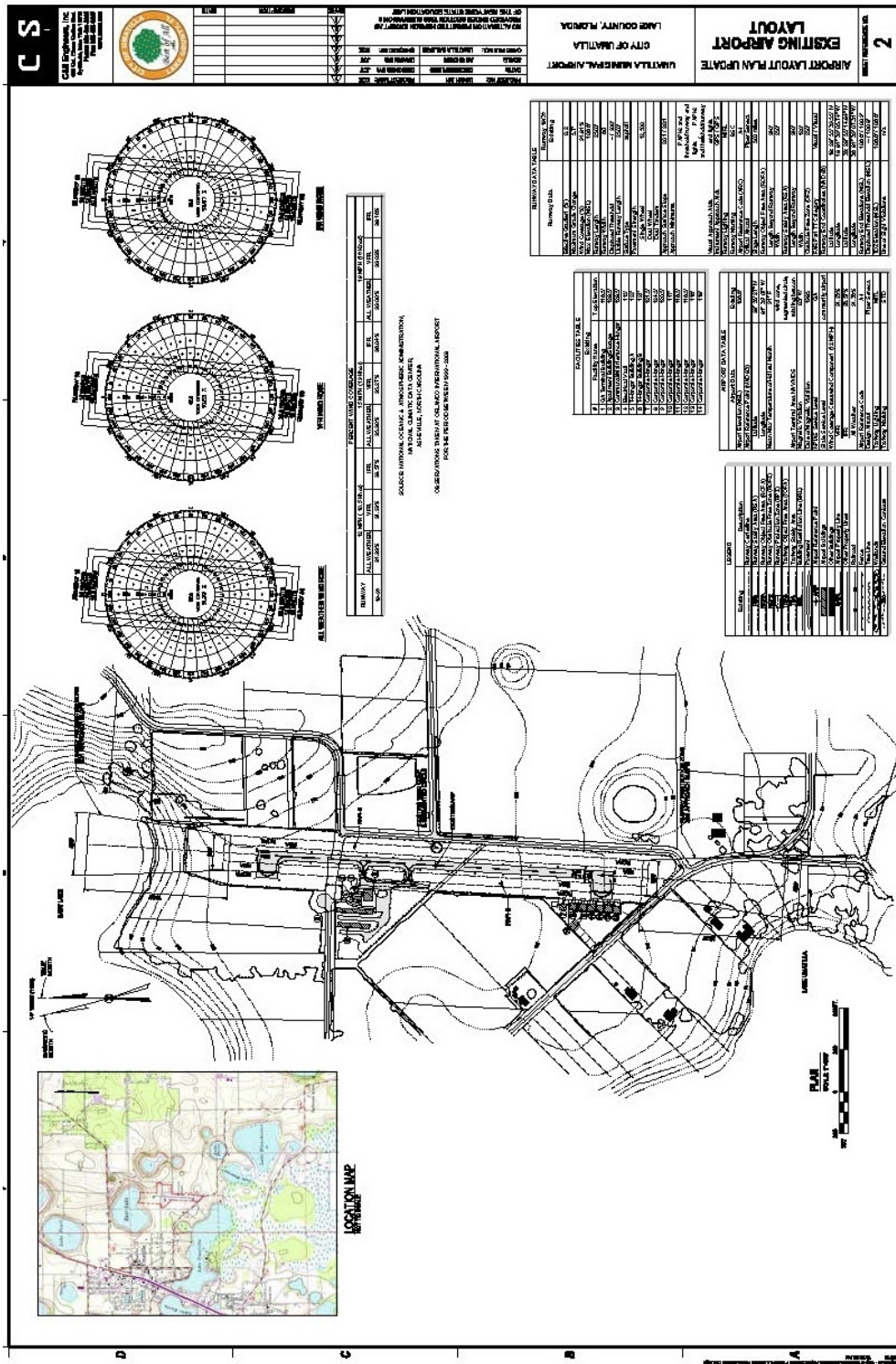


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498 **Map 10-2: Vicinity Airports**



Map 10-3: Airport Facilities Diagram



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Map 10-4: Existing Facilities Aerial

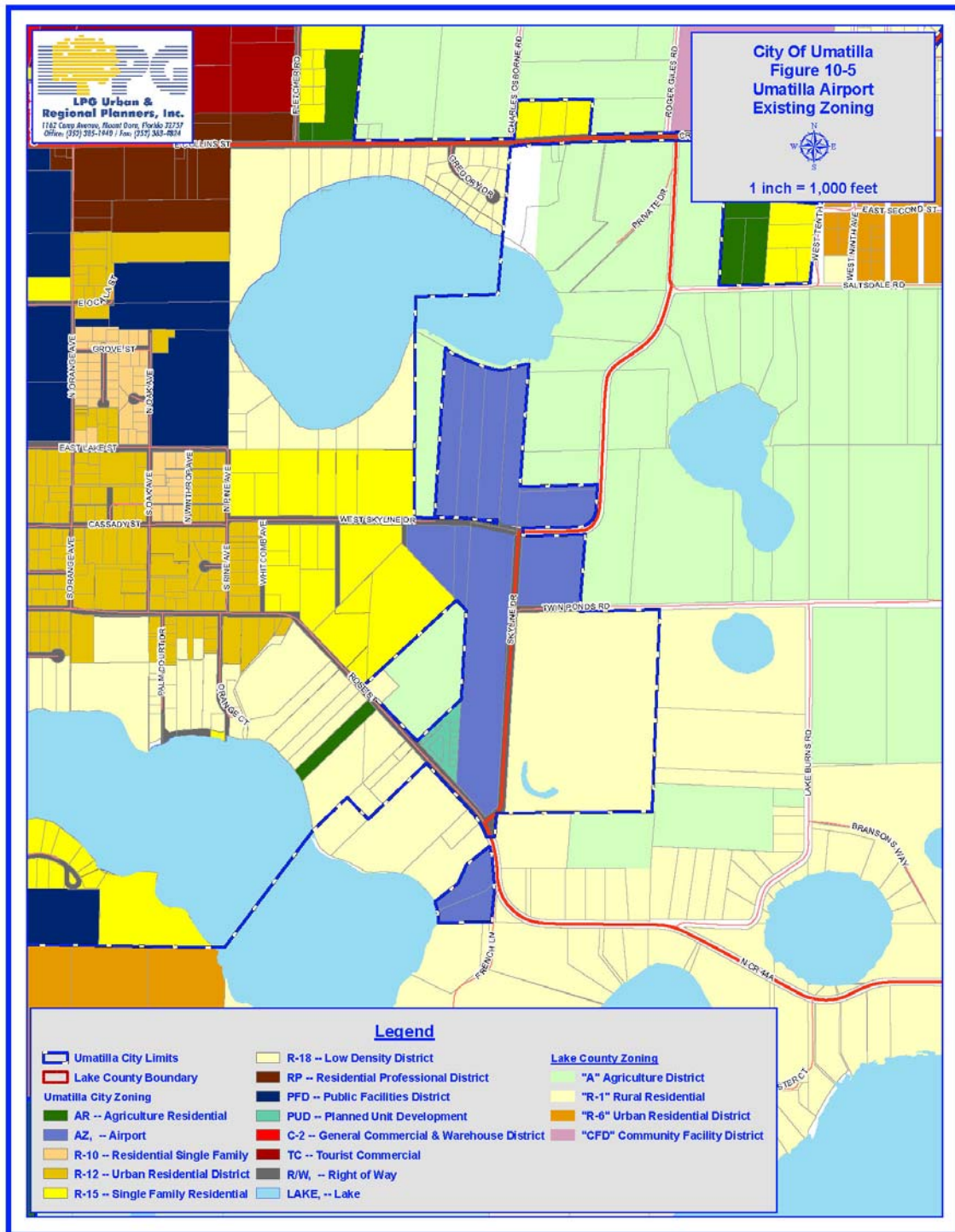


Umatilla Municipal Airport
Building Location Plan
Figure 2-6

544

545

546 **Map 10-5: Existing Zoning**

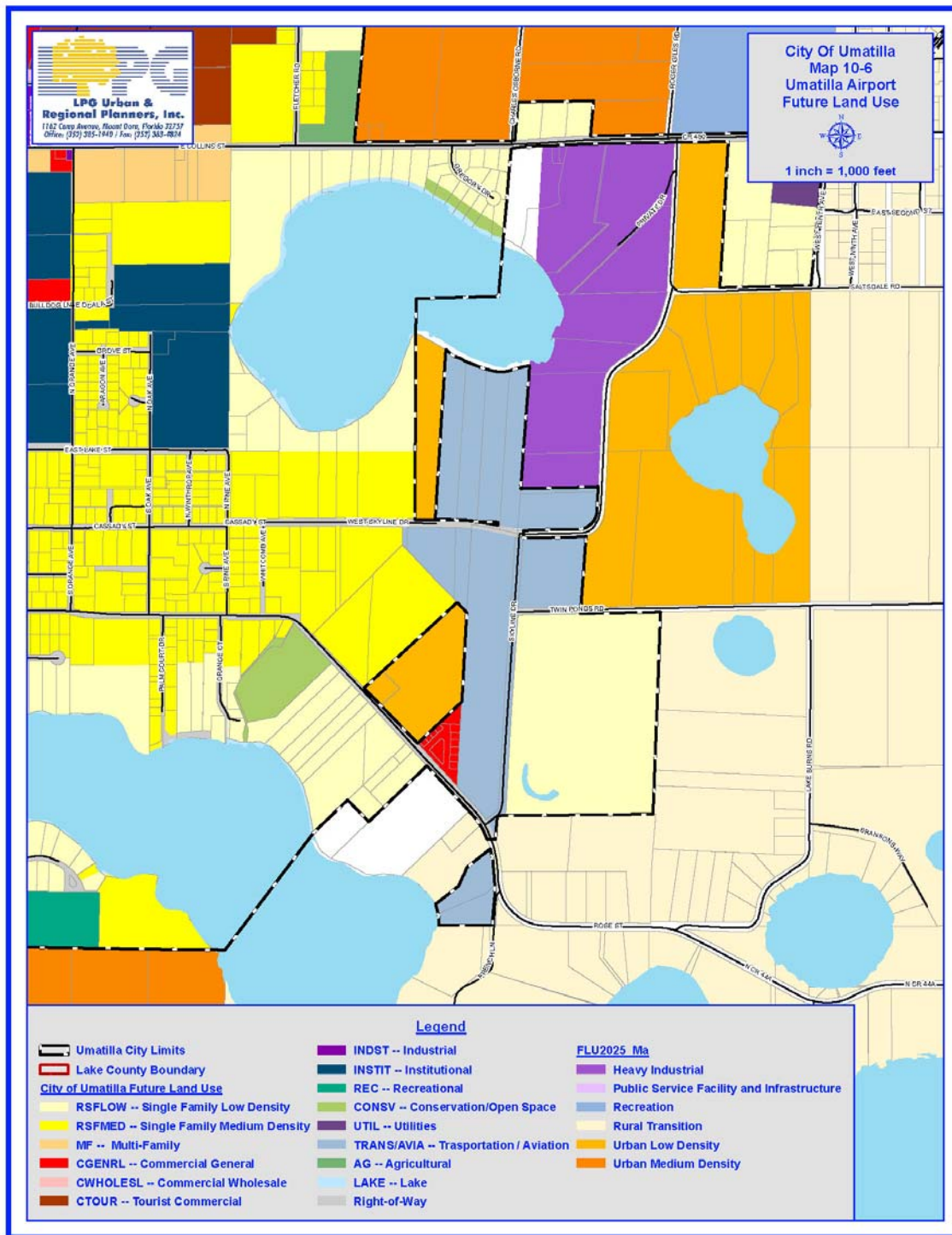


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Map 10-6: Future Land Use



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Map 10-7: Vicinity Flood Plains and Wetlands

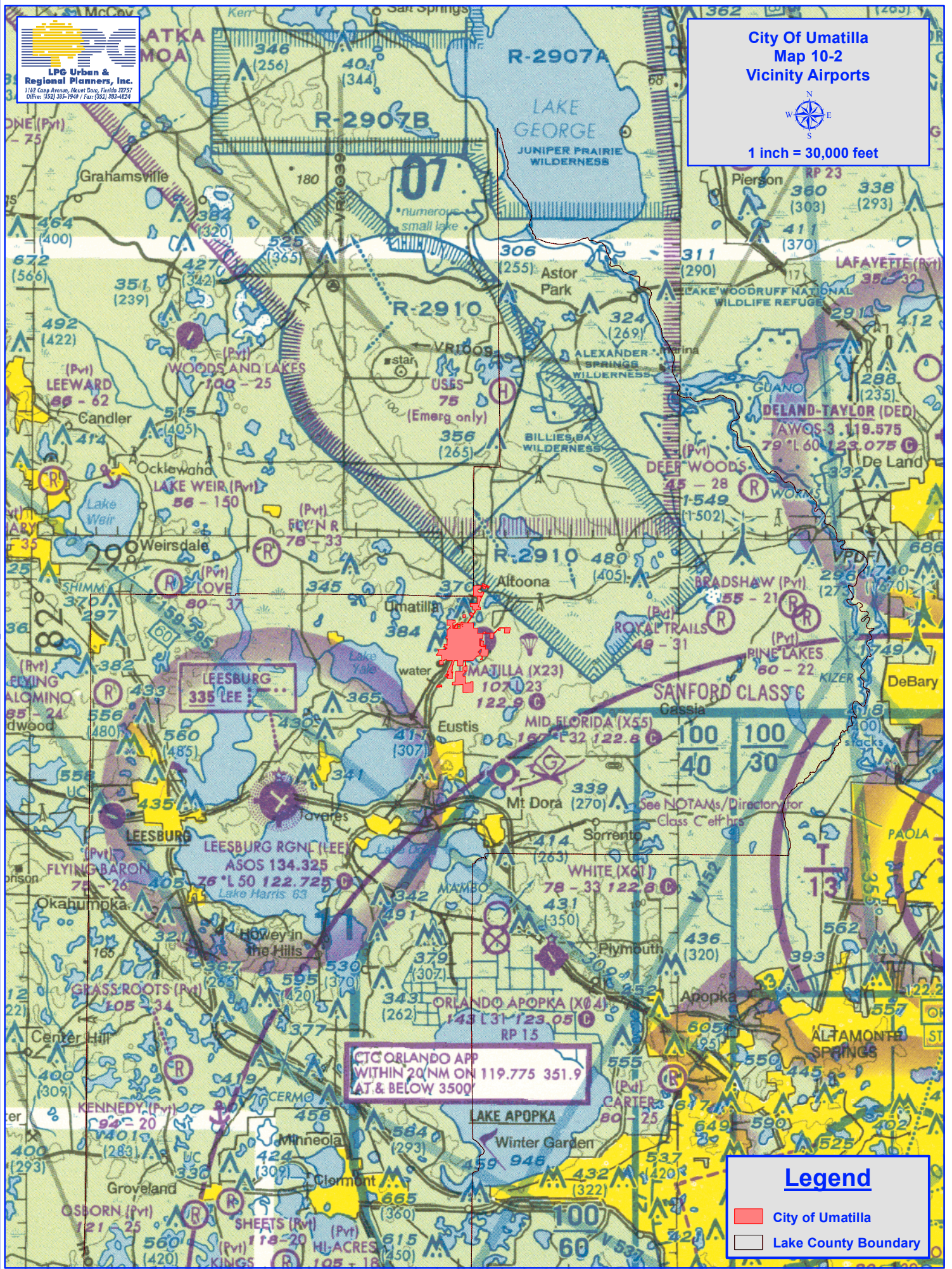


Umatilla Municipal Airport
Wetlands and Floodplains
Figure 2-15

553



1 inch = 30,000 feet



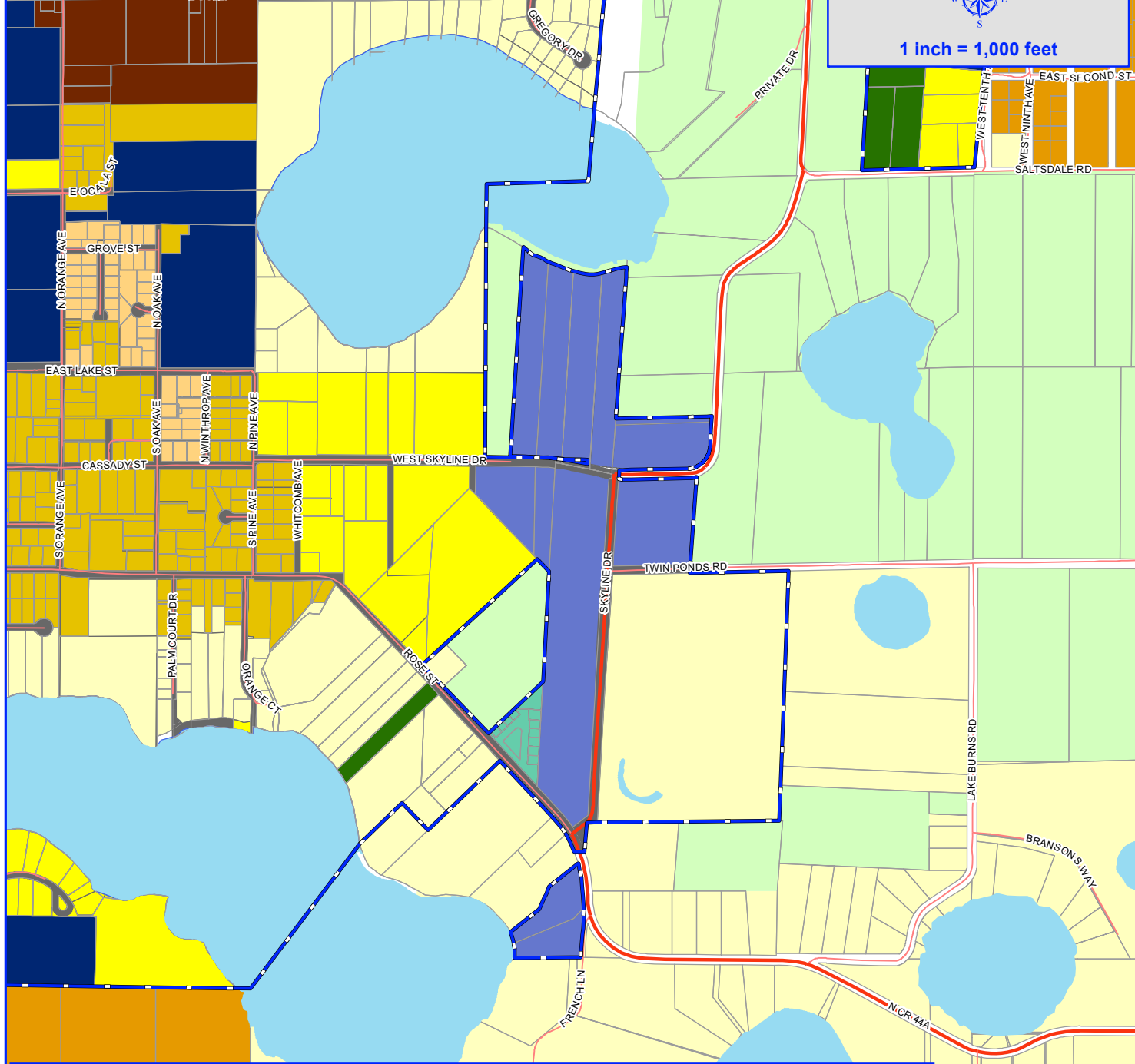
Legend

- City of Umatilla
- Lake County Boundary



**City Of Umatilla
 Figure 10-5
 Umatilla Airport
 Existing Zoning**

1 inch = 1,000 feet

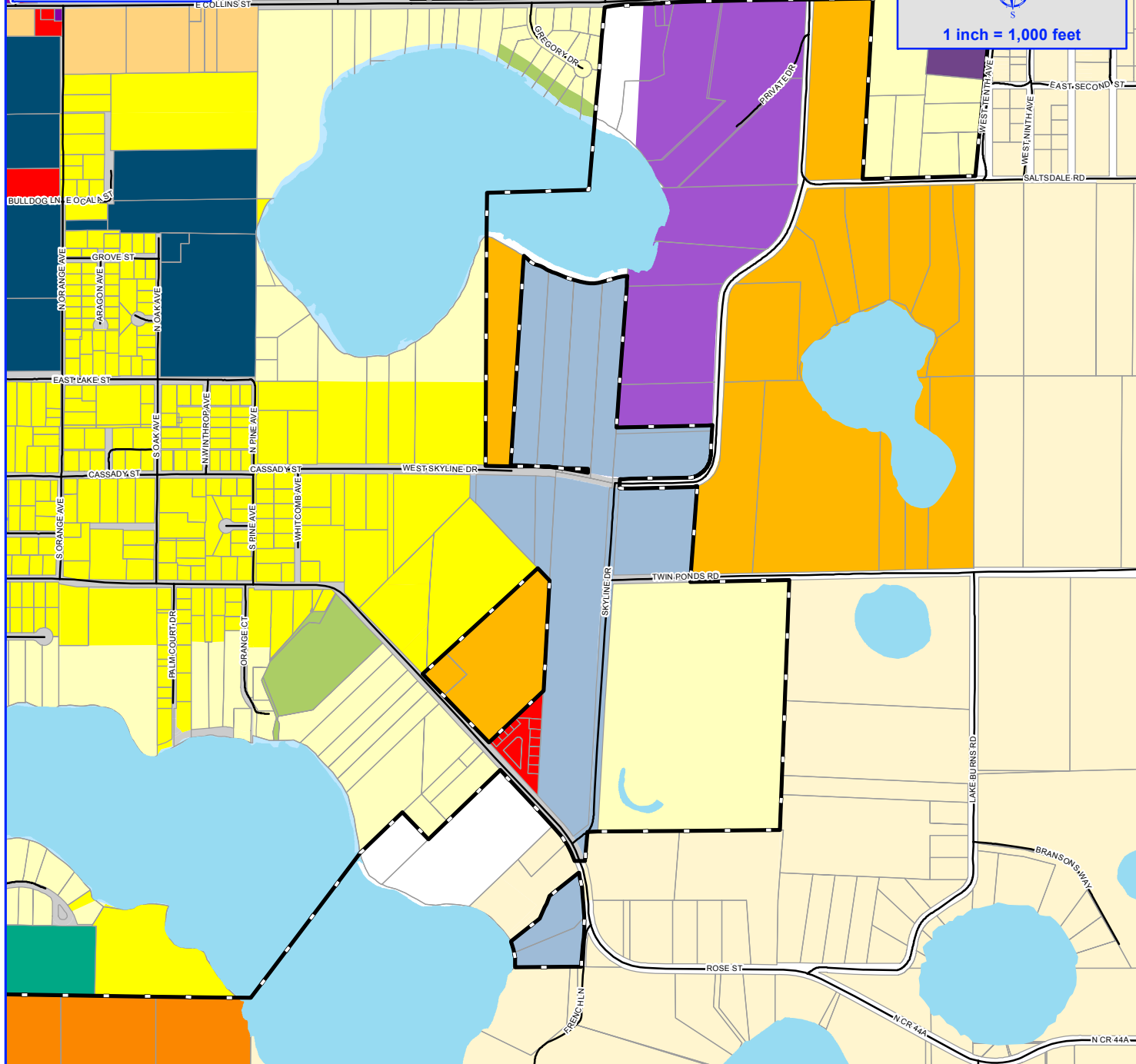


Legend		
Umatilla City Limits	R-18 -- Low Density District	Lake County Zoning
Lake County Boundary	RP -- Residential Professional District	"A" Agriculture District
Umatilla City Zoning	PFD -- Public Facilities District	"R-1" Rural Residential
AR -- Agriculture Residential	PUD -- Planned Unit Development	"R-6" Urban Residential District
AZ, -- Airport	C-2 -- General Commercial & Warehouse District	"CFD" Community Facility District
R-10 -- Residential Single Family	TC -- Tourist Commercial	
R-12 -- Urban Residential District	R/W, -- Right of Way	
R-15 -- Single Family Residential	LAKE, -- Lake	



City Of Umatilla
Map 10-6
Umatilla Airport
Future Land Use

1 inch = 1,000 feet



Legend		
Umatilla City Limits	INDST -- Industrial	FLU2025 Ma
Lake County Boundary	INSTIT -- Institutional	Heavy Industrial
City of Umatilla Future Land Use	REC -- Recreational	Public Service Facility and Infrastructure
RSFLOW -- Single Family Low Density	CONSV -- Conservation/Open Space	Recreation
RSFMED -- Single Family Medium Density	UTIL -- Utilities	Rural Transition
MF -- Multi-Family	TRANS/AVIA -- Transportation / Aviation	Urban Low Density
CGENRL -- Commercial General	AG -- Agricultural	Urban Medium Density
CWHOLESL -- Commercial Wholesale	LAKE -- Lake	
CTOUR -- Tourist Commercial	Right-of-Way	

CHAPTER 10
AIRPORT ELEMENT
GOALS, OBJECTIVES, AND POLICIES

GOALS, OBJECTIVES AND IMPLEMENTING POLICIES: This section stipulates goals, objectives and implementing policies for maintaining and improving municipal airport facilities and services for the City of Umatilla.

GOAL 10-1:
PROVIDE APPROPRIATE LAND USE PLANNING TO ASSURE SAFE OPERATION OF AVIATION FACILITIES IN UMATILLA.

OBJECTIVE 10-1.1: COMPATIBLE ADJACENT LAND USES:
Assure that land uses adjacent to the airport are compatible with the ability to provide safe air space required for aircraft approach and departure.

POLICY 10-1.1.1: COMPATIBLE ADJACENT LAND USES IN THE UNINCORPORATED AREAS
Coordination shall continue with Lake County to assure that only compatible land uses are designated on the County Future Land Use Map for unincorporated areas adjacent to the Umatilla Airport.

POLICY 10-1.1.2: LAND USE IN UMATILLA
The city assures that compatible development is located in areas adjacent to the airport by designating the appropriate density /intensity land uses in the airport vicinity. The land development regulations and restrictions address controlling the height of natural growth and development adjacent to the airport.

OBJECTIVE 10-1.2: COORDINATE WITH REGIONAL AVIATION PLANS
Coordinate aviation activities and facility expansion with the plans of regional aviation authorities and the Federal Aviation Administration.

POLICY 10-1.2.1: COMPLIANCE WITH FAA REGULATIONS
All new facilities and replacement or expansion of existing facilities shall comply with or exceed Federal Aviation Administration development standards, including noise levels reasonably allowed for airports serving small aircraft.

POLICY 10-1.2.2: COORDINATION WITH REGIONAL AVIATION

Plans to expand or redevelop the Umatilla municipal airport shall occur in a manner consistent with the regional plans prepared by the East Central Florida Metropolitan Aviation System Plan.

OBJECTIVE 10-1.3: FACILITIES DEVELOPMENT

The City of Umatilla shall continue to support maintenance and expansion of airport facilities in order to uphold Umatilla Municipal Airport as an economic asset to the City.

POLICY 10-1.3.1: COORDINATION WITH COMPREHENSIVE PLANNING

The City of Umatilla shall coordinate its comprehensive planning process, including subsequent amendments to the Comprehensive Plan, with the adopted airport master plan and future updates for Umatilla Municipal Airport in order to achieve environmentally and economically sound development of aviation facilities, and to provide adequate capacity for existing and future demand for aviation facilities and services consistent with the master plan.

POLICY 10-1.3.2: REDEVELOPMENT

The airport and adjacent property may be included in a unique CRA to address its conditions for redevelopment.

OBJECTIVE 10-1.4: TRAFFIC CIRCULATION

The City shall coordinate improvements or expansions of aviation facilities with the Transportation Element.

POLICY 10-1.4.1: TRAFFIC CIRCULATION

The City of Umatilla shall ensure that surface transportation access to aviation facilities is coordinated with the traffic circulation system shown on the traffic circulation maps.

POLICY 10-1.4.2: TRAFFIC PLANNING

In the event of future expansion, the City of Umatilla shall coordinate its traffic planning efforts with Lake County and the Florida Department of Transportation, in order to address the impacts of planned airport expansions on transportation needs.

POLICY 10-1.4.3: INCLUSION IN A MULTI-MODAL TRANSPORTATION SYSTEM

The City of Umatilla shall include the airport and access routes to the airport into the city wide multi-modal transportation system.

OBJECTIVE 10-1.5: CAPITAL IMPROVEMENTS

The City of Umatilla shall coordinate the Capital Improvement Plan associated with aviation facilities of the Federal Aviation Administration, the Florida Department of Transportation, and Lake County.

82 **POLICY 10-1.5.1: EXPANSION AND IMPROVEMENTS**

83 The City of Umatilla shall ensure that fiscal impacts for improvements or expansions of aviation
84 facilities, as well as transportation plans impacted by such improvements or expansions, are
85 reflected in the applicable budgets of the Federal Aviation Administration, the Florida
86 Department of Transportation Five-Year Transportation Plan, Lake County, and the City of
87 Umatilla’s Capital Improvement Element.

88
89 **POLICY 10-1.5.2: COORDINATION OF IMPROVEMENT WITH TRAFFIC**

90 Improvements or the expansion of airport facilities shall be coordinated with the necessary
91 expansion or improvements to the traffic system to support the facilities.

92
93 **POLICY 10-1.5.3: CAPITAL IMPROVEMENTS PROGRAM**

94 The costs and funding sources for right-of-way acquisition and road improvement projects
95 needed to meet the impact of airport facilities on the traffic circulation plan shall be reviewed
96 and taken into account in the annual update of the City of Umatilla’s Capital Improvements
97 Program.

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