



UMATILLA CITY COUNCIL MEETING

May 21, 2024 at 6:00 PM

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

AGENDA

Please silence your electronic devices

PLEDGE OF ALLEGIANCE AND INVOCATION

CALL TO ORDER

ROLL CALL

AGENDA REVIEW

MINUTES REVIEW

1. Approve the Meeting Minutes
- May 7, 2024, Regular City Council Minutes

PRESENTATIONS

2. Land Conservation Initiatives presentation from Lake County Commissioner Sean Parks

PUBLIC COMMENT

At this point in the meeting, the Umatilla City Council will hear questions, comments and concerns from the public.

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

CONSENT AGENDA

PUBLIC HEARING / ORDINANCES / RESOLUTIONS

NEW BUSINESS

3. East Lake Storage Site Plan

REPORTS

4. Staff Reports

ADJOURNMENT

Individuals with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at least two (2) working days in advance of the meeting date and time at (352)669-3125. F.S. 286.0105 If a person decides to appeal any decision or recommendation made by Council with respect to any matter considered at this meeting, he will need record of the proceedings, and that for such purposes, he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Any invocation that may be offered before the official start of the Council meeting is and shall be the voluntary offering of a private citizen to and for the benefit of the Council pursuant to Resolution 2014-43. The views and beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Council and do not necessarily represent their individual religious beliefs, nor are the views or beliefs expressed intended to suggest allegiance to or preference for any particular religion, denomination, faith, creed, or belief by the Council or the City. No person in attendance at this meeting is or shall be required to participate in any invocation and such decision whether or not to participate will have no impact on his or her right to actively participate in the public meeting.

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



UMATILLA CITY COUNCIL MEETING

May 7, 2024 at 6:00 PM

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

MINUTES

PLEDGE OF ALLEGIANCE AND INVOCATION

CALL TO ORDER

Having been duly advertised as required by law, Mayor Creech called the Regular City Council Meeting to order at 6:00 P.M. in the Umatilla City Council Chambers and led the Pledge of Allegiance and Invocation

ROLL CALL

MEMBERS PRESENT

Chris Creech, Mayor
Kent Adcock, Vice Mayor
Katherine Adams, Council Member
John Nichols, Council Member

NOT PRESENT

Brian Butler, Council Member
Scott Blankenship, City Manager
Vaughan Nilson, Public Works Director

ALSO PRESENT

Jessica Burnham, City Clerk
Kevin Stone, City Attorney
Aaron Mercer, Development and Public Services Director
Regina Frazier, Finance Director
Amy Stultz, Library Director
Adam Bolton, Chief of Police
Misti Lambert, Assistant to the City Manager

AGENDA REVIEW

Mayor Creech asked Mr. Mercer if there were any changes to the agenda. Mr. Mercer asked to table item number five under New Business, Grant Administration Services FloridaCommerce Rural Infrastructure Fund Agreement D0259 Umatilla Industrial Park Water and Wastewater Capacity Project and stated it would be brought back to council at a future date.

MOTION BY COUNCIL MEMBER ADAMS TO APPROVE THE AGENDA WITH THE STATED CHANGES; SECONDED BY COUNCIL MEMBER NICHOLS. MOTION WAS APPROVED BY AN UNANIMOUS VOICE VOTE.

MINUTES REVIEW

1. Approve the Meeting Minutes
- April 16, 2024, Regular City Council Minutes

MOTION BY COUNCIL MEMBER NICHOLS TO APPROVE THE MINUTES DATED APRIL 16, 2024; SECONDED BY COUNCIL MEMBER ADAMS. MOTION APPROVED BY AN UNANIMOUS VOICE VOTE.

PRESENTATIONS

2. Umatilla High School Scholarship Award

Mayor Creech presented Ms. Alexandra Clow with the Umatilla High School Scholarship Award.

PUBLIC COMMENT

Mayor Creech opened public comment

No one spoke

Mayor Creech closed public comment

CONSENT AGENDA

3. Airport Ground Lease Agreement between the City of Umatilla and Naval Aviation, LLC

MOTION BY COUNCIL MEMBER ADAMS TO APPROVE THE CONSENT AGENDA; SECONDED BY COUNCIL MEMBER NICHOLS. MOTION WAS APPROVED BY AN UNANIMOUS VOICE VOTE.

PUBLIC HEARING / ORDINANCES / RESOLUTIONS

NEW BUSINESS

4. Agreement for Construction of T-Hangar Development with Faden Builders, Inc.

Mr. Mercer stated that on March 19, 2024, the City Council approved the ranking for ITB 24-AP-001 T-Hangar Development. Faden Builders, Inc. was ranked number one, and the ranking was approved by the City Council. The City Council also awarded the contract to Faden Builders, Inc.

MOTION BY COUNCIL MEMBER NICHOLS TO APPROVE THE AGREEMENT FOR CONSTRUCTION OF T-HANGAR DEVELOPMENT WITH FADEN BUILDERS, INC; SECONDED

BY COUNCIL MEMBER ADAMS. MOTION APPROVED BY AN UNANIMOUS VOICE VOTE.

5. Grant Administration Services FloridaCommerce Rural Infrastructure Fund Agreement D0259 Umatilla Industrial Park Water and Wastewater Capacity Project

** This item was tabled*

REPORTS

6. Staff Reports

Mr. Mercer had nothing to report.

City Attorney Stone had nothing to report.

Vice Mayor Adcock had nothing to report.

Council Member Adams mentioned that she attended the High School for the Liberty Tree Planting.

Council Member Nichols spoke about an upcoming class being held at the airport for rusty pilots.

Chief Bolton mentioned that he attended the Lake County Sheriffs' Office Fallen Officers Memorial.

Ms. Fraizer spoke about the upcoming budget calendar.

Ms. Stultz spoke about the Food for Fines Drive that the library was hosting.

Ms. Lambert had nothing to report.

ADJOURNMENT

With no further business for discussion, the meeting adjourned at approximately 6:10 p.m.

Chris Creech, MAYOR

Jessica Burnham, FCRM
City Clerk



CITY OF UMATILLA AGENDA ITEM STAFF REPORT

DATE: May 15, 2024

MEETING DATE: May 21, 2024

SUBJECT: East Lake Storage Site Plan

BACKGROUND SUMMARY:

The owner is seeking site plan approval for a self-storage facility known as East Lake Storage. The subject site is within the Airport Overlay Zone, which limits the type of development (prohibits landfills, hospitals, churches, theaters, stadiums, hotels and motels, campgrounds, storage of explosive material, assemblage of large groups of people, and any educational facility with the exception of aviation school facilities, density (1 unit/2 acres), and height).

This site plan is requesting a total gross square footage of 78,350 SF of self-storage units (air-conditioned and non a/c units) at build out for a total of 553 units.

The project is proposed to be constructed in two (2) phases. Phase I will consist of 173 units around the perimeter equaling 28,750 sqft. Phase II will consist of two (2) interior buildings of 24,800 SF each for a total of 49,600 SF (380 units).

Previously, the City Council approved Ordinance 2023-15 - Special Exception Use (SEU) on September 5, 2023, for the 4.59 acre parcel to utilize the existing residence as an owners residence and allow for the continuation of the citrus grove.

RECOMMENDATIONS:

Approval of East Lake Storage Site Plan

FISCAL IMPACTS:

N/A

ATTACHMENTS:

1. Staff Report East Lake Storage Site Plan
 2. 05-16-24 Revised Site Plan
 3. East Lake Storage Location Map
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CITY OF UMATILLA
PROJECT REVIEW STAFF REPORT BY LPG URBAN & REGIONAL PLANNERS, LLC

SITE PLAN

Owner: Morgan Hatfield and Shawn McNew

Applicant: Abshier Engineering, Inc., Edward Abshier, Jr.

General Location: North of Rose Street and West of Skyline Dr.

Number of Acres: 5.0 ± acres

Existing Zoning: Light Manufacturing (LM)

Existing Land Use: Industrial

Date: May 1, 2024

Description of Project

The owner is seeking site plan approval for a self-storage facility known as East Lake Storage. The subject site is within the Airport Overlay Zone which limits the type of development (prohibits landfills, hospitals, churches, theaters, stadiums, hotels and motels, campgrounds, storage of explosive material, assemblage of large groups of people, and any educational facility with the exception of aviation school facilities, density (1 unit/2 acres), and height).

It is proposed to construct a total gross square footage of 78,350 SF of self-storage units (air conditioned and non a/c units) at build out for a total of 553 units. The project is proposed to be constructed in two (2) phases. Phase 1 to consist of the perimeter buildings consisting of 28,750 SF (173 units). Phase 2 to consist of two (2) interior buildings of 24,800 SF each for a total of 49,600 SF (380 units).

	Surrounding Zoning	Surrounding Land Use
North	LM	Industrial
South	County A	Lake County Industrial
East	County A	Urban Low Density (4 units/acre)
West	Airport Zoning (AZ)	Transportation/Aviation

Assessment

Site Plan – The East buffer along the roadway should be along the entire frontage. The permitting agencies should include Lake County Public Works Office.

- Notes:
1. Landscape Plans will meet the City Land Development Code.
 2. A separate sign permit is required.
 3. A driveway access permits will be required from Lake County.
 4. A cross access easement maybe required to the north and south.
 5. Submit environmental assessment with the construction and engineering plans.

Recommendation

Staff recommends approval, subject to the following:

1. Landscape Plans will meet the City Land Development Code.
2. A separate sign permit is required.
3. A driveway access permits will be required from Lake County.
4. A cross access easement maybe required to the north and south.
5. Submit environmental assessment with the construction and engineering plans.

East Lake Storage Location Map





Umatilla Public Library FY 23-24



	Q 1	Q 2	Apr-24	FY 23-24
Visits (<i>door count halved</i>)	12,646	14,651	5,308	32,604
Checkouts	9,301	9,774	3,203	22,278
E-Books (digital)	1,336	1,270	388	2,994
Total Circulation	10,637	11,044	3,591	25,272
New Patrons	88	112	33	233
Patron Computer Sessions	908	1,111	434	2,453
Wi-Fi Clients Served	1,915	1,920	626	4,461
Adult Volunteer Hours	125.50	162.25	42.25	330.00
Attendance Family Programs	1,148	306	547	2,001
Attendance Adult Programs	311	315	66	692
Attendance Teen Programs	203	202	107	512
Attendance Juvenile Programs	500	460	162	1,122
Total # of Programs	135	127	48	310
Meeting room Rental	-	-	-	-
Fines and Fees (Income to City)	\$ 1,838.34	\$ 3,838.08	\$ 1,446.00	\$ 7,122.42

Highlights

Solar Eclipse: The library held multiple programs about the solar eclipse, culminating with a viewing party on the day of the total (partial) eclipse on April 8, 2024. The prior week we had a program with a scientist from the SEAL program. Participants used a solar telescope to look at the sun and the scientist donated a sun spotter to the library. The SEAL organization provided our library free ISO rated eclipse safety glasses to hand out to patrons. Across our events over 422 patrons were able to obtain glasses from the Umatilla Public Library.

May Food for Fines: Patrons may donate non-perishable food items and unused hygiene products to the library to pay down fines. All items will go UMS “The Rock.”