



UMATILLA LAND PLANNING AGENCY MEETING

August 6, 2024 at 6:00 PM

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

AGENDA

Please silence your electronic devices

CALL TO ORDER

ROLL CALL

AGENDA REVIEW

PUBLIC COMMENT

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

PUBLIC HEARING / ORDINANCES / RESOLUTIONS

1. First Reading of Ordinance No. 2024-E RLW Holdings, LLC, Voluntary Annexation
2. First Reading of Ordinance No. 2024-E1 RLW Holdings, LLC - Small Scale Comprehensive Plan Amendment
3. First Reading of Ordinance No. 2024-E2, RLW Holdings, LLC, Rezoning

DISCUSSION ITEMS

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.

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



CITY OF UMATILLA

AGENDA ITEM STAFF REPORT

DATE: August 1, 2024

MEETING DATE: August 6, 2024

SUBJECT: First Reading of Ordinance No. 2024-E RLW Holdings, LLC, Voluntary Annexation

BACKGROUND SUMMARY:

The owner is requesting a voluntary annexation in accordance with Section 171.023 and Section 171.044, FS, and pursuant to the Interlocal Service Boundary Agreement (ISBA) with Lake County which permits the City to annex noncontiguous property.

The subject site is located in the Donna Vista area, adjacent to the Fire Station. The parcel is 0.25 $\pm$ acre with an existing 1,674sqft structure formerly utilized as a church and is currently being used as an office.

RECOMMENDATIONS:

Approval of Ordinance No. 2024-E - RLW Holding, LLC, Voluntary Annexation

FISCAL IMPACTS:

N/A

ATTACHMENTS:

1. Project Review Staff Report RLW Donna Vista Annexation
 2. Location Map
 3. Ordinance No. 2024-E, RLW Holdings Annexation
 4. BIE_Exempt_RLW Annex
-

CITY OF UMATILLA
PROJECT REVIEW STAFF REPORT BY LPG URBAN & REGIONAL PLANNERS, LLC
ANNEXATION, SSCPA, AND REZONING

Owner: RLW Holdings, LLC, Robert L. Wilson, Manager

General Location: West of SR 19, North of Umatilla Place

Number of Acres: 0.25 ± acres

Existing Zoning: Lake County Commercial (C-2)

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

Proposed Zoning: City of Umatilla Residential Professional (RP)

Proposed Land Use: Commercial

Date: June 5, 2024

Description of Project

The owner is seeking annexation, small scale comp plan amendment and rezoning for a 0.25 ± acre site. The subject site is within the ISBA and voluntary annexation is sought for non-contiguous property. The subject site is developed with one (1) structure (1674 SF) formerly utilized as a church and is currently used as an office.

Assessment

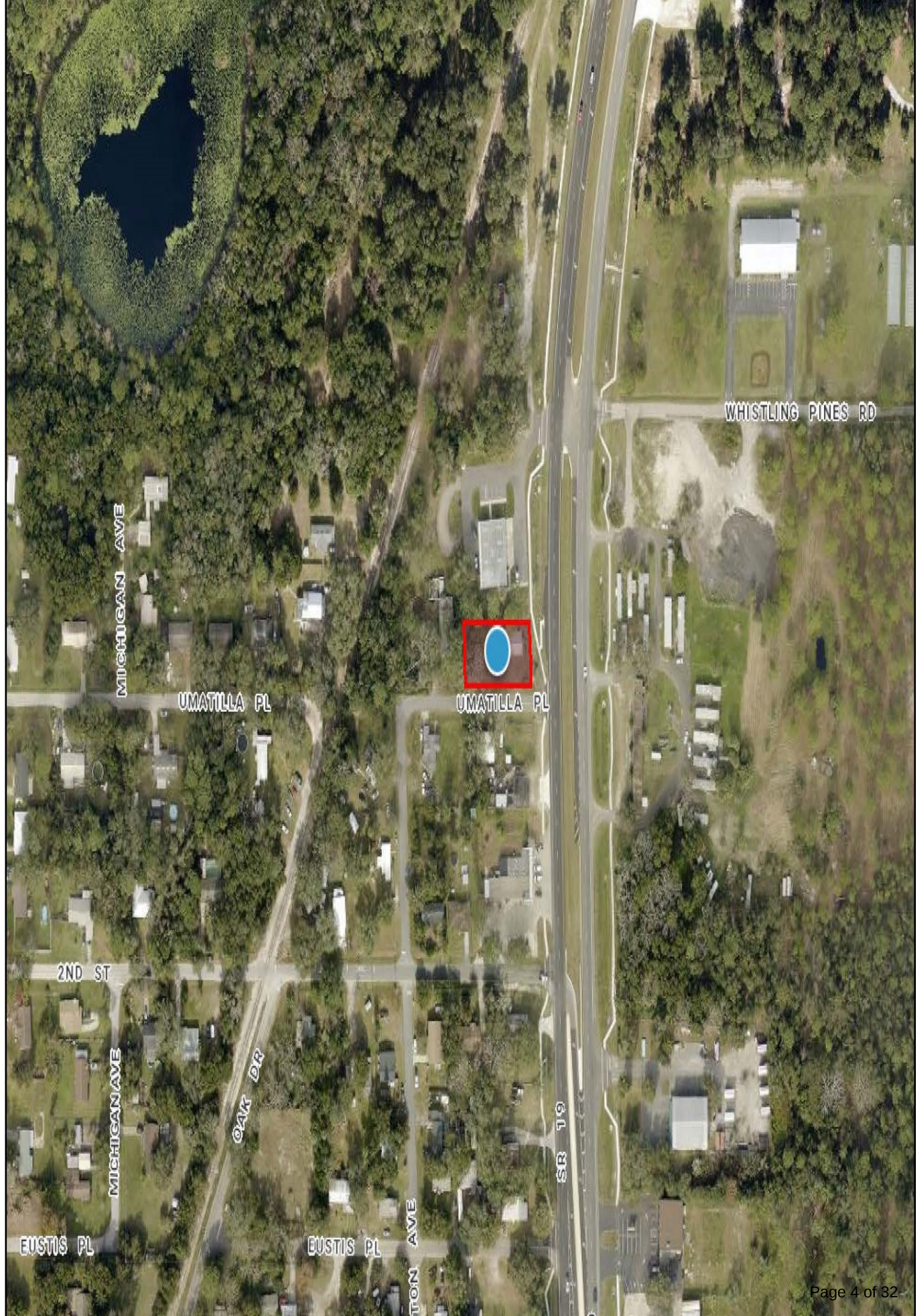
Annexation

Voluntary annexation is being requested in accordance with Section 171.023 and Section 171.044, FS, and pursuant to the Interlocal Service Boundary Agreement (ISBA) with Lake County which permits the City to annex noncontiguous property, therefore, the property is eligible for annexation.

Recommendation

Annexation

The subject property is within the ISBA which allows for voluntary non-contiguous annexations; therefore, the property is eligible for annexation. Staff recommends approval.



ORDINANCE 2024-E

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UMATILLA, FLORIDA, AMENDING THE BOUNDARIES OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, TO INCLUDE WITHIN THE CITY LIMITS APPROXIMATELY 0.25 ± ACRES OF LAND GENERALLY LOCATED WEST OF SR 19 AND NORTH OF UMATILLA PLACE; DIRECTING THE CITY MANAGER TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL TO THE CLERK OF THE CIRCUIT COURT, THE LAKE COUNTY MANAGER AND THE SECRETARY OF STATE OF THE STATE OF FLORIDA; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a petition has been submitted for annexation of approximately 0.25 acres of land generally located west of SR 19 and north of Umatilla Place ("Property") by Robert L. Wilson, as Manager of the RLW Holdings, LLC ("Owner"); and

WHEREAS, the petition bears the signature of all applicable parties; and

WHEREAS, the required notice of the proposed annexation has been properly published; and

WHEREAS, the Property is located within the Interlocal Service Boundary Agreement (ISBA) with Lake County area.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Umatilla, Florida, as follows:

Section 1. The following described property consisting of approximately 0.25 acres of land generally located West of SR 19 and north of Umatilla Place, is hereby incorporated into and made part of the City of Umatilla Florida. The property is more particularly described and depicted as set forth below and as depicted on the map attached hereto as Exhibit "A" and incorporated herein by reference.

LEGAL DESCRIPTION: Lots 9, 10, and 11, Block 1, Eustis Park Subdivision "A", according to the Plat thereof, recorded in Plat Book 8, Pages(s) 13 of the Public Records of Lake County, Florida.

Alternate Key # 1428483

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

Section 3. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

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

Section 5. **Utilities.** The property is located within the City's Chapter 180, Florida Statutes, Utility District. The owner hereby agrees that the City shall be the sole provider of water and wastewater services to the property subject to this Ordinance when such services become available subject to the

rules and regulations established by State and Federal regulatory agencies, and applicable City ordinances, policies, and procedures. For the purposes of this Section 5, 'available' shall mean when the City's potable water system comes within 300' of the private water system or any of the central lines of such private system and when the City's wastewater system comes within 1,000' of the private treatment system or any central lines of such private system. Distances shall be measured as a curb line distance within the right of way or the centerline distance within an easement. The owner further agrees that when the City provides notice that such utilities are available; the owner shall connect to the applicable system within 12 months of the date of the City's written notice.

Section 6: Scrivener's Errors.

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

Section 7.

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

PASSED AND ORDAINED in regular session of the City Council of the City of Umatilla, Lake County, Florida, this _____ day of _____, 2024.

Christopher Creech, Mayor
City of Umatilla, Florida

ATTEST:

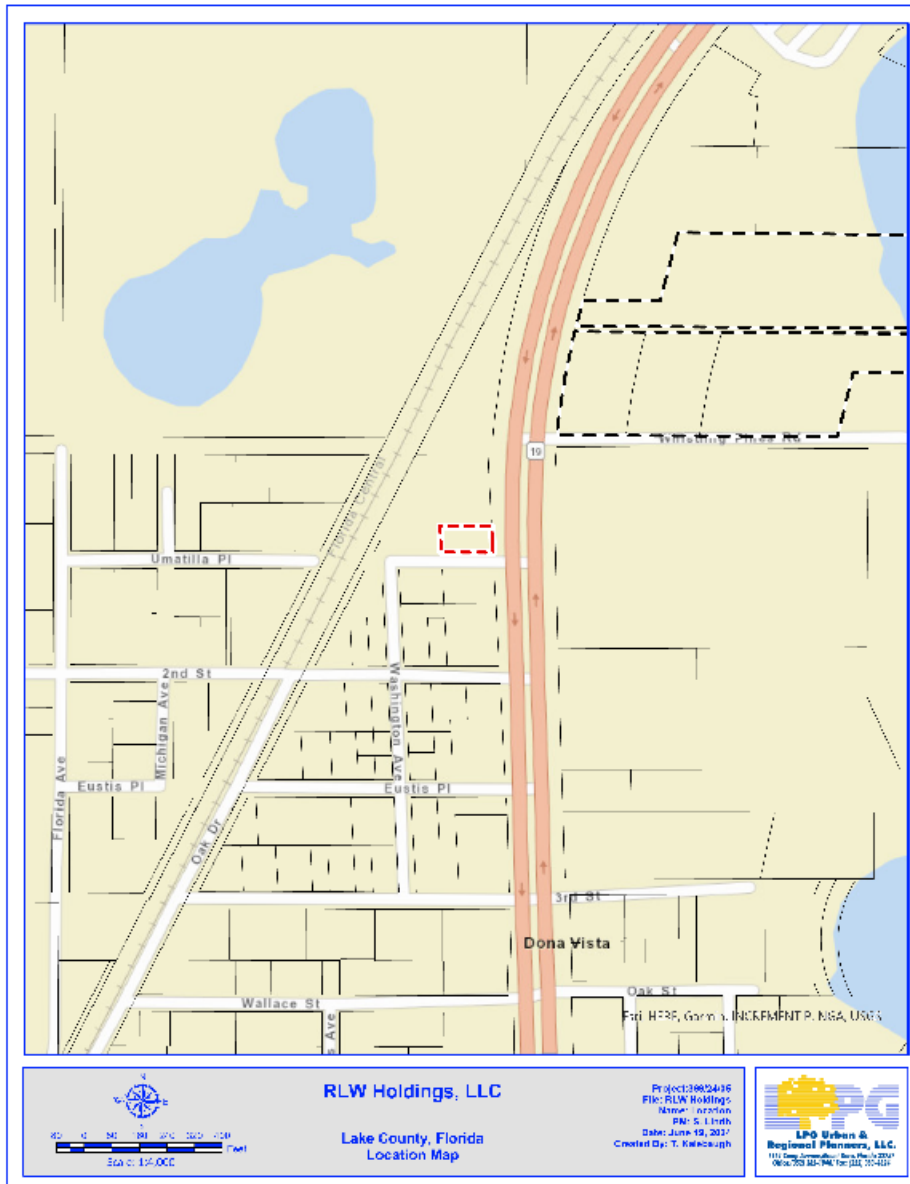
Approved as to Form:

Jessica Burnhams
City Clerk

Kevin Stone
City Attorney

Passed First Reading _____
Passed Second Reading _____
(SEAL)

EXHIBIT "A"





Business Impact Estimate Exemption

Title: Ordinance 2024-E

Summary of Ordinance: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UMATILLA, FLORIDA, AMENDING THE BOUNDARIES OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, TO INCLUDE WITHIN THE CITY LIMITS APPROXIMATELY 0.25 ± ACRES OF LAND GENERALLY LOCATED WEST OF SR 19 AND NORTH OF UMATILLA PLACE; DIRECTING THE CITY MANAGER TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL TO THE CLERK OF THE CIRCUIT COURT, THE LAKE COUNTY MANAGER AND THE SECRETARY OF STATE OF THE STATE OF FLORIDA; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

¹ See Section 166.041(4)(c), Florida Statutes.



CITY OF UMATILLA AGENDA ITEM STAFF REPORT

DATE: August 1, 2024

MEETING DATE: August 6, 2024

SUBJECT: First Reading of Ordinance No. 2024-E1 RLW Holdings, LLC - Small Scale Comprehensive Plan Amendment

BACKGROUND SUMMARY:

The owner is seeking a small scale comp plan amendment for a 0.25 $\pm$ acre site. The subject site is developed with one (1) structure (1,674 SF) formerly utilized as a church and is currently used as an office.

The applicant is requesting an amendment from Lake County Urban Low Density to City Commercial, which allows for commercial uses on 0.25 $\pm$ acres. The existing adjacent County Land Use is also Urban Low Density. SR 19 is designated as a commercial corridor pursuant to the Lake County Comprehensive Plan.

The proposed City Commercial FLUM category is compatible with the adjacent properties, provides for the continued commercial use, and is consistent with the comprehensive plan.

RECOMMENDATIONS:

Approval of Ordinance No. 2024-E1, RLW Holdings, LLC, Small Scale Comp Plan Amendment

FISCAL IMPACTS:

N/A

ATTACHMENTS:

1. Project Review Staff Report RLW Donna Vista SSCPA
 2. Location Map
 3. City FLUM
 4. Ordinance No. 2024-E1, RLW Holdings SSCA
 5. BIE_Exempt_RLW SSP
-

CITY OF UMATILLA
PROJECT REVIEW STAFF REPORT BY LPG URBAN & REGIONAL PLANNERS, LLC

Small Scale Comp Plan Amendment

Owner: RLW Holdings, LLC, Robert L. Wilson, Manager

General Location: West of SR 19, North of Umatilla Place

Number of Acres: 0.25 ± acres

Existing Zoning: Lake County Commercial (C-2)

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

Proposed Zoning: City of Umatilla Residential Professional (RP)

Proposed Land Use: Commercial

Date: June 5, 2024

Description of Project

The owner is seeking annexation, small scale comp plan amendment and rezoning for a 0.25 ± acre site. The subject site is within the ISBA and voluntary annexation is sought for non-contiguous property. The subject site is developed with one (1) structure (1674 SF) formerly utilized as a church and is currently used as an office.

	Surrounding Zoning	Surrounding Land Use
North	Lake County CFD	Conservation
South	Lake County C-2	Lake County Urban Low Density (4 unit/net acre)
East	Lake County C-2	Lake County Urban Low Density (4 unit/net acre)
West	Lake County CFD	Lake County Urban Low Density (4 unit/net acre)

Assessment

Small Scale Comprehensive Plan Map Amendment

The applicant is requesting an amendment from Lake County Urban Low Density (4 units/net acres with a maximum FAR of 0.25 and a maximum ISR of .60) which allows for commercial uses per FLU Policy I-1.3.2 and Policy I-1.3.10) to City Commercial on 0.25 ± acres. The existing adjacent County Land Use is

also Urban Low Density. SR 19 is designated as a commercial corridor pursuant to the Lake County Comprehensive Plan (FLU Policy I-1.3.10.6).

The proposed City Commercial category is compatible with the adjacent properties, provides for the continued commercial use, and is consistent with the comprehensive plan (FLU Policy 1-1.3.1 and 1-1.3.2). The proposed land use is compatible with adjacent lands and promotes orderly compact growth (FLU Policy 1-1.10.2).

For comprehensive plan purposes a maximum development scenario was utilized. Under the existing land use the maximum development potential is 1 residential unit and 2,812 SF of commercial and a maximum ISR of 6,750 SF. The proposed land use of Commercial allows the maximum development potential of 8,437 SF based on Impervious Surface Ratio (ISR) per FLU Policy 1-2.1.1. The net result is a reduction of 1 residential unit and an increase of ISR of 1,687 SF (It should be noted that the City does not have a maximum FAR established).

The data and analysis indicate that there is a need for additional commercial lands to meet the projected need for the planning year 2035. The addition of 0.25 acres would assist in meeting this need.

The proposed amendment is consistent with the comprehensive plan and meets the following policies (among others):

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

10. General Commercial – 75% maximum impervious surface ratio per parcel, which includes building coverage. Development shall be limited to retail sales and services as defined in Policy 1-2.3.1. Residential uses may be permitted 2nd floor or above up to 12 dwelling units/acre.

Policy 1-1.10.1: Land Use Allocation.

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

Policy 1-1.10.2: Promote Orderly, Compact Growth.

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

Policy 1-1.3.1: Criteria for Identifying Commercial Sites.

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

1. Ease of access and egress from major thoroughfares to commercial sites and ability to achieve a functional internal circulation and off-street parking system;
2. Ability to comply with adopted performance standards for preventing or minimizing nuisance impacts, such as emission of air pollutants, noise, odor, and generation of hazardous waste or products;

3. Development/land uses that are likely to generate toxic, hazardous or industrial waste will be prohibited from utilizing septic tanks and must be served by a centralized sanitary sewer system;
4. Demand on existing and planned public services, utilities, water resources, and energy resources;

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

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

Policy 1-2.3.1: Commercial Designations.

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

1. General Commercial. This land use category is generally limited to retail sales and services, which is defined as establishments engaged in the selling of products and services to the public for personal or household consumption, including but not limited to beauty/barber shops, laundries and dry cleaning stores, clothing stores, drug stores, home electronic equipment, food/grocery stores, professional services, and sporting goods. Wholesale commercial uses will be allowed under certain conditions such as: the wholesale use must be incidental to the primary retail use. Industrial land uses are prohibited. Residential uses may be permitted at 2nd floor or above up to 12 units/ac subject to overlay zoning. Public facilities as outlined in Policy 1-2.1.2 shall be allowed. The intensity standard for this land use category is limited to a maximum of 75% impervious surface ratio per parcel for new construction and 100% for existing development, which includes building coverage, and a maximum building height of 48 feet.

Policy 1-2.3.2: Allocation of Commercial Land.

The Future Land Use Map shall designate lands for commercial uses to accommodate an identified need to assure that commercial acreage allocations do not create a shortage of commercial land.

TRIP GENERATION ANALYSIS

A trip generation analysis was conducted on the existing and proposed land use utilizing a maximum development scenario. The result indicates that the amendment would have a de minimis impact (10 new daily trips and 1 additional PM Park Hour Trip). SR 19 is designated as an arterial roadway with an adopted Level of Service (LOS) of D. The amendment will not degrade the LOS.

Proposed Land Use Program

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
Office	8.4	710	96	11	2	9

TOTAL GROSS TRIPS (PROPOSED)	96	11	2	9
-------------------------------------	-----------	-----------	----------	----------

* 11th Edition

Existing Land Use Program

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
Single Family	1 Unit	210	9.43	1	1	0
Office	6.7	710	77	9	1	7
TOTAL GROSS TRIPS (EXISTING)			86.43	10	2	7

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

Land Use	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
TOTAL NET TRIPS (PROPOSED – EXISTING)	1	0	2

School Impact Analysis – The amendment will decrease school age children by 1 student.

Potable Water Analysis

The subject site is within the City of Umatilla's Utility Service Area. The City currently owns, operates and maintains a central potable water treatment and distribution system. The permitted plant capacity is 2.290 MGD and the permitted consumptive use permit capacity is .733 MGD (SJRWMD CUP 2646-6). The City has a negative capacity of -0.03 MGD (includes Umatilla Colonial, LLC amendment) for concurrency purposes and an analysis was conducted of the proposed amendment based on maximum intensity land use and the City's Level of Service (LOS) standards (Table 1). The analysis concludes that the proposed amendment will cause a deficiency.

Chapter 9, Section 2(c) of the LDRs outlines the standards to be met for concurrency. Item 2 indicates that the necessary facilities and services are in place at the time a development permit is issued, or a development permit is issued subject to the condition that the necessary facilities and services will be in place by a specified date when the impacts of the development are anticipated to occur. It should be noted that the City is in the process of increasing the consumptive use permit capacity and is scheduled within 2024.

Sanitary Sewer Analysis

The subject site is within the City of Umatilla's Utility Service area. The city has an existing agreement with the City of Eustis for wastewater (Resolution 2018-46). The agreement allows for a maximum of 300,000 gallons per day (0.3 MGD) and the current usage is 166,000 gallons per day (0.166 MGD) with a remaining capacity of 132,000 gallons per day (0.132 MGD). The proposed amendment would not cause a deficiency in the City's Level of Service standards and the city would have 131,800 gallons per day (0.1318 MGD) remaining (Table 2).

Solid Waste Analysis

The LOS for solid waste is 5 lbs per day per capita. The estimated employees are 2 and the estimated solid waste is 10 lbs per day. The proposed amendment will not cause a deficiency in the LOS.

Environmental Analysis

The subject site is currently developed and is not located within the 100-year flood plain.

Recommendation

The proposed amendment to Commercial is consistent with the comprehensive plan as previously outlined. Water concurrency can be met subject to the condition that the necessary facilities and services will be in place by a specified date when the impacts of the subject development are anticipated to occur. It should be noted that the city is in the process of renewing the Consumptive Use Permit.

Staff recommends approval.

Table 1 – Water Analysis

Ordinance #	Acres	Existing County Land Use	Proposed City Land Use	Maximum Development	Water Demand (gross) (mgpd)	Capacity or Deficit (mgpd)
City of Umatilla Current Capacity						-0.03 *
RLW Holdings, LLC	0.25	Urban Low (4 units/acre and 0.25 FAR, .60 ISR) 1 residential unit 6,750 SF	Commercial (.75 ISR)	8,437 SF	0.0002	
Total	0.25					-0.0302

*Includes Umatilla Colonial Amendment

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

Commercial based on 850 gpd per acre

Table 2 – Wastewater Analysis

Ordinance #	Acres	Existing County Land Use	Proposed City Land Use	Maximum Development	Water Demand (gross) (mgpd)	Capacity or Deficit (mgpd)
City of Umatilla Current Capacity						0.132*
RLW Holdings, LLC	0.25	Urban Low (4 units/acre and 0.25 FAR, .60 ISR) 1 residential unit 6,750 SF	Commercial (.75 ISR) 8,437 SF	8,437 SF	0.0002	
	0.25					0.1318

*Includes Umatilla Colonial, LLC Amendment

Estimated wastewater demand based on PF Policy 4-1.2.1 of LOS of 100 gpdpc
Commercial based on 850 gpd per acre

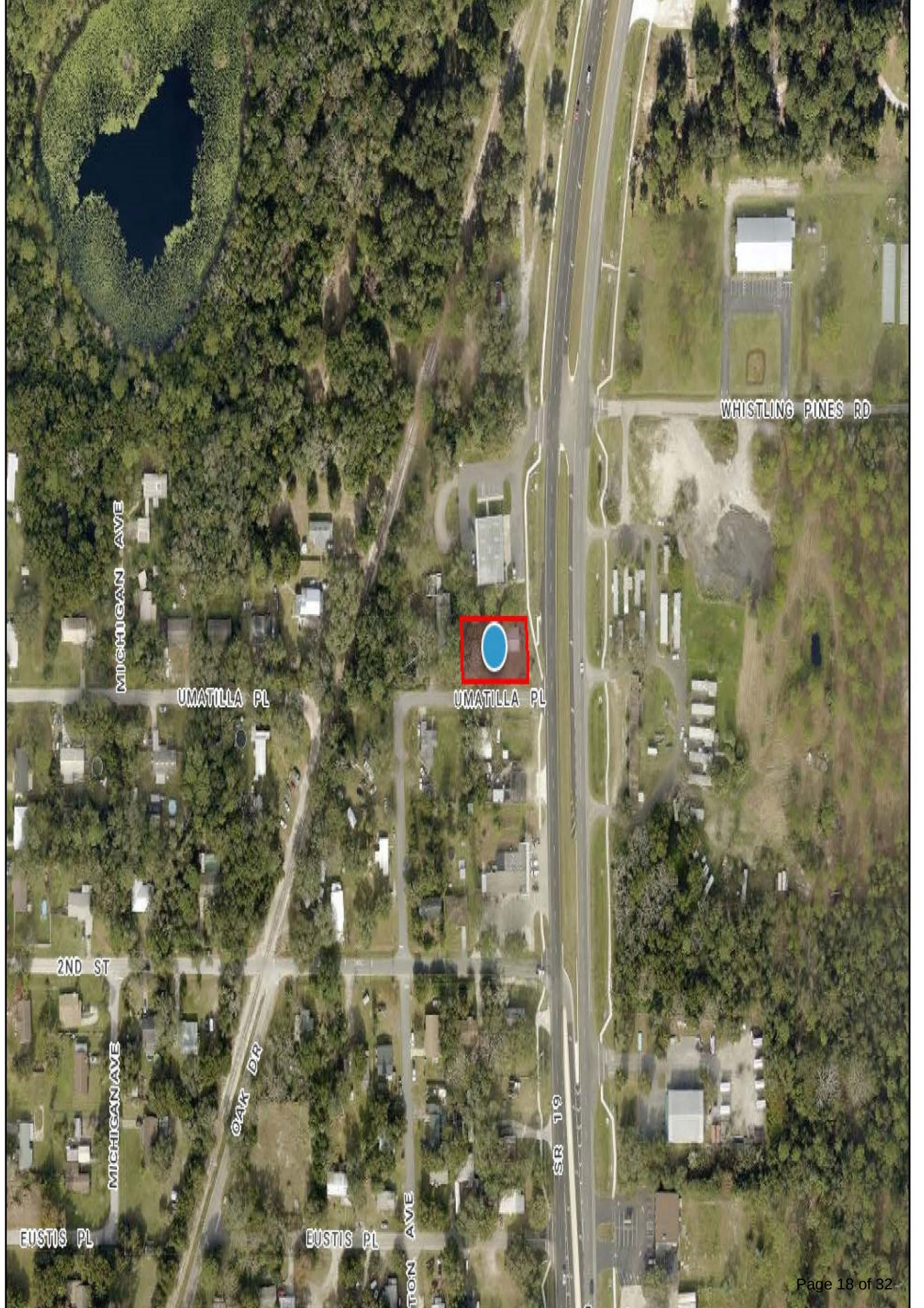
Table 3 – Water Analysis Based on Zoning

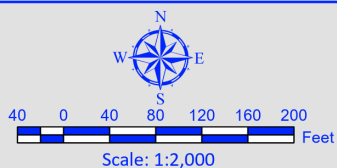
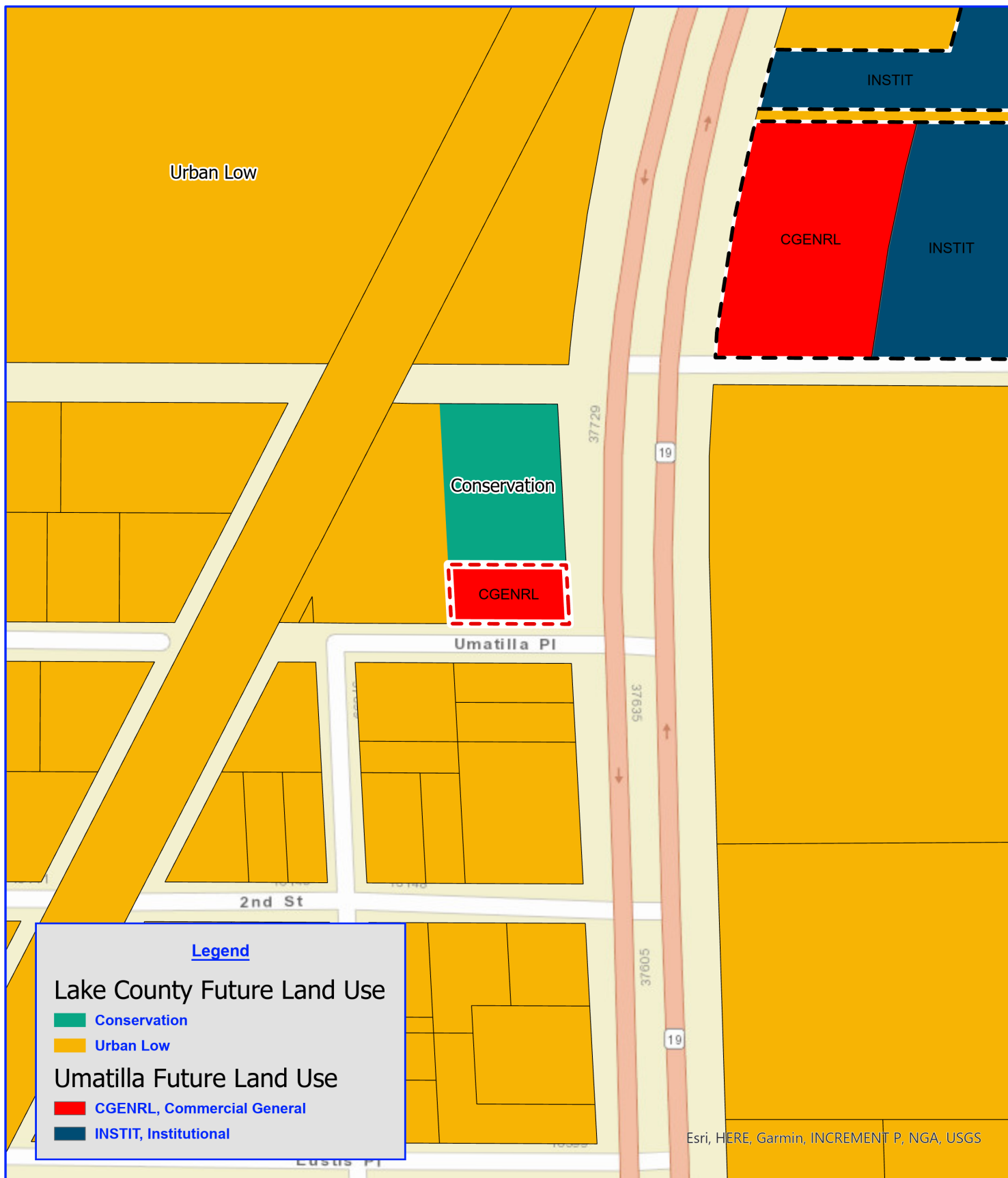
Ordinance #	Acres	Proposed City Zoning	Maximum Development	Water Demand (gross) (mgpd)	Capacity or Deficit (mgpd)
City of Umatilla Current Capacity					0.287*
RLW Holdings, LLC	0.25	Commercial (.75 ISR) 8,437 SF	8,437 SF	.0002	0.0002
Total	0.25				0.286

Includes Umatilla Colonial, LLC Rezoning

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

Commercial based on 850 gpd per acre





RLW Holdings, LLC

Lake County, Florida
Proposed Future Land Use Map

Project: 399/24/05
File: RLW Holdings
Name: FLU
PM: S. Lindh
Date: June 19, 2024
Created By: T. Kalebaugh



ORDINANCE 2024-E1

AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, PURSUANT TO THE PROVISIONS OF FLORIDA STATUTE 163.3187(1)(b); AMENDING THE LAND USE DESIGNATION OF 0.25 ± ACRES OF LAND DESIGNATED AS LAKE COUNTY COMMERCIAL TO CITY GENERAL COMMERCIAL IN THE CITY OF UMATILLA FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY RLW HOLDINGS, LLC LOCATED WEST OF SR 19 AND NORTH OF UMATILLA PLACE; DIRECTING THE CITY MANAGER TO TRANSMIT THE AMENDMENT TO THE APPROPRIATE GOVERNMENTAL AGENCIES PURSUANT TO CHAPTER 163, FLORIDA STATUTES; AUTHORIZING THE CITY MANAGER TO AMEND SAID COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a petition has been received from Robert L. Wilson as manager of RLW Holdings, LLC, ("Owner") requesting that real property within the city limits of the City of Umatilla ("City") be assigned a Land Use designation from Lake County Commercial to City of Umatilla General Commercial per the City's Comprehensive Plan; and

WHEREAS, the Land Use amendment would facilitate commercial development and is in compliance with the policies of the City's Comprehensive Plan; and

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

WHEREAS, the City's Local Planning Agency has reviewed the proposed Land Use amendment to the Comprehensive Plan and provided recommendations to the City Council ; and

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

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

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

Section 1: Purpose and Intent.

That the Land Use designation of the following described property, being situated in the City of Umatilla, Florida, shall hereafter be amended from Lake County Commercial to General Commercial, as depicted on the map attached hereto as Exhibit "A", and as defined in the City's Comprehensive Plan.

PROPERTY LEGAL DESCRIPTION: Lots 9, 10, and 11, Block 1, Eustis Park Subdivision 'A', according to the Plat thereof, recorded in Plat Book 8, Pages(s) 13 of the Public Records of Lake County, Florida. ("Property") Alternate Key # 1428483.

- A. That a copy of this Land Use amendment shall be filed in the City Clerk's office as a matter of permanent record of the City, and that matters and contents therein are made

a part of this Ordinance by reference as fully and completely as if set forth herein, and such copy shall remain on file in said office available for public inspection.

- B. The City Clerk is hereby directed to transmit a copy of this Ordinance to the appropriate governmental agencies pursuant to Chapter 163, Florida Statutes.
- C. That the City Manager, after passage of this Ordinance, is hereby directed to indicate the changes adopted in this Ordinance and to reflect the same on the City's Comprehensive Plan Land Use Map.

Section 2: Severability.

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

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

Section 4: Scrivener's Errors.

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

Section 5: Effective Date.

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

PASSED AND ORDAINED in regular session of the City Council of the City of Umatilla, Lake County, Florida, this _____ day of _____, 2024.

Christopher Creech, Mayor
City of Umatilla, Florida

ATTEST:

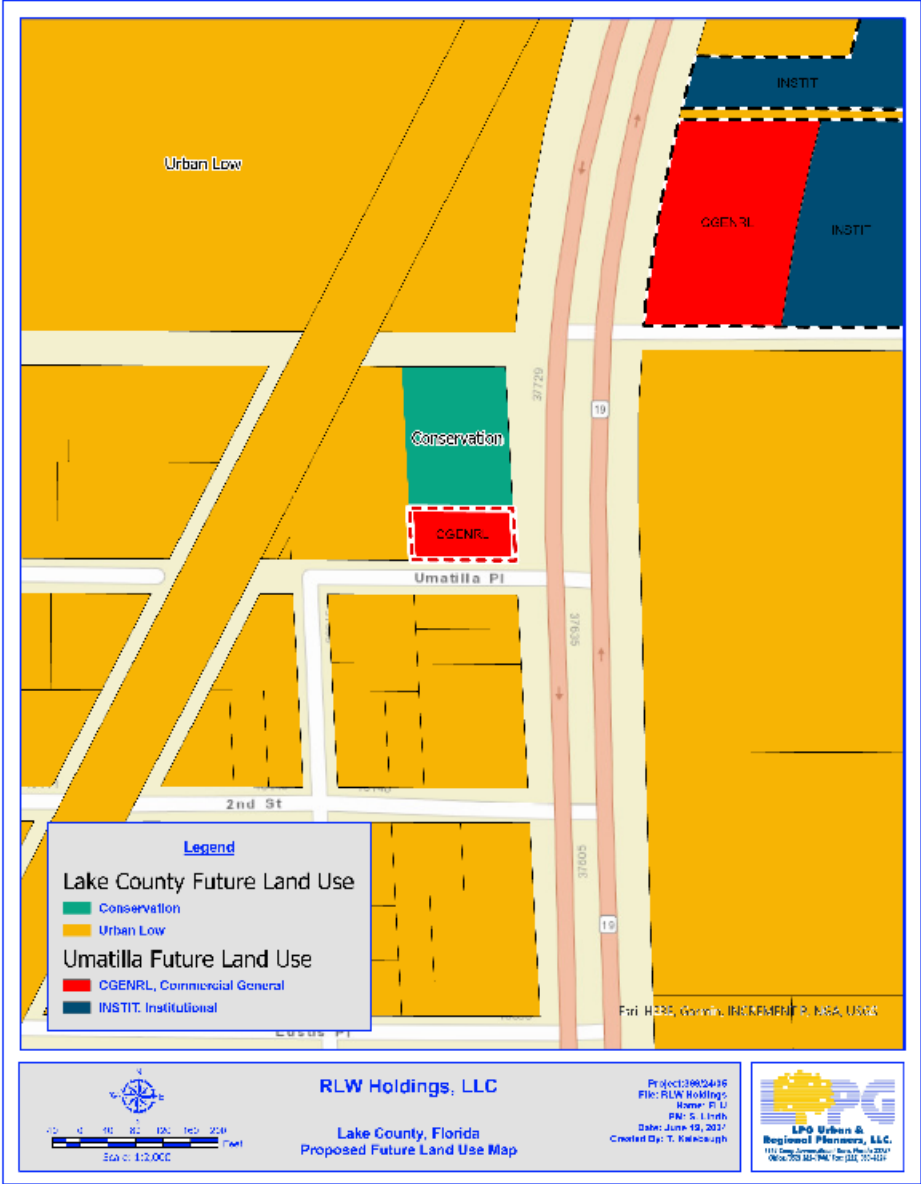
Approved as to Form:

Jessica Burnham, CMC
City Clerk

Kevin Stone
City Attorney

Passed First Reading _____
Passed Second Reading _____
(SEAL)

EXHIBIT "A"





Business Impact Estimate Exemption

Title: Ordinance 2024-E1

Summary of Ordinance: AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, PURSUANT TO THE PROVISIONS OF FLORIDA STATUTE 163.3187(1)(b); AMENDING THE LAND USE DESIGNATION OF 0.25 ± ACRES OF LAND DESIGNATED AS LAKE COUNTY COMMERCIAL TO CITY GENERAL COMMERCIAL IN THE CITY OF UMATILLA FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY RLW HOLDINGS, LLC LOCATED WEST OF SR 19 AND NORTH OF UMATILLA PLACE; DIRECTING THE CITY MANAGER TO TRANSMIT THE AMENDMENT TO THE APPROPRIATE GOVERNMENTAL AGENCIES PURSUANT TO CHAPTER 163, FLORIDA STATUTES; AUTHORIZING THE CITY MANAGER TO AMEND SAID COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

¹ See Section 166.041(4)(c), Florida Statutes.



CITY OF UMATILLA

AGENDA ITEM STAFF REPORT

DATE: August 1, 2024

MEETING DATE: August 6, 2024

SUBJECT: First Reading of Ordinance No. 2024-E2, RLW Holdings, LLC, Rezoning

BACKGROUND SUMMARY:

The owner is seeking rezoning of a 0.25 ± acre site from Lake County Commercial (C-2) to City Residential Professional District (RP). The subject site is within the ISBA and voluntary annexation is sought for non-contiguous property. The subject site is developed with one (1) structure (1674 SF) formerly utilized as a church and is currently used as an office.

RECOMMENDATIONS:

Approval of Ordinance No. 2024-E2, RLW Holdings, LLC, Rezoning

FISCAL IMPACTS:

N/A

ATTACHMENTS:

1. Project Review Staff Report RLW Donna Visata Rezoning
 2. Location Map
 3. City Zoning
 4. Ordinance No. 2024-E2, RLW Holdings Zoning
 5. BIE_Exempt_RLW Rezoning
-

CITY OF UMATILLA
PROJECT REVIEW STAFF REPORT BY LPG URBAN & REGIONAL PLANNERS, LLC

REZONING

Owner: RLW Holdings, LLC, Robert L. Wilson, Manager

General Location: West of SR 19, North of Umatilla Place

Number of Acres: 0.25 ± acres

Existing Zoning: Lake County Commercial (C-2)

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

Proposed Zoning: City of Umatilla Residential Professional (RP)

Proposed Land Use: Commercial

Date: June 5, 2024

Description of Project

The owner is seeking rezoning of a 0.25 ± acre site from Lake County Commercial (C-2) to City Residential Professional District (RP). The subject site is within the ISBA and voluntary annexation is sought for non-contiguous property. The subject site is developed with one (1) structure (1674 SF) formerly utilized as a church and is currently used as an office.

	Surrounding Zoning	Surrounding Land Use
North	Lake County CFD	Conservation
South	Lake County C-2	Lake County Urban Low Density (4 unit/net acre)
East	Lake County C-2	Lake County Urban Low Density (4 unit/net acre)
West	Lake County CFD	Lake County Urban Low Density (4 unit/net acre)

Assessment

Rezoning

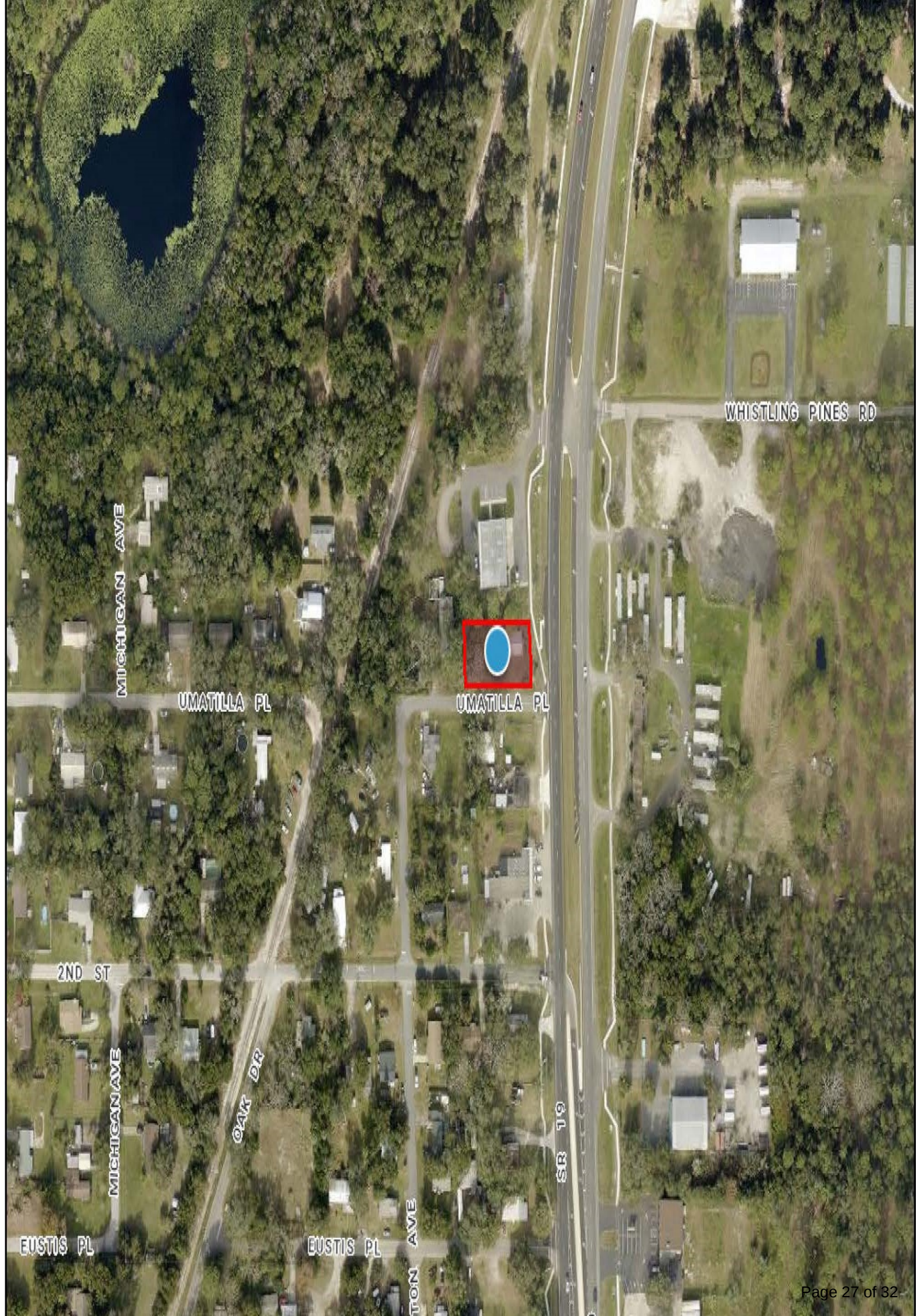
The applicant is requesting that the site be rezoned from Lake County Commercial (C-2) to City Residential Professional District (RP). The rezoning to RP is compatible with the adjacent zonings of C-2

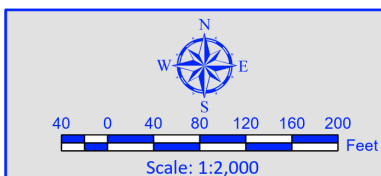
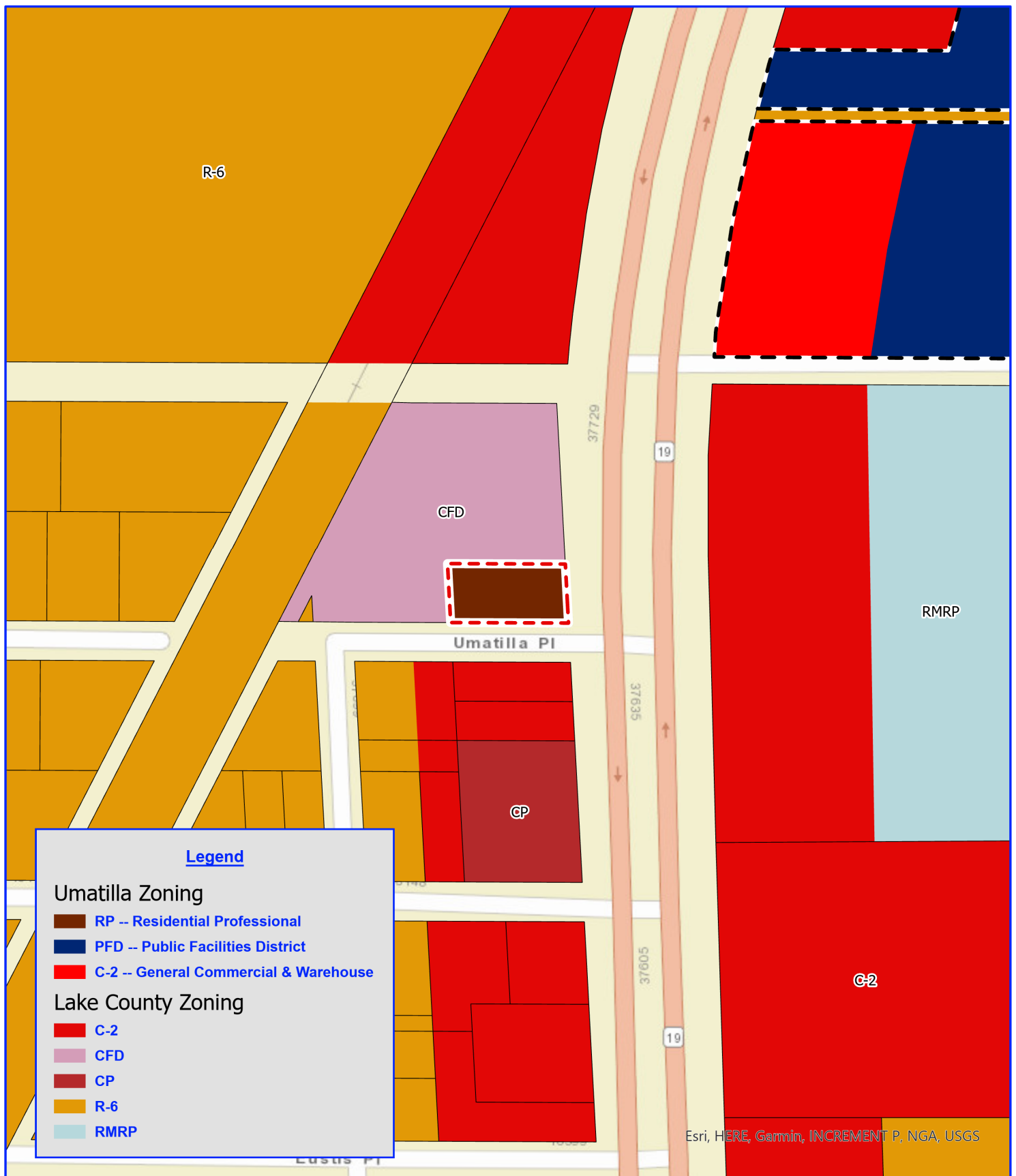
and CFD. The existing lot does meet the minimum lot size requirement of the RP zoning district which is 10,000 SF lot with 100' of road frontage. The subject site has approximately 76' along SR 19 and is 11,250 SF and would be considered a non-conforming lot and subject to the city's non-conforming provisions (Chapter 3, Section 7). The existing development meets the setback requirements of the zoning district (50' front, 10' side and 15' rear) with the exception of the front setback. The front setback is approximately 16'.

Recommendation

The proposed rezoning of Residential Professional (RP) is consistent with the comprehensive plan and land development regulations regarding non-conforming provisions as previously outlined. Concurrency review based on the proposed zoning and current usage indicates that there is sufficient water capacity to serve the proposed development.

Staff recommends approval.





RLW Holdings, LLC

**Lake County, Florida
Proposed Zoning Map**

Project: 399/24/05
File: RLW Holdings
Name: Zoning
PM: S. Lindh
Date: June 19, 2024
Created By: T. Kalebaugh



ORDINANCE 2024-E2

AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, REZONING 0.25 ± ACRES OF LAND ZONED LAKE COUNTY COMMERCIAL (C-2) TO RESIDENTIAL PROFESSIONAL (RP) FOR PROPERTY OWNED BY RLW HOLDINGS, LLC, GENERALLY LOCATED WEST OF SR 19 AND NORTH OF UMATILLA PLACE; PROVIDING FOR SEVERABILITY AND SCRIVENER'S ERRORS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a petition has been submitted by Robert L. Wilson, as manager of RLW Holdings, LLC, to rezone approximately 0.25 acres of land from Lake County Commercial (C-2) to the City of Umatilla's ("City") Residential Professional (RP) District; and

WHEREAS, the petition bears the signature of all required parties; and

WHEREAS, the required notice of the proposed rezoning has been properly published; and

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

WHEREAS, upon review, certain terms pertaining to the development of the below-described property has been duly approved.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Umatilla, Florida, as follows:

Section 1: Purpose and Intent.

The zoning classification of the following described property, being situated in the City of Umatilla, Florida, shall hereafter be rezoned as Residential Professional District (RP), as defined in the City's Land Development Regulations.

PROPERTY LEGAL DESCRIPTION:

Lots 9, 10, and 11, Block 1, Eustis Park Subdivision "A", according to the Plat thereof, recorded in Plat Book 8, Pages(s) 13 of the Public Records of Lake County, Florida. ("Property")

Alternate Key # 1428483

Section 2: Zoning Classification.

The Property shall be designated as RP, Residential Professional, in accordance with the City's Land Development Regulations, as amended.

Section 3: The City Manager, or designee, is hereby directed to amend, alter, and implement the official zoning map of the City of Umatilla, Florida, to include said designation consistent with this Ordinance.

Section 4: Severability.

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

Section 5: Scrivener's Errors.

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

Section 6: Effective Date.

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

PASSED AND ORDAINED in regular session of the City Council of the City of Umatilla, Lake County, Florida, this _____ day of _____, 2024.

Christopher Creech, Mayor
City of Umatilla, Florida

ATTEST:

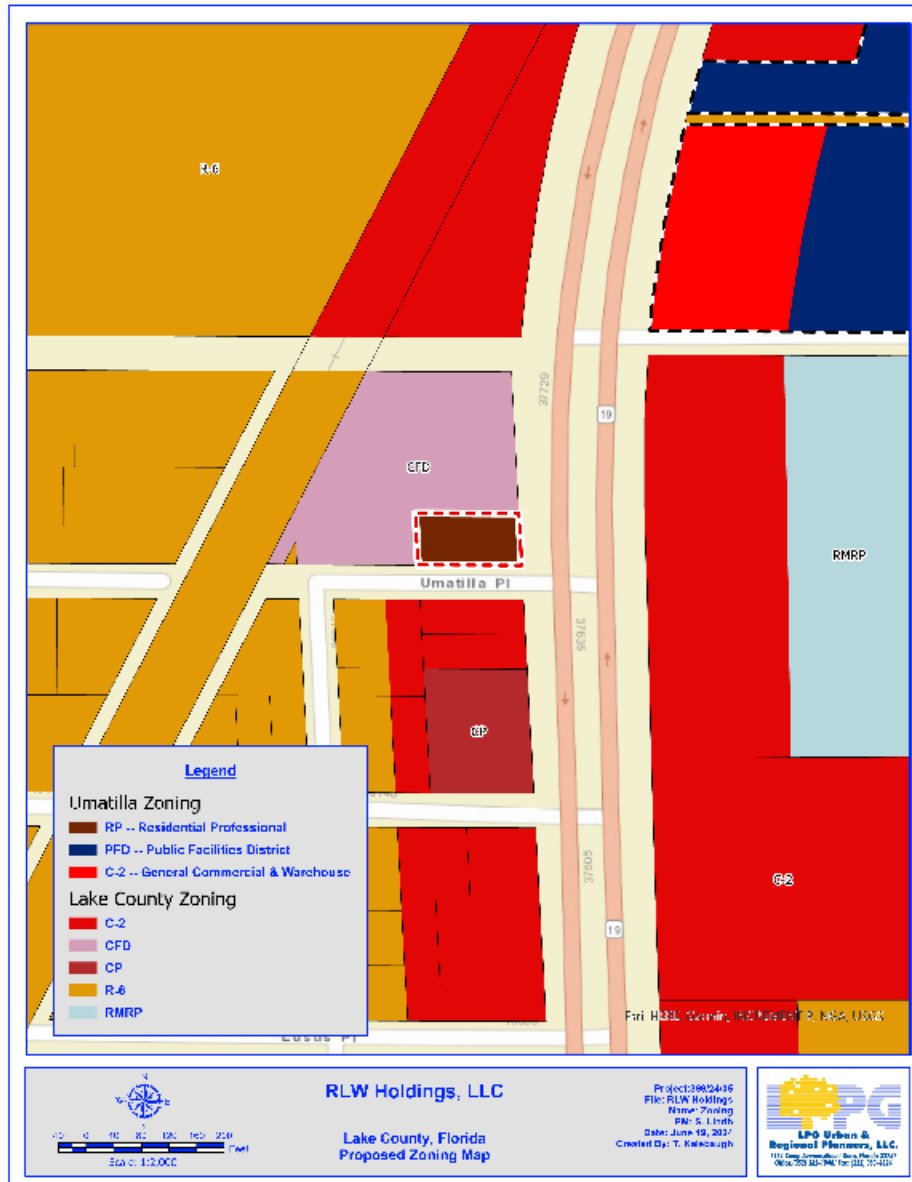
Approved as to Form:

Jessica Burnham, CMC
City Clerk

Kevin Stone
City Attorney

Passed First Reading _____
Passed Second Reading _____
(SEAL)

EXHIBIT 'A'





Business Impact Estimate Exemption

Title: Ordinance 2024-E2

Summary of Ordinance:

AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, REZONING 0.25 ± ACRES OF LAND ZONED LAKE COUNTY COMMERCIAL (C-2) TO RESIDENTIAL PROFESSIONAL (RP) FOR PROPERTY OWNED BY RLW HOLDINGS, LLC, GENERALLY LOCATED WEST OF SR 19 AND NORTH OF UMATILLA PLACE; PROVIDING FOR SEVERABILITY AND SCRIVENER'S ERRORS; PROVIDING FOR AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

¹ See Section 166.041(4)(c), Florida Statutes.