



UMATILLA CITY COUNCIL MEETING

August 20, 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

SWEARING IN OF NEWLY APPOINTED COUNCIL MEMBER

ROLL CALL

AGENDA REVIEW

MINUTES REVIEW

1. Approval of Meeting Minutes
 - August 6, 2024, Land Planning Agency Minutes
 - August 6, 2024, Regular City Council Minutes

PRESENTATIONS

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

2. Hatfield Drive Special Event Road Closure

PUBLIC HEARING / ORDINANCES / RESOLUTIONS

3. Resolution No. 2024-13, Live Local Act Property Tax Exemption
4. Final Reading of Ordinance No. 2024-F, State Statute Election Requirement
5. Final Reading of Ordinance No. 2024-E RLW Holdings, LLC, Voluntary Annexation
6. Final Reading of Ordinance No. 2024-E1 RLW Holdings, LLC - Small Scale Comprehensive Plan Amendment
7. Final Reading of Ordinance No. 2024-E2, RLW Holdings, LLC, Rezoning (Item withdrawn by applicant)

8. Resolution No. 2024-14, State Revolving Fund Loan Agreement – State Road 19 Water Projects

NEW BUSINESS

9. Sponsorship agreement with North Lake County Baseball, INC and The City of Umatilla
10. Approval of Funding for the Lake Street Sewer Line Extension

REPORTS

11. 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 LAND PLANNING AGENCY MEETING

August 6, 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, Chairperson Creech called the Land Planning Agency 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, Chairperson
Katherine Adams, Board Member
John Nichols, Board Member
Brian Butler, Board Member

NOT PRESENT

ALSO PRESENT

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

AGENDA REVIEW

PUBLIC COMMENT

Chairperson Creech opened public comment

No one spoke

Chairperson Creech closed public comment

PUBLIC HEARING / ORDINANCES / RESOLUTIONS

** The following items 1-3 were heard together.*

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

Attorney Stone read Ordinance 2024-E by title only.

Ordinance No. 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.

Attorney Stone read Ordinance 2024-E1 by title only.

Ordinance No. 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.

Attorney Stone read Ordinance 2024-E2 by title only.

Ordinance No. 2024-E2

AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, RECLASSIFYING 0.25 ± ACRES OF LAND ZONED LAKE COUNTY COMMERCIAL (C-2) TO THE DESIGNATION OF RESIDENTIAL PROFESSIONAL DISTRICT (RP) FOR THE HEREAFTER DESCRIBED PROPERTY OWNED RLW HOLDINGS, LLC 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 AND SCRIVENER'S ERRORS; PROVIDING FOR AN EFFECTIVE DATE.

Attorney Stone Swore in the witness providing testimony for these agenda items.

Sherie Lindh, Land Planning Group, provided an overview of the agenda items and stated the owner is requesting a voluntary annexation, small scale comp plan amendment and rezoning for a 0.25 more or less 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.

Chairperson Creech opened public comment

No one spoke

Chairperson Creech closed public comment

MOTION BY BOARD MEMBER NICHOLS TO RECOMMEND APPROVAL TO CITY COUNCIL OF FIRST READING OF ORDINANCE NO. 2024-E, RLW HOLDINGS, LLC, VOLUNTARY ANNEXATION; SECONDED BY BOARD MEMBER BUTLER. MOTION WAS APPROVED BY A ROLL CALL VOTE.

Board Member Nichols	YES
Board Member Butler	YES
Board Member Adams	YES
Chairperson Creech	YES

MOTION BY BOARD MEMBER NICHOLS TO RECOMMEND APPROVAL TO CITY COUNCIL OF FIRST READING OF ORDINANCE NO. 2024-E1, RLW HOLDINGS, LLC, SMALL SCALE COMPREHENSIVE PLAN AMENDMENT; SECONDED BY BOARD MEMBER ADAMS. MOTION WAS APPROVED BY A ROLL CALL VOTE.

Board Member Nichols	YES
Board Member Adams	YES
Board Member Butler	YES
Chairperson Creech	YES

MOTION BY BOARD MEMBER ADAMS TO RECOMMEND APPROVAL TO CITY COUNCIL OF FIRST READING OF ORDINANCE NO. 2024-E2, RLW HOLDINGS, LLC, REZONING; SECONDED BY BOARD MEMBER NICHOLS. MOTION WAS APPROVED BY A ROLL CALL VOTE.

Board Member Adams	YES
Board Member Nichols	YES
Board Member Butler	YES
Chairperson Creech	YES

DISCUSSION ITEMS

ADJOURNMENT

With no further business for discussion, the meeting adjourned at approximately 6:14 p.m.

Jessica Burnham
City Clerk, FCRM

Christopher Creech, Chairperson



UMATILLA CITY COUNCIL MEETING

August 6, 2024 at 6:00 PM

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

MINUTES

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.

ROLL CALL

MEMBERS PRESENT

Chris Creech, Mayor
Katherine Adams, Council Member
John Nichols, Council Member
Brian Butler, Council Member

NOT PRESENT

ALSO PRESENT

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

AGENDA REVIEW

Mayor Creech asked Mr. Blankenship if there were any changes to the agenda. Mr. Blankenship replied that the applicant for Resolution No. 2024-06, Olde Mill Stream Variance and Ordinance No. 2024-C, Olde Mill Stream Conditional Use Permit, has withdrawn their applications.

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

MINUTES REVIEW

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

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

PRESENTATIONS

PUBLIC COMMENT

Mayor Creech opened public comment

No one spoke

Mayor Creech closed public comment

CONSENT AGENDA

2. Third Amendment to Interlocal Agreement between Lake County and the City of Umatilla relating to the Provision of Library Services

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

PUBLIC HEARING / ORDINANCES / RESOLUTIONS

3. Final Reading of Ordinance No. 2024-D, Charter Amendments

City Attorney Stone read the Ordinance by title only.

Ordinance No. 2024-D

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UMATILLA, FLORIDA, PROPOSING AMENDMENTS TO THE CITY CHARTER; PROVIDING FOR SUBMISSION OF PROPOSED AMENDMENTS OF THE CITY CHARTER TO THE ELECTORS OF THE MUNICIPALITY PURSUANT TO SECTION 166.031, FLORIDA STATUTES; PROVIDING REQUISITE BALLOT LANGUAGE FOR SUBMISSION TO ELECTORS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CHARTER UPON ADOPTION OF AMENDMENTS BY A MAJORITY OF THE ELECTORS VOTING IN A REFERENDUM; PROVIDING FOR CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

Attorney Stone gave the council a history of the agenda item.

Mayor Creech opened public comment

No one spoke

Mayor Creech closed public comment

MOTION BY COUNCIL MEMBER BUTLER TO APPROVE FINAL READING OF ORDINANCE NO. 2024-D, CHARTER AMENDMENTS; SECONDED BY COUNCIL MEMBER NICHOLS. MOTION WAS APPROVED BY A ROLL CALL VOTE.

Council Member Butler	YES
Council Member Nichols	YES
Council Member Adams	YES
Mayor Creech	YES

4. First Reading of Ordinance No. 2024-F, State Statute Election Requirement

City Attorney read the Ordinance by title only

Ordinance No. 2024-F

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UMATILLA, FLORIDA, HARMONIZING QUALIFICATION PERIODS SET FORTH IN THE CITY CODE WITH THE REVISED QUALIFYING PERIOD SET IN SECTION 99.061, FLORIDA STATUTES; ESTABLISHING A PROCEDURE IN ACCORDANCE WITH SECTION 166.031(6), FLORIDA STATUTES FOR FILLING A VACANCY IN CANDIDACY CAUSED BY DEATH, WITHDRAWAL, OR REMOVAL FROM THE BALLOT OF A QUALIFIED CANDIDATE FOLLOWING THE END OF THE QUALIFYING PERIOD WHICH LEAVES FEWER THAN TWO CANDIDATES FOR AN OFFICE; PROVIDING FOR CONFLICTS OF LAW, SEVERABILITY, CODIFICATION, INCLUSION IN LAND DEVELOPMENT REGULATIONS, AND AN EFFECTIVE DATE.

City Attorney Stone provided background information on the agenda item and stated that the proposed ordinance amends the City's Code of Ordinances to comply with the State Statute.

Mayor Creech opened public comment

No one spoke

Mayor Creech closed public comment

MOTION BY COUNCIL MEMBER NICHOLS TO APPROVE FIRST READING OF ORDINANCE NO. 2024-F, STATE STATUTE ELECTION REQUIREMENT; SECONDED BY COUNCIL MEMBER BUTLER. MOTION WAS APPROVED BY A ROLL CALL VOTE.

Council Member Nichols	YES
Council Member Butler	YES
Council Member Adams	YES
Mayor Creech	YES

**The following items 5-7 were heard together*

5. First Reading of Ordinance No. 2024-E RLW Holdings, LLC, Voluntary Annexation
6. First Reading of Ordinance No. 2024-E1 RLW Holdings, LLC - Small Scale Comprehensive Plan Amendment
7. First Reading of Ordinance No. 2024-E2, RLW Holdings, LLC, Rezoning

Attorney Stone read Ordinance 2024-E by title only.

Ordinance No. 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.

Attorney Stone read Ordinance 2024-E1 by title only.

Ordinance No. 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.

Attorney Stone read Ordinance 2024-E2 by title only.

Ordinance No. 2024-E2

AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, RECLASSIFYING 0.25 ± ACRES OF LAND ZONED LAKE COUNTY COMMERCIAL (C-2) TO THE DESIGNATION OF RESIDENTIAL PROFESSIONAL DISTRICT (RP) FOR THE HEREAFTER DESCRIBED PROPERTY OWNED RLW HOLDINGS, LLC 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 AND SCRIVENER'S ERRORS; PROVIDING FOR AN EFFECTIVE DATE.

Attorney Stone Swore in the witness providing testimony for these agenda items.

Sherie Lindh, Land Planning Group, provided an overview of the agenda items and stated the owner is

requesting a voluntary annexation, small scale comp plan amendment and rezoning for a 0.25 more or less 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.

Mayor Creech opened public comment

No one spoke

Mayor Creech closed public comment

MOTION BY COUNCIL MEMBER NICHOLS TO APPROVE OF FIRST READING OF ORDINANCE NO. 2024-E, RLW HOLDINGS, LLC, VOLUNTARY ANNEXATION; SECONDED BY COUNCIL MEMBER BUTLER. MOTION WAS APPROVED BY A ROLL CALL VOTE.

Council Member Nichols	YES
Council Member Butler	YES
Council Member Adams	YES
Mayor Creech	YES

MOTION BY COUNCIL MEMBER NICHOLS TO APPROVE OF FIRST READING OF ORDINANCE NO. 2024-E1, RLW HOLDINGS, LLC, SMALL SCALE COMPREHENSIVE PLAN AMENDMENT; SECONDED BY COUNCIL MEMBER ADAMS. MOTION WAS APPROVED BY A ROLL CALL VOTE.

Council Member Nichols	YES
Council Member Adams	YES
Council Member Butler	YES
Mayor Creech	YES

MOTION BY COUNCIL MEMBER BUTLER TO APPROVE OF FIRST READING OF ORDINANCE NO. 2024-E2, RLW HOLDINGS, LLC, REZONING; SECONDED BY COUNCIL MEMBER NICHOLS. MOTION WAS APPROVED BY A ROLL CALL VOTE.

Council Member Butler	YES
Council Member Nichols	YES
Council Member Adams	YES
Mayor Creech	YES

8. Resolution No. 2024-11, SRF Amendment #5 to loan Agreement WW350752

City Attorney Stone read the Resolution by title only

Resolution No. 2024-11
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UMATILLA, LAKE COUNTY, FLORIDA, ACCEPTING AMENDMENT 5 TO STATE REVOLVING FUND PROGRAM CONSTRUCTION LOAN AGREEMENT WW350752; DESIGNATING AUTHORIZED REPRESENTATIVES, PROVIDING ASSURANCES; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Mr. Mercer provided council with background information for this agenda item and mentioned this is the fifth and final amendment to the City's SRF Loan Agreement for the sewer forcemain project to Eustis. As outlined in the attached amendment, final loan and payment terms are finalized as follows: The total loan payments are \$1,150,405, consisting of unpaid principal of the Loan of \$1,067,004 and a service fee charge of \$83,401. The Semiannual Loan Payment amount, adjusted to account for repayments received to date, is hereby revised and shall be in the amount of \$19,498.39. Such payments shall be received by the Department on August 15, 2024, and semiannually thereafter on February 15 and August 15 of each year, until all amounts due hereunder have been fully paid.

Mayor Creech opened public comment

No one spoke

Mayor Creech closed public comment

MOTION BY COUNCIL MEMBER NICHOLS TO APPROVE RESOLUTION NO 2024-11 SRF AMENDMENT #5 TO LOAN AGREEMENT WW350752; SECONDED BY COUNCIL MEMBER ADAMS. MOTION WAS APPROVED BY UNANIMOUS VOICE VOTE.

9. Resolution No. 2024-06, Ludecke Variance Olde Mill Stream RV Park

**This item was withdrawn by the applicant.*

10. First Reading of Ordinance No. 2024-C, Olde Mill Stream Conditional Use Permit

**This item was withdrawn by the applicant.*

NEW BUSINESS

11. ITB 2024-AP-002 Aircraft Parking Apron Expansion and Rotating Beacon Rehabilitation Umatilla Municipal Airport Ranking

Mr. Blankenship provided the council with the background for this item and stated On May 15, 2024, an invitation for bid (ITB) for the Aircraft Parking Apron Expansion and Rotating Beacon Rehabilitation for the Umatilla Municipal Airport was placed on behalf of the City on Vendorlink, the City's preferred bid solicitation website. The city held the ITB opening on June 18th, 2024, at 2:00 p.m. A total of three (3) bids were received as follows:

Faden Builders, Inc. \$1,790,280.00

P&S Paving, Inc. \$1,948,351.00

C.W. Roberts Contracting, Inc. \$2,248,676.00

The apparent low bidder is Faden Builders, Inc. The ITB committee reviewed the respondents' qualifications and recommends that Faden Builder, Inc. be awarded the Aircraft Parking Apron Expansion and Rotating Beacon Rehabilitation for the Umatilla Municipal Airport.

MOTION BY COUNCIL MEMBER NICHOLS TO APPROVE THE ITB 2024-AP-002 AIRCRAFT PARKING APRON EXPANSION AND ROTATING BEACON REHABILITATION UMATILLA MUNICIPAL AIRPORT RANKING AND AWARD THE CONTRACT TO FADEN BUILDERS, INC.; SECONDED BY COUNCIL MEMBER BUTLER. MOTION WAS APPROVED BY UNANIMOUS

VOICE VOTE.

OLD BUSINESS

REPORTS

12. Staff Reports

City Attorney Stone spoke about a conference he recently attended.

Mr. Blankenship mentioned that with the recent resignation of Mr. Adcock that the council would need to appoint a new Vice Mayor.

COUNCIL MEMBER NICHOLS MADE A MOTION TO APPOINT COUNCIL MEMBER ADAMS AS VICE MAYOR; SECONDED BY COUNCIL MEMBER BUTLER. MOTION WAS APPROVED BY UNANIMOUS VOICE VOTE.

Council Member Butler spoke about recently attending the Kennedy Space Center with members of the School Board Members and spoke about some of the programs that would be coming up.

Mayor Creech spoke about tragic events that had recently happened within the Lake County Sheriffs' Department and gave thanks to all the officers.

Council Member Adams spoke about the upcoming breakfast for teachers.

Council Member Nichols had nothing to report.

Chief Bolton also spoke about the tragic events and mentioned that the surrounding cities would be helping cover the county on Saturday so that the Sheriff's department would be able to attend Deputy Links services.

Ms. Frazier had nothing to report.

Mr. Mercer spoke on some upcoming and current projects.

Mr. Nilson had nothing to report.

Ms. Stultz mentioned that the Umatilla Garden Club would be meeting every first Saturday.

Ms. Lambert had nothing to report.

ADJOURNMENT

With no further business for discussion, the meeting adjourned at approximately 6:44 p.m.

Christopher R. Creech, MAYOR

Jessica Burnham, FCRM
City Clerk



CITY OF UMATILLA AGENDA ITEM STAFF REPORT

DATE: August 9, 2024

MEETING DATE: August 20, 2024

SUBJECT: Hatfield Drive Special Event Road Closure

BACKGROUND SUMMARY:

This is a submission required by the City of Umatilla for the Temporary Closing of Hatfield Drive for an Event sponsored by LaRue Tattoo that will be held on September, 21 2024, starting at 10:00 a.m. til 11:00 p.m.

RECOMMENDATIONS:

Approval of Special Event Application for closure of City Street

FISCAL IMPACTS:

N/A

ATTACHMENTS:

1. LaRue Tattoo Special Event Application
 2. La Rue Tattoo Event Hatfield Drive Closure Map
-



Special Events Application

Organizations or Vendors-
Temporary Permit with Beer & Wine

City of Umatilla

Permit must be submitted a minimum of 45 days before event

Applicant Information

Event Sponsor
Name:

Jessica Bolton / LaRue Tattoo

Address:

680 N central Ave

Umatilla

City

FL

State

32784

ZIP Code

Phone:

(352) 642 3888

Email

Address:

3laruetattoostudio@gmail.com

Special Event Permit Fee: \$100 FL 5.00

Event Information

Name of Event:

LaRue 10 year anniversary

Date:

9/21/24

Time: 10am

Start: 10am

End: 11

AM PM
AM PM

Number of
vendors selling
beer/wine:

0

Name of
vendor(s):

N/A

**BEER AND WINE MUST BE SERVED IN CUPS ONLY AND MAY NOT BE BROUGHT INTO THE
PARK OR TAKEN FROM THE PARK BY EITHER ATTENDEES OR PARTICIPANTS**

Submittal Checklist (All items must be included)

☐ Certificate of Insurance with City as a named additional insured

Event general liability and liquor liability insurance with limits of \$1,000,000 per person/\$2,000,000 per accident must be provided to the city ten (10) days prior to the event. Email to: bjordan@umatillafl.org or fax to (352)669-8313

☒ Copy of vendor alcohol
sales license

N/A

☒ Map of area where beer & wine will be sold

N/A

☐ Plan for crowd & traffic
control

☐ Plan to address clean up

☐ Provisions for first aid or emergency medical
services

☐ Proposed emergency access routes within Event area

☐ Other information as may be required by City
Manager

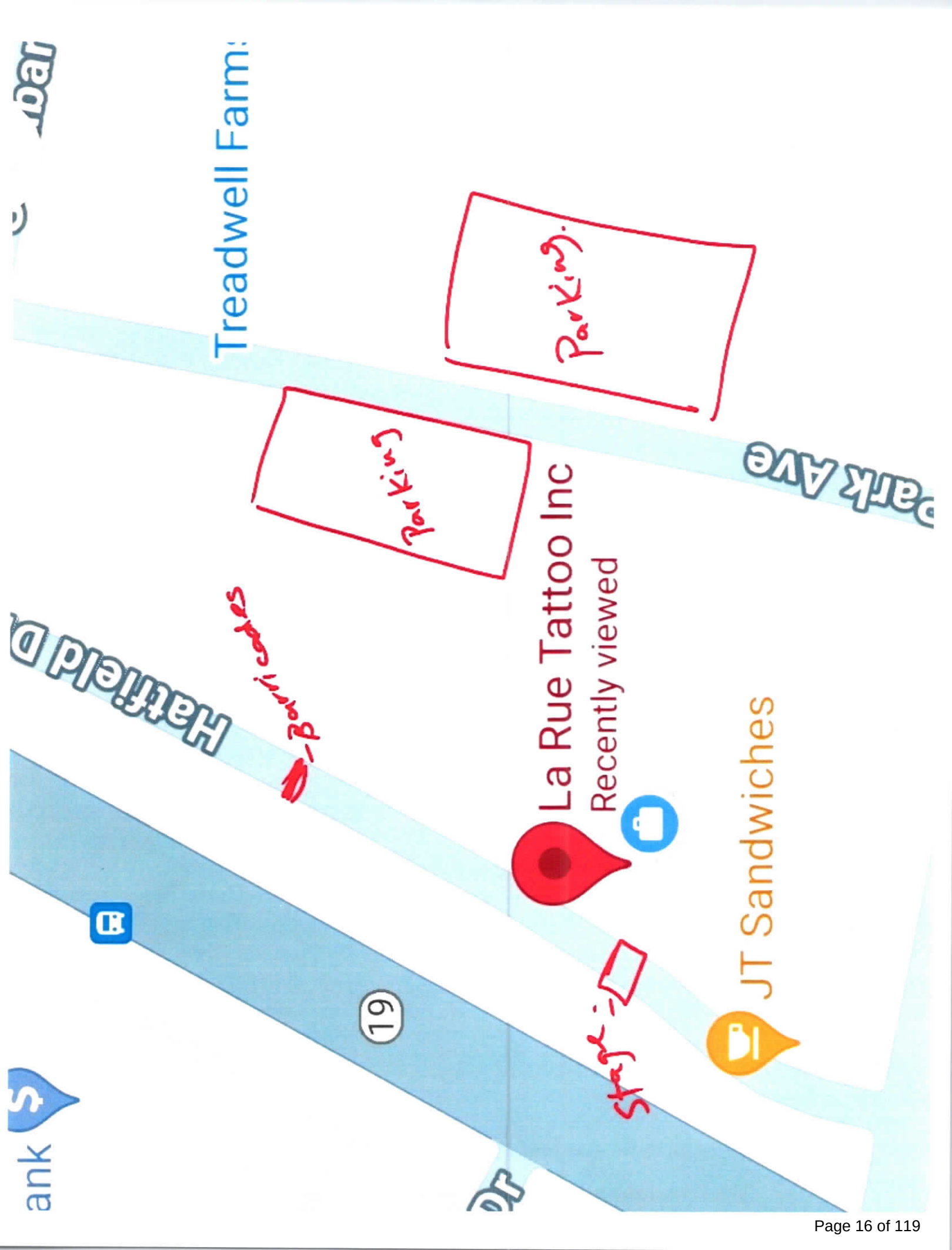
Reserved for City Comments:

☐ Application Approved

☐ Application Denied

Date

Signature - City Manager







CITY OF UMATILLA

AGENDA ITEM STAFF REPORT

DATE: July 31, 2024

MEETING DATE: August 20, 2024

SUBJECT: Resolution No. 2024-13, Live Local Act Property Tax Exemption

BACKGROUND SUMMARY:

Under Florida law, developments that obtain a Certificate from the Florida Housing Finance Authority are eligible for either a 75% property tax exemption or a 100% property tax exemption.

In 2024, SB 328 amended the statute to create an “opt-out” provision for taxing authorities that are within a county identified by the Shimberg Center for Housing Studies Annual Report as having a surplus of available units, or, rather “where the number of affordable and available units in the metropolitan statistical area (MSA) is greater than the number of renter households in the same area.” Lake County falls within the Orlando-Kissimmee MSA and has a surplus of 799 units.

SB 328 states that a taxing authority may elect by a 2/3 vote and adoption of a resolution or ordinance to not exempt such properties. The Opt-Out is only good for one tax year beginning with 2025, and any resolution opting-out must be adopted by the taxing authority before January 1, 2025. The developments that already have the exemption will maintain the exemption for so long as they qualify through the Florida Housing Finance Corporation.

RECOMMENDATIONS:

Staff recommends accepting and approving the Resolution opting out of an Affordable Housing Property Tax Exemption for multifamily housing.

FISCAL IMPACTS:

N/A

ATTACHMENTS:

1. Shimberg Annual Report_Dec 2023
 2. Resolution No. 2024-13 - Tax Exemption Opt Out
-



Shimberg Center for Housing Studies

2023 Annual Report

Shimberg Center for Housing Studies, M.E. Rinker School of Construction Management,
University of Florida, P.O. Box 115703, Gainesville, Florida 32611-5703

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INTRODUCTION

Florida's population grew by over 450,000 people through migration alone in 2021 and 2022. The state's increasing population has led to continuing strong demand for housing. Production has continued apace in recent years, with especially active single family construction in fast-growing mid-sized counties and multifamily construction in the state's urban centers. Home prices have returned to their boom era peaks, while rents reached a more stable growth rate in 2023 after sharp increases in the preceding two years.

This report describes recent trends in housing production, home prices and rents, and the affordable housing inventory. Florida's growth has placed additional pressure on the state's affordable housing supply, and the report includes data on the affordable housing needs of the general population, elders, persons with disabilities, and special needs households.

The report also summarizes the Shimberg Center's 2023 activities in research, teaching, and technical assistance. The Center was established by the Florida Legislature in 1988 as a research hub to facilitate the provision of safe, decent, and affordable housing and related community development. Based in the M.E. Rinker School of Construction Management in University of Florida's College of Design, Construction, and Planning, the Shimberg Center provides applied research and technical assistance to state agencies, local planners, the housing industry, non-profits, and others involved in shaping our state's housing policy.

HOUSING SUPPLY

Florida's 5.7 million single family homes make up the largest share of the housing supply. Seventy-one percent of these homes are homesteaded, indicating that they serve as the owner's primary residence rather than second homes, vacation homes, or rental properties.

Most of the rest of Florida's housing inventory is made up of different types of multi-unit housing. Condominiums make up 1.6 million units. These are much more likely to serve as second homes or vacation units; 37 percent are homesteaded. Units in multifamily rental developments make up a similar share of the housing stock, with 1.68 million units. These are divided between approximately 1.27 million units in developments with 10 or more units and 407,000 units in 2-9 unit properties, mostly duplexes. A small share of the 2-9 unit properties are homesteaded (21 percent), indicating that the owner occupies one unit in the building.

Mobile homes on their own parcels make up approximately 437,000 units, of which half are homesteaded. These are individually owned parcels that are distinct from the state's 2,292 licensed mobile home parks with 291,021 lots for rent.

Table 1. Florida Housing Supply, 2023

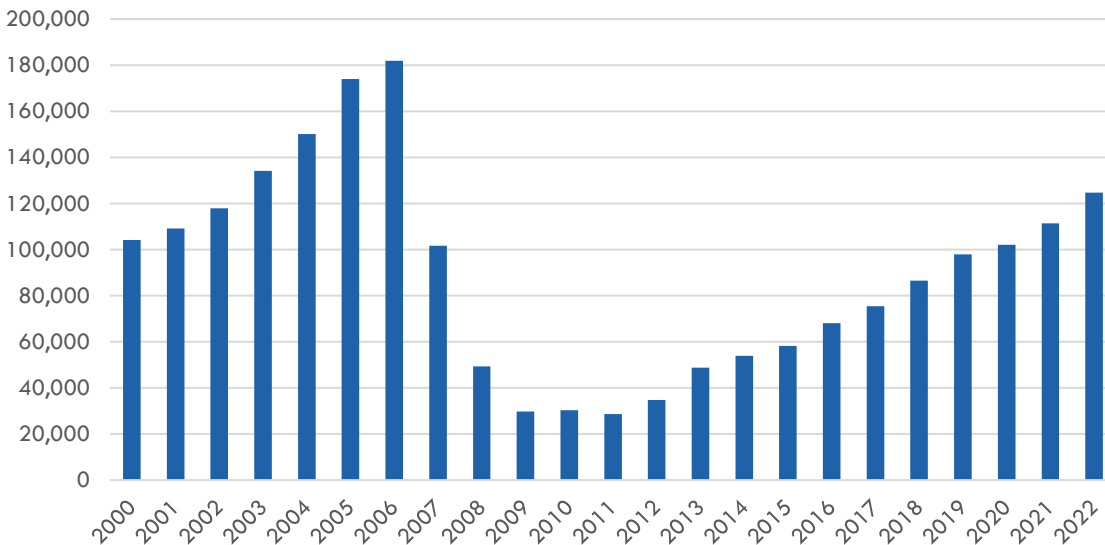
Single Family Homes	Condominiums	Mobile Homes	Multifamily 2-9 Units	Multifamily 10+ Units
• 5,745,641 parcels • 4,063,726 homesteaded (71%)	• 1,605,160 parcels • 591,076 homesteaded (37%)	• 437,337 parcels • 225,935 homesteaded (52%)	• 155,994 parcels with 406,864 units • 32,919 homesteaded (21%)	• 15,251 parcels with 1,274,074 units

Source: Florida Department of Revenue, Name-Address-Legal File. See Appendix 1 for housing supply by county.

HOUSING PRODUCTION

Florida produced approximately 125,000 single family homes in 2022, the last full year for which data is available. This production level is similar to the early 2000s—lower than the number of homes built during the 2004-2006 peak years, but well above the production level following the 2008 housing crash.

Figure 1. Single Family Homes by Year Built, Florida, 2000-2022



Source: Florida Department of Revenue, Name-Address-Legal File

Mid-sized counties led Florida's single family home growth in 2022. Polk County was the state's construction hotspot, with 9,235 single family homes built. Of the top ten counties for single family construction, only Hillsborough and Duval were large urban counties.

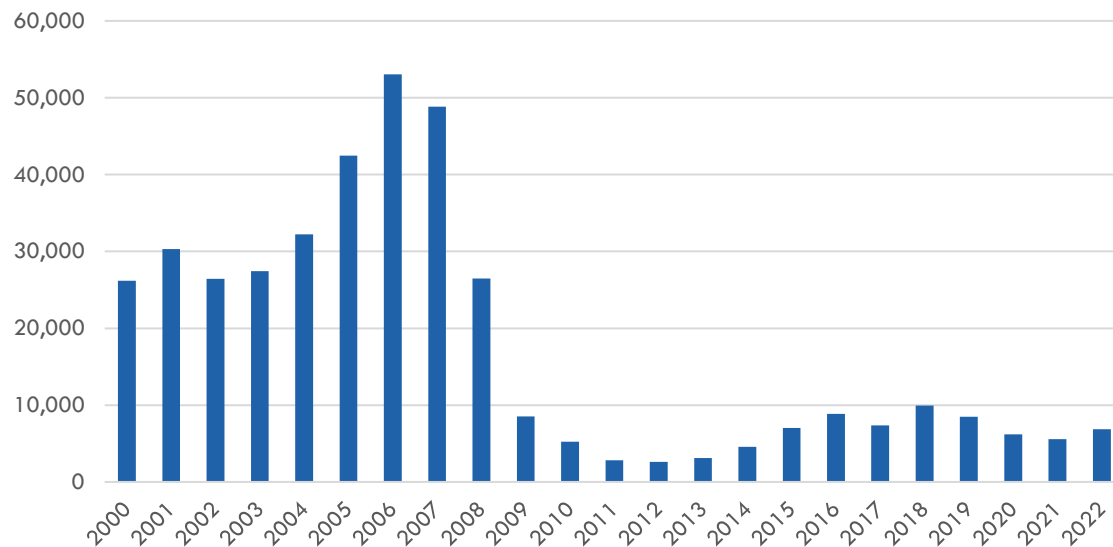
Table 2. New Single Family Homes Built, Top Ten Counties, 2022

County	Single Family Homes Built
Polk	9,235
Lee	7,432
Pasco	7,019
Hillsborough	6,638
Osceola	5,778
St. Johns	5,638
St. Lucie	5,461
Duval	5,338
Manatee	4,930
Marion	4,799

Source: Florida Department of Revenue, Name-Address-Legal File. See Appendix 2 for single family construction in all counties.

New condominium construction was much more modest and heavily geographically concentrated. The state built 6,855 condominium units in 2022, similar to annual production over the past 15 years but well below 2000-2008 production levels.

Figure 2. Condominiums by Year Built, Florida, 2000-2022



Source: Florida Department of Revenue, Name-Address-Legal File

Sixty percent of units built in 2022 (4,091) were located in Miami-Dade County. No other county added more than a few hundred new units.

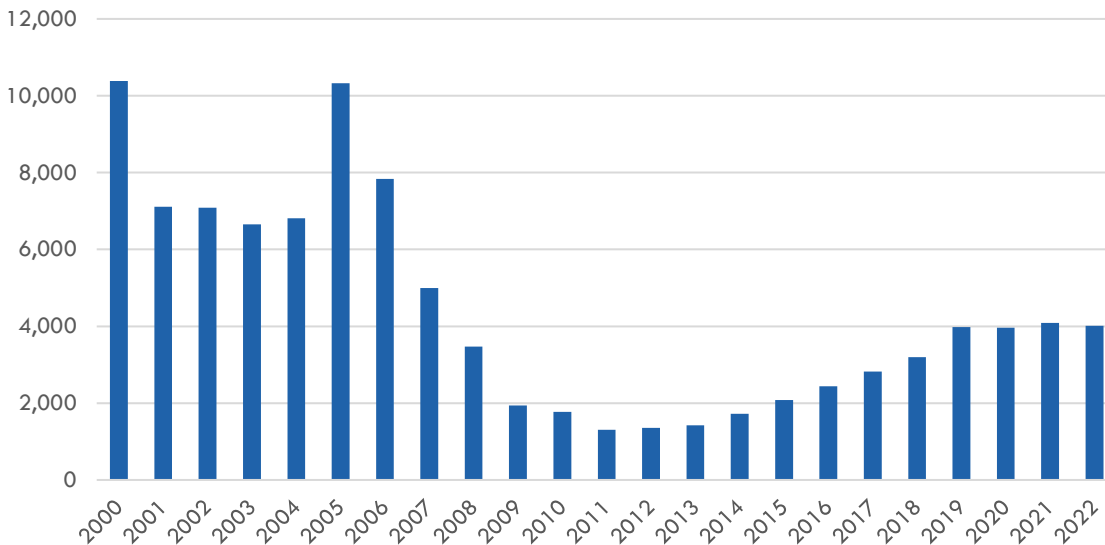
Table 3. New Condominium Units Built, Top Ten Counties, 2022

County	Condominium Units Built
Miami-Dade	4,091
Collier	654
Sarasota	293
Charlotte	292
Lee	176
Broward	156
Brevard	151
Pinellas	143
Monroe	124
Manatee	122

Source: Florida Department of Revenue, Name-Address-Legal File. See Appendix 2 for condominium construction in all counties.

Mobile homes continued to provide an affordable alternative to stick-built single family homes. The state added 4,013 mobile homes on individual parcels in 2022; this does not include homes in mobile home parks. This level of production was well above levels in the 2010s decade but below 2000s-era production.

Figure 3. Mobile Homes by Year Added, Florida, 2000-2022



Source: Florida Department of Revenue, Name-Address-Legal File. Includes mobile homes on individual parcels. Does not include units in mobile home parks.

Mobile home production was scattered throughout the state. Most units were added in mid-sized or rural counties.

Table 4. New Mobile Homes Added, Top Ten Counties, 2022

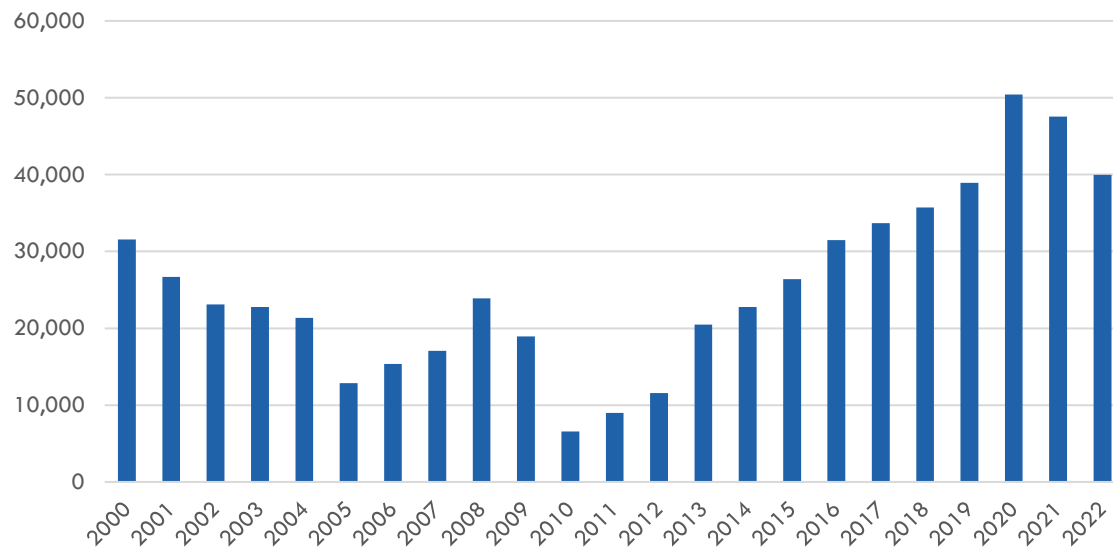
County	Mobile Homes Built
Bay County	236
Polk County	200
Marion County	178
Pasco County	177
Walton County	148
Citrus County	145
Santa Rosa County	133
Levy County	122
Clay County	118
Suwannee County	116

Source: Florida Department of Revenue, Name-Address-Legal File. See Appendix 2 for mobile homes added in all counties.

Florida added 274 multifamily rental developments with 39,966 housing units in 2022.¹ The state has been adding multifamily units at a rapid pace over the last five years compared to earlier in the 2000s and 2010s.

¹ This accounts for developments with 10 or more housing units. The state also added 843 smaller developments, mostly duplexes, for an additional 1,698 units. See Appendix 2 for production by county.

Figure 4. Multifamily Units by Year Built, Florida, 2000-2022



Source: Florida Department of Revenue, Name-Address-Legal File. Includes units in multifamily developments with 10 or more units.

Multifamily development was concentrated in Florida's large urban counties and in fast-growing mid-sized counties including Bay, Polk, and Lee.

Table 5. New Multifamily Units Built, Top Ten Counties, 2022

County	Multifamily Units Built
Orange County	6,567
Hillsborough County	6,349
Miami-Dade County	4,884
Broward County	3,099
Duval County	2,590
Bay County	2,117
Palm Beach County	1,774
Pinellas County	1,623
Polk County	1,366
Lee County	1,255

Source: Florida Department of Revenue, Name-Address-Legal File. Includes units in multifamily developments with 10 or more units. See Appendix 2 for multifamily developments and units added in all counties.

ASSISTED HOUSING INVENTORY

The Shimberg Center's Assisted Housing Inventory tracks affordable rental housing developments with funding from Florida Housing Finance Corporation, U.S. Department of Housing and Urban Development (HUD), USDA Rural Development, and local housing finance authorities. Florida's assisted housing stock currently consists of 3,047 developments with 306,400 affordable units—10 percent of Florida's rental housing supply.

In 2022 and 2023, Florida added 107 assisted rental developments with 12,715 total units to the development pipeline. All of these developments were funded by Florida Housing Finance Corporation.

Table 6 shows the characteristics of the new and forthcoming affordable housing developments. It shows that one-third of new assisted housing units are in developments targeting special populations, including elders, homeless individuals and families, persons with disabilities, and farmworkers. Most units (71 percent) are one or two bedroom apartments, and most (59 percent) target households up to 60 percent of area median income (AMI).

Table 6. Characteristics of New Assisted Housing Developments, Florida, 2022-2023

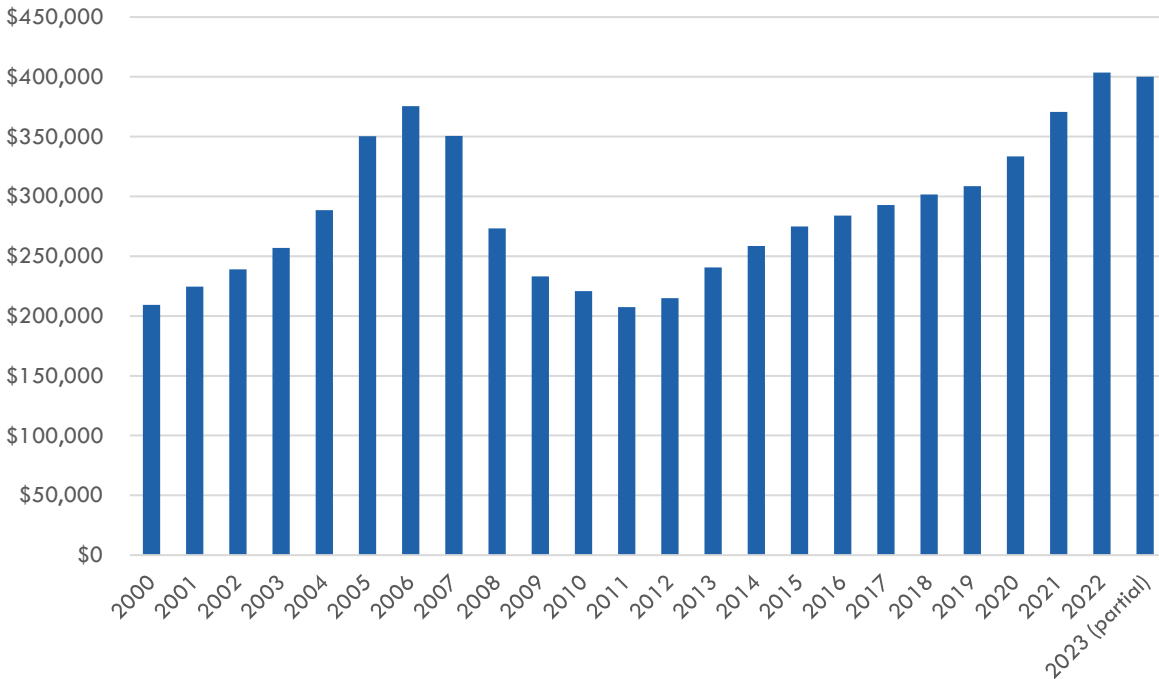
		Developments	Units	% of Units
Total Developments 2022-2023		107	12,715	-
County Size	Large	56	7,812	61%
	Medium	40	4,490	35%
	Small	11	413	3%
Target Population	Family; Link	32	4,074	32%
	Family	32	4,297	34%
	Elderly; Family; Link	19	1,861	15%
	Elderly	11	1,478	12%
	Homeless; Persons with Disabilities	7	410	3%
	Homeless	2	145	1%
	Homeless; Link	1	60	0%
	Elderly; Family	1	298	2%
	Farmworker	1	20	0%
	Family; Homeless; Link; Persons with Disabilities	1	72	1%
Unit Size	0 BR	-	344	3%
	1 BR	-	4,407	35%
	2 BR	-	4,520	36%
	3 BR	-	1,392	11%
	4 or more BR	-	76	0.6%
	Not Avail.	-	1,976	16%
Income & Rent Limits	<=35% AMI	-	1,172	9%
	40-50% AMI	-	1,131	9%
	55-60% AMI	-	7,546	59%
	65-80% AMI	-	1,772	14%
	Not Avail.	-	1,094	9%

Source: Shimberg Center for Housing Studies, Assisted Housing Inventory. "Link" in Target Population refers to Florida Housing Finance Corporation's Link program, under which developers provide a portion of housing units to special needs households referred by community-based supportive service providers. Percentages may not total exactly 100% due to rounding.

HOME SALES

Florida's housing markets have returned to their mid-2000s strength. The statewide median single family home price reached \$400,000 in the first half of 2023. This exceeded the previous inflation-adjusted peak of \$376,000 from 2006 (all prices in 2023 dollars).

Figure 5. Median Single Family Home Sale Price (2023 \$), Florida, 2000-2023



Source: Florida Department of Revenue, Sales Data File. Median prices converted to 2023 dollars using the Consumer Price Index to adjust for inflation.

The sale price growth extended throughout the state. All but six counties surpassed their mid-2000s peak price in 2022 or 2023. Median home prices in the first half of 2023 ranged from the upper \$100,000s in rural North Florida counties to over \$750,000 in coastal counties with strong luxury and second home markets.

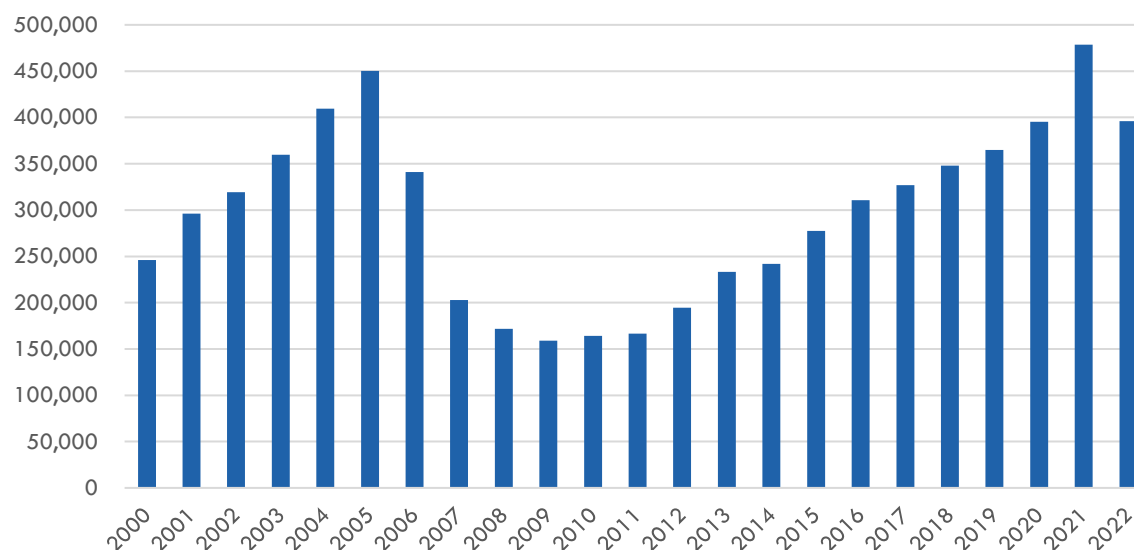
Figure 7. Florida Counties by Median Single Family Home Price, Q1-2 2023

<u>\$150,000-199,999</u>	<u>\$200,000-249,999</u>	<u>\$250,000-299,999</u>	<u>\$300,000-349,999</u>
Calhoun	Bradford	Baker	Alachua
Dixie	Columbia	Citrus	Bay
Hamilton	Gadsden	DeSoto	Clay
Holmes	Hardee	Duval	Hernando
Jackson	Highlands	Escambia	Pasco
Lafayette	Putnam	Gilchrist	Polk
Liberty	Suwannee	Glades	Volusia
Madison	Taylor	Hendry	Wakulla
	Washington	Jefferson	
		Leon	
		Levy	
		Marion	
		Okeechobee	
		Union	
<u>\$350,000-399,999</u>	<u>\$400,000-499,999</u>	<u>\$500,000-749,999</u>	<u>\$750,000-1,000,000+</u>
Brevard	Franklin	Broward	Collier
Charlotte	Gulf	Manatee	Monroe
Flagler	Lee	Martin	Walton
Hillsborough	Nassau	Miami-Dade	
Indian River	Orange	Palm Beach	
Lake	Osceola	St. Johns	
Okaloosa	Pinellas		
Santa Rosa	Sarasota		
St. Lucie	Seminole		
Sumter			

Source: Florida Department of Revenue, Sales Data File

The volume of single family sales has also been strong. There were 396,011 single family home sales in 2022, down from a peak of 478,574 sales in 2021 but similar to average annual sales volume in the early boom years of 2003-2004.

Figure 8. Number of Single Family Home Sales, Florida, 2000-2022



Source: Florida Department of Revenue, Sales Data File

Hillsborough County had the most active single family market in the state, with over 25,000 sales in 2022. As Table 7 shows, sales were highest in Florida's populous urban counties, but growing mid-sized counties (Lee, Polk, Pasco, and Brevard) also saw strong home sales.

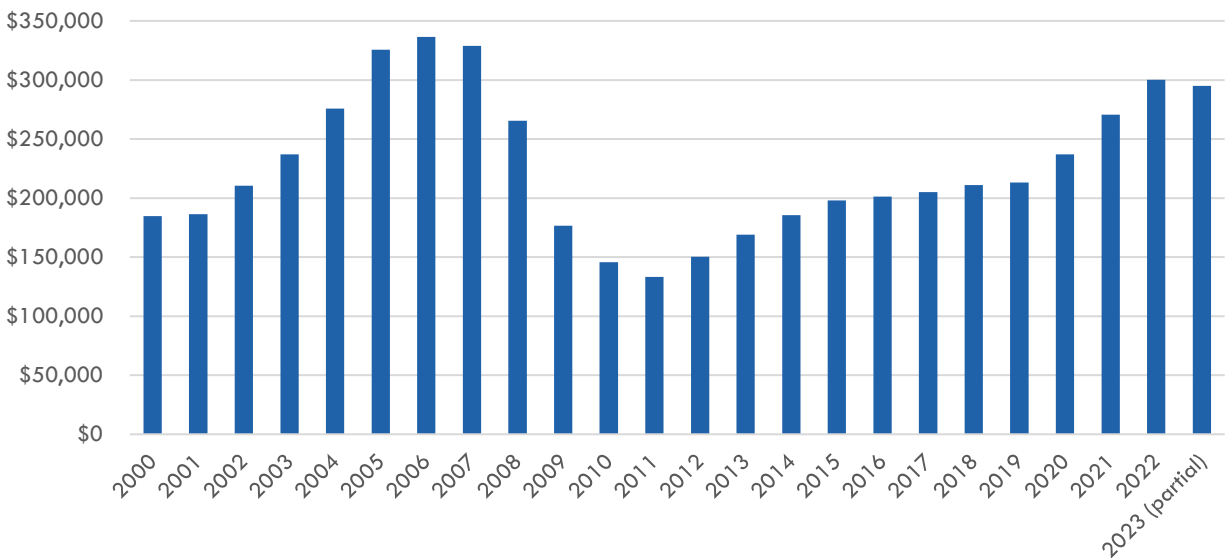
Table 7. Number of Single Family Home Sales, Top Ten Counties, 2022

County	Single Family Sales
Hillsborough	25,403
Broward	21,258
Lee	21,010
Polk	20,853
Duval	20,507
Orange	19,293
Pasco	17,762
Palm Beach	17,440
Miami-Dade	15,438
Brevard	14,008

Source: Florida Department of Revenue, Sales Data File. See Appendix 3 for sales in all counties.

The condominium market was also strong. The state's median condominium sales price was \$295,000 in the first half of 2023, below 2005-2007 levels but well above 2002-2004 and 2009-2020 prices.

Figure 9. Median Condominium Sale Price (2023 \$), Florida, 2000-2023

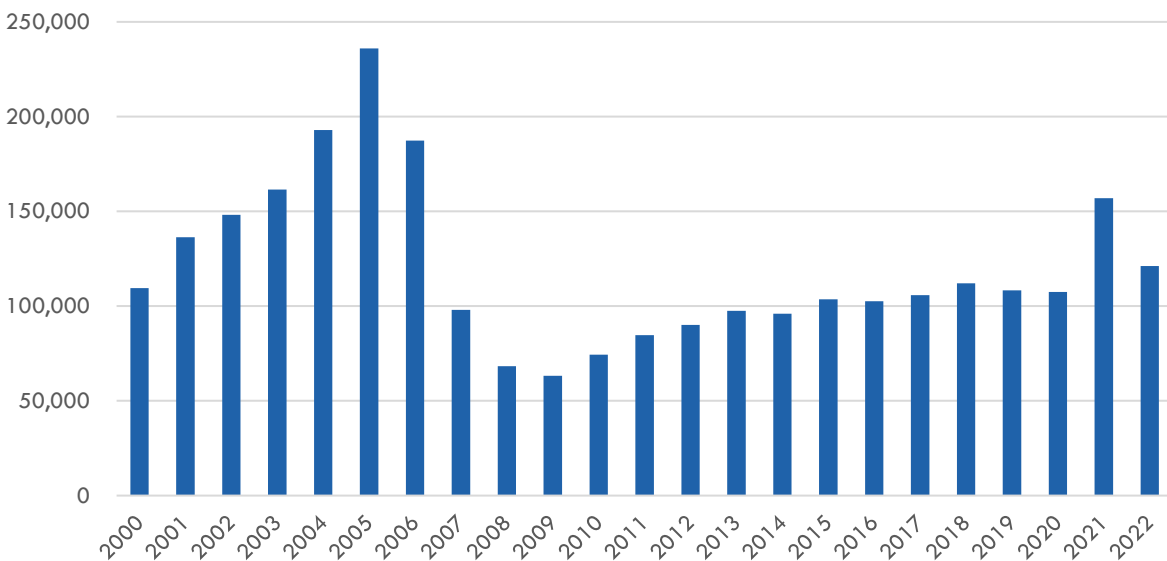


Source: Florida Department of Revenue, Sales Data File. Median prices converted to 2023 dollars using the Consumer Price Index to adjust for inflation.

Q1-2 2023 median condominium prices were far higher in coastal counties with active luxury vacation and second home markets, including Monroe (median condominium price \$855,000), Gulf (\$682,500), Walton (\$630,000), Nassau (\$623,000), and Okaloosa (\$525,000).

Condominium sales volume still lags behind the heights of the 2004-2006 housing boom. Nevertheless, the market is becoming more active. More condominiums sold in 2021 (156,862 sales) and 2022 (121,068) than any year since 2006.

Figure 10. Number of Condominium Sales, Florida, 2000-2022



Source: Florida Department of Revenue, Sales Data File

Half of the 2022 condominium sales took place in the three South Florida counties: Miami-Dade (28,436), Broward (18,132), and Palm Beach.

Table 8. Number of Condominium Sales, Top Ten Counties, 2022

County	Condominium Sales
Miami-Dade	28,436
Broward	18,132
Palm Beach	13,978
Pinellas	7,497
Lee	6,367
Collier	6,141
Orange	4,008
Sarasota	3,752
Hillsborough	3,145
Manatee	2,879

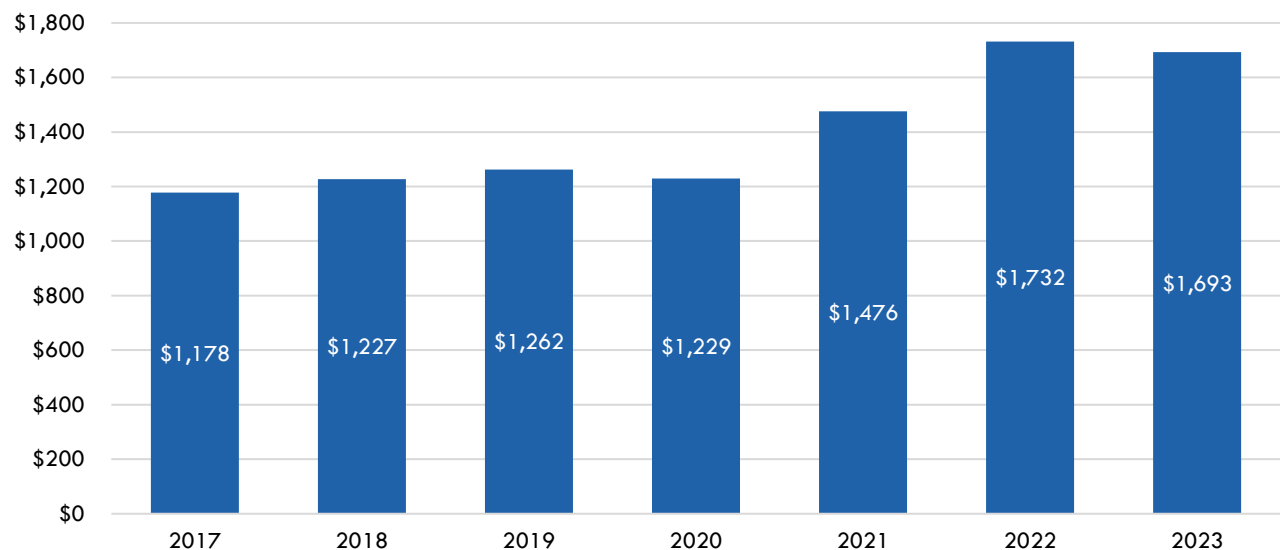
Source: Florida Department of Revenue, Sales Data File. See Appendix 3 for sales in all counties.

RENTAL MARKETS

After several years of stability, Florida rents increased steeply between 2020 and 2022, then held steady at these higher levels in 2023.

Apartment List estimates that median gross rents for housing seekers in Florida increased 41 percent over the two year period between July 2020 and July 2022. Median rent for housing seekers was \$1,693 in July 2023, a two percent drop from the 2022 median of \$1,732 but still well above 2017-2021 levels.

Figure 11. Apartment List Median Rent Estimates, Florida, 2017-2023



Source: Apartment List, Rent Estimates, <https://www.apartmentlist.com/research/category/data-rent-estimates>. Estimate of median gross rent for new leases, including utilities. All rent estimates refer to July estimates for a given year.

Apartment List also provides median rent estimates for 26 of Florida's 67 counties. Among these counties, Southeast and Southwest Florida counties topped the list for highest rents in July 2023.

Table 9. Median Rent, Top Five Counties, July 2023

County	Median Rent	Increase since July 2020
Palm Beach	\$2,144	42%
Collier	\$2,103	56%
Miami-Dade	\$2,014	42%
Broward	\$2,008	40%
Sarasota	\$1,893	42%

Source: Apartment List, Rent Estimates, <https://www.apartmentlist.com/research/category/data-rent-estimates>. Estimate of median gross rent for new leases, including utilities.

AFFORDABLE HOUSING NEEDS: RENTERS AND SPECIAL POPULATIONS

With these strong markets and rising prices and rents, Florida continues to have an affordable housing gap. The Center produces a triennial Rental Market Study for Florida Housing Finance Corporation assessing affordable rental housing needs by county and demographic group. The last study, published in 2022, estimated that there were 768,460 renter households in Florida who were low-income (with incomes below 60 percent of the area median income, or AMI) and cost burdened (paying more than 40 percent of income for housing).

Using the most recently available data, we estimate that there are now 862,465 low-income, cost burdened renters in Florida. Sixty percent of these households live in Florida's seven large counties (population 825,000 or more); 37 percent live in medium-sized counties (population 100,001-824,999); and three percent live in small counties (population 100,000 or less).

Table 10. Low-Income ($\leq 60\%$ AMI), Cost Burdened ($>40\%$) Renter Households by County in Florida, 2023

	All Renter Households	Low-Income ($\leq 60\%$ AMI), Cost Burdened ($>40\%$) Renters	Low-Income/ Cost Burdened Renters as % of All Renters in the County	Low-Income/ Cost Burdened Renters as % of State Total
Large				
Broward	296,815	94,812	32%	10.99%
Duval	177,925	51,030	29%	5.92%
Hillsborough	230,005	61,448	27%	7.12%
Miami-Dade	480,962	137,427	29%	15.93%
Orange	236,126	69,821	30%	8.10%
Palm Beach	200,656	60,858	30%	7.06%
Pinellas	150,217	43,928	29%	5.09%
Large Total	1,772,706	519,324	29%	60.21%
Medium				
Alachua	28,738	8,971	31%	1.04%
Bay	23,950	6,086	25%	0.71%

	All Renter Households	Low-Income (<=60% AMI), Cost Burdened (>40%) Renters	Low-Income/ Cost Burdened Renters as % of All Renters in the County	Low-Income/ Cost Burdened Renters as % of State Total
Brevard	71,958	23,415	33%	2.71%
Charlotte	17,659	3,785	21%	0.44%
Citrus	13,233	4,138	31%	0.48%
Clay	22,151	4,919	22%	0.57%
Collier	42,571	14,638	34%	1.70%
Escambia	46,045	14,569	32%	1.69%
Flagler	12,138	3,549	29%	0.41%
Hernando	17,194	3,363	20%	0.39%
Highlands	11,141	3,084	28%	0.36%
Indian River	17,464	5,180	30%	0.60%
Lake	43,477	10,784	25%	1.25%
Lee	94,488	23,677	25%	2.75%
Leon	34,772	10,046	29%	1.16%
Manatee	51,579	15,595	30%	1.81%
Marion	40,592	10,749	26%	1.25%
Martin	16,262	4,475	28%	0.52%
Okaloosa	29,835	5,424	18%	0.63%
Osceola	53,809	17,944	33%	2.08%
Pasco	65,359	19,302	30%	2.24%
Polk	90,484	24,905	28%	2.89%
Santa Rosa	16,103	4,170	26%	0.48%
Sarasota	49,874	14,122	28%	1.64%
Seminole	66,627	18,505	28%	2.15%
St. Johns	23,292	5,748	25%	0.67%
St. Lucie	36,182	14,015	39%	1.62%
Sumter	9,918	2,382	24%	0.28%
Volusia	67,180	17,989	27%	2.09%
Medium Total	1,114,075	315,529	28%	36.58%
Small				
Baker	2,149	503	23%	0.06%
Bradford	2,449	653	27%	0.08%
Calhoun	1,047	323	31%	0.04%
Columbia	7,617	2,032	27%	0.24%
DeSoto	3,378	935	28%	0.11%
Dixie	1,302	347	27%	0.04%

	All Renter Households	Low-Income (<=60% AMI), Cost Burdened (>40%) Renters	Low-Income/ Cost Burdened Renters as % of All Renters in the County	Low-Income/ Cost Burdened Renters as % of State Total
Franklin	1,226	378	31%	0.04%
Gadsden	4,649	1,434	31%	0.17%
Gilchrist	1,057	282	27%	0.03%
Glades	859	268	31%	0.03%
Gulf	1,304	402	31%	0.05%
Hamilton	1,267	318	25%	0.04%
Hardee	2,507	694	28%	0.08%
Hendry	4,036	1,261	31%	0.15%
Holmes	1,674	368	22%	0.04%
Jackson	4,727	1,458	31%	0.17%
Jefferson	1,378	425	31%	0.05%
Lafayette	598	150	25%	0.02%
Levy	3,809	1,016	27%	0.12%
Liberty	603	186	31%	0.02%
Madison	1,846	463	25%	0.05%
Monroe	14,405	4,116	29%	0.48%
Nassau	7,660	1,794	23%	0.21%
Okeechobee	3,910	1,222	31%	0.14%
Putnam	7,376	1,820	25%	0.21%
Suwannee	4,296	1,078	25%	0.12%
Taylor	1,981	497	25%	0.06%
Union	1,315	351	27%	0.04%
Wakulla	2,480	765	31%	0.09%
Walton	7,437	1,634	22%	0.19%
Washington	1,998	439	22%	0.05%
Small Total	102,340	27,612	27%	3.20%
State Total	2,989,121	862,465	29%	100.00%

Source: Shimberg Center analysis of U.S. Census Bureau, 2022 American Community Survey; University of Florida Bureau of Economic and Business Research, 2023 Population Projections

Elderly Households

Older households make up an increasing share of Florida's renters in need. Forty percent of low-income, cost burdened renter households are headed by someone age 55 or older—nearly 347,000 households in all. In Pasco/Pinellas Counties and a Southwest region stretching from Sarasota County to Collier County, older households make up half of the cost-burdened renters.

Table 11. Low-Income ($\leq 60\%$ AMI), Cost Burdened ($>40\%$) Renter Households by Age of Householder and Region, Florida, 2023

Planning and Service Area	Age of Householder								Total
	15-54	% 15-54	55-74	% 55-74	75-84	% 75-84	85 or Older	% 85 or Older	
1) Escambia, Okaloosa, Santa Rosa	15,641	64%	6,661	27%	1,301	5%	981	4%	24,584
2) Bay, Calhoun, Franklin, Gadsden, Gulf, Jackson, Jefferson, Holmes, Leon, Liberty, Wakulla, Walton, Washington	16,672	71%	5,431	23%	1,083	5%	(X)	(X)	23,612
3) Alachua, Bradford, Citrus, Columbia, Dixie, Gilchrist, Hamilton, Hernando, Lafayette, Lake, Levy, Madison, Marion, Sumter, Suwannee, Taylor, Union	26,468	56%	14,218	30%	4,737	10%	1,654	4%	47,077
4) Baker, Clay, Duval, Flagler, Nassau, Putnam, St. Johns, Volusia	53,715	61%	25,309	29%	6,224	7%	2,338	3%	87,586
5) Pasco, Pinellas	31,950	50%	20,959	33%	6,498	10%	3,865	6%	63,272
6) DeSoto, Hardee, Hillsborough, Highlands (part), Manatee, Polk	66,240	64%	27,370	26%	6,627	6%	3,371	3%	103,608
7) Brevard, Orange, Osceola, Seminole	88,792	68%	28,399	22%	9,735	8%	2,719	2%	129,645
8) Charlotte, Collier, Glades, Hendry, Highlands (part), Lee, Okeechobee, Sarasota	31,125	50%	17,740	29%	8,167	13%	5,176	8%	62,208
9) Indian River, Martin, Palm Beach, St. Lucie	44,267	53%	24,618	29%	9,411	11%	5,910	7%	84,206
10) Broward	60,458	64%	24,530	26%	6,733	7%	3,090	3%	94,811
11) Miami, Monroe	79,513	56%	44,936	32%	12,262	9%	4,833	3%	141,544
State Total	514,841	60%	240,171	28%	72,778	8%	33,937	4%	862,153

Source: Shimberg Center analysis of U.S. Census Bureau, 2022 American Community Survey; University of Florida Bureau of Economic and Business Research, 2023 Population Projections. Regions are modified from Florida Department of Elder Affairs Planning and Service Areas.

Persons with Disabilities

Nearly one-third of the state's cost burdened, low income renter households include at least one person with a disability—an estimated 272,862 households in all. In most of these households, the individuals with disabilities are adults, particularly in age 55+ households. However, 32,437 of the cost burdened renter households include children with disabilities.

Table 13. Low-Income, Cost Burdened Renter Households with Persons with Disabilities, Florida, 2023

Household Age & Disability Characteristics	Households
Householder Under Age 55, Adult(s) with a Disability in the Household	80,581
Householder Age 55 or Older, Adult(s) with a Disability in the Household	159,844
Child(ren) with a Disability in the Household	22,223
Child(ren) and Adult(s) with Disabilities in the Household	10,214
Total	272,862

Source: Shimberg Center analysis of U.S. Census Bureau, 2022 American Community Survey; University of Florida Bureau of Economic and Business Research, 2023 Population Projections.

Persons with Special Needs

Florida's special needs housing programs serve a subset of persons with disabilities as well as other vulnerable individuals and families. Specifically, for the purpose of housing programs, Florida Statutes defines a person with special needs as:

An adult person requiring independent living services in order to maintain housing or develop independent living skills and who has a disabling condition; a young adult formerly in foster care who is eligible for services under s. [409.1451](#) (5); a survivor of domestic violence as defined in s. [741.28](#); or a person receiving benefits under the Social Security Disability Insurance (SSDI) program or the Supplemental Security Income (SSI) program or from veterans' disability benefits. (Section 420.0004 (13), Florida Statutes)

Combining several data sources, we estimate that 100,225 households meet this definition, primarily low-income, cost burdened renters receiving disability-related benefits.

Table 13. Estimates of Households with Persons with Special Needs, Florida, 2023

Category	Definition	Estimate	Data Sources
Disability-related benefits	Low-income ($\leq 60\%$ AMI), cost burdened ($>40\%$) renter households with at least one household member who is: 1) age 18-64, with a disability, receiving Social Security; 2) age 18+, with a disability, receiving SSI; 3) age 18+ with a VA service-related disability rating of 10 percent or more	91,181	U.S. Census Bureau, 2019 American Community Survey Public Use Microdata Sample; 2021 BEBR population projections.
Survivors of domestic violence	Estimated number of households based on total number of persons using domestic violence emergency shelters	6,576	Florida Department of Children and Families, Domestic Violence Annual Report, 7/1/2021-6/30/2022. Assumes each adult entrant equals one household.
Youth aging out of foster care	Estimate based on youth receiving Aftercare, Extended Foster Care, and Postsecondary Education Services	2,468	Estimated need for affordable housing (1,742 units) and supportive housing (625 units) from Florida Assessment of Housing for Special Needs and Homeless Populations 2021. ²
Total			100,225

Affordable and Available Rental Housing Supply

Another measure of the affordable rental housing gap is the affordable/available analysis, which compares the number of renter households at various income levels to the supply of units that are affordable and available to them. An affordable and available unit at a particular income threshold is: 1) affordable at that income threshold and 2) either vacant or occupied by a household with an income at or below the threshold.

An “affordable” unit is any market rate, subsidized, or public housing unit costing no more than 30 percent of income at the top of the income threshold expressed as a percentage of area median income (AMI), adjusted for unit size.³ Many “affordable” units are effectively unavailable to low-income households because they are already occupied by higher income households. The affordable/available analysis accounts for this difference by removing units that are occupied by higher income households from unit counts.

This analysis compares the statewide affordable/available housing supply to renter households for six income groups: 0-30, 0-40, 0-50, 0-60, 0-80, and 0-120 percent of AMI. Each category is inclusive of those that come before it. For example, all households and units in the 0-30 percent of AMI group also appear in all of the other groups.

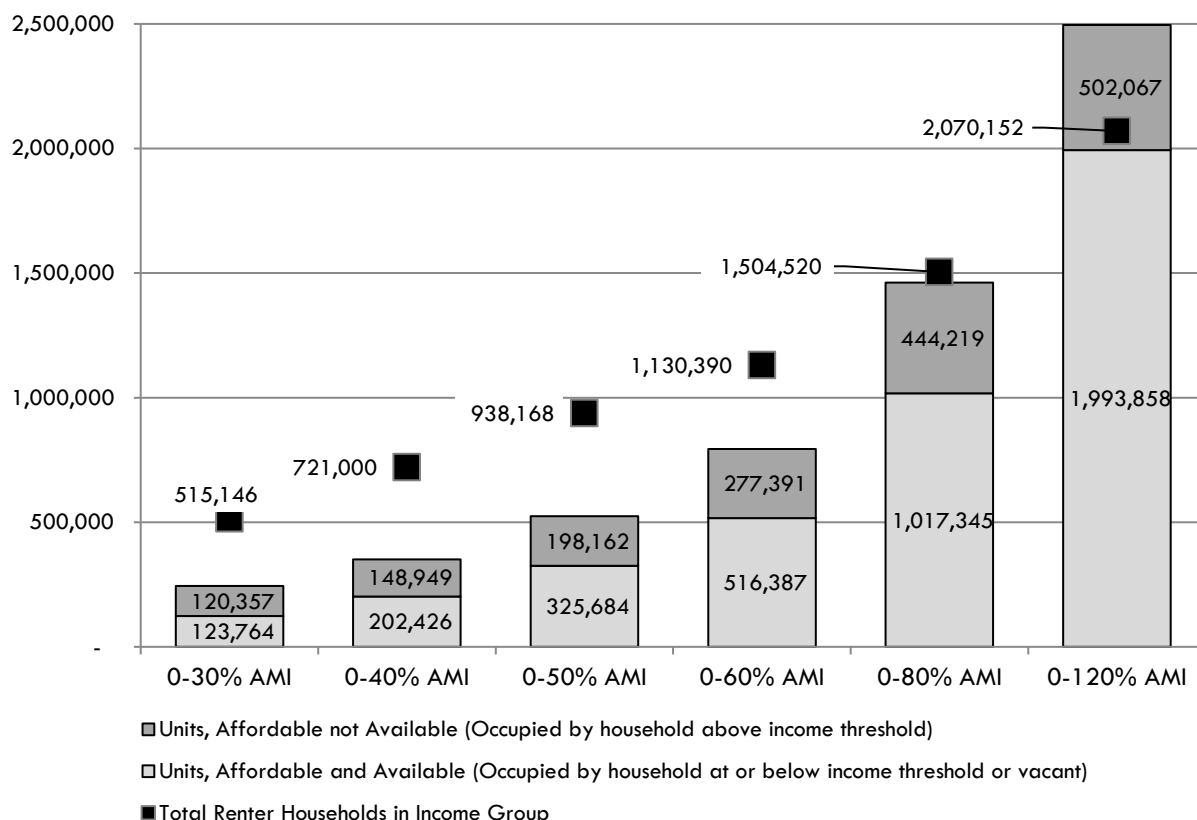
Figure 12 shows the distinction between affordable units and affordable/available units. All units in each column have rents that do not exceed 30 percent of income for a household at the top of the income group,

² Report available at https://floridahousing.org/docs/default-source/programs/special-programs/special-needs-housing/florida-assessment-of-housing-for-homeless-and-special-needs-populations/needs-assessment-full-report.pdf?sfvrsn=b09bf67b_2.

³ For more information about the affordable/available method and affordability thresholds, see the 2022 *Rental Market Study* produced by the Shimberg Center for Florida Housing Finance Corporation, http://shimberg.ufl.edu/publications/RMS_2022.pdf.

adjusted by unit size. However, the units in the darker shaded areas are occupied by households with incomes above the top threshold and therefore are not available to the households in that income category.

Figure 12. Affordable Units, Affordable/Available Units, and Renter Households by Income, Florida, 2022



Source: Shimberg Center tabulation of U.S. Census Bureau, 2022 American Community Survey

Figure 12 shows that for the 0-30 through 0-60 percent of AMI levels, there are more renter households than affordable units, whether available or not. At the 0-80 percent of AMI level, affordable units and renters are roughly in balance. However, there is still a shortage of affordable and available units, since nearly one-third of affordable units are rented by households with higher incomes. At the 0-120 percent of AMI level, there are sufficient affordable units, but the number of affordable and available units is slightly lower than the number of renter households.

Individual regions in Florida show widely varying results when comparing households to affordable and available units, particularly at the 0-120 percent of AMI income level. Appendix 4 shows the surplus or deficit of affordable/available units at the regional level. Most of the deficit at 0-120 percent AMI is concentrated in Miami-Dade, Broward, and Palm Beach Counties; other regions show a surplus or slight deficit at this AMI level.

SHIMBERG CENTER ACTIVITIES

Florida Housing Data Clearinghouse

The Shimberg Center produces the [Florida Housing Data Clearinghouse](#) under contract with Florida Housing Finance Corporation. Since 2000, the Clearinghouse has provided a free online source of housing supply and demand data for the state, counties, and cities.

The Clearinghouse provides data on the following topics:

- Affordability: housing cost burden, homeownership rates, rents, affordable rental housing supply gaps, and vacancy and occupancy rates
- Supply: Type of housing (single family, mobile homes, condominiums, multifamily), housing age and size, home prices and assessed values, and licensed condominium developments and mobile home parks
- Demographics: population projections, household projections by tenure, age, income, and cost burden
- Workforce: Employment rates, wage and housing cost comparisons by industry and occupation
- Assisted Housing Inventory: supply of affordable rental housing funded by Florida Housing, HUD, USDA Rural Development, and local housing finance agencies
- Home lending: mortgage originations by purpose, race/ethnicity, and interest rates
- Special needs households: housing needs of persons with disabilities, Social Security recipients, homeless individuals and families, and farmworkers
- Housing stability and disaster response: eviction and foreclosure filings, FEMA housing assistance

The Center created a series of county-level presentation materials to assist local government officials and others in communicating data from the Clearinghouse, with a particular focus on the link between local wages, area median income (AMI) levels, and housing costs. These materials are available on the Publications page of the [Shimberg Center's website](#).

The Center provided extensive technical assistance in the use of the Clearinghouse site and custom data requests and reports. Examples included creating a data report on housing needs of ALICE (Asset Limited, Income Constrained, Employed) households in Broward County for a United Way conference and guidebook; providing maps and data on farmworker housing needs in Southwest Florida to USDA staff planning for Hurricane Ian recovery; providing data and materials on the workforce and housing supply to the Florida Council of 100; and providing data and technical support to the Tampa planning staff for the city's ongoing housing needs assessment.

Community Resilience and Disaster Response

The Shimberg Center works closely with state agencies, local governments, UF's Florida Institute for Built Environment Resiliency (FIBER), and our peers at other Gulf Coast and national institutions to learn how Florida's vulnerable populations and housing stock can be kept safe from natural disasters.

In the aftermath of Hurricane Ian, the Shimberg Center provided housing data to HUD and USDA staff assigned to the interagency Federal Disaster Recovery Center in Southwest Florida. Shimberg Research Professor Maria Watson served on the Working Group of the Florida Disaster Housing Task Force convened by the Florida Department of Emergency Management and Florida Housing Coalition. Dr. Watson is continuing to collaborate with Oregon State University to track housing and business recovery from Hurricane Ian.

The Center works with Regional Planning Councils to improve disaster recovery and housing resilience. The Center updated data and mapping tools developed as part of the Tampa Bay Regional Planning Council's

REACH (Resilience and Energy Assessment of Housing and Communities) initiative. We also expanded an affordable housing analysis developed for the East Central Florida Regional Planning Council's HARP (Housing Asset and Resilient Policy) initiative, funded by a resilience grant from the Florida Department of Environmental Protection (FDEP). Both projects involved multi-county assessments of flood hazard exposure for the affordable housing stock, including assisted housing, naturally occurring affordable housing, and mobile homes. The Center is currently working with the Apalachee Regional Planning Council and the Data Center (Southeast Louisiana) to develop new data-sharing tools for long-term disaster recovery and resilience, under a grant from the National Academies of Sciences, Engineering and Medicine (NASEM) Gulf Research Program (GRP). Calhoun and Liberty Counties are serving as pilot areas for the data platform.

At the local level, the Shimberg Center is collaborating with FIBER to analyze flood hazards in Cedar Key and Port St. Joe, with funding from FDEP. The Center and FIBER are developing vulnerability assessments and flood hazard adaptation strategies for community assets, including affordable housing and other residential properties. The assessments rely on building footprint data and multiple flood hazard datasets over three time periods (2022, 2040, and 2070). The projects have also included stakeholder and public outreach.

On the research side, the Shimberg Center, University of Central Florida, the Horne consulting firm, and Florida Housing Coalition were selected by HUD to evaluate the effectiveness of the Community Development Block Grant – Disaster Recovery (CDBG-DR) program in addressing post-disaster recovery needs of renter households. Our research objectives are to (1) better understand CDBG-DR allocations for renters, (2) identify successful processes with corresponding outcomes for rental housing recovery aid programs, (3) engage with and link disaster recovery strategies and programs to actual and desired outcomes among renters from their lived experiences, and (4) translate this research into actionable programmatic recommendations with appropriate timelines, policy making and implementation changes. The Shimberg Center is taking primary responsibility for interviewing renters affected by disasters and documenting their experiences with CDBG-DR and other recovery programs.

Promoting Housing Stability and Affordability

The Shimberg Center works with local organizations to promote long-term housing stability for Florida's homeowners and renters. The Center collects and shares monthly data on eviction and foreclosure filings in Florida communities. We participate in regional eviction prevention networks in the Orlando area and Miami-Dade County and provide summarized data on housing stability to researchers and legal services providers.

The Center is also collaborating with Local Initiatives Support Corporation (LISC) Jacksonville in its Family Wealth Creation initiative, which seeks to preserve housing wealth in historically Black neighborhoods in Jacksonville. The Center is providing data on homeownership, home values, tax foreclosure sales, and potential heirs property sites to support LISC's efforts.

In 2023 the Center produced a Miami-Dade County Housing Needs Assessment on behalf of Miami Homes for All. The report shows that most Miami-Dade households with incomes below \$75,000 per year spend more than 30 percent of income for housing costs, including 90 percent of renters with incomes below \$50,000. The report found a gap of approximately 90,000 affordable and available units for renters with incomes below 80 percent of AMI. The assessment includes data on tenure, income, and housing cost burden for municipalities, the unincorporated area, and County Commission districts in Miami-Dade County.

The Center also is collaborating with Bright Community Trust and a number of community organizations on the Homeownership Equity Initiative, a program to make homeownership accessible and inclusive for households in the four-county Orlando metropolitan area. The Center has provided data on homeownership disparities and the benefits of homeownership for families and communities.

General Technical Assistance and Presentations

Under the Florida Housing Data Clearinghouse contract, the Shimberg Center provides extensive pro bono technical assistance to state and local agencies, the housing industry, non-profit organizations, and the public in the assessment of affordable housing needs. Examples of technical assistance during 2023 include:

- Assisting local government staff in Alachua, Brevard, and Orange Counties and the Cities of Winter Springs, Jupiter, Tampa, Gainesville, Apopka and Key West in preparing affordable housing assessments and plans.
- Providing data to support affordable development and philanthropic contributions by non-profits operating in Jacksonville, Deltona, Collier County, Port St. Joe, and Broward County.
- Providing data on condominium developments and affordable/available rental housing to Florida legislative staff and research offices.

The Shimberg Center team made a number of public presentations in Florida and nationally in 2023:

- University of Florida Eyeopener Breakfast, Gainesville, February 2023
- Bright Communities Trust Homeownership Equity Initiative Kickoff, Orlando, February 2023
- Stakeholder Workshops for East Central Florida Regional Planning Council Housing Assets and Resilient Policy Phase II, Virtual, February - May 2023
- School of Landscape Architecture and Planning (SLA+P) Research Seminar Series, Gainesville, FL, February 2023
- Development of a resilience evaluation method of localities through operational continuity of hospitals as indicators, Virtual, March 2023
- Brevard County Affordable Housing Summit, Cocoa, May 2023
- Pinellas Historic Preservation Summit + Expo, St. Petersburg, May 2023
- Florida Bar Foundation Housing Umbrella Group, Gainesville, June 2023
- Hurricane Ian Data Workshop, Washington, DC, June 2023
- Gainesville Alachua County Association of Realtors, Gainesville, August 2023
- Big Bend Area ALICE Conference, Tallahassee, October 2023
- Association of Collegiate Schools of Planning, Chicago, October 2023
- National Association of Counties Rural Housing Project, Chicago and virtual, November 2023
- Tampa Bay Partnership, Tampa and virtual, December 2023

Teaching

Shimberg Center faculty offered courses in housing, sustainability, and the built environment in conjunction with the College of Design, Construction, and Planning:

- Construction Management 6583, Sustainable Housing: graduate course examining sustainability concepts, urban development, residential structures and systems, green building standards, and housing economics
- UF Quest 2935, Foundations, Principles and Applications of Sustainable Development: undergraduate interdisciplinary course covering sustainability concepts, environmental ethics, resilience, energy, water resources, and the built environment
- DCP GulfSouth Studio (Architecture/Landscape Architecture/Urban Planning): undergraduate and graduate studio course addressing urban design, environment, and recovery in Cape Coral following Hurricane Ian. Sponsored by the National Academies of Science Gulf Research Program.

The Center is also working with Florida Sea Grant to develop students' leadership in resiliency science, planning, and design. "Capacity Building for Florida Sea Grant: Promoting Coastal Resilience, Adaptation, and Equity in Florida" is a grant to advance education, information, and professional development over the

2022-2023 and 2023-2024 academic years. The grant ultimately will fund a two-year graduate assistantship, 4-6 undergraduate terminal projects, and two design studio courses on these issues. In the first year, the grant funded undergraduate capstone research projects for two students.

APPENDIX 1. COUNTY HOUSING SUPPLY, 2023

County	Single Family		Condominium		Mobile Home		Multifamily 2-9 Unit			Multifamily 10+ Unit	
	Parcels	% Homesteaded	Parcels	% Homesteaded	Parcels	% Homesteaded	Parcels	% Homesteaded	Dwelling Units	Parcels	Dwelling Units
Alachua	62,936	73%	7,186	23%	5,595	63%	1,608	5%	5,238	357	26,510
Baker	4,963	75%	0	0%	2,448	67%	55	2%	128	4	115
Bay	60,398	59%	19,326	9%	8,530	47%	1,965	17%	5,449	130	12,239
Bradford	5,924	73%	21	67%	2,640	63%	26	23%	61	14	-
Brevard	202,176	72%	35,915	37%	11,254	54%	2,982	23%	7,951	281	27,347
Broward	389,023	77%	253,262	42%	4,136	45%	16,461	16%	48,813	1,621	122,592
Calhoun	2,609	69%	0	0%	1,184	66%	13	23%	40	2	-
Charlotte	80,472	66%	14,441	36%	5,526	41%	1,483	15%	3,461	82	2,613
Citrus	58,137	73%	1,612	37%	15,688	54%	553	10%	1,588	43	1,385
Clay	65,360	75%	2,397	37%	9,487	61%	287	8%	1,003	55	6,043
Collier	104,693	66%	100,635	32%	3,517	37%	1,949	16%	6,118	119	13,849
Columbia	13,625	71%	48	42%	7,729	65%	228	5%	-	39	-
DeSoto	6,006	67%	605	45%	2,698	47%	258	12%	767	31	-
Dixie	2,940	58%	159	8%	3,844	59%	3	33%	6	1	-
Duval	283,283	67%	27,528	39%	9,331	47%	5,140	14%	15,542	695	-
Escambia	103,191	66%	10,415	16%	4,895	44%	4,568	31%	10,795	205	-
Flagler	47,722	75%	4,414	38%	1,665	62%	1,379	14%	-	18	206
Franklin	6,673	39%	432	9%	1,298	52%	7	0%	-	1	-
Gadsden	11,310	66%	0	0%	3,698	57%	149	23%	342	19	313
Gilchrist	2,851	75%	0	0%	2,924	68%	28	39%	69	2	61
Glades	1,820	59%	258	30%	2,210	49%	153	42%	318	1	-
Gulf	6,839	44%	239	2%	1,656	47%	22	5%	71	5	239
Hamilton	2,024	64%	0	0%	1,512	70%	146	60%	-	9	-
Hardee	4,313	67%	0	0%	1,671	47%	201	31%	-	17	-
Hendry	7,400	67%	281	19%	4,515	53%	369	29%	904	18	416
Hernando	68,099	70%	631	48%	11,981	56%	486	8%	1,246	64	3,942
Highlands	34,188	65%	1,345	38%	5,317	42%	799	10%	1,992	59	1,634
Hillsborough	377,627	73%	40,129	40%	13,665	54%	4,616	8%	12,826	878	132,927
Holmes	3,471	68%	0	0%	1,393	62%	15	20%	53	7	175
Indian River	57,444	73%	15,017	39%	1,086	44%	740	10%	2,029	51	3,613

County	Single Family		Condominium		Mobile Home		Multifamily 2-9 Unit			Multifamily 10+ Unit	
	Parcels	% Homesteaded	Parcels	% Homesteaded	Parcels	% Homesteaded	Parcels	% Homesteaded	Dwelling Units	Parcels	Dwelling Units
Jackson	10,324	66%	0	0%	3,107	65%	56	13%	217	60	-
Jefferson	2,867	71%	0	0%	1,307	63%	53	26%	178	15	222
Lafayette	1,019	67%	0	0%	826	57%	8	13%	14	1	-
Lake	119,692	74%	3,619	48%	16,301	59%	1,336	8%	3,553	176	15,215
Lee	248,337	66%	84,880	35%	15,789	37%	10,515	20%	23,845	289	33,004
Leon	73,488	71%	5,061	17%	6,747	55%	2,312	7%	6,556	362	32,159
Levy	8,058	72%	238	10%	9,562	62%	68	9%	209	12	423
Liberty	1,397	65%	0	0%	812	47%	61	69%	127	5	-
Madison	3,225	61%	0	0%	1,762	66%	173	57%	414	10	395
Manatee	116,866	70%	35,438	40%	4,679	38%	4,443	18%	10,076	170	21,717
Marion	124,806	70%	2,502	37%	24,737	52%	3,622	38%	8,997	109	8,669
Martin	49,949	77%	14,966	44%	2,933	52%	1,078	13%	2,827	64	4,905
Miami-Dade	383,127	76%	382,264	36%	300	17%	31,605	26%	85,188	3,599	192,751
Monroe	29,353	43%	6,962	18%	4,687	25%	1,759	26%	4,546	46	2,996
Nassau	29,836	74%	4,084	23%	6,274	64%	372	27%	891	27	-
Okaloosa	69,671	65%	13,590	12%	3,351	45%	758	6%	2,664	177	8,584
Okeechobee	7,478	70%	234	26%	5,853	47%	349	30%	896	10	367
Orange	335,605	69%	52,226	25%	6,159	52%	3,983	11%	9,853	1,110	158,879
Osceola	123,632	59%	13,695	15%	5,444	53%	1,044	9%	2,696	925	24,986
Palm Beach	377,170	73%	185,688	41%	3,671	32%	10,197	17%	28,510	855	75,777
Pasco	185,414	71%	11,844	44%	29,478	50%	3,158	38%	5,817	218	17,905
Pinellas	252,465	76%	103,994	47%	17,008	46%	12,435	29%	32,295	873	70,668
Polk	210,605	65%	8,497	32%	31,587	50%	6,706	18%	17,366	285	25,694
Putnam	17,160	66%	198	30%	15,393	53%	150	12%	380	30	1,287
Santa Rosa	63,909	74%	1,751	18%	6,492	49%	666	8%	1,687	57	2,805
Sarasota	155,601	68%	52,813	39%	11,888	40%	4,668	36%	10,857	190	16,936
Seminole	132,134	74%	15,139	35%	1,717	54%	1,148	11%	2,636	208	41,761
St. Johns	99,201	77%	14,562	37%	5,436	60%	1,618	43%	2,860	52	5,319
St. Lucie	117,429	74%	14,571	39%	4,536	51%	1,490	9%	3,385	78	6,351
Sumter	69,490	72%	512	59%	6,458	52%	104	7%	308	23	2,200
Suwannee	6,326	68%	0	0%	6,826	63%	57	2%	125	8	104
Taylor	5,488	58%	90	4%	3,231	52%	22	9%	69	11	344

County	Single Family		Condominium		Mobile Home		Multifamily 2-9 Unit			Multifamily 10+ Unit	
	Parcels	% Homesteaded	Parcels	% Homesteaded	Parcels	% Homesteaded	Parcels	% Homesteaded	Dwelling Units	Parcels	Dwelling Units
Union	1,406	81%	18	11%	1,201	70%	1	0%	-	15	-
Volusia	184,265	71%	28,414	30%	7,371	57%	2,594	15%	7,161	309	25,515
Wakulla	9,250	74%	278	44%	3,397	61%	31	3%	74	5	160
Walton	37,006	43%	10,736	6%	5,285	43%	638	42%	1,089	38	-
Washington	5,075	66%	0	0%	2,639	55%	27	4%	-	1	-
Florida Total	5,745,641	71%	1,605,160	37%	437,337	52%	155,994	21%	406,864	15,251	1,274,074

Source: Florida Department of Revenue, Name-Address-Legal File. Includes all parcels by housing type regardless of year built. Homesteaded parcels are the owner's primary residence. Dwelling unit data may be missing for some multifamily developments. Dwelling unit counts are suppressed in counties where total dwelling units are less than 2 times the number of parcels for the multifamily 2-9 unit category and less than 10 times the number of parcels for the multifamily 10+ unit category.

APPENDIX 2. HOUSING PRODUCTION BY COUNTY AND HOUSING TYPE, 2022

County	Single Family	Condominium	Mobile Home	Multifamily 2-9 Unit	Multifamily 10+ Unit
Alachua	905	0	56	16	15
Baker	86	0	35	0	0
Bay	2,012	0	236	14	8
Bradford	70	0	38	0	2
Brevard	4,045	151	75	5	3
Broward	1,809	156	21	31	14
Calhoun	19	0	37	0	0
Charlotte	2,429	292	38	69	1
Citrus	1,286	0	145	12	0
Clay	1,630	0	118	0	2
Collier	3,312	654	27	4	4
Columbia	184	0	107	0	0
DeSoto	74	0	17	0	0
Dixie	19	0	39	0	0
Duval	5,338	0	59	7	16
Escambia	1,994	28	48	13	6
Flagler	2,014	0	37	122	0
Franklin	129	0	24	1	0
Gadsden	149	0	57	2	0
Gilchrist	101	0	70	0	0
Glades	64	1	16	0	0
Gulf	320	0	53	0	0
Hamilton	28	0	20	0	0
Hardee	42	0	20	2	0
Hendry	434	25	77	22	0
Hernando	1,367	0	114	2	0
Highlands	488	0	22	3	1
Hillsborough	6,638	110	59	7	23
Holmes	33	0	31	0	0
Indian River	1,224	8	7	5	1
Jackson	76	0	62	0	0
Jefferson	69	0	12	0	0
Lafayette	4	0	15	1	0
Lake	4,089	42	114	13	7
Lee	7,432	176	82	183	8
Leon	479	92	32	2	4
Levy	112	0	122	2	0
Liberty	8	0	18	0	0
Madison	35	0	36	1	0

County	Single Family	Condominium	Mobile Home	Multifamily 2-9 Unit	Multifamily 10+ Unit
Manatee	4,930	122	21	14	5
Marion	4,799	18	178	32	3
Martin	546	2	14	2	2
Miami-Dade	1,614	4,091	0	79	42
Monroe	291	124	2	3	2
Nassau	1,499	4	79	3	1
Okaloosa	1,146	32	72	4	3
Okeechobee	93	0	101	2	0
Orange	3,895	49	42	1	26
Osceola	5,778	118	21	17	11
Palm Beach	3,810	82	13	20	10
Pasco	7,019	8	177	0	6
Pinellas	957	143	43	70	11
Polk	9,235	5	200	21	10
Putnam	161	0	113	0	0
Santa Rosa	2,171	0	133	8	2
Sarasota	3,901	293	31	10	5
Seminole	1,026	0	9	1	5
St. Johns	5,638	27	72	3	5
St. Lucie	5,461	0	10	5	1
Sumter	4,003	0	27	0	2
Suwannee	84	0	116	0	0
Taylor	58	0	53	0	0
Union	31	0	16	0	0
Volusia	3,795	1	45	6	5
Wakulla	391	1	17	0	0
Walton	1,804	0	148	3	2
Washington	66	0	64	0	0
Florida Total	124,749	6,855	4,013	843	274

Source: Florida Department of Revenue, Name-Address-Legal File. Includes parcels in the current parcel inventory with actual year built 2022. Multifamily 2-9 and 10+ counts refer to parcels, not individual dwelling units.

APPENDIX 3. SALES VOLUME AND PRICES (2023 \$) BY COUNTY, 2022

County	Single Family				Condominium				Mobile Home			
	Number of Sales	25th Percentile Price	50th Percentile Price (Median)	75th Percentile Price	Number of Sales	25th Percentile Price	50th Percentile Price (Median)	75th Percentile Price	Number of Sales	25th Percentile Price	50th Percentile Price (Median)	75th Percentile Price
Alachua	4,020	\$232,841	\$328,047	\$434,636	776	\$129,356	\$167,387	\$201,795	216	\$117,455	\$165,576	\$206,970
Baker	248	\$263,886	\$313,042	\$402,556	0	\$0	\$0	\$0	63	\$121,077	\$165,058	\$214,214
Bay	5,235	\$269,060	\$351,848	\$475,927	2,100	\$320,803	\$424,288	\$579,463	371	\$93,136	\$155,227	\$201,795
Bradford	230	\$155,227	\$229,995	\$310,454	2	\$222,492	\$231,806	\$241,120	82	\$77,614	\$157,814	\$201,795
Brevard	14,008	\$284,583	\$359,092	\$465,682	2,456	\$181,098	\$269,060	\$444,985	719	\$113,833	\$165,576	\$201,795
Broward	21,258	\$398,416	\$532,947	\$770,134	18,132	\$155,227	\$226,632	\$340,465	291	\$131,426	\$173,854	\$217,318
Calhoun	73	\$144,879	\$195,586	\$264,921	0	\$0	\$0	\$0	10	\$72,439	\$113,833	\$181,098
Charlotte	6,133	\$310,351	\$397,382	\$519,494	1,529	\$191,447	\$284,583	\$388,068	338	\$134,427	\$170,750	\$222,492
Citrus	4,195	\$217,318	\$279,409	\$374,615	154	\$160,401	\$185,703	\$289,757	819	\$83,823	\$134,530	\$190,412
Clay	5,242	\$294,932	\$358,161	\$429,462	177	\$148,501	\$212,144	\$260,782	497	\$98,207	\$164,541	\$238,015
Collier	7,366	\$517,424	\$716,063	\$1,086,590	6,141	\$331,151	\$454,816	\$705,766	106	\$181,616	\$235,169	\$309,420
Columbia	709	\$181,616	\$263,886	\$336,222	11	\$139,704	\$150,053	\$159,367	294	\$92,101	\$155,227	\$222,492
DeSoto	319	\$205,935	\$264,921	\$388,068	47	\$186,273	\$222,492	\$248,364	69	\$124,182	\$165,576	\$217,318
Dixie	159	\$117,973	\$201,795	\$331,151	14	\$243,189	\$265,439	\$388,068	197	\$67,369	\$124,182	\$181,098
Duval	20,507	\$227,667	\$315,629	\$411,663	2,097	\$164,437	\$217,318	\$279,512	361	\$78,648	\$134,530	\$206,970
Escambia	6,771	\$211,626	\$294,828	\$372,545	508	\$170,750	\$325,977	\$627,635	92	\$46,827	\$87,962	\$138,411
Flagler	4,304	\$320,337	\$377,720	\$470,804	374	\$279,409	\$413,939	\$641,606	88	\$159,884	\$206,400	\$263,886
Franklin	382	\$274,235	\$517,424	\$909,631	44	\$283,031	\$341,500	\$574,858	44	\$62,091	\$116,420	\$179,805
Gadsden	424	\$137,117	\$222,492	\$315,629	0	\$0	\$0	\$0	76	\$62,091	\$95,723	\$159,108
Gilchrist	179	\$199,726	\$306,212	\$413,836	0	\$0	\$0	\$0	128	\$87,962	\$155,175	\$218,353
Glades	95	\$170,750	\$253,538	\$322,873	24	\$38,807	\$64,678	\$107,624	118	\$117,973	\$165,834	\$227,667
Gulf	569	\$351,848	\$491,553	\$765,684	8	\$427,392	\$517,424	\$777,792	64	\$62,091	\$113,833	\$188,860
Hamilton	68	\$113,833	\$181,098	\$254,573	0	\$0	\$0	\$0	37	\$113,833	\$144,879	\$181,098
Hardee	166	\$144,879	\$212,144	\$266,991	0	\$0	\$0	\$0	72	\$72,957	\$105,037	\$165,058
Hendry	624	\$201,795	\$258,660	\$310,454	33	\$170,750	\$205,417	\$231,082	144	\$119,008	\$170,750	\$238,015

County	Single Family				Condominium				Mobile Home			
	Number of Sales	25th Percentile Price	50th Percentile Price (Median)	75th Percentile Price	Number of Sales	25th Percentile Price	50th Percentile Price (Median)	75th Percentile Price	Number of Sales	25th Percentile Price	50th Percentile Price (Median)	75th Percentile Price
Hernando	5,426	\$258,712	\$317,336	\$382,894	56	\$116,420	\$155,227	\$181,098	767	\$123,147	\$162,989	\$205,935
Highlands	2,097	\$182,133	\$243,189	\$315,629	152	\$109,435	\$150,053	\$187,307	313	\$66,230	\$92,101	\$133,495
Hillsborough	25,403	\$331,151	\$405,867	\$519,494	3,145	\$170,750	\$232,841	\$341,500	413	\$165,576	\$227,667	\$301,141
Holmes	123	\$103,485	\$160,401	\$222,492	0	\$0	\$0	\$0	31	\$36,220	\$77,614	\$111,246
Indian River	4,126	\$305,280	\$387,033	\$531,912	1,237	\$171,267	\$253,538	\$465,682	44	\$91,067	\$131,943	\$190,671
Jackson	409	\$119,008	\$181,098	\$258,609	0	\$0	\$0	\$0	73	\$72,439	\$129,356	\$170,750
Jefferson	149	\$191,447	\$289,757	\$410,628	0	\$0	\$0	\$0	47	\$71,922	\$165,576	\$227,667
Lafayette	51	\$103,485	\$180,064	\$300,106	0	\$0	\$0	\$0	28	\$49,673	\$129,356	\$199,208
Lake	7,753	\$312,524	\$388,068	\$481,204	403	\$98,311	\$164,541	\$258,712	889	\$124,182	\$175,924	\$227,667
Lee	21,010	\$330,106	\$418,079	\$616,252	6,367	\$239,050	\$328,254	\$454,298	988	\$103,485	\$150,053	\$211,626
Leon	3,991	\$191,447	\$284,169	\$406,695	524	\$103,537	\$154,192	\$235,428	175	\$55,882	\$87,962	\$131,426
Levy	465	\$188,342	\$259,747	\$384,225	35	\$150,053	\$240,602	\$331,151	445	\$84,858	\$134,427	\$191,447
Liberty	39	\$93,447	\$164,541	\$279,305	0	\$0	\$0	\$0	14	\$30,011	\$49,155	\$98,311
Madison	112	\$98,828	\$168,422	\$284,583	0	\$0	\$0	\$0	56	\$74,509	\$109,953	\$180,012
Manatee	10,751	\$398,416	\$500,866	\$683,000	2,879	\$219,905	\$320,803	\$455,333	300	\$95,723	\$139,704	\$196,518
Marion	11,371	\$228,805	\$286,653	\$362,197	303	\$103,485	\$124,182	\$150,053	1,070	\$77,614	\$130,391	\$186,273
Martin	2,870	\$388,068	\$517,424	\$816,288	997	\$191,447	\$251,365	\$362,197	185	\$155,227	\$195,586	\$243,189
Miami-Dade	15,438	\$450,159	\$569,166	\$827,775	28,436	\$276,304	\$403,591	\$615,735	1	\$150,053	\$150,053	\$150,053
Monroe	1,628	\$731,120	\$1,034,848	\$1,733,370	501	\$465,682	\$698,522	\$1,010,012	225	\$310,454	\$408,558	\$620,909
Nassau	2,735	\$369,441	\$444,467	\$605,386	284	\$417,561	\$606,680	\$833,053	238	\$141,774	\$212,661	\$258,712
Okaloosa	5,031	\$287,688	\$357,023	\$465,682	1,109	\$332,186	\$496,727	\$714,045	101	\$93,136	\$169,612	\$209,039
Okeechobee	418	\$195,586	\$263,886	\$362,093	18	\$96,241	\$129,356	\$139,704	454	\$67,265	\$126,510	\$181,098
Orange	19,293	\$346,674	\$444,985	\$594,210	4,008	\$155,227	\$204,589	\$266,991	338	\$114,868	\$155,227	\$206,970
Osceola	13,266	\$354,435	\$418,079	\$516,389	1,478	\$191,447	\$258,712	\$331,151	329	\$144,879	\$206,970	\$274,235
Palm Beach	17,440	\$465,682	\$646,780	\$957,234	13,978	\$165,576	\$253,538	\$398,416	178	\$129,356	\$155,227	\$216,283
Pasco	17,762	\$284,583	\$379,220	\$488,448	1,113	\$119,008	\$155,227	\$204,900	1,858	\$77,614	\$122,112	\$181,098

County	Single Family				Condominium				Mobile Home			
	Number of Sales	25th Percentile Price	50th Percentile Price (Median)	75th Percentile Price	Number of Sales	25th Percentile Price	50th Percentile Price (Median)	75th Percentile Price	Number of Sales	25th Percentile Price	50th Percentile Price (Median)	75th Percentile Price
Pinellas	12,786	\$331,151	\$426,513	\$594,934	7,497	\$186,273	\$259,643	\$429,462	977	\$93,136	\$134,530	\$175,924
Polk	20,853	\$288,723	\$341,603	\$403,591	786	\$124,182	\$158,177	\$217,318	1,828	\$93,136	\$142,033	\$196,518
Putnam	834	\$150,053	\$227,097	\$315,629	19	\$232,841	\$284,583	\$315,629	581	\$76,475	\$124,182	\$181,098
St. Johns	9,893	\$413,939	\$520,011	\$688,174	1,047	\$258,712	\$341,500	\$525,703	270	\$175,924	\$243,189	\$289,757
St. Lucie	10,797	\$334,152	\$396,761	\$468,890	1,148	\$186,273	\$284,583	\$491,553	211	\$150,053	\$201,795	\$248,364
Santa Rosa	5,205	\$294,932	\$363,697	\$467,648	143	\$341,396	\$486,379	\$746,125	205	\$81,753	\$124,078	\$175,924
Sarasota	10,491	\$388,068	\$497,762	\$683,000	3,752	\$284,583	\$380,824	\$620,909	592	\$133,495	\$167,697	\$212,144
Seminole	7,627	\$332,807	\$413,939	\$527,772	1,255	\$153,157	\$187,825	\$235,428	89	\$119,008	\$169,715	\$227,667
Sumter	7,817	\$330,634	\$405,453	\$512,250	32	\$129,615	\$230,202	\$243,189	305	\$79,994	\$139,704	\$196,621
Suwannee	312	\$159,884	\$230,254	\$300,623	0	\$0	\$0	\$0	276	\$89,514	\$155,175	\$221,975
Taylor	252	\$117,559	\$181,098	\$305,280	6	\$250,433	\$277,857	\$361,162	102	\$93,136	\$128,839	\$193,517
Union	44	\$202,830	\$243,189	\$324,942	0	\$0	\$0	\$0	32	\$71,922	\$152,640	\$187,463
Volusia	12,162	\$284,583	\$351,848	\$434,636	2,455	\$165,576	\$289,757	\$486,379	335	\$132,461	\$170,750	\$227,667
Wakulla	791	\$206,970	\$317,698	\$397,382	26	\$172,820	\$242,672	\$315,629	140	\$76,941	\$134,013	\$181,098
Walton	3,495	\$455,230	\$723,359	\$1,497,528	1,252	\$434,636	\$619,874	\$874,447	141	\$98,311	\$162,989	\$222,492
Washington	211	\$139,704	\$201,174	\$279,409	0	\$0	\$0	\$0	73	\$77,614	\$124,182	\$150,053
Florida Total	396,011	\$310,454	\$403,591	\$560,577	121,068	\$195,586	\$300,106	\$460,000	21,013	\$95,206	\$150,053	\$206,970

Source: Florida Department of Revenue, Sales Data File. Includes home sales that took place in 2022, the most recent full year with data available. Arms-length sales only. Home prices adjusted to 2023 dollars using the Consumer Price Index.

APPENDIX 4. SURPLUS/DEFICIT OF AFFORDABLE AND AVAILABLE RENTAL HOUSING UNITS BY INCOME (% AMI), FLORIDA REGIONS, 2022

Region	Counties	Affordable/Available Units Minus Renter Households					
		0-30% AMI	0-40% AMI	0-50% AMI	0-60% AMI	0-80% AMI	0-120% AMI
Cape Coral-Fort Myers, FL MSA	Lee	-12,127	-13,378	-18,568	-17,272	-12,349	-1,135
Deltona-Daytona Beach-Ormond Beach, FL MSA & Palm Coast, FL MSA	Flagler, Volusia	-10,014	-12,451	-15,516	-15,234	-9,359	-357
Fort Walton Beach-Crestview-Destin, FL MSA	Okaloosa	-1,883	-2,668	-3,766	-2,908	-2,236	1,338
Ft. Lauderdale	Broward	-38,051	-54,391	-70,488	-83,786	-84,246	-33,237
Gainesville, FL MSA (minus Gilchrist)	Alachua	-4,632	-6,362	-6,030	-3,822	2,323	3,351
Homosassa Springs, FL MSA	Citrus	-2,043	-2,341	-2,636	-2,663	-893	-620
Jacksonville, FL MSA plus Putnam	Baker, Clay, Duval, Nassau, Putnam, St. Johns	-33,046	-38,430	-42,592	-33,940	-20,099	4,418
Lakeland, FL MSA	Polk	-12,578	-17,497	-20,489	-18,582	-13,186	248
Miami-Dade Plus Monroe	Miami-Dade, Monroe	-62,467	-93,480	-108,871	-130,410	-134,458	-61,721
Naples-Marco Island, FL MSA	Collier	-4,858	-7,220	-10,087	-9,861	-7,936	-1,247
Northeast Nonmetropolitan Area (plus Gilchrist)	Bradford, Columbia, Dixie, Gilchrist, Hamilton, Lafayette, Levy, Madison, Suwannee, Taylor, Union	-3,311	-3,468	-4,482	-2,139	-51	865
Northwest Nonmetropolitan Area (plus Gadsden, Jefferson, & Wakulla)	Calhoun, Franklin, Gadsden, Gulf, Holmes, Jackson, Jefferson, Liberty, Wakulla, Walton, Washington	-4,521	-5,296	-4,372	-3,242	-1,003	36
Ocala, FL MSA	Marion	-6,173	-5,378	-6,830	-5,029	-1,586	3,216
Orlando-Kissimmee, FL MSA	Lake, Orange, Osceola, Seminole	-51,154	-70,138	-89,107	-94,715	-77,753	799
Palm Bay-Melbourne-Titusville, FL MSA	Brevard	-8,504	-11,491	-9,241	-6,901	-691	6,565
Panama City-Lynn Haven, FL MSA	Bay	-3,086	-3,254	-4,840	-4,839	-3,626	1,151
Pensacola-Ferry Pass-Brent, FL MSA	Escambia, Santa Rosa	-9,841	-11,125	-12,909	-9,855	-3,894	-612
Port St. Lucie, FL MSA	Martin, St. Lucie	-7,410	-8,979	-9,712	-8,956	-6,229	683
Punta Gorda, FL MSA	Charlotte	-62	-1,173	-2,475	-2,659	-1,904	-579
Sarasota-Bradenton-Venice, FL MSA	Manatee, Sarasota	-11,394	-16,597	-19,873	-17,238	-10,255	3,057
Sebastian-Vero Beach, FL MSA	Indian River, Okeechobee	-1,769	-1,923	-2,402	-2,499	-1,303	10

Region	Counties	Affordable/Available Units Minus Renter Households					
		0-30% AMI	0-40% AMI	0-50% AMI	0-60% AMI	0-80% AMI	0-120% AMI
South Nonmetropolitan Area (minus Monroe)	DeSoto, Glades, Hardee, Hendry, Highlands	-3,417	-4,566	-5,396	-5,913	-2,835	-1,469
Tallahassee, FL MSA (minus Gadsden, Jefferson & Wakulla)	Leon	-6,053	-7,018	-5,982	-2,315	540	2,293
Tampa-St. Petersburg-Clearwater, FL MSA	Hernando, Hillsborough, Pasco, Pinellas	-64,236	-81,384	-90,984	-83,379	-60,011	3,994
The Villages, FL MSA	Sumter	-630	-891	-962	-713	-839	387
West Palm Beach-Boca Raton	Palm Beach	-28,122	-37,675	-43,874	-45,133	-33,296	-7,728
State of Florida Total		-391,382	-518,574	-612,484	-614,003	-487,175	-76,294

Source: Shimberg Center analysis of U.S. Census Bureau, 2022 American Community Survey. Values are the difference between renter households and affordable/available units at each income level. Negative value means that renter households outnumber affordable/available units.

RESOLUTION 2024-13

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UMATILLA, FLORIDA, PURSUANT TO SECTION 196.1978(3)(o), FLORIDA STATUTES, ELECTING TO NOT EXEMPT PROPERTY UNDER SECTION 196.1978(3)(d)1.a., FLORIDA STATUTES, COMMONLY KNOWN AS THE “LIVE LOCAL ACT PROPERTY TAX EXEMPTION;” AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 196.1978(3), Florida Statutes (the “Live Local Act Property Tax Exemption”) requires the Lake County Property Appraiser to exempt certain rental properties from ad valorem taxes if such properties meet the criteria of the Live Act Local Property Tax Exemption; and

WHEREAS, beginning with the 2025 tax roll, Section 196.1978(3)(o), Florida Statutes, (Chapter 2024-188, Laws of Florida) allows taxing authorities to "opt-out" of providing the Live Local Act Property Tax Exemption to units in multifamily projects that are used to house natural persons or families whose annual household income is between 80 and 120 percent of the median annual adjusted gross income for households within the metropolitan statistical area (“MSA”) or, if not within a MSA, within the county in which the person or family resides (the “80 to 120 Tax Exemption”), if the taxing authority finds that the latest Shimberg Center for Housing Studies Annual Report, prepared pursuant to Section 420.6075, Florida Statutes (“Shimberg Annual Report”), identifies that the number of affordable and available units in the MSA or region is greater than the number of rental households in the MSA or region for natural persons or families who meet the income criteria for the 80 to 120 Tax Exemption; and

WHEREAS, the Umatilla City Council hereby finds that the latest Shimberg Annual Report identifies a surplus of affordable and available units in the Orlando-Kissimmee, FL MSA, in which the City of Umatilla is located, for those households that meet the income criteria for the 80 to 120 Tax Exemption; and

WHEREAS, the Umatilla City Council hereby finds that the City of Umatilla is a taxing authority that is eligible for the election in Section 196.1978(3)(o), Florida Statutes, which allows the City of Umatilla to not exempt properties that would otherwise qualify for the 80 to 120 Tax Exemption.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF UMATILLA, FLORIDA:

Section 1. Recitals. The foregoing recitals are hereby adopted as legislative findings of the City Council of the City of Umatilla and are ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution upon adoption hereof.

Section 2. Opt-Out Election; Required Findings. The City Council of the City of Umatilla hereby finds that the latest Shimberg Annual Report identifies a surplus of affordable and available units in the Orlando-Kissimmee, FL MSA, in which the City of Umatilla is located, for those households that meet the income criteria for the 80 to 120 Tax Exemption. Therefore, the City of Umatilla, located in Lake County, Florida hereby elects not to exempt properties eligible for the 80 to 120 Tax Exemption in Section 196.1978(3)(d)1.a., Florida Statutes, pursuant to the authority in Section 196.1978(3)(o), Florida Statutes, and hereby requests that the Lake County Property Appraiser not grant any such exemptions.

Section 3. Applicability. This Resolution applies to all ad valorem property tax levies imposed by the City of Umatilla.

Section 4. Advertising; Notice to Property Appraiser. This Resolution has been duly advertised in accordance with Section 50.011(1), Florida Statutes. The City Clerk is directed to provide a copy of this Resolution to the Lake County Property Appraiser prior to January 1, 2025.

Section 5. No Waiver of Rights. Other governmental entities have alleged that the Live Local Act Property Tax Exemption is unconstitutional, and inconsistent with Section 196.012(7), Florida Statutes. Further, other governmental entities have raised concerns with relying entirely on the Shimberg Annual Report to meet the “affordable and available” test in Section 196.1978(3)(o), Florida Statutes. The adoption of this Resolution shall not constitute an admission that the Live Local Property Tax Exemption is constitutional or consistent with Section 196.012(7), Florida Statutes, and shall not constitute an admission that the Shimberg Annual Report is the best method of determining the current inventory of “affordable and available” housing in Umatilla. If the City of Umatilla ceases to qualify for the election in Section 196.1978(3)(o), Florida Statutes, in future years, or if this Resolution is determined to be invalid or unenforceable by the Lake County Property Appraiser or a court of competent jurisdiction, nothing in this Resolution shall be deemed a waiver of the City of Umatilla’s right to challenge the Live Local Act Property Tax Exemption.

Section 6. Effective Date. This Resolution shall take effect on January 1, 2025, and shall expire on January 1, 2026. This Resolution may be renewed prior to January 1, 2026, pursuant to Section 196.1978(3)(o), Florida Statutes.

PASSED AND ADOPTED at the regular meeting of the City Council of the City of Umatilla, Florida, held on the ____ day of _____, 2024 by a two-thirds vote of the governing body.

THE CITY OF UMATILLA, FLORIDA

Christopher Creech, Mayor

ATTEST:

Jessica Burnham, City Clerk

Approved as to form:

Kevin Stone, City Attorney



CITY OF UMATILLA AGENDA ITEM STAFF REPORT

DATE: August 9, 2024

MEETING DATE: August 20, 2024

SUBJECT: Final Reading of Ordinance No. 2024-F, State Statute Election Requirement

BACKGROUND SUMMARY:

Section 166.031(6), Florida Statutes, was added by Chapter 90-315, Laws of Florida, to provide that each municipality in Florida shall provide procedures for filling a vacancy in candidacy caused by death, withdrawal, or removal from the ballot of a qualified candidate following the end of the qualifying period which leaves fewer than two candidates for an office. The proposed ordinance amends the City's Code of Ordinances to comply with the state statute. Specifically, the ordinance clarifies when council members shall be sworn into office, what to do in the event there is a vacancy in candidacy, and provides guidance in the event of a lack of a qualified candidate.

RECOMMENDATIONS:

Recommend Approval of Ordinance No. 2024-F

FISCAL IMPACTS:

N/A

ATTACHMENTS:

1. Ordinance 2024 Elections 22-3 8.12.24
 2. Business Impact - Ord No. 2024-F (1)
-

ORDINANCE 2024 - F

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UMATILLA, FLORIDA, HARMONIZING QUALIFICATION PERIODS SET FORTH IN THE CITY CODE WITH THE REVISED QUALIFYING PERIOD SET IN SECTION 99.061, FLORIDA STATUTES; ESTABLISHING A PROCEDURE IN ACCORDANCE WITH SECTION 166.031(6), FLORIDA STATUTES FOR FILLING A VACANCY IN CANDIDACY CAUSED BY DEATH, WITHDRAWAL, OR REMOVAL FROM THE BALLOT OF A QUALIFIED CANDIDATE FOLLOWING THE END OF THE QUALIFYING PERIOD WHICH LEAVES FEWER THAN TWO CANDIDATES FOR AN OFFICE; PROVIDING FOR CONFLICTS OF LAW, SEVERABILITY, CODIFICATION, INCLUSION IN CODE OF ORDINANCES, AND AN EFFECTIVE DATE.

WHEREAS, the Constitution of the State of Florida requires that each municipal legislative body must be elective and that registration and elections in municipalities must be provided by law; and

WHEREAS, the Code of Ordinances of the City of Umatilla provides, at Section 22-3, that the qualifying period for the election of officers and councilmembers shall conform to that set in Section 99.061, Florida Statutes for county offices; and

WHEREAS, Section 99.061, Florida Statutes was revised by Chapter 2007-30, Laws of Florida, to modify the timing of the qualifying period, and the reference in Section 22-3 of the City Code of Ordinance should be updated to reflect such modification; and

WHEREAS, Section 166.031(6), Florida Statutes, was added by Chapter 90-315, Laws of Florida, to provide that each municipality in Florida shall provide procedures for filling a vacancy in candidacy caused by death, withdrawal, or removal from the ballot of a qualified candidate following the end of the qualifying period which leaves fewer than two candidates for an office; and

WHEREAS, the City Council of the City of Umatilla, Florida has determined that it is in the best interest of the City, its residents, and persons desiring to participate in the democratic process to clarify its Code and ratify its intent to conform the qualifying periods for the election of City officers and councilmembers and, furthermore, to provide for an efficient procedure by which vacancies in candidacy may be filled after the qualifying period; and

WHEREAS, the City has reviewed its Code of Ordinances, read this ordinance twice by title, and held a period for public comment whether in favor or opposed to the adoption hereof, and as a result of the foregoing has concluded that the City's Code of Ordinances must be updated, in conformance with Federal and State laws and rules; and

WHEREAS, adoption of the following Ordinance is necessary to satisfy the above objectives.

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

Section 1. The City Council finds and declares that all statements in the preamble of this Ordinance are true and correct.

Section 2. Chapter 22, Section 3 of the Code of Ordinances of the City of Umatilla is hereby amended to read:

- (a) The election of officers and councilmembers under this section shall be held on the first Tuesday after the first Monday in November of each year. Each of such officers or councilmembers elected thereto shall be inducted into office and their terms of office shall begin upon taking office in accordance with subsection (b). ~~at 7:00 p.m. of the first regular meeting in January of the next year ensuing.~~ Each such election shall be in accordance with the general laws of the State of Florida and such acts applicable to municipal elections in Lake County, Florida. All electors who shall possess the qualifications requisite as an elector at a general state election and who is a resident of the city on the day preceding election and who have been duly registered in the manner as provided by ordinance, shall be deemed regular voters at any city election. Registration by the state and county registrar, as provided for the registration of municipal electors by any special or general act of the State of Florida, applicable to the County of Lake, shall be deemed a qualified elector of the City of Umatilla, when provisions of the required ordinances of said city have been met. The qualifying period shall conform to that set in section 99.061, Florida Statutes, which sets the period as "any time after noon of the 1st day for qualifying, which shall be the 71st day prior to the primary election but not later than noon of the 67th day prior to the date of the primary election." ~~"the 50th day prior to the first primary, but not later than noon of the 46th day prior to the date of the first primary"~~.
- (b) Taking office. Any person elected to the office of city councilmember shall be sworn into office at the next regularly scheduled city council meeting held after the results of the election for that office are declared and certified. The swearing in of council members shall occur at such city council meeting prior to conducting new and old business. The incumbent city councilmembers shall continue to hold their respective offices until their respective successors are sworn into office.

(c) Vacancy in Candidacy. If a vacancy in candidacy is caused by death, withdrawal, or removal from the ballot of a qualified candidate within 7 days of the end of the qualifying period specified in subsection (a), which vacancy leaves fewer than two candidates for an office, or if no candidate qualifies during the period established pursuant to subsection (a), the City Clerk shall announce and open a second qualifying period of 5 business days. The second qualifying period shall run between noon of the 57th day prior to the primary election and noon of the 53rd day prior to the primary election. Within 3 business days of the end of the second qualifying period, the City Clerk shall notify the supervisor of elections of the names of any additional qualified candidates and include them on the ballot.

(d) Lack of qualified candidate. If no candidate is qualified for a specific seat on the city council when such office or seat is up for election, then such office or seat shall be declared vacant by the canvassing board at its meeting following the regular municipal election. Thereafter, the city Council shall take steps to fill such vacancy in accordance with the Charter.

Section 3. Conflicts of Laws.

Whenever the requirements or provisions of this ordinance are in conflict with the requirements or provisions of any other lawfully adopted ordinance or statute, the most restrictive requirements shall apply.

Section 4. Severability.

If any part, section, subsection, or other portion of this Ordinance or any application thereof to any person or circumstance is declared void, unconstitutional or invalid for any reasons, such part, section, subsection, or other portion of the prescribed application thereof, shall be severable, and the remaining provisions of this Ordinance, and all applications thereof not having been declared void, unconstitutional or invalid, shall remain in full force and effect. The City declares that no invalid or prescribed provision or application was an inducement to the enactment of this Ordinance, and that it would have enacted this Ordinance regardless of the invalid or prescribed provision application.

Section 5. Codification and Inclusion in Code of Ordinances.

It is the intention of the City Council for the City of Umatilla that the provisions of this Ordinance shall become and be made part of the Code of Ordinances of Umatilla; and that sections of this ordinance may be renumbered or re-lettered and that the word “ordinance” may be changed to “section,” “article,” or such other appropriate word or phrase in order to accomplish such intention; and regardless of whether such inclusion in the code is accomplished, sections of this ordinance may be renumbered or re-lettered and typographical errors which do not affect the intent may be authorized by the City Manager, or the City Manager’s designee, without need or public hearing, by filing a corrected or recodified copy of same with the City Clerk.

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 R. Creech, Mayor

ATTEST:

Approved as to form:

Jessica Burnham, City Clerk

Kevin Stone, City Attorney

Passed First Reading: _____

Passed Second Reading : _____



Business Impact Estimate Exemption

Ordinance 2024-F

Summary of Ordinance: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UMATILLA, FLORIDA, HARMONIZING QUALIFICATION PERIODS SET FORTH IN THE CITY CODE WITH THE REVISED QUALIFYING PERIOD SET IN SECTION 99.061, FLORIDA STATUTES; ESTABLISHING A PROCEDURE IN ACCORDANCE WITH SECTION 166.031(6), FLORIDA STATUTES FOR FILLING A VACANCY IN CANDIDACY CAUSED BY DEATH, WITHDRAWAL, OR REMOVAL FROM THE BALLOT OF A QUALIFIED CANDIDATE FOLLOWING THE END OF THE QUALIFYING PERIOD WHICH LEAVES FEWER THAN TWO CANDIDATES FOR AN OFFICE; PROVIDING FOR CONFLICTS OF LAW, SEVERABILITY, CODIFICATION, INCLUSION IN CODE OF ORDINANCES, AND 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 law 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.



CITY OF UMATILLA AGENDA ITEM STAFF REPORT

DATE: August 9, 2024

MEETING DATE: August 20, 2024

SUBJECT: Final 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

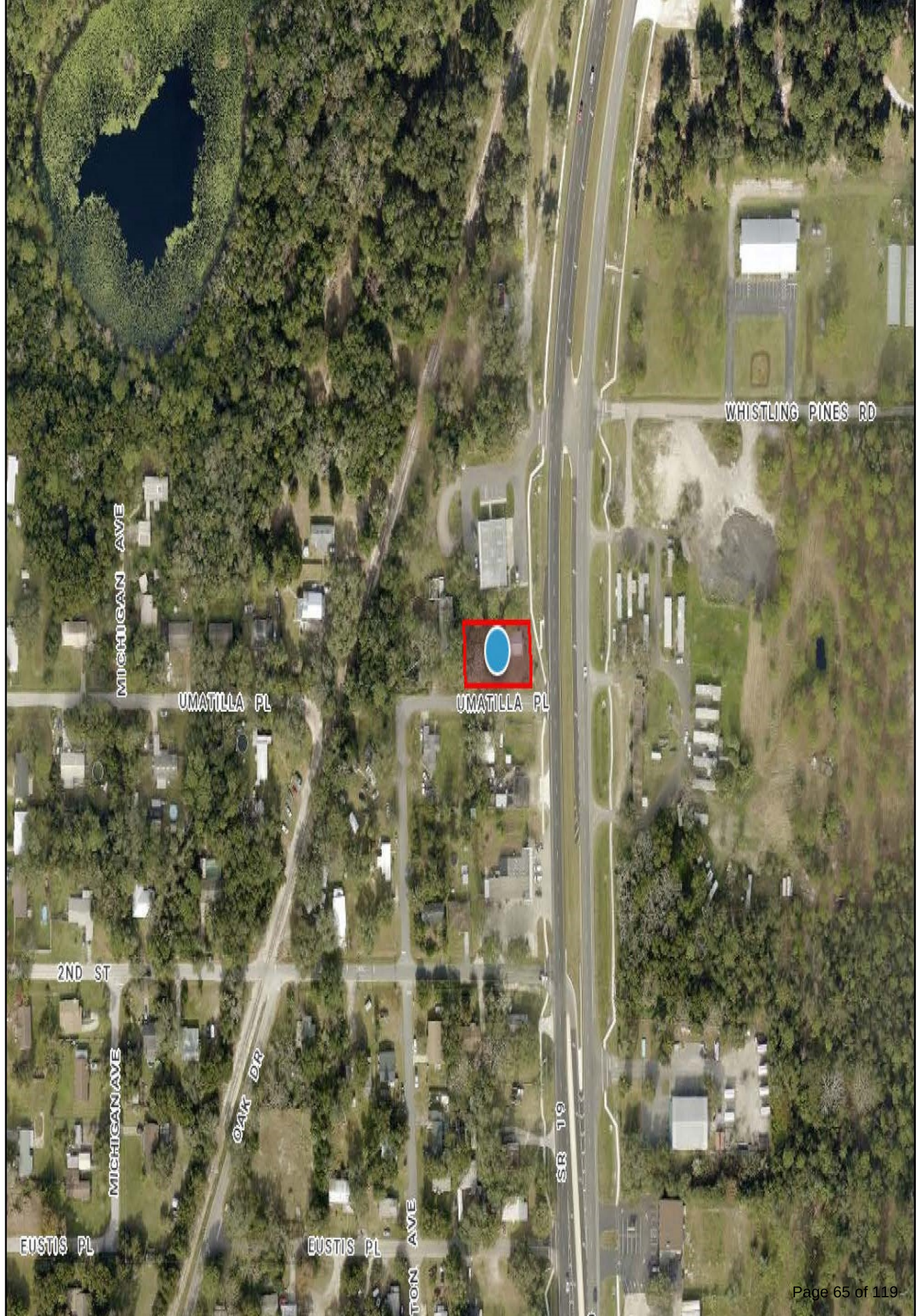
Annexation

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:

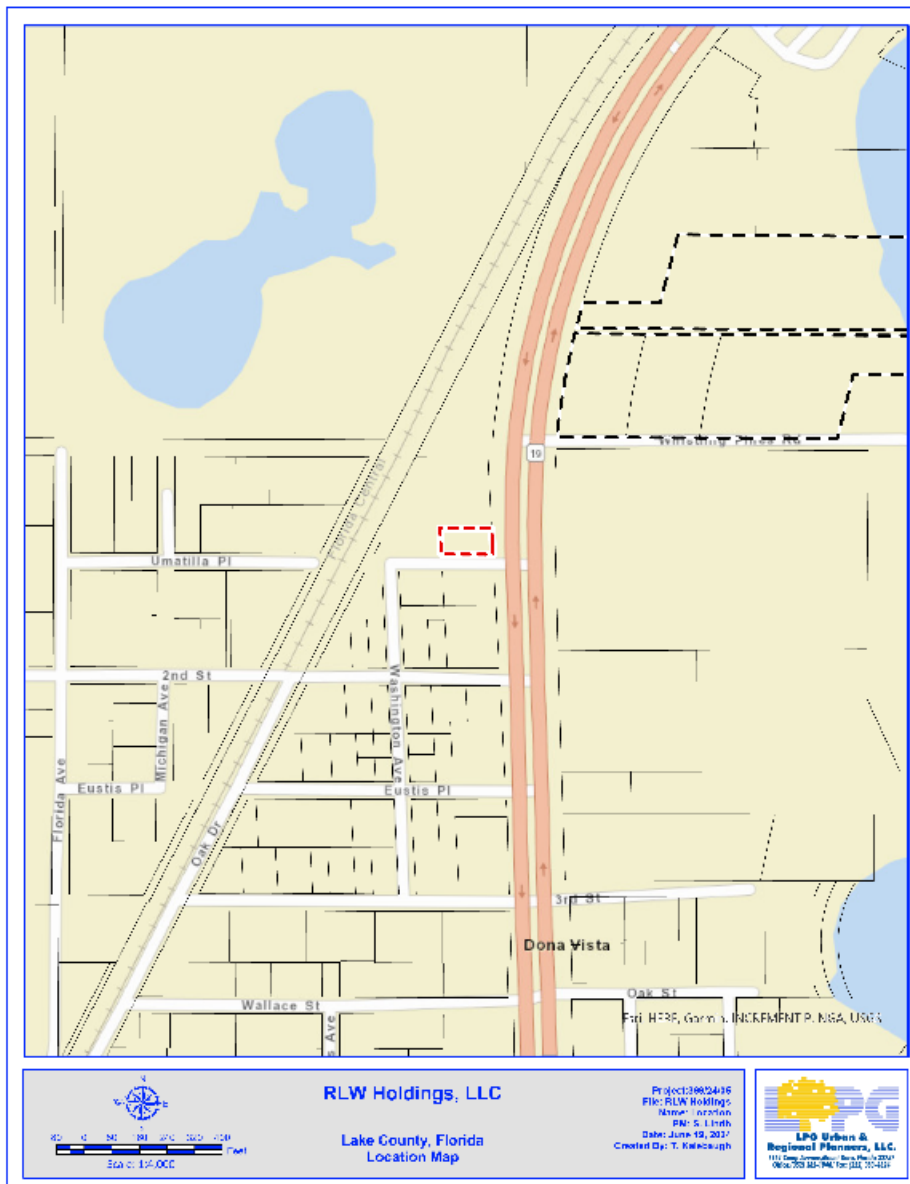
Approved as to Form:

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 9, 2024

MEETING DATE: August 20, 2024

SUBJECT: Final 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 ± 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 ± 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
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* 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

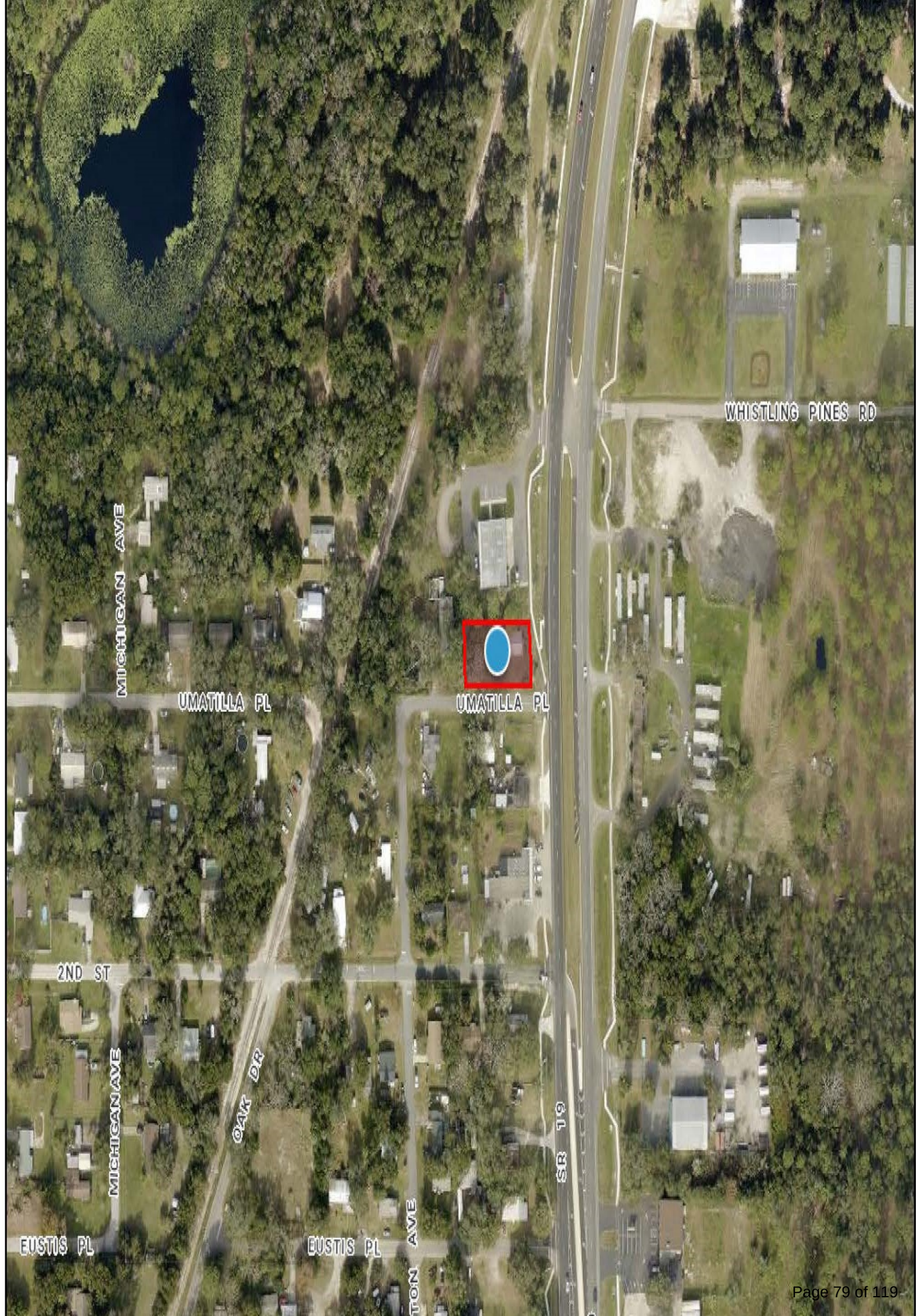
Table 3 – Water Analysis Based on Zoning

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



MICHIGAN AVE

UMATILLA PL

UMATILLA PL

WHISTLING PINES RD

2ND ST

MICHIGAN AVE

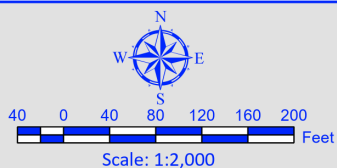
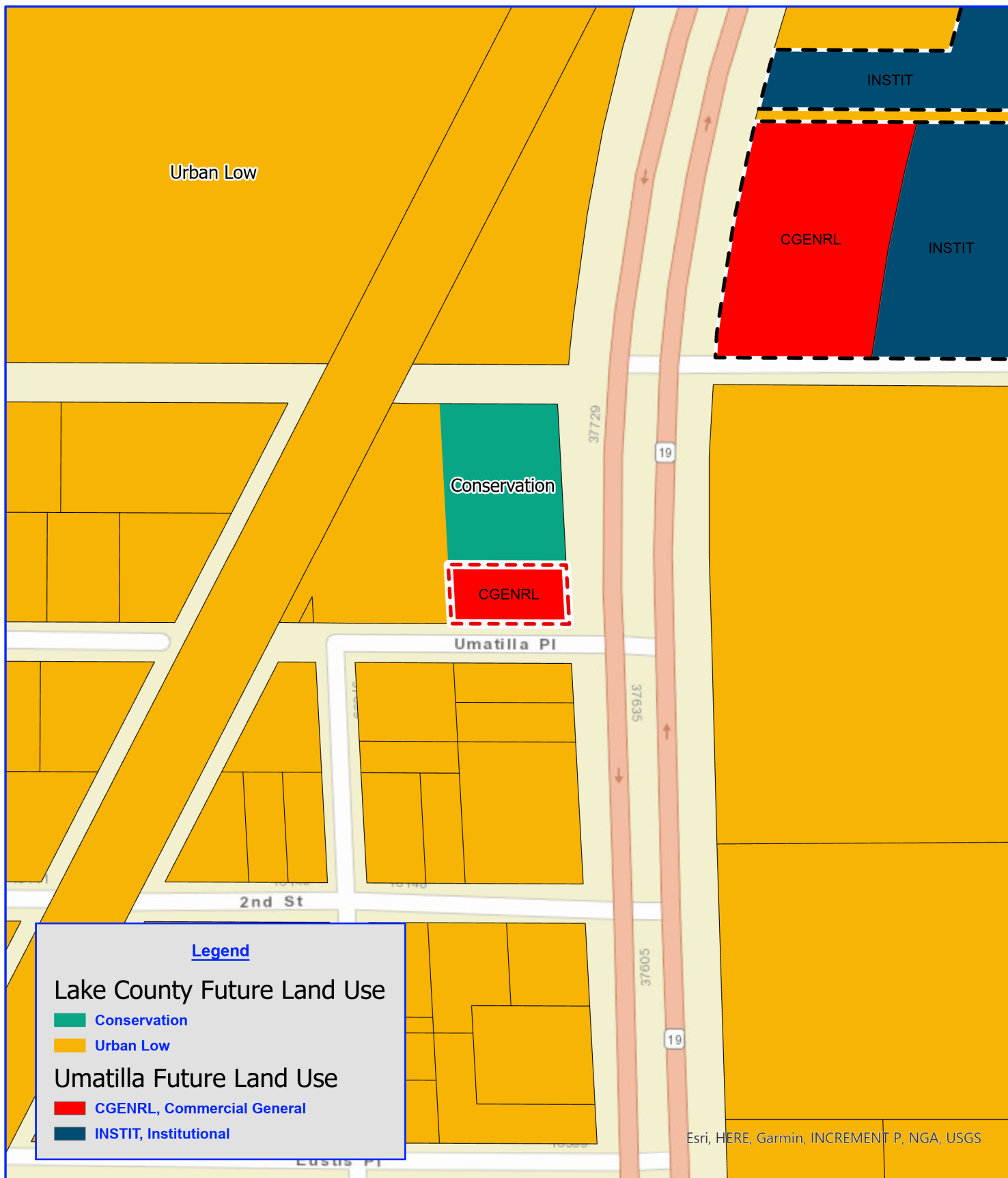
OAK DR

EUSTIS PL

EUSTIS PL

TON AVE

SR 19



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:

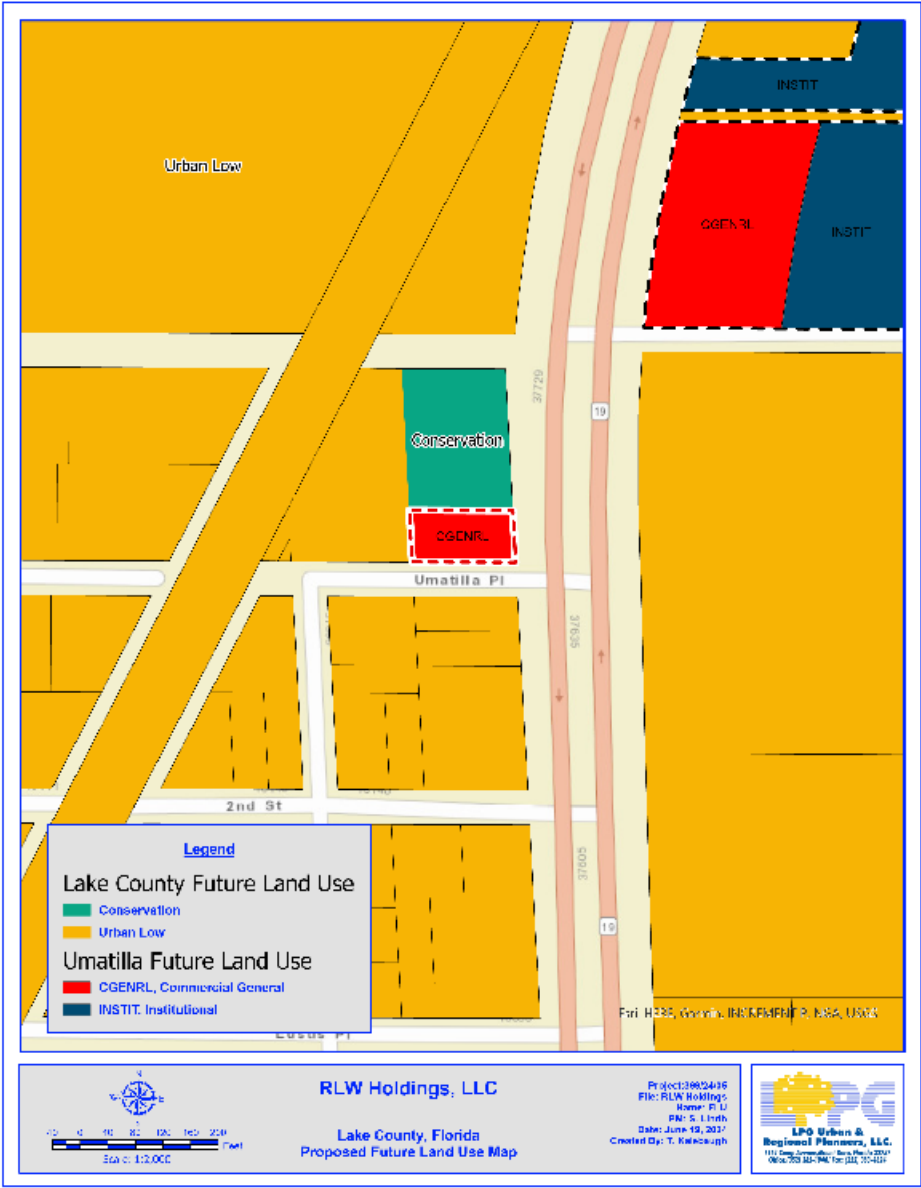
Approved as to Form:

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 9, 2024

MEETING DATE: August 20, 2024

SUBJECT: Final Reading of Ordinance No. 2024-E2, RLW Holdings, LLC, Rezoning (Item withdrawn by applicant)

BACKGROUND SUMMARY:

**This item was withdrawn by the applicant.*

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

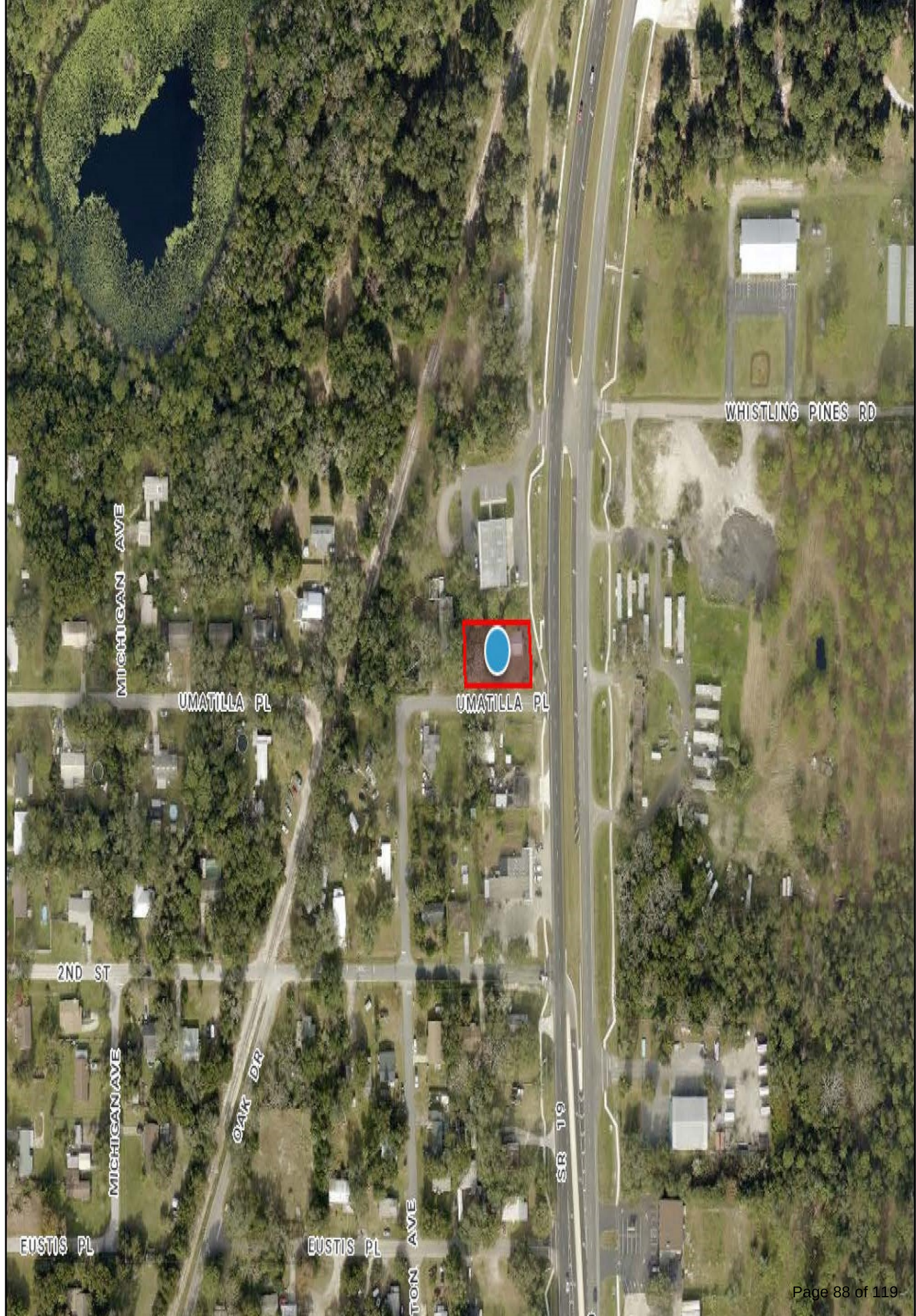
The applicant is requesting that the site be rezoned from Lake County Commercial (C-2) to City Residential Professional District (RP). The rezoning to RP is compatible with the adjacent zonings of C-2

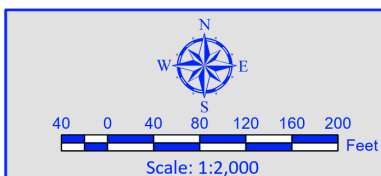
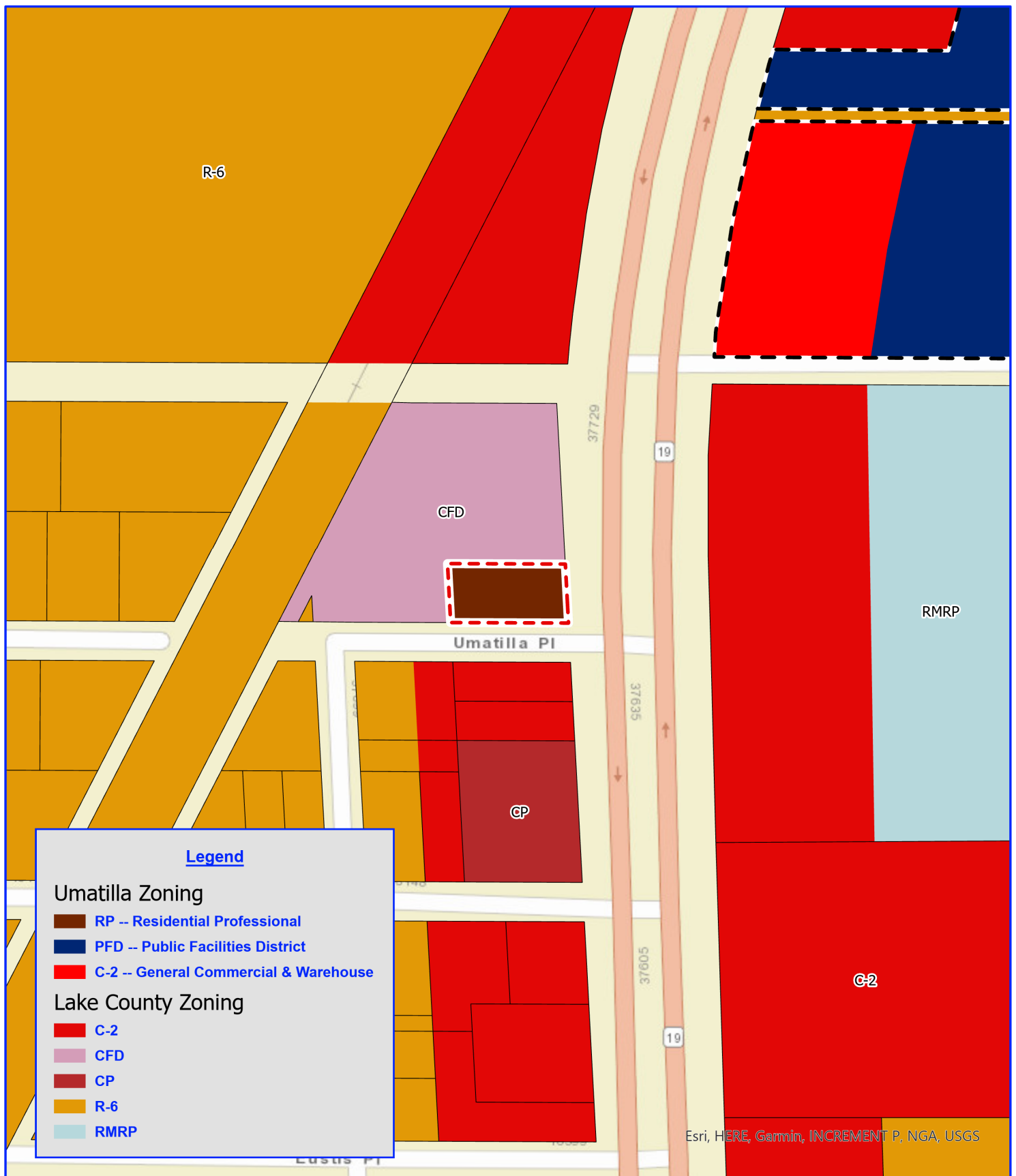
and CFD. The existing lot does meet the minimum lot size requirement of the RP zoning district which is 10,000 SF lot with 100' of road frontage. The subject site has approximately 76' along SR 19 and is 11,250 SF and would be considered a non-conforming lot and subject to the city's non-conforming provisions (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:

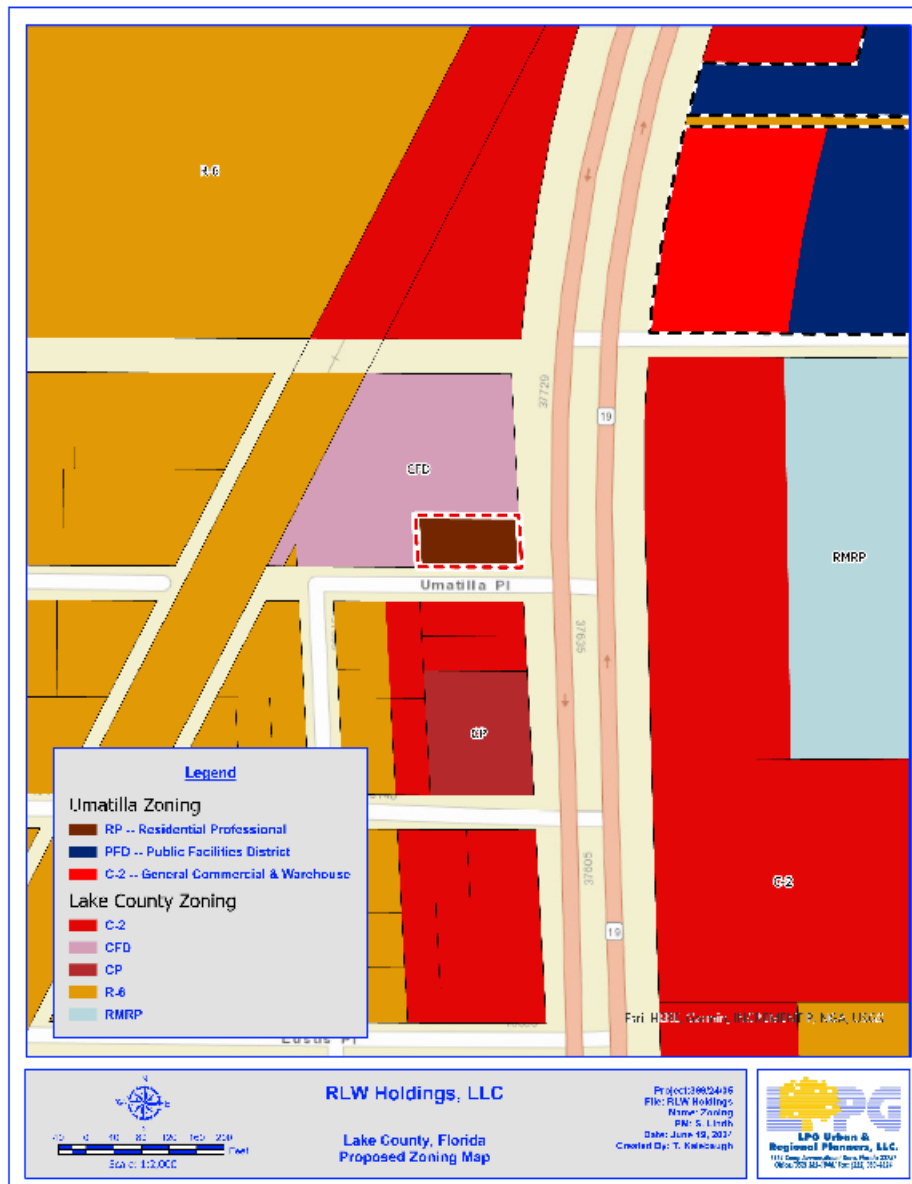
Approved as to Form:

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.



CITY OF UMATILLA

AGENDA ITEM STAFF REPORT

DATE: August 15, 2024

MEETING DATE: August 20, 2024

SUBJECT: Resolution No. 2024-14, State Revolving Fund Loan Agreement – State Road 19 Water Projects

BACKGROUND SUMMARY:

This is a resolution required by the Florida Department of Environmental Protection, which governs the application and award of State Revolving Fund Loans for water projects. This resolution authorizes the loan application, the agreement and gives the City the legal authority to borrow and pledge repayment of the loan.

The City has been awarded \$1,173,178 in loan with \$360,283 in loan forgiveness.

The funding will be used to build the 10-inch water line on SR19 from Lake Smith Road, south to the north property line of the Mason Jar Restaurant.

RECOMMENDATIONS:

Approval of Resolution 2024-14, State Revolving Fund Loan Agreement SR 19 Water Projects

FISCAL IMPACTS:

\$812,895 loan with estimated debt service of approximately \$16,000

ATTACHMENTS:

1. Feb. 14th 2024 Combined Final Agency Action (002) 17
 2. Resolution No. 2024-14, State Revolving Fund Loan Agreement – State Road 19 Water Projects
 3. Opinion of counsel- DW SRF Loan
-

- 3) Rule 62-552.300(1)(d), F.A.C., requires that all documents must be delivered on or before 45 days prior to the priority list meeting date and the planning and environmental review process should be also accepted 45 days before the priority list meeting date to be considered ready for listing. Some project sponsors submitted Requests for Inclusion or other documents after these deadlines, but the project managers were able to get them ready for listing at this meeting.

The projects that submitted Requests for Inclusion or other documents after the deadline are:

Project Sponsor	Priority Score	Project Number	Loan Type	Listing Amount	Principal Forgiveness
Jefferson Communities Water Systems, Inc.	552	33010	Planning & Design	\$380,000	\$190,000
City of Lake Alfred ¹	439	53051	Construction	\$17,444,680	\$10,562,753
City of Parker	435	03072	Construction	\$7,026,540	\$2,809,913
City of Arcadia	435	14013	Construction	\$7,040,645	\$6,336,580
City of Davenport	414	53073	Design	\$1,468,900	\$734,450
City of Chipley	366	67014	Planning	\$100,000	\$50,000
Town of Lake Placid	351	28020	Construction	\$1,525,000	\$1,047,846
City of Umatilla	132	35076	Construction	\$1,173,178	\$360,283
TOTAL INCREASES AND NEW PROJECTS FOR ISSUE 3				\$36,158,943	
TOTAL ALLOCATED PRINCIPAL FORGIVENESS FOR ISSUE 3					\$22,091,825

1. The City of Lake Alfred listing is contingent on the publication, comment period, and resolving comments **that may be received** on the respective Environmental Information Documents for the project.

The Program Administrator has determined that funds are available and the late projects will be elevated to the fundable portion of the priority list.

- 4) Projects being added to the list in Issue 2 above whose project costs exceed the remaining budget authority will be placed on the waiting portion of the priority list for the unfunded amount.

These segment projects on the waiting portion of the priority list are:

Project Sponsor	Priority Score	Project Number	Loan Type	Listing Amount	Principal Forgiveness
City of Fort Myers	315	36048	Construction	\$68,559,406	\$0
TOTAL WAITING LIST FOR ISSUE 4				\$68,559,406	
TOTAL WAITING LIST PRINCIPAL FORGIVENESS FOR ISSUE 4					\$0

RESOLUTION 2024 - 14

A RESOLUTION OF CITY OF UMATILLA, FLORIDA, RELATING TO THE STATE REVOLVING FUND LOAN PROGRAM; MAKING FINDINGS; AUTHORIZING THE LOAN APPLICATION; AUTHORIZING THE LOAN AGREEMENT; ESTABLISHING PLEDGED REVENUES; DESIGNATING AUTHORIZED REPRESENTATIVES; PROVIDING ASSURANCES; PROVIDING FOR CONFLICTS, SEVERABILITY, AND EFFECTIVE DATE.

WHEREAS, Chapter 403, Florida Statutes, provides, among other things, for the Department of Environmental Protection (the "Department") to make loans to local government agencies to finance planning, designing, and constructing public water systems; further, the department may provide loan guarantees, purchase loan insurance, and refinance local debt through the issue of new loans for projects approved by the department; the purpose of this authorization is to assist loan recipients in achieving and maintaining compliance with the Florida Safe Drinking Water Act and the federal Safe Drinking Water Act, and to conserve and protect the quality of waters of the state; and

WHEREAS, Florida Administrative Code rules require authorization to apply for loans, to establish pledged revenues, to designate an authorized representative; to provide assurances of compliance with loan program requirements; and to enter into a loan agreement; and

WHEREAS, the State Revolving Fund loan priority list designates Project No. ~~WW35075~~DW35076 as eligible for available funding; and

WHEREAS; the City of UMATILLA, Florida, desires to enter into a loan agreement with the Department of Environmental Protection under the State Revolving Fund for project financing and in furtherance thereof wishes to express its intent and delegate authority to its representatives to apply for and enter into a loan agreement including a pledge of revenues as further described herein.

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

SECTION I. The foregoing findings are incorporated herein by reference and made a part hereof.

SECTION II. The City of UMATILLA, Florida, is authorized to apply for a loan to finance the Project.

SECTION III. The revenues proposed to be pledged for the repayment of the loan are gross water system revenues. The revenues derived from the water and sewer systems, net of operation and maintenance expense, are pledged for repayment of the Clean Water State Revolving Fund Construction Loan Agreement WW350752 (the "Prior Loan") between the City and the Department. The Prior Loan allows the City to issue additional debt obligations on a parity with, or senior to, the lien of the Department on the revenues pledged in connection therewith provided

the Department's written consent is obtained. There are no senior debt obligations secured by or otherwise with respect to the pledged revenues.

SECTION IV. The City Manager is hereby designated as the authorized representative to provide the assurances and commitments required by the loan application.

SECTION V. The Mayor is hereby designated as the authorized representative to execute the loan agreement, which agreement may include a pledge of the gross revenues derived yearly from the operation of the City water system, sewer system, or both, after payment of the operation and maintenance expense thereof. which will become a binding obligation in accordance with its terms when signed by both parties. The Mayor is authorized to represent the City in carrying out the City's responsibilities under the loan agreement. The Mayor is authorized to delegate responsibility to appropriate City staff to carry out technical, financial, and administrative activities associated with the loan agreement.

SECTION VI. The legal authority for borrowing moneys to construct this Project is Sec. 166.111, Florida Statutes.

SECTION VII. All resolutions or part of Resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION VIII. If any section or portion of a section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other section or part of this Resolution.

SECTION IX. This Resolution shall become effective immediately upon its passage and adoption.

PASSED and ADOPTED this 20th Day of August, 2024

APPROVED AS TO FORM AND
LEGALITY

Chris Creech, Mayor

Kevin M. Stone, City Attorney

ATTEST

Jessica Burnham, City Clerk

STONE & GERKEN, P.A.

ATTORNEYS AT LAW

4850 N. Highway 19A
Mount Dora, Florida 32757
Telephone (352) 357-0330
Fax (352) 357-2474

LEWIS W. STONE
SCOTT A. GERKEN
KATRINA THOMAS STONE
KEVIN M. STONE

WILLAM GRANT WATSON
CYNTHIA F. O'DONNELL
JENNIFER M. COTCH

[August 20, 2024]

Florida Department of Environmental Protection
Attn: Mr. Eric Meyers
Program Administrator
State Revolving Fund Program
3900 Commonwealth Blvd., Mail Station 3505
Tallahassee, Florida 32399-3600

Re: City of Umatilla Florida – SRF Loan Program **\$1,173,178**
Project No.: DW35076
Project Name: Drinking Water Public Water System Improvements

Dear Mr. Meyers:

This firm is the City Attorney for the City of Umatilla, Florida. The City proposes to borrow \$1,173,178, exclusive of capitalized interest, from the State Revolving Fund for the construction of public drinking water system improvements associated with the project referenced above.

In our capacity as City Attorney, we have examined such documents, and have made such examinations of law as we have deemed necessary or appropriate in rendering the opinions set forth below. Based on the foregoing, we are of the opinion that to our knowledge, and based upon certain representations of the City:

1. The loan may be secured by the net revenues of the City's water and sewer system and the pledged revenues are legally available to pledge subject to the consent of FDEP in accordance with Section 7.02 "ADDITIONAL DEBT OBLIGATIONS" of SRF Loan Agreement WW35072 (the "Prior Loan").
2. The City of Umatilla has the legal authority to increase rates to ensure repayment of the loan subject to the generally applicable conditions and limitations imposed by Florida law on municipal utility systems.

3. Except in connection with the Prior Loan, the sewer and water system revenues proposed to be pledged to secure the State Revolving Fund assistance for planning, design, and construction of this project are not subject to any prior liens.

This opinion is solely for the benefit of the addressee, and this opinion may not be relied upon in any manner, nor used, by any other persons or entities. This opinion is predicated upon present laws, facts, circumstances and we assume no obligation to update this opinion if such laws, facts or circumstances change after the date hereof.

The opinions or statements expressed above are based solely on the laws of the State of Florida. Accordingly, we express no opinion, nor make any statement regarding the effect or application of the laws of any other state or jurisdiction.

Very truly yours,

Stone & Gerken, P.A.



CITY OF UMATILLA AGENDA ITEM STAFF REPORT

DATE: August 14, 2024

MEETING DATE: August 20, 2024

SUBJECT: Sponsorship agreement with North Lake County Baseball, INC and The City of Umatilla

BACKGROUND SUMMARY:

This proposed agreement is between the City of Umatilla and Northlake County Baseball, INC, to allow for the installation and display of banners for advertising along the Larkin Park baseball field fencing. NLCB, INC will offer sponsorship opportunities to raise money to assist with the costs of uniforms, field rentals, equipment, insurance, and operating costs by offering banners to advertise individuals and/or companies who wish to sponsor the team.

This agreement shall be for one (1) year, commencing on the Effective Date. Thereafter, this Agreement shall automatically be extended for consecutive periods of one (1) year each unless terminated by the City.

RECOMMENDATIONS:

Approval of the sponsorship agreement with North Lake County Baseball, Inc

FISCAL IMPACTS:

N/A

ATTACHMENTS:

1. Sponsorship agreement_Larkin Park 8.13.24
 2. Larkin Park location mapV2
-

NON-EXCLUSIVE USE AGREEMENT

THIS AGREEMENT (“Agreement”) is made by and between **THE CITY OF UMATILLA**, a Florida municipal corporation, (“City”) and **NORTH LAKE COUNTY BASEBALL, INC.** a Florida not for profit corporation, (“User”) (each a “Party” and collectively the “Parties”).

WITNESSETH:

WHEREAS, City is the owner of real property known as the Larkin Park, located at 745 S. Central Ave., Umatilla, FL 32784 (Alternate Key # 1211921) which includes certain improvements, including recreational fields, fencing, and accessory structures (the “Property”); and

WHEREAS, User operates recreational and competitive baseball leagues within the city limits and utilize the fields on the Property; and

WHEREAS, User would like to offer sponsorship opportunities to raise money to assist with the costs of uniforms, field rentals, equipment, insurance, and operating costs by offering banners to advertise individuals and/or companies who wish to sponsor User; and

WHEREAS, the City agrees to allow the User to utilize the fencing surrounding the recreational fields on the Property for banner use; and

NOW, THEREFORE, for and in consideration of the terms, conditions, and mutual covenants herein, the Parties hereto agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and are incorporated herein by reference.
2. **Authorization.** City hereby grants to User a revocable, non-exclusive right to access and utilize the fencing located on the Property to allow for the installation and display of banners by User. The User’s use of the Property shall be limited to the purposes and uses stated herein and shall not interfere with the primary function and use of the Property by the City. The City retains all rights to use the Property during the term of this Agreement. The User will provide a copy of the sponsors’ request in order to give the City an opportunity to review and comment on the sponsor’s trademarks, trade names, logo designs, and company description prior to being erected on the Property.
3. **Term.** The initial term of this Agreement shall be for one (1) year, commencing on the Effective Date. Thereafter, this Agreement shall automatically be extended for consecutive periods of one (1) year each. This Agreement is revocable by the City at any time. Upon termination of this Agreement, or revocation by the City, the User shall, at its sole cost and expense, remove all equipment, accessories, and materials owned by the City from the Property and restore said Property to as good a condition as it was before the User entered upon it and otherwise comply with all applicable Federal, State, and local statutes, rules, regulations and ordinances in doing so.
4. **Indemnification.** User shall at all times indemnify and hold harmless the City, its officers, agents, servants, and employees from and against any and all causes of action, demands, claims, losses, liabilities and expenditures of any kind, including attorney fees, court costs, and expenses, caused or alleged to be caused by intentional or negligent act of, or omission of, User, its employees, agents, servants, or officers, or accruing, resulting from, or related to the subject matter including, without limitation, any and all claims, losses, liabilities, expenditures, demands or causes of action of any nature whatsoever resulting from injuries or damages sustained by any person or property. In the event any lawsuit or other proceeding is

brought against City by reason of any such claim, cause of action or demand, User shall, upon written notice from City, resist and defend such lawsuit or proceeding by counsel satisfactory to City or, at City's option, pay for an attorney selected by City Attorney to defend City. Nothing shall be deemed or treated as a waiver by the City of any immunity to which it is entitled by law, including but not limited to the City's sovereign immunity as set forth in Section 768.28, Florida Statutes.

5. **Patent and Copyright Indemnification.** User shall indemnify, save and hold harmless, the City, its officers, agents and employees from all claims, damages, losses, liabilities, and expenses arising out of an alleged infringement of copyrights, patent rights, the unauthorized or unlicensed use of any material, property or other work in connection with the sponsorship and/or event.

6. **Removal.** City has the exclusive right to remove, relocate, or alter any signs, banners, or other forms of advertising ("Banners") placed on the Property, without cause or notice to the User. The City shall not be held liable for any damage or losses arising out of the removal or demolition of any Banners, either by city staff or any event beyond the City's control.

7. **Third Party Beneficiaries.** This Agreement is solely for the benefit of the Parties and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal named Party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon or give any person or corporation other than the Parties any right, remedy, or claim under or by reason of this Agreement or any provisions or conditions hereto, and all of the provisions, representations, covenants, and conditions herein contained shall inure to the sole benefit of and shall be binding upon the Parties and their respective representatives, successors, and assigns.

8. **Construction, Jurisdiction, Venue, and Waiver of Jury Trial.** This Agreement shall be construed according to the laws of the State of Florida. Jurisdiction and Venue for any action hereunder shall lie with the Fifth Judicial Circuit, in and for Lake County, Florida. EACH PARTY HEREBY WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN RESPECT OF ANY LEGAL ACTION ARISING OUT OF OR RELATING TO THIS AGREEMENT.

9. **Entire Agreement.** This instrument constitutes the entire agreement between the Parties and supersedes all previous discussions, understandings and agreements between the Parties relating to the subject matter of this Agreement. No amendment hereto is effective unless made in writing and signed by both Parties.

IN WITNESS WHEREOF, the Parties hereto have made and executed this Agreement on the respective dates under each signature.

USER

NORTH LAKE COUNTY BASEBALL, INC., a
Florida not-for-profit corporation



BY:
ITS:

This 14 day of August, 2024.

CITY OF UMATILLA

Christopher Creech, Mayor

This _____ day of _____, 2024.

ATTEST:

Jessica Burnham, City Clerk

Approved as to form and legality:

Kevin M. Stone, City Attorney



S CENTRAL AVE

BALL PARK RD

CARROLL ST

CHURCH ST

745

749

751

38817

38816

38816

17102

17107

17109

38980



CITY OF UMATILLA

AGENDA ITEM STAFF REPORT

DATE: August 13, 2024

MEETING DATE: August 20, 2024

SUBJECT: Approval of Funding for the Lake Street Sewer Line Extension

BACKGROUND SUMMARY:

In an effort to reduce the number of septic tanks around lakefront properties, the City is focusing on extending sewer service in areas that can have the biggest impact. This project will provide sewer service connections for residents on Lake Street as well as properties on Lake Owen and Crescent Lake. Sewer service will also be made available for homes on the east side of Lake Street. The sewer line will run from Peru Roa south, crossing under Lake Street then connecting to an existing sewer manhole located near 796 Wisteria Avenue.

This project will primarily be constructed using city staff and resources and the requested funding covers the cost of the pipes, fittings, and supplies, etc, as well as the directional boring, which is the only portion being done by a contractor.

RECOMMENDATIONS:

Approval of \$87,700 transfer from water and sewer reserves to fund the Lake Street Sewer Line Extension Project

FISCAL IMPACTS:

\$87,700

ATTACHMENTS:

1. 53292.005 Umatilla - Lake Street FM Ext - Review 07-09-2024
 2. Lake Street Sewer Projec Location Map
-

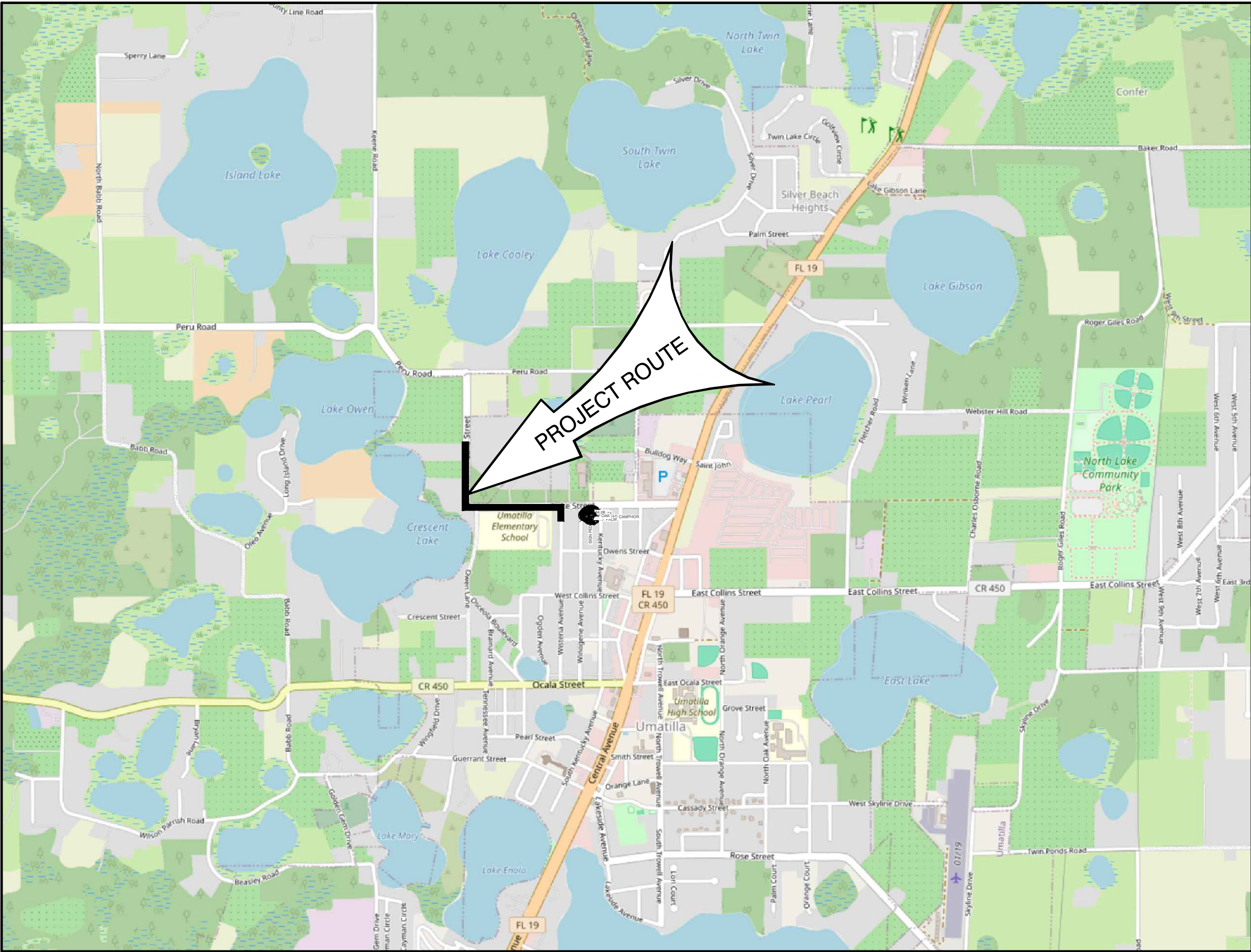
CONSTRUCTION PLANS FOR



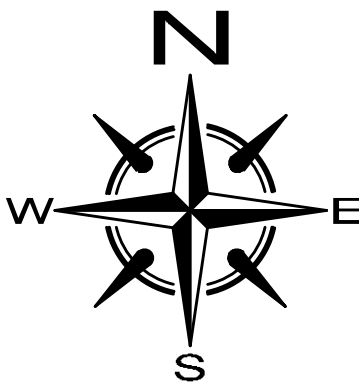
CITY OF UMATILLA, FLORIDA LAKE STREET FORCE MAIN EXTENSION

DATE	ISSUE	BY
07-2023	30% REVIEW SET	---
02-21-2023	PRELIMINARY PRICING SET	---
08-09-2024	REVIEW	---

SECTION 11 AND 12 - TOWNSHIP 18S RANGE 26E



VICINITY MAP
1" = 1,500'



INDEX OF SHEETS

- 1 COVER SHEET
- 2 KEY MAP & GENERAL NOTES
- 3 DETAILS
- 4 DETAILS
- 5 DETAILS
- 6 PLAN VIEW
- 7 PLAN VIEW
- 8 DIRECTIONAL BORE PROFILES



Know what's below.
Call before you dig.

THE INFORMATION SHOWN ON THESE DRAWINGS INDICATING SIZE, TYPE AND LOCATION OF UNDERGROUND, SURFACE, AND AERIAL UTILITIES IS NOT GUARANTEED TO BE EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT FLORIDA'S SUNSHINE 811 "ONE CALL" SYSTEM AT 811 OR 1-800-432-4770 AT LEAST 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION FOR EXISTING UTILITY LOCATIONS. THE CONTRACTOR SHALL ALSO BE FULLY RESPONSIBLE FOR FIELD VERIFYING LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES AFFECTED BY CONSTRUCTION FOR THIS PROJECT IN ORDER TO AVOID DAMAGING THOSE UTILITIES, AND SHALL IMMEDIATELY ARRANGE FOR REPAIR AND RESTORATION OF CONTRACTOR-DAMAGED UTILITIES TO THE UTILITY COMPANY'S APPROVAL AT THE EXPENSE OF THE CONTRACTOR.



902 North Sinclair Ave.
Tavares, Florida 32778
Office: 352.343.8481
Fax: 352.343.8495
Certificate of Authorization Number: 33380

ORIGINAL DOCUMENT SIZE 24"X36"
0 1 2 3 4 5
(INCHES)

KENT ADCOCK
CHAIRMAN
COUNCIL SEAT 4

CHRIS CREECH
VICE MAYOR
COUNCIL SEAT 2

JOHN NICHOLS
COUNCIL MEMBER
COUNCIL SEAT 3

SCOTT BLANKENSHIP
CITY MANAGER

VAUGHAN NILSON
PUBLIC WORKS DIRECTOR

BRIAN BUTLER
COUNCIL MEMBER
COUNCIL SEAT 1

KATHERINE "KAYE" ADAMS
COUNCIL MEMBER
COUNCIL SEAT 5

AARON MERCER, MPA, AICP
DIRECTOR OF DEVELOPMENT
AND PUBLIC SERVICES

KEVIN STONE, P.A.
CITY ATTORNEY

OWNER/DEVELOPER:

CITY OF UMATILLA
1 SOUTH CENTRAL AVE.
P.O. BOX 2286
Umatilla FL 32784
AARON MERCER, MPA, AICP
PHONE: (352) 669-1539
AMERCER@UMATILLAFL.ORG

ENGINEER/SURVEYOR:

HALFF
902 N SINCLAIR AVENUE
TAVARES, FL 32778
TROY E. MITCHELL, PE
(352) 343-8481
TMitchell@Halff.com

AUGUST 09, 2024 - REVIEW (NOT FOR CONSTRUCTION)



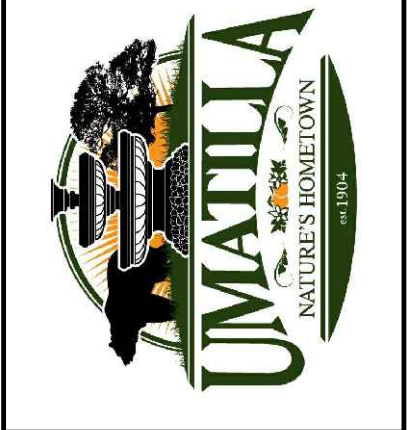
GENERAL NOTES

- ALL CONSTRUCTION SHALL CONFORM TO FDEP, LAKE COUNTY AND THE CITY OF UMATILLA STANDARDS.
- THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL EXISTING UTILITIES SHOW AND NOT SHOWN PRIOR TO ANY CONSTRUCTION. ANY CONFLICTS OR DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS, SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE FOR POSSESSING ALL REQUIRED PERMITS PRIOR TO INITIATING CONSTRUCTION.
- THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR HORIZONTAL AND VERTICAL CONTROL DATA.
- NO DEVIATIONS FROM THESE PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER.
- ALL PIPING BELOW GRADE SHALL UTILIZE RESTRAINED MECHANICAL JOINT CONNECTIONS, AND BE RESTRAINED IN ACCORDANCE WITH THE ATTACHED THRUST RESTRAINT DETAILS.
- FORCE MAINS SHALL BE PVC CONFORMING TO AWWA C-900, DR 18 FOR ALL PIPE SIZES. ALL COUPLINGS COMPOUNDS, SOLVENTS, LUBRICANTS, AND PIPE PREPARATION, FOR LYING, SHALL BE IN ACCORDANCE WITH THE PIPE MANUFACTURER'S LATEST RECOMMENDATIONS.
- UTILITY SEPARATION SHALL BE AS REQUIRED IN CHAPTER 62-555.314 F.A.C.
- WHERE A CONNECTION IS TO BE MADE IN THE FIELD TO AN EXISTING PIPE, THE CONTRACTOR SHALL EXCAVATE THE AREA TO VERIFY THE TYPE OF PIPE AND THE PIPE SIZE, AND OBTAIN THE OWNER'S APPROVAL OF THE PROPOSED METHOD OF CONNECTION PRIOR TO ORDERING AND INSTALLING MATERIALS.
- ALL WATER SERVICE CONNECTIONS, INTERRUPTIONS OR RELOCATION'S SHALL BE COORDINATED IN ADVANCE WITH FIELD REPRESENTATIVES OF THE CITY OF LEESBURG.
- CONTRACTOR SHALL PROVIDE TEMPORARY THRUST RESTRAINT, BRACING, TEST PLUGS AND/OR OTHER DEVICES NECESSARY TO SUCCESSFULLY COMPLETE PRESSURE TESTING OF ALL PRESSURE PIPING SYSTEMS.
- ALL BURIED PIPING SPECIFIED TO BE PRESSURE TESTED, EXCEPT FLANGED, WELDED, OR SCREWED PIPING, SHALL BE PROVIDED WITH RESTRAINING DEVICES AT ALL DIRECTION CHANGES, UNLESS OTHERWISE NOTED. SEE THRUST RESTRAINT SPECIFICATION DETAILS AND NOTES.
- ALL AREAS WHERE LANDSCAPING, SOD, OR IRRIGATION HAS BEEN REMOVED OR DISTURBED BY CONTRACTOR'S OPERATIONS SHALL BE RESODDED, LANDSCAPED, OR REPAIRED WITH LIKE KIND.
- ALL EXISTING PROPERTY, FENCING, DRIVEWAYS, PIPING, SIDEWALKS, SIGNS AND OTHER ITEMS SHALL BE RESTORED TO ORIGINAL LINE AND GRADE UNLESS APPROVED BY THE ENGINEER. ACCESS TO ADJOINING PROPERTY ALONG THE PROPOSED ROUTE SHALL BE MAINTAINED AT ALL TIMES.
- IN THE EVENT THAT THE POTABLE WATER SYSTEM IS CONTAMINATED (I.E., WATER DOES NOT MEET FEDERAL AND STATE REQUIREMENTS) DUE TO CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL BE RESPONSIBLE, UNDER THE DIRECTION OF THE OWNER, OR STATE AND LOCAL REGULATORY AGENCY FOR CORRECTING ANY SUCH CONTAMINATION PROBLEM INCLUDING DISINFECTION, TESTING, AND OTHER CORRECTIVE ACTION.
- THE SHOWN LOCATIONS OF RIGHTS-OF-WAY AND UTILITIES ARE APPROXIMATE. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO EXACTLY LOCATE ALL RIGHTS-OF-WAY AND UTILITY LINES IN THE CONSTRUCTION AREA PRIOR TO EXCAVATION. ANY DAMAGE TO ANY EXISTING UTILITY, STRUCTURE OR SERVICE SHALL BE REPAIRED, AT THE CONTRACTOR'S EXPENSE, IN A MANNER APPROVED BY THE RESPECTIVE UTILITY OWNER.
- TRAFFIC SHALL BE MAINTAINED AT ALL TIMES AS PER FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, ROADWAY AND TRAFFIC DESIGN STANDARDS AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- REMOVAL OF TREES GREATER THAN 4-INCH BASAL DIAMETER SHALL BE ONLY AS DIRECTED BY THE OWNER/ENGINEER. CONTRACTOR SHALL LIMIT TO A MINIMUM THE AMOUNT OF TREE REMOVAL. CLEARING AND GRUBBING REQUIRED BY TRIMMING TREES WHEREVER POSSIBLE.
- CONTRACTOR SHALL NOTIFY AND COORDINATE WITH AFFECTED PROPERTY OWNERS AND OWNER/ENGINEER ONE WEEK IN ADVANCE OF TREE CLEARING AND GRUBBING. ALL DEBRIS FROM TREE CLEARING AND GRUBBING SHALL BE REMOVED.
- ALL UTILITY LINES ARE TO BE INSTALLED "IN THE DRY". CONTRACTOR SHALL DEWATER SITE AS NECESSARY TO ENSURE THIS.
- ALL PROPOSED PIPE UNDER ASPHALT ROADWAY SHALL BE DUCTILE IRON, EXCEPT DIRECTIONAL BORES, WHICH SHALL BE PE 4710, SDR-11 HDPE.
- LOCATION OF A.R.V.'S SHOWN ARE APPROXIMATE. CONTRACTOR SHALL FIELD ADJUST TO ENSURE EACH A.R.V. IS LOCATED AT THE HIGH POINTS OF THE LINE.
- CONTRACTOR TO COORDINATE WITH UTILITY COMPANY TO HOLD POLES, IF NECESSARY, AND INCLUDE COST FOR SUCH IN THEIR PRICING.
- WITHIN THE RIGHT-OF-WAY, ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE IN COMPLIANCE WITH 2022-2023 STANDARD PLANS, 2020 STANDARD SPECIFICATION AND THE 2017 UTILITY ACCOMMODATION MANUAL.
- CONTRACTOR SHALL COORDINATE WITH FDOT TO SCHEDULE A PRE-DIRECTIONAL BORE MEETING AT LEAST 48 HOURS PRIOR TO ANY BORES BEING PERFORMED WITHIN FDOT RIGHT-OF-WAY.

REVISION		DATE	DESCRIPTION
1	30% REVIEW SET	07-23	
2	PRELIMINARY PRICING SET	02-21-24	
3	REVIEW	08-09-24	
4			
5			
6			
7			
8			

CITY OF UMATILLA, FLORIDA
LAKE STREET
FORCE MAIN EXTENSION

KAY MAP AND
GENERAL NOTES



902 North Sinclair Ave.
Tavares, Florida 32778
Office: 352.343.8481
Fax: 352.343.8495
Certificate of Authorization Number: 33380

DATE:	SEPTEMBER 8, 2023
DESIGNED BY:	TEM
DRAWN BY:	CBW
CHECKED BY:	TEM
JOB NO.:	053292.005
FILE NAME:	-
SHEET 3	

TROY E. MITCHELL, PE
REGISTERED ENG 60190

General Water Notes

1. WATER SYSTEM COMPONENTS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND REGULATIONS. CLEANED, DISINFECTED AND BACTERIOLOGICALLY CLEARED FOR SERVICE IN ACCORDANCE WITH THE LATEST AWWA STANDARDS AND CHAPTER 62-555 FLORIDA ADMINISTRATIVE CODE.
2. ALL PIPING SHALL BEAR THE NSF-SEAL FOR POTABLE WATER.
3. WATER MAINS SHALL BE IN CONFORMING TO AWWA C-600, DR-25 FOR PIPE SIZES 4"-12". PIPES 14" OR LARGER SHALL BE AWWA C-900, DR-18. ALL COUPLINGS, CLEANING COMPOUNDS, SOLVENTS, LUBRICANTS, AND PIPE PREPARATION FOR LAYING SHALL BE IN ACCORDANCE WITH THE PIPE MANUFACTURERS LATEST RECOMMENDATIONS.
4. DEPTH OF WATER LINES TO BE 36" MINIMUM COVER FROM FINISH GRADE.
5. WATER MAINS TO BE LOCATED 6.00' FROM BACK OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
6. ALL SLEEVES UNDER PAVEMENT SHALL EXTEND 5' BEYOND THE BACK OF CURB.
7. DISINFECTING: FOLLOWING THE PRESSURE TESTING, THE CONTRACTOR SHALL DISINFECT ALL SECTIONS OF THE WATER DISTRIBUTION SYSTEM. DISINFECTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF AWWA STANDARD C601 "DISINFECTING WATER MAINS", AND ALL APPROPRIATE AGENCY APPROVAL.
8. ALL HYDROSTATIC TEST SHALL BE IN ACCORDANCE WITH AWWA C600 FOR DUCTILE IRON PIPE AND C900/625 FOR PVC PIPE.
9. ALL WATER MAINS SHALL BE INSTALLED PRESSURE AND LEAK TESTED IN ACCORDANCE WITH AWWA C600, 62-555.320(1)(b) AND 62-555.330, F.A.C. ALL INSTALLATION, TESTING AND FIELD PROCEDURES MUST BE PROVIDED AND MUST CONFORM TO THE APPLICABLE AWWA STANDARDS.
10. ALL PIPING MATERIALS AND SPECIFICATIONS COVERING PIPES, JOINTS AND PACKING MATERIALS, INTERNAL COATING AND LININGS, FITTINGS, SPECIALS AND APPURTENANCES SHALL ALL BE IN ACCORDANCE WITH THE CORRESPONDING AWWA STANDARDS AND BE CONFORMING TO NSF REQUIREMENTS, AS MAY BE APPLICABLE. WITH EXCEPTIONS ALLOWED ONLY IF DOCUMENTATION AND ASSURANCES ARE PROVIDED IN CONJUNCTION WITH PARAGRAPHS 62-555.320(1)(b) AND 62-555.330 (2) (i) (c), F.A.C. THE LEAD USE PROHIBITION IN RULE 62-555.322, F.A.C. SHALL ALSO APPLY. POLYETHYLENE TUBING SHALL BE PER AWWA C201. UNDERGROUND SERVICE LINES, AND VALVES SHALL BE PER AWWA C200.

COLOR CODING

All water main pipe, including fittings, installed on or after August 28, 2003, except pipe installed under a construction permit for which the Department received a complete application before August 28, 2003, shall be color coded or marked using blue as a predominate color to differentiate drinking water from reclaimed or other water. Underground plastic pipe shall be solid-wall blue pipe, shall have a co-extruded blue external skin, or shall be white or black pipe with blue stripes incorporated into, or applied to, the pipe wall, and underground metal or concrete pipe shall have blue stripes applied to the pipe wall. Pipe striped during manufacturing of the pipe shall have continuous stripes that run parallel to the axis of the pipe, that are located at no greater than 90° intervals around the pipe, and will remain intact during and after installation of the pipe. If tape or paint is used to stripe pipe during installation of the pipe, the tape or paint shall be applied in a continuous line that runs parallel to the axis of the pipe and that is located along the top of the pipe. For pipes with an internal diameter of 24 inches or greater, tape or paint shall be applied in continuous lines along each side of the pipe as well as along the top of the pipe. Aboveground pipe as drinking water treatment plants shall be color coded and labeled in accordance with subsection 62-555.320(1)(i), F.A.C. and all other aboveground pipe shall be painted blue or shall be color coded or marked like underground pipe.

Utility Construction Notes (DEP)

- (1) Horizontal Separation Between Underground Water Mains and Sanitary or Storm Sewers, Wastewater or Storm Water Force Mains, Reclaimed Water Pipelines, and On-site Sewage Treatment and Disposal Systems.
(a) New or relocated underground WATER MAINS shall be laid to provide a horizontal distance of at least (3) Three Feet between the outside of the WATER MAIN and the outside of any existing or proposed Storm Sewer, Storm Water Force Main, or pipeline conveying reclaimed water regulated under Part III of Chapter 62-610, F.A.C.
(b) New or relocated, underground WATER MAINS shall be laid to provide a horizontal distance of at least (6) Six Feet, and preferably (10) Ten Feet, between the outside of the WATER MAIN and the outside of any existing or proposed Vacuum-type Sanitary Sewer.
(c) New or relocated, underground WATER MAINS shall be laid to provide a horizontal distance of at least (6) Six Feet, and preferably (10) Ten Feet, between the outside of the WATER MAIN and the outside of any existing or proposed Gravity- or Pressure-type Sanitary Sewer, Wastewater Force Main, or pipeline conveying reclaimed water not regulated under Part III of Chapter 62-610, F.A.C. The Minimum Horizontal Separation distance between WATER MAINS and Gravity-type Sanitary Sewers shall be reduced to (3) Three Feet where the BOTTOM of the WATER MAIN is laid at least (6) Six inches above the top of the Sewer.
(d) New or relocated, underground WATER MAINS shall be laid to provide a horizontal distance of at least (10) Ten Feet between the outside of the WATER MAIN and all parts of any existing or proposed "On-site Sewage Treatment and Disposal System" as defined in Section 381.0065(2), F.S. and Rule 64E-6.002, F.A.C.
- (2) Vertical Separation Between Underground WATER MAINS and Sanitary or Storm Sewers, Wastewater or Storm Water Force Mains, and Reclaimed Water Pipelines.
(a) New or relocated underground WATER MAINS crossing any existing or proposed gravity- or vacuum-type sanitary sewer or storm sewer shall be laid so the outside of the WATER MAIN is at least (6) Six inches, and preferably 12 inches above, or at least 12 inches below the outside of the other pipeline. However, it is preferable to lay the WATER MAIN ABOVE the other pipeline.
(b) New or relocated, Underground WATER MAINS crossing any existing or proposed pressure-type sanitary sewer, wastewater or stormwater Force Main, or Pipeline conveying reclaimed water shall be laid so the outside of the WATER MAIN is at least (12) inches ABOVE or BELOW the Outside of the other pipeline. However, it is preferable to lay the WATER MAIN above the other pipeline.
(c) At the Utility crossings described in paragraphs (a) & (b) Above, one full length of Water Main Pipe shall be centered above or below the other pipeline so the WATER MAIN Joints will be as far as possible from the other pipeline. Alternatively, at such crossings, the pipes shall be arranged so that all WATER MAIN Joints are at least (3) Three feet from all joints in Vacuum-type Sanitary Sewers, Storm Sewers, Stormwater Force Mains, or pipelines conveying reclaimed water regulated under Part III of Chapter 62-610, F.A.C., and at least (6) Six Feet from all joints in Gravity- or Pressure-type Sanitary Sewers, Wastewater force mains, or pipelines conveying reclaimed water not regulated under Part III of Chapter 62-610, F.A.C.
- (3) Separation Between WATER MAINS and Sanitary or Storm Sewer Manholes.
(a) No WATER MAIN shall pass thru, or come into contact with any part of a Sanitary Manhole or a Storm Sewer Manhole.
- (4) Separation Between Fire Hydrant Drains and Sanitary or Storm Sewers, Wastewater or Stormwater Force Mains, reclaimed Water Pipelines, and On-Site Sewage Treatment and Disposal Systems: New or relocated Fire Hydrants with underground Drains shall be located so that the drains are at least (3) Three Feet from any existing or proposed storm sewer, Stormwater force main, or pipeline conveying reclaimed water regulated under Part III of Chapter 62-610, F.A.C.; at least (3) Three Feet, and preferably (10) Ten Feet, from any existing or proposed gravity- or Pressure-type Sanitary Sewer, Wastewater force main, or pipeline conveying reclaimed water not regulated under Part III of Chapter 62-610, F.A.C.; and at least (10) Ten Feet from any existing or proposed "on-site sewage treatment and disposal system" as defined in Section 381.0065(2), F.S. and Rule 64E-6.002, F.A.C.
- (5) Exceptional/Migration: Adherence to the above Constraints and Separations in Items 1 through 4 shall be Compelled to, "WITHOUT EXCEPTION". If for some reason where it is not technically feasible or Economically Sensible that Items 1 through 4 cannot be complied with, Contractor will Stop Work and Notify the Engineer of record for the appropriate solution, which will be submitted to "The Department of Environmental Protection" for APPROVAL, prior to work commencement.

62-555.314 Location of Public Water System Mains
For the purpose of this section, the phrase "Water Mains" shall mean Mains, including treatment Plant process piping, conveying either raw, partially treated, or finished drinking water. Fire Hydrant leads, and service lines that are under the control of a Public Water System and that have an inside diameter of three (3) inches or greater.

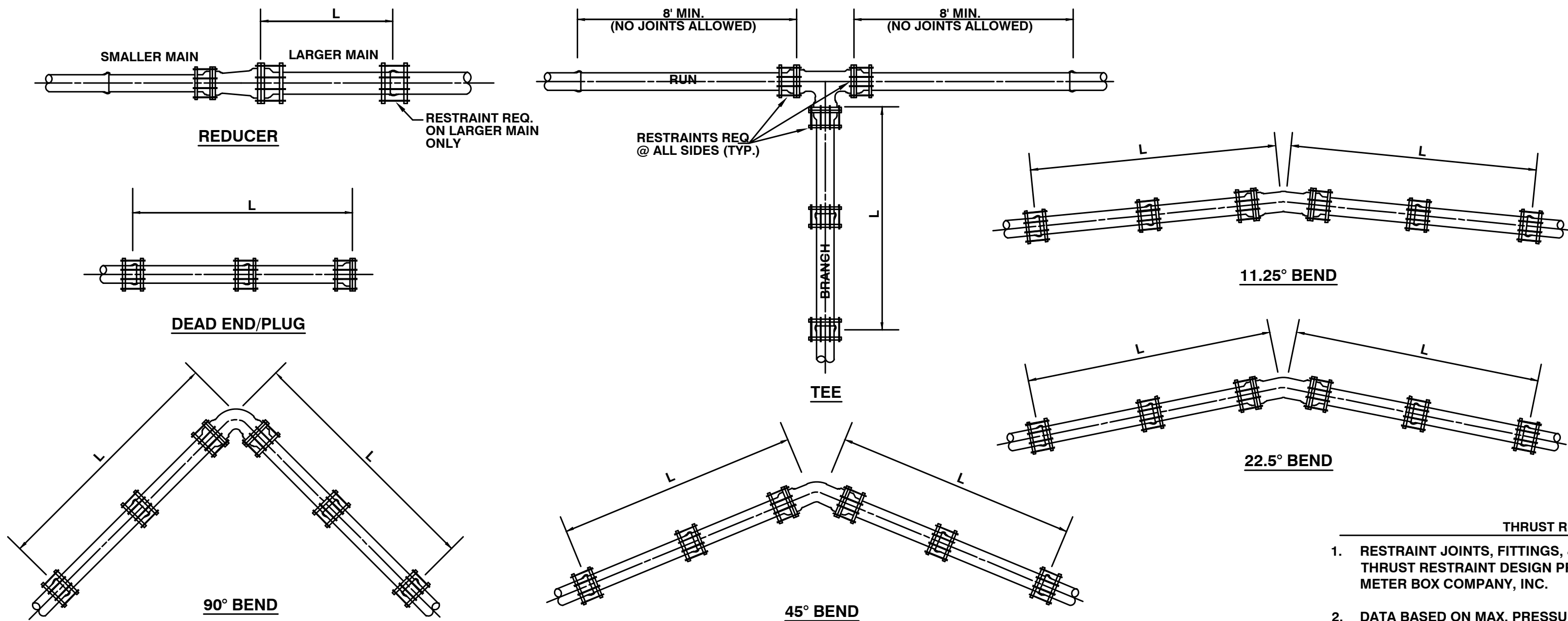


TABLE OF THRUST RESTRAINT LENGTHS															
PIPE SIZE (inches)	90° BEND		45° BEND		22 1/2° BEND		11 1/4° BEND		TEES		DEAD END & PLUG		REDUCER		
	P.V.C. (L)	DUCTILE IRON (L)	P.V.C. (L)	DUCTILE IRON (L)	P.V.C. (L)	DUCTILE IRON (L)	P.V.C. (L)	DUCTILE IRON (L)	P.V.C. (L)	DUCTILE IRON (L)	P.V.C. (L)	DUCTILE IRON (L)	PIPE SIZES	P.V.C. (L)	DUCTILE IRON (L)
4	20'	16'	8'	7'	4'	3'	2'	2'	15'	10'	45'	29'	6"x4"	33'	21'
6	28'	22'	12'	9'	6'	4'	3'	2'	33'	21'	63'	40'	8"x6"	34'	22'
8	36'	29'	15'	12'	7'	6'	4'	3'	52'	33'	82'	52'	10"x8"	33'	21'
10	43'	34'	18'	14'	9'	7'	4'	3'	68'	43'	98'	63'	12"x10"	34'	22'
12	50'	40'	21'	17'	10'	8'	5'	4'	84'	54'	116'	74'	16"x12"	63'	40'
16	63'	51'	26'	21'	13'	10'	6'	5'	116'	74'	148'	94'	18"x16"	33'	21'
18	70'	56'	29'	23'	14'	11'	7'	6'	131'	83'	163'	103'	20"x18"	33'	21'
20	75'	61'	31'	25'	15'	12'	7'	6'	145'	92'	178'	113'	20"x20"	62'	39'
24	86'	70'	36'	29'	17'	14'	9'	7'	173'	110'	207'	132'			

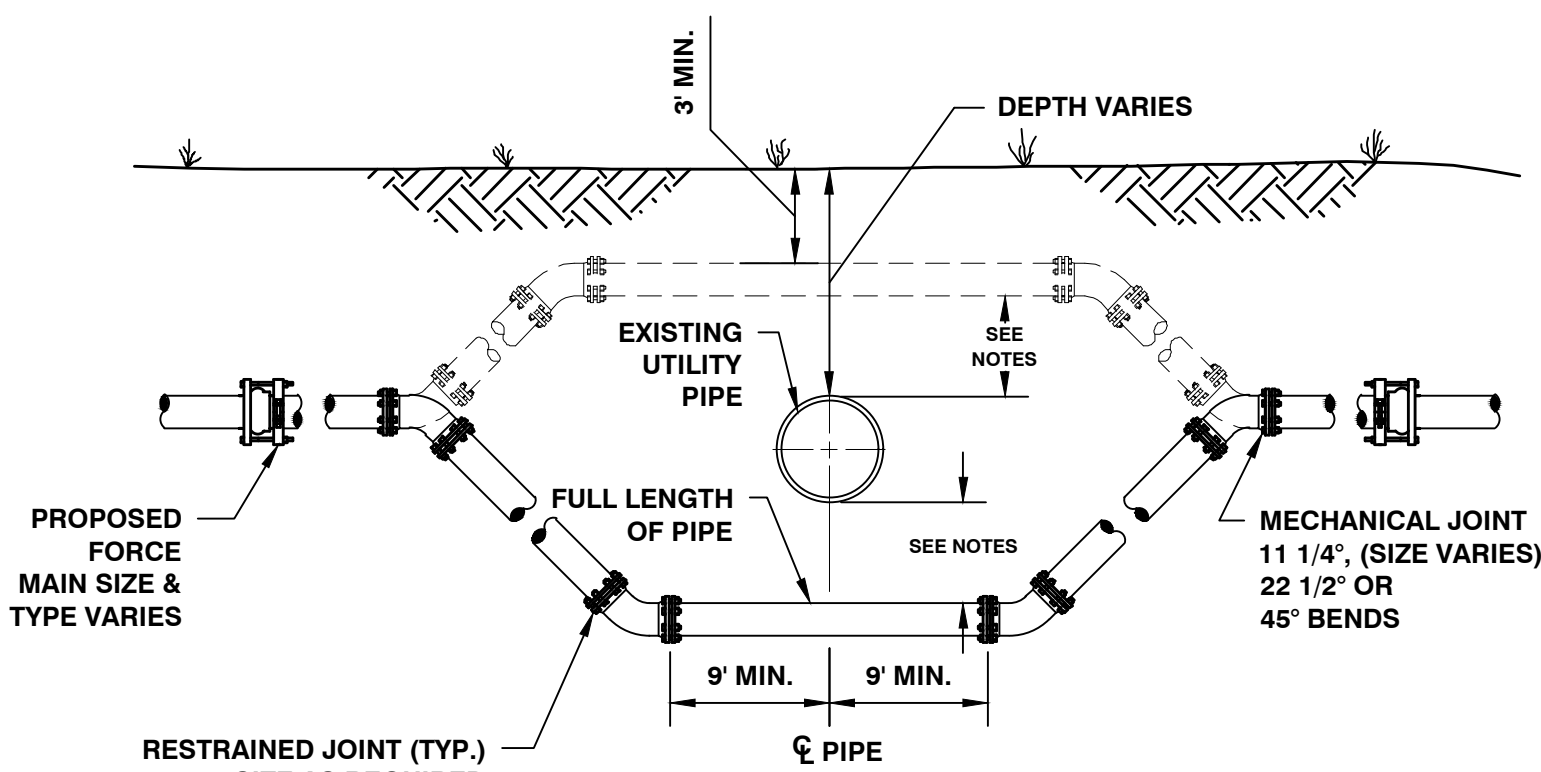
THRUST RESTRAINT DETAILS

NOT TO SCALE

MITIGATION OF STRAY CURRENT NOTES

1. POLYETHYLENE ENCASEMENT POLY WRAP IS TO BE PROVIDED FOR THE FOLLOWING CONDITIONS:
a. WHEN DUCTILE IRON PIPES, FITTINGS, OR VALVES ARE PROPOSED RUNNING PARALLEL AND 10-FT OR CLOSER TO A STEEL GAS MAIN, PROVIDE POLY WRAP FOR ALL PORTION OF PIPE MEETING THIS CONDITION.
b. WHEN DUCTILE IRON PIPES, FITTINGS, OR VALVES IS PROPOSED CROSSING PERPENDICULAR, PROVIDE POLY WRAP FOR 10-FT ON EITHER SIDE OF CROSSING.
2. ALL UNDERGROUND FITTINGS, JOINTS AND VALVES THAT FALL WITHIN/OR AT THE STATIONS BELOW MUST BE POLY WRAPPED IN POLYETHYLENE ENCASEMENT.

VALVE/JOINT AREAS TO BE POLY WRAPPED	
START STATION	END STATION
0+00.00	0+00.00



NOTES:

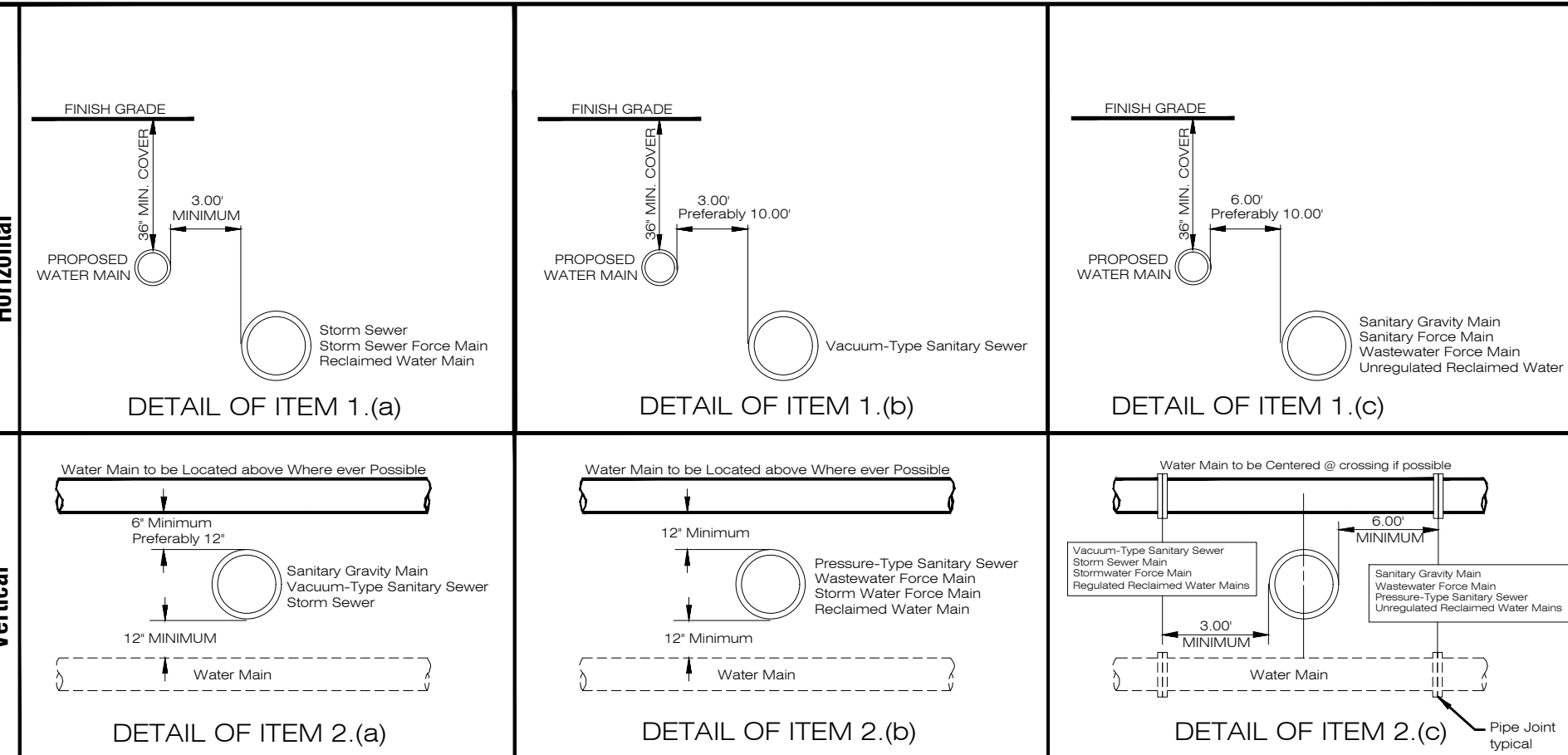
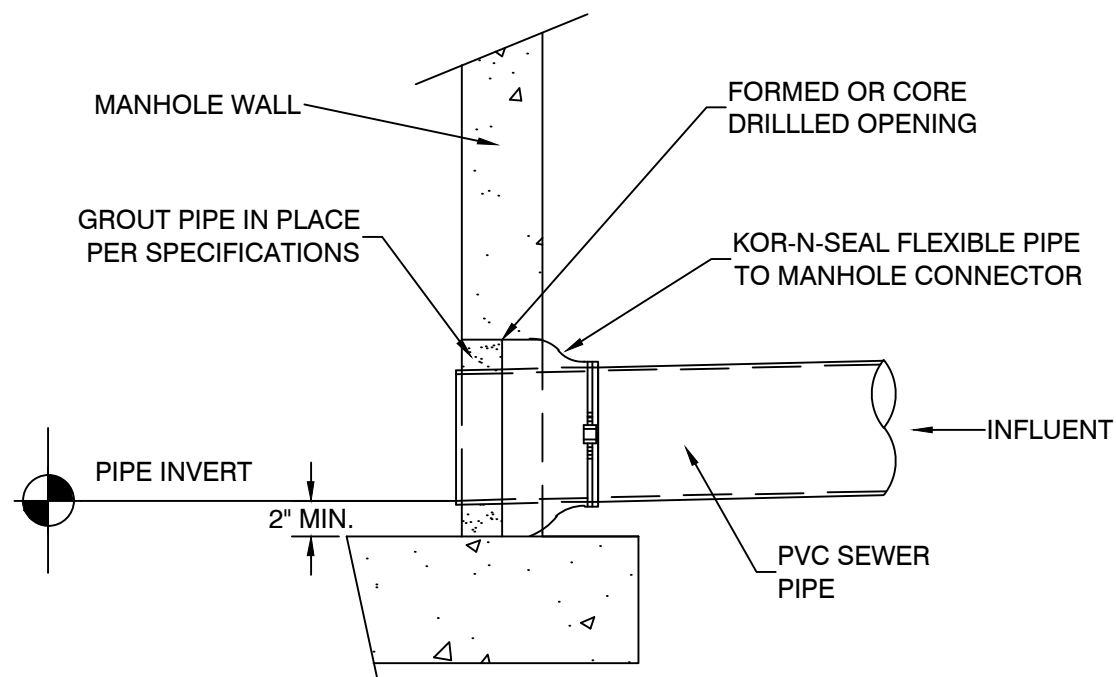
1. ALL PIPE CLEARANCES SHALL IN ACCORDANCE WITH CHAPTER 62-555.314 F.A.C.
2. ALL DEFLECTIONS AROUND EXISTING GAS LINES SHALL BE A MINIMUM OF 2' VERTICAL SEPARATION.

DEFLECTION OF EXISTING UTILITY

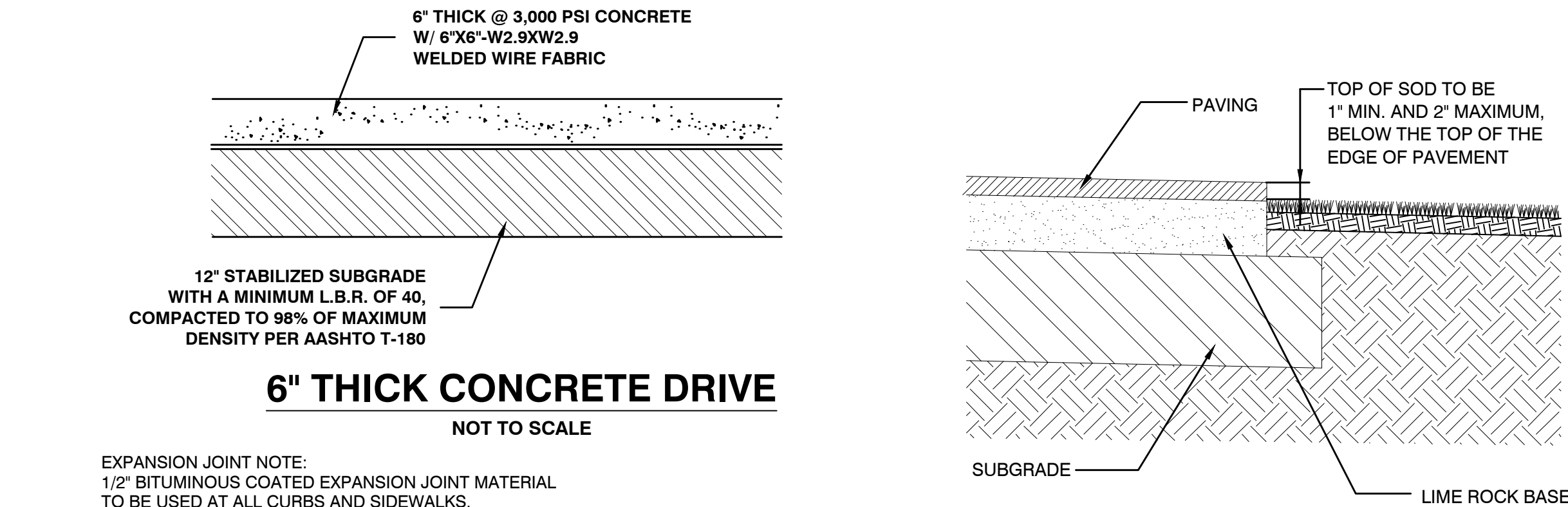
NOT TO SCALE

PIPE CONNECTION TO PRECAST SANITARY MANHOLE

NOT TO SCALE



UTILITY SEPARATIONS



EXPANSION JOINT NOTE:

1/2" BITUMINOUS COATED EXPANSION JOINT MATERIAL TO BE USED AT ALL CURBS AND SIDEWALKS.

LONGITUDINAL CENTER JOINT @ 10' O.C., AND TRANSVERSE CONTRACTION JOINTS @ 20' O.C.

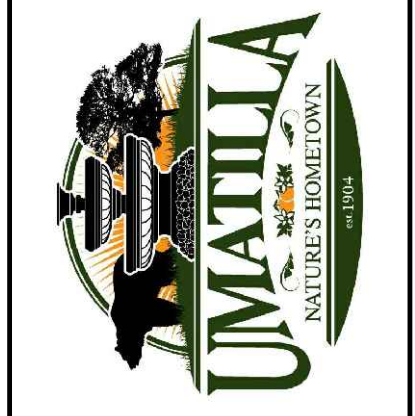
1/2" EXPANSION JOINTS 60' O.C. OR EVERY 3RD. TRANSVERSE JOINT TO BE AN EXPANSION JOINT.

SOD PLANTING

NOT TO SCALE

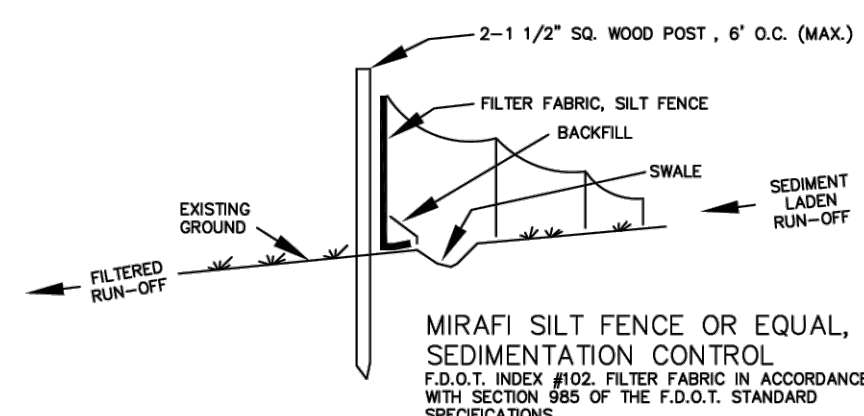
DATE	REVISION	30% REVIEW SET							
		1	2	3	4	5	6	7	8
07-23									
02-21-24									
08-09-24									

CITY OF UMATILLA, FLORIDA	DETAILS
LAKE STREET	
FORCE MAIN EXTENSION	



DATE: SEPTEMBER 8, 2023	DESIGNED BY: TEM
DRAWN BY: CBW	CHECKED BY: TEM
JOB NO.: 053292.005	FILE NAME: -
SHEET 3	

TROY E. MITCHELL, PE REGISTERED ENG 60190
--



NOTES:

- TEMPORARY EROSION CONTROL STRUCTURE TO BE UTILIZED DURING CONSTRUCTION AT AREAS DESIGNATED BY ENGINEER OR AREAS ON-SITE WHERE UNSTABILIZED GRADES MAY CAUSE EROSION PROBLEMS. EROSION CONTROL STRUCTURE MAY BE REMOVED AFTER UPSLOPE AREA HAS BEEN STABILIZED BY SOD, OR COMPACTED AS DETERMINED BY THE ENGINEER.
- CONSTRUCT STORMWATER SYSTEMS BEFORE ANY BUILDING OR ROAD CONSTRUCTION IS STARTED.
 - PROTECT SYSTEM FROM SILTING AND DEBRIS BY METHODS PROVIDED IN DETAILS.
 - PROTECT SWALE BOTTOM FROM SEALING BY EXCAVATING ALL SILT DEPOSITS DURING CONSTRUCTION. THIS SHALL BE DONE BEFORE SOD & SEEDING & MULCHING IS FINISHED

THE FOLLOWING LIST REPRESENTS A BASIC EROSION AND SEDIMENT CONTROL PROGRAM WHICH IS TO BE IMPLEMENTED TO HELP PREVENT OFF-SITE SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROJECT.

PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AT THE EARLIEST PRACTICAL TIME CONSISTENT WITH GOOD CONSTRUCTION PRACTICES. ONE OF THE FIRST CONSTRUCTION ACTIVITIES SHOULD BE THE PLACEMENT OF PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AROUND THE PERIMETER OF THE PROJECT OR THE INITIAL WORK AREA TO PROTECT THE PROJECT, ADJACENT PROPERTIES AND WATER RESOURCES.

TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMICAL, EFFECTIVE, AND CONTINUOUS CONTROL THROUGHOUT THE CONSTRUCTION PHASE. TEMPORARY MEASURES SHALL NOT BE CONSTRUCTED FOR EXPEDIENCY IN LIEU OF PERMANENT MEASURES.

EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADEQUATELY MAINTAINED TO PERFORM THEIR INTENDED FUNCTION DURING CONSTRUCTION OF THE PROJECT.

NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BARRIERS SHALL BE ACCOMPLISHED PROMPTLY.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

MATERIAL FROM SEDIMENT TRAPS SHALL NOT BE STOCKPILED OR DISPOSED OF IN A MANNER WHICH MAKES THEM READILY SUSCEPTIBLE TO BEING WASHED INTO ANY WATERCOURSE BY RUNOFF OR HIGH WATER.

ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIERS ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDDED.

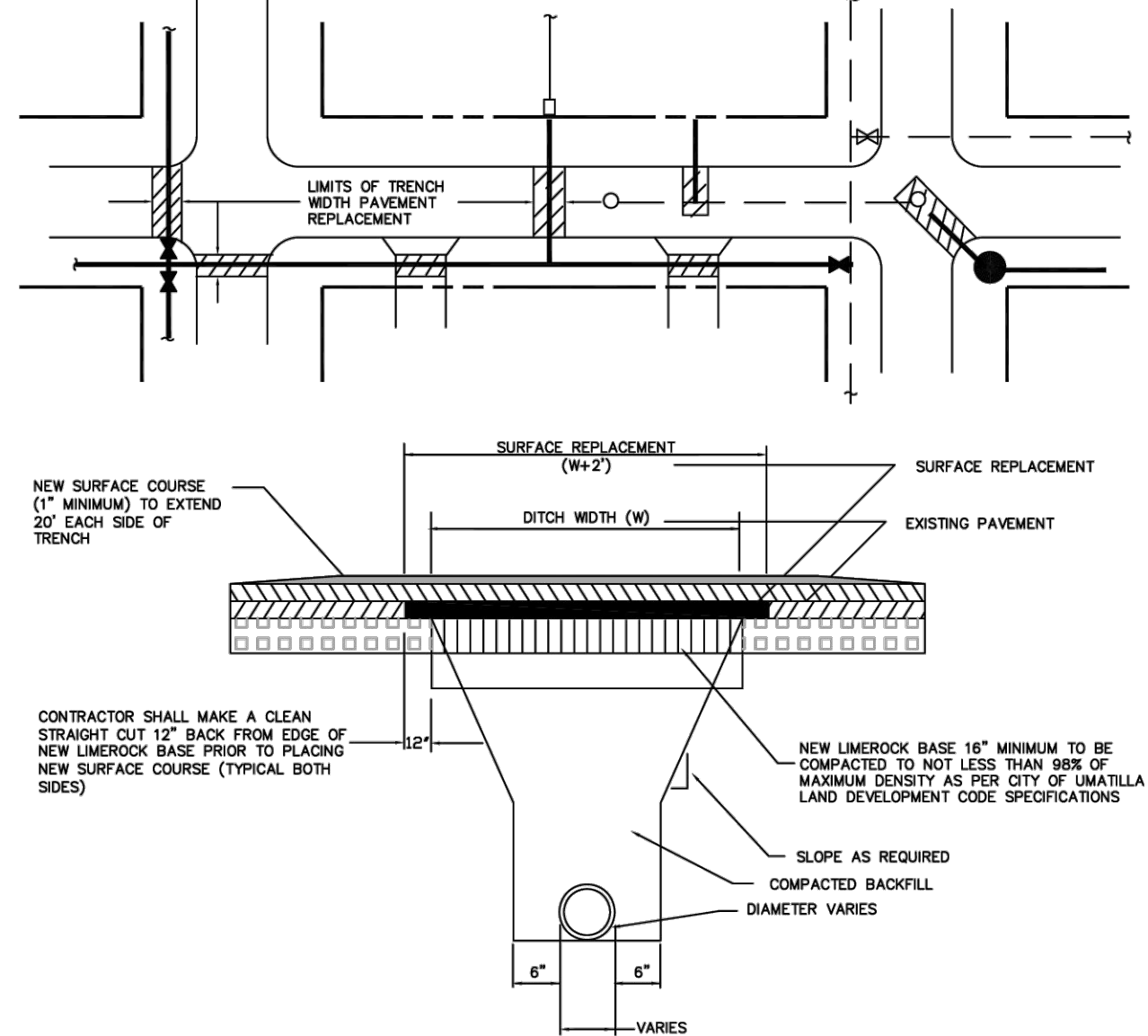


CITY OF UMATILLA

EROSION CONTROL

STANDARD DETAILS

DETAIL G-12



NOTES:

- UNLESS OTHERWISE SPECIFIED, MATERIALS AND METHODS OF OPERATION REQUIRED TO INSTALL NEW AND REPLACEMENT PAVEMENT SHALL BE IN ACCORDANCE WITH THE LATEST APPLICABLE REQUIREMENTS AND SPECIFICATIONS FOR ROADS CONTAINED IN THE CITY OF UMATILLA LAND DEVELOPMENT CODE.
- PAVEMENT SHALL BE REMOVED TO NEATLY SAWED STRAIGHT EDGES. SAWCUTS SHALL BE MADE TO MIN. DEPTH OF 1-1/2" (ONES).
- BACKFILL SHALL BE IN ACCORDANCE WITH SPECIFICATIONS OF THE CITY OF UMATILLA LAND DEVELOPMENT CODE.
- SURFACE TREATED PAVEMENT JOINTS SHALL BE LAPPED AND FEATHERED.
- THE TYPE AND THICKNESS OF THE NEW SURFACE MATERIAL SHALL BE CONSISTENT WITH THAT OF THE EXISTING SURFACE BUT IN ALL CASES SHALL MEET THE MINIMUM STANDARDS ESTABLISHED BY THE DRAWINGS AND SPECIFICATIONS.

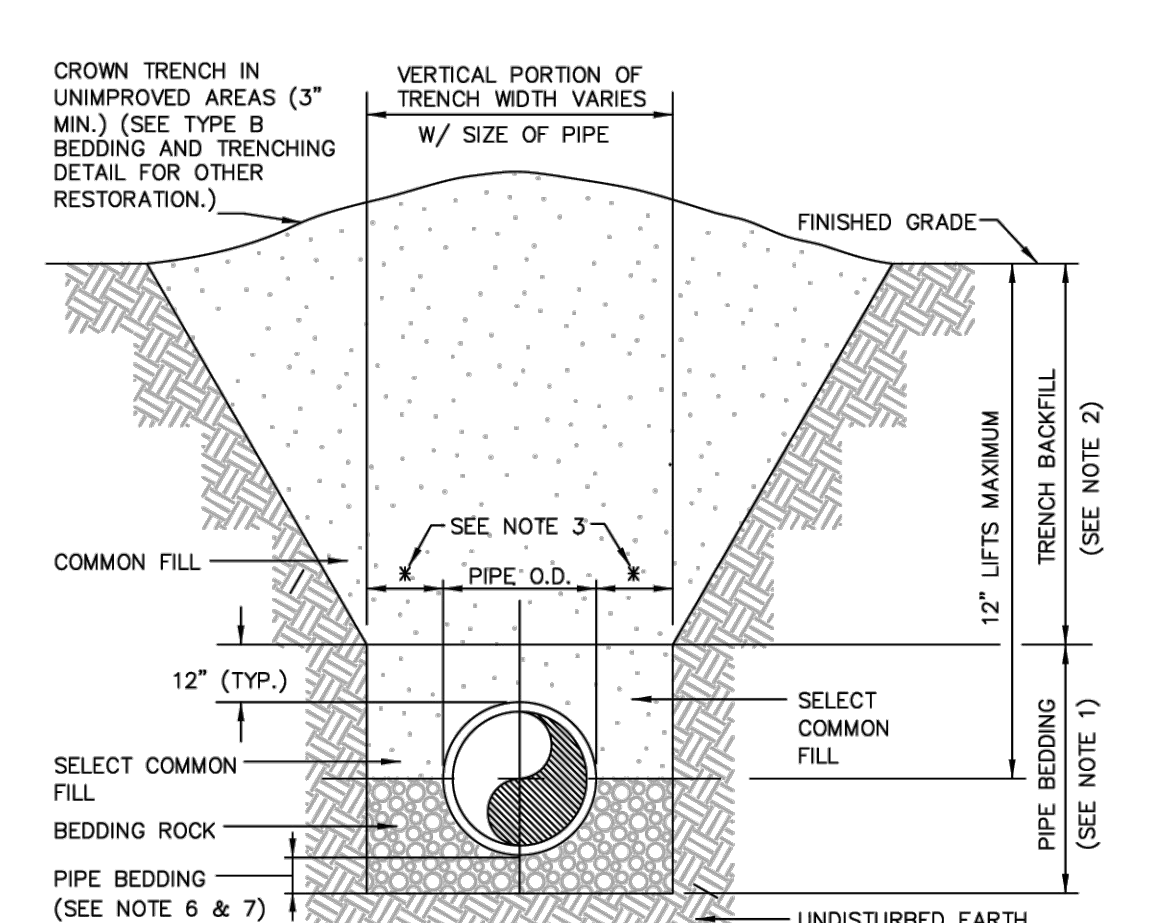


CITY OF UMATILLA

TRENCH WIDTH REPLACEMENT

STANDARD DETAILS

DETAIL G-2



NOTES:

- PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
- TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% under roadways) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
- (*) 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
- WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
- ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
- WHEN REQUIRED BY THE ENGINEER, GRAVITY SEWERS SHALL UTILIZE TYPE A BEDDING. BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER LESS THAN 15", AND 6" MINIMUM FOR PIPE DIAMETER 16" AND LARGER.
- DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. THE REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION. WILL BE DETERMINED IN THE FIELD BY THE ENGINEER.

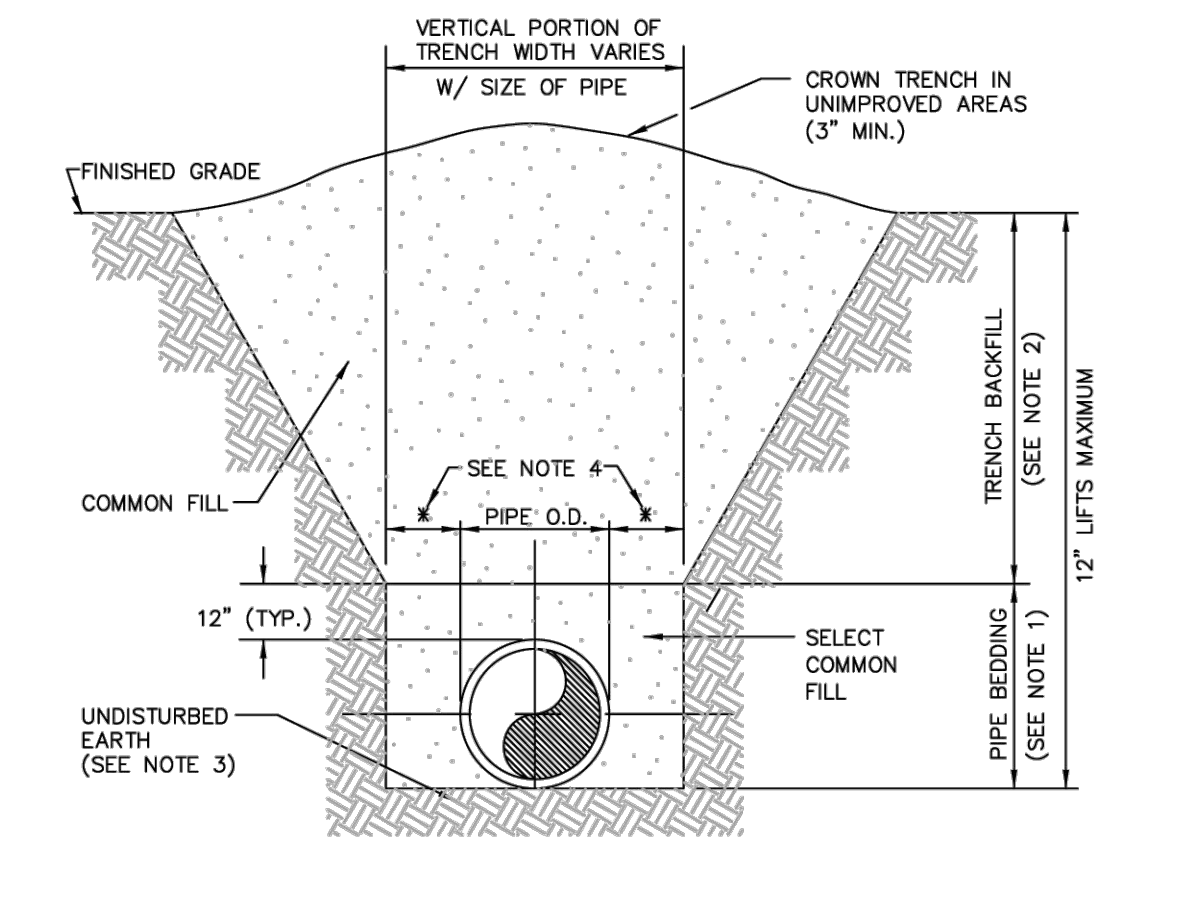


CITY OF UMATILLA

TYPE A BEDDING AND TRENCHING

STANDARD DETAILS

DETAIL G-8



NOTES:

- PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
- TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% under roadways) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
- PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH TYPE A BEDDING AND TRENCHING DETAIL MAY BE REQUIRED AS DIRECTED BY THE ENGINEER.
- (*) 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
- WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
- ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
- FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN CITY OF UMATILLA, LAKE COUNTY, FDOT RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS/PERMIT AND ROAD CONSTRUCTION SPECIFICATIONS.

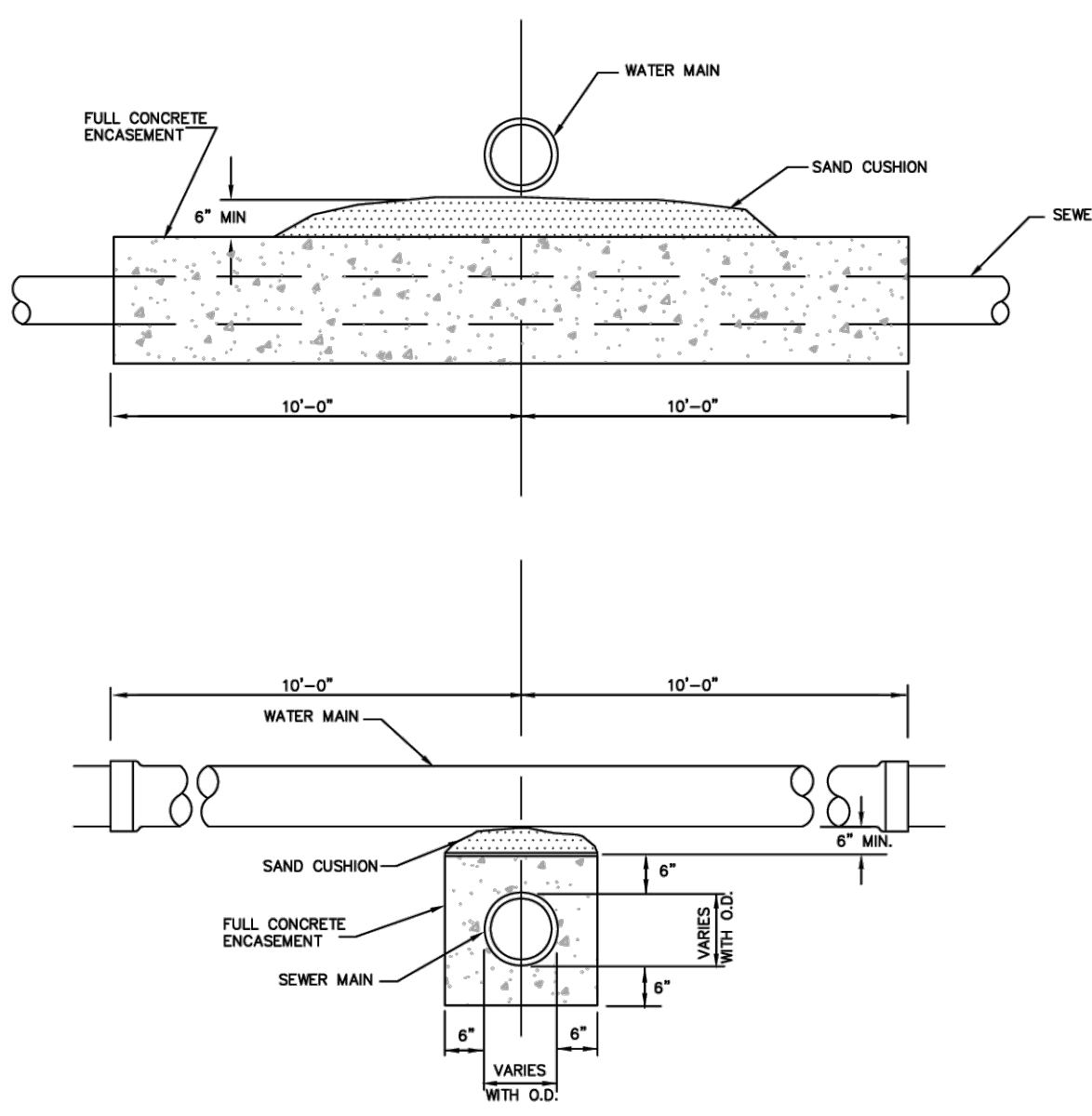


CITY OF UMATILLA

TYPE B BEDDING AND TRENCHING

STANDARD DETAILS

DETAIL G-9



NOTES:

- USE CONCRETE ENCASUREMENT WHERE VERTICAL CLEARANCE BETWEEN WATERMAIN AND SEWER IS 18" OR LESS.
- WHEN CROSSING SEWER ONE FULL JOINT OF WATER MAIN SHALL BE CENTERED OVER THE SEWER MAIN.
- CONCRETE FOR ENCASEMENT SHALL BE 2500 P.S.I.
- ENCASEMENT TO BE PLACED ON UNEXCAVATED OR COMPACTED SOIL.

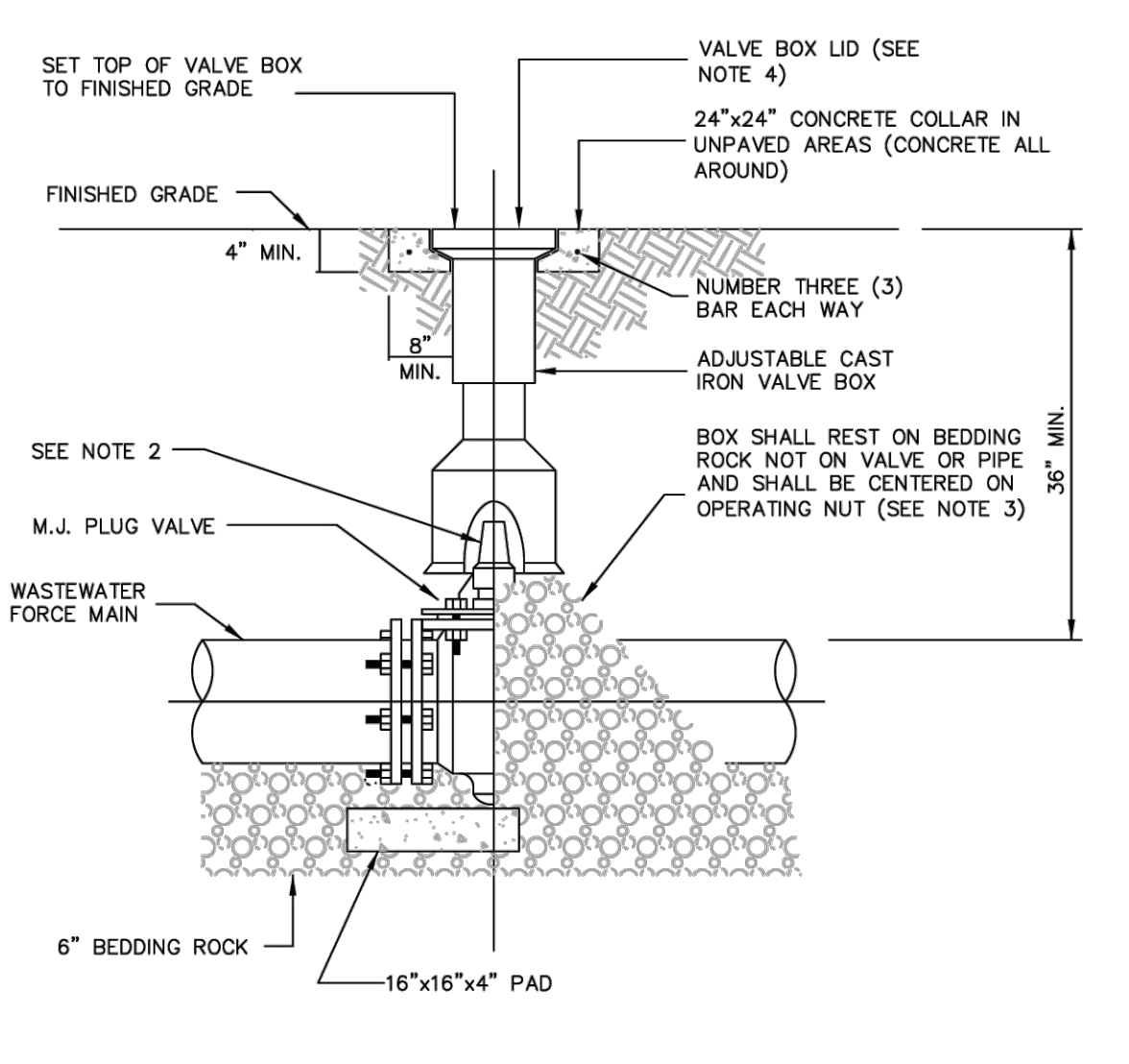


CITY OF UMATILLA

CONCRETE ENCASUREMENT

STANDARD DETAILS

DETAIL G-5



NOTES:

- PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION.
- THE ACTUATING NUT FOR DEEPER VALVES SHALL BE EXTENDED TO COME UP TO 4 FOOT DEPTH BELOW FINISHED GRADE.
- WHEN VALVE BOX IS TO BE INSTALLED IN ROADWAY OR OTHER TRAFFIC AREAS SET VALVE BOX ON FIVE (5) SOLID COMMON BRICKS.
- VALVE BOX LID TO BE LETTERED WITH THE WORD "SEWER".

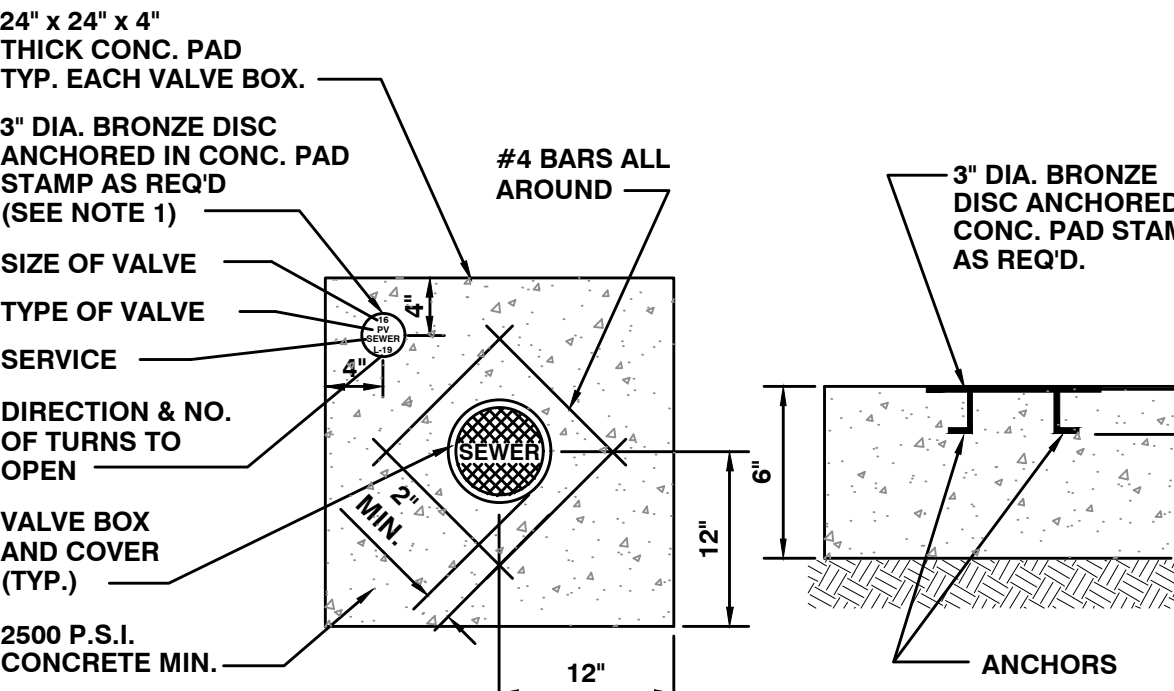


CITY OF UMATILLA

PLUG VALVE AND BOX DETAIL

STANDARD DETAILS

DETAIL S-15



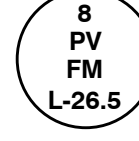
NOTES:

- BRONZE IDENTIFICATION DISC SHALL BE REQUIRED FOR ALL VALVES

NUMBER OF TURNS FOR MUELLER GATE VALVES (ASSUMING WITHOUT GEARING)			
VALVE SIZE	NO. OF TURNS	VALVE SIZE	NO. OF TURNS
6"	20.5	16"	49
8"	26.5	18"	228 (BEVEL GRING)
10"	33	20"	252 (BEVEL GRING)
12"	38.5	24"	300 (BEVEL GRING)

VALVE COLLAR

NOT TO SCALE



FORCE MAIN

BRONZE IDENTIFICATION DISC

NOT TO SCALE

REVISION

DATE

1

2

3

4

5

6

7

8

30% REVIEW SET

07-23

02-21-24

08-09-24

PRELIMINARY PRICING SET

REVIEW

CITY OF UMATILLA, FLORIDA

LAKE STREET

FORCE MAIN EXTENSION

DETAILS





Office: 352.343.8481
Tavares, Florida 32778
Certificate of Authorization Number: 33380

DATE: SEPTEMBER 8, 2023

DESIGNED BY: TEM

DRAWN BY: CBW

CHECKED BY: TEM

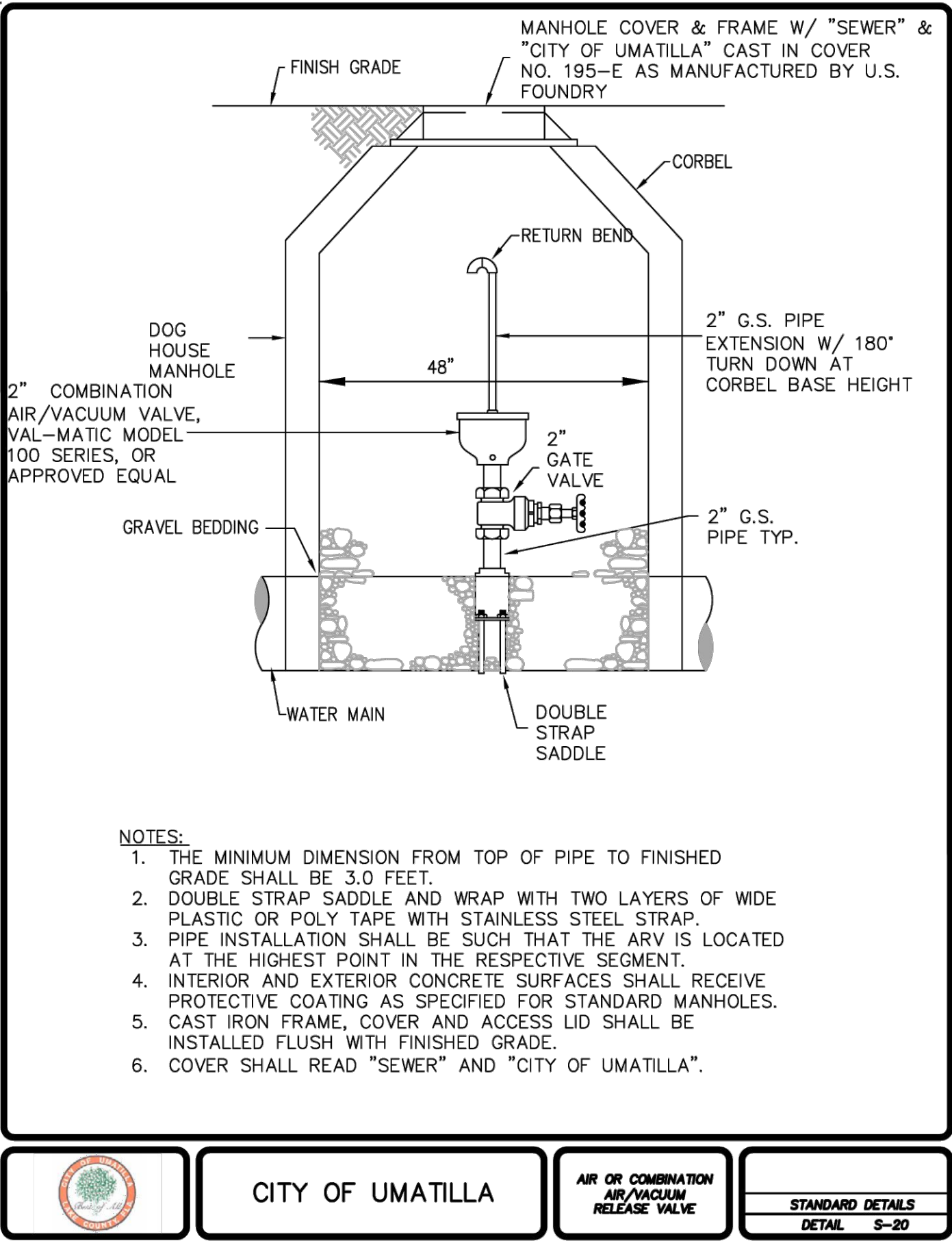
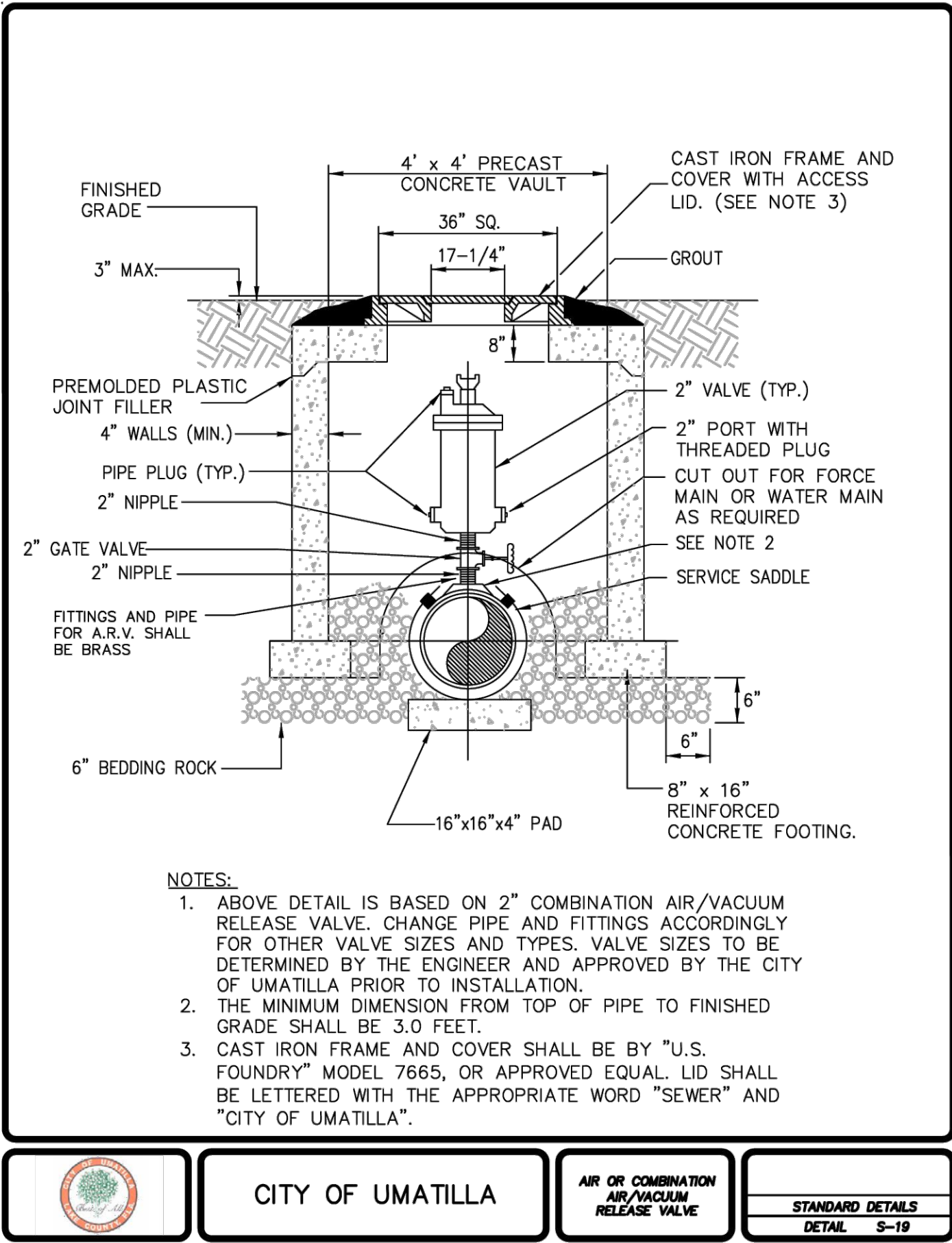
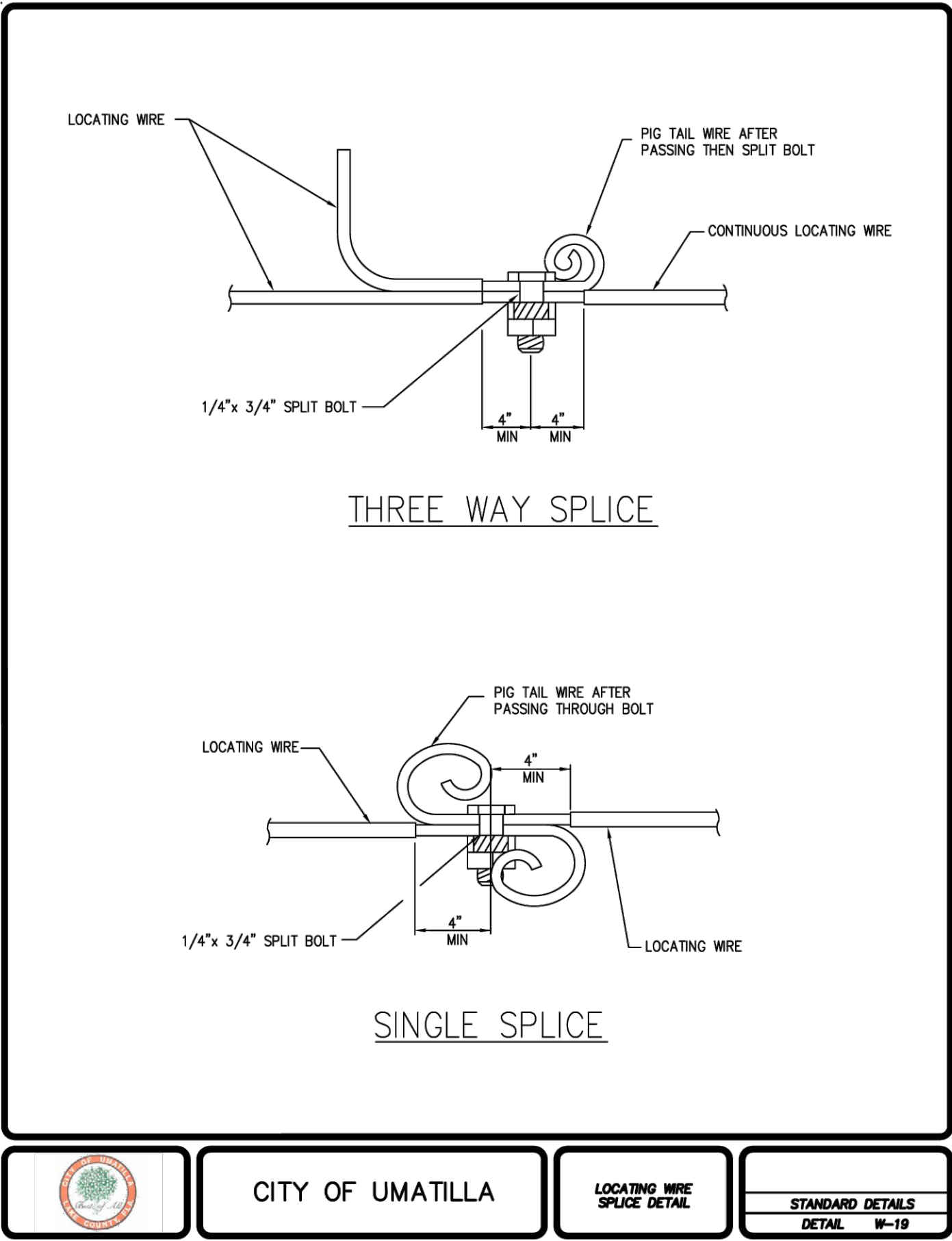
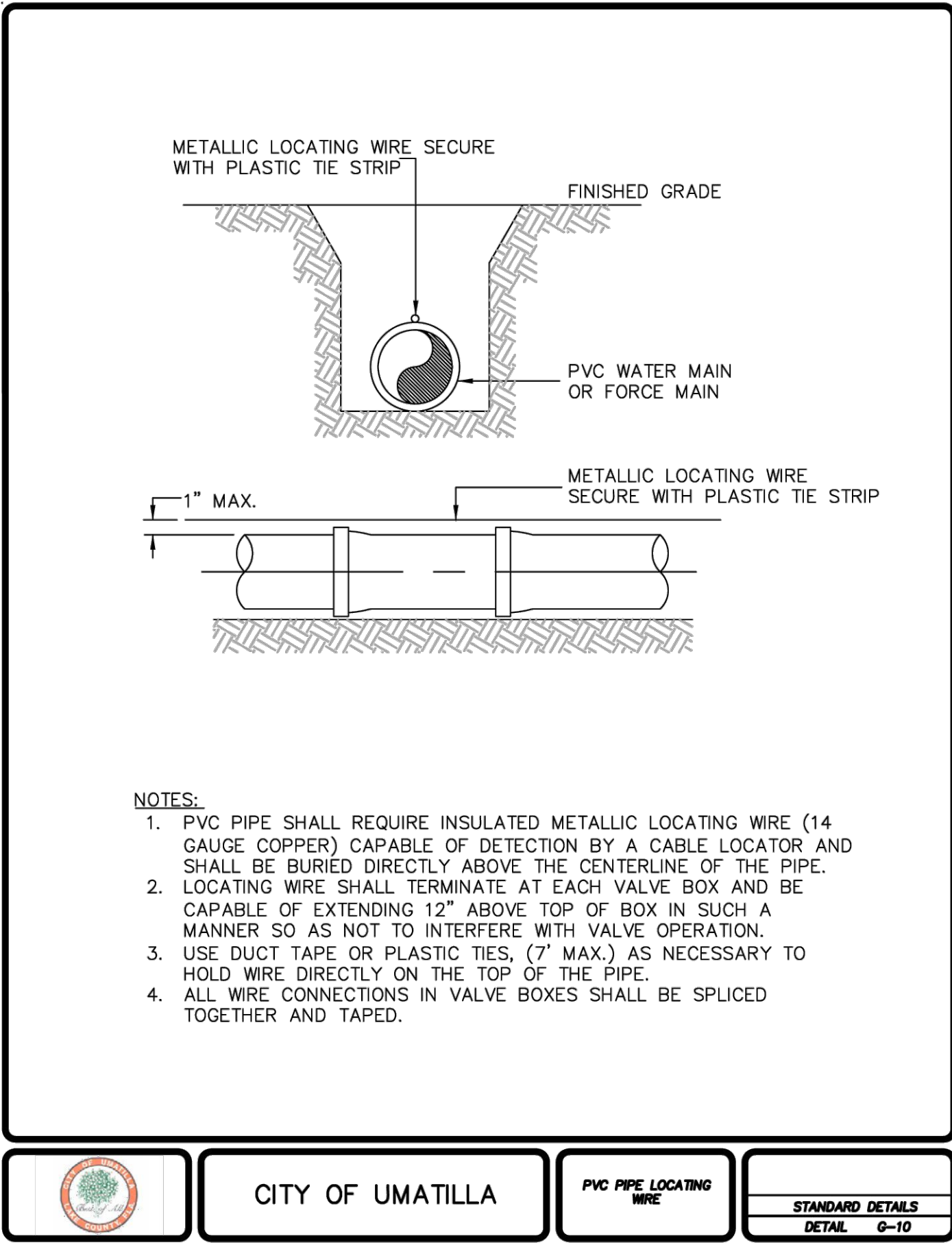
JOB NO.: 053292.005

FILE NAME: -

SHEET 4

TROY E. MITCHELL, PE

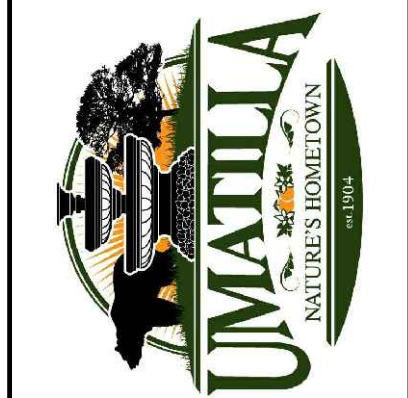
REGISTERED ENG 60190



REVISION		30% REVIEW SET
DATE		PRELIMINARY PRICING SET
07-23	1	
02-21-24	2	
08-09-24	3	
	4	
	5	
	6	
	7	
	8	

CITY OF UMATILLA, FLORIDA
LAKE STREET
FORCE MAIN EXTENSION

DETAILS



DATE:	SEPTEMBER 8, 2023
DESIGNED BY:	TEM
DRAWN BY:	CBW
CHECKED BY:	TEM
JOB NO.:	053292.005
FILE NAME:	-
SHEET 5	

TROY E. MITCHELL, PE
REGISTERED ENG 60190



DATE	REVISION	DESCRIPTION
07-23	1	30% REVIEW SET
02-21-24	2	PRELIMINARY PRICING SET
08-09-24	3	REVIEW
	4	
	5	
	6	
	7	
	8	

CITY OF UMATILLA, FLORIDA
LAKE STREET
FORCE MAIN EXTENSION

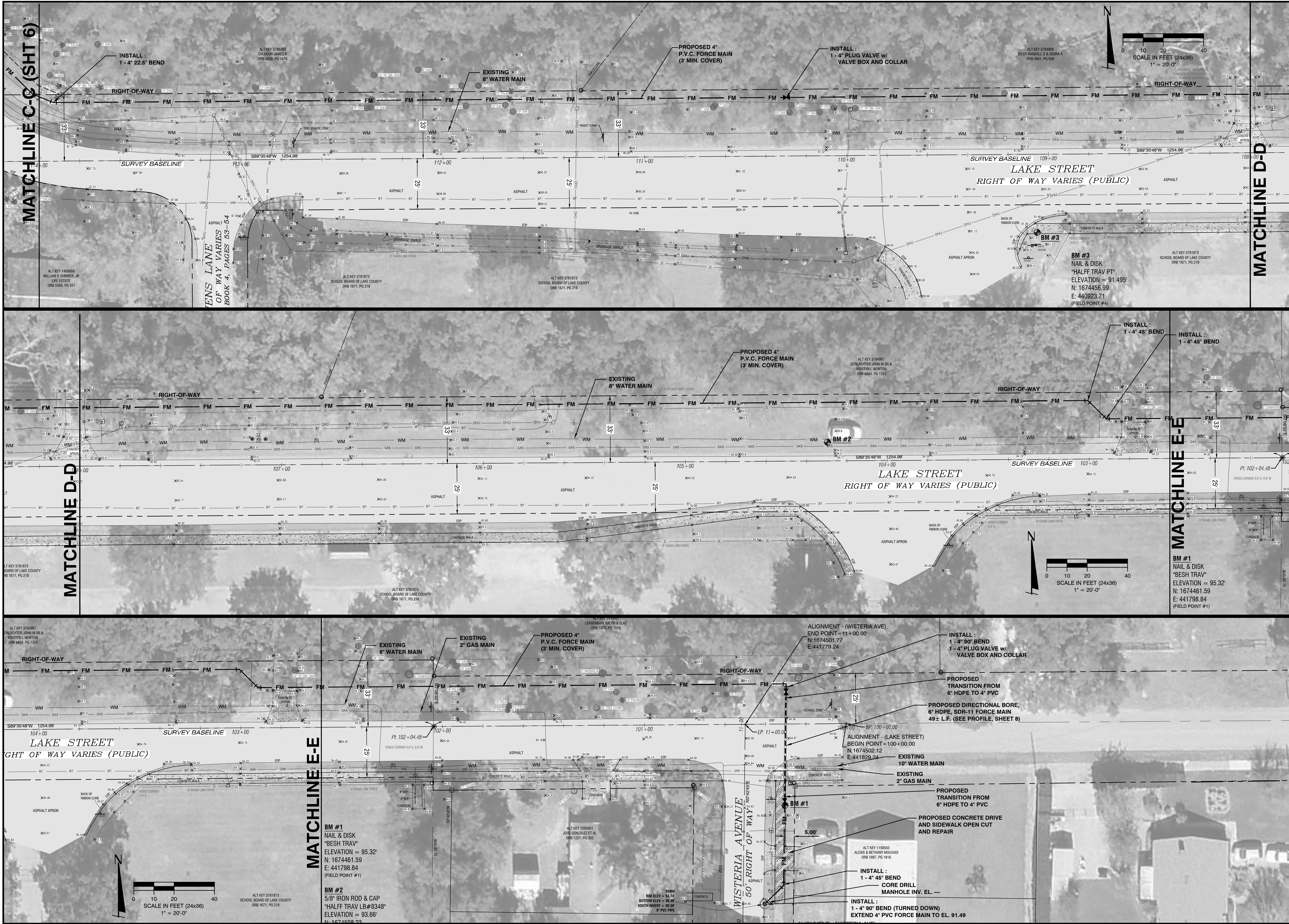
PLAN SHEET



902 North Sinclair Ave.
Tavares, Florida 32778
Office: 352.343.8481
Fax: 352.343.8495
Certificate of Authorization Number: 33380

DATE:	SEPTEMBER 8, 2023
DESIGNED BY:	TEM
DRAWN BY:	CBW
CHECKED BY:	TEM
JOB NO.:	053292.005
FILE NAME:	
SHEET 6	

TROY E. MITCHELL, PE
REGISTERED ENG 60190



DATE	REVISION	30% REVIEW SET	PRELIMINARY PRICING SET	REVIEW
07-23	1			
02-21-24	2			
08-09-24	3			
	4			
	5			
	6			
	7			
	8			

CITY OF UMATILLA, FLORIDA
LAKE STREET
FORCE MAIN EXTENSION

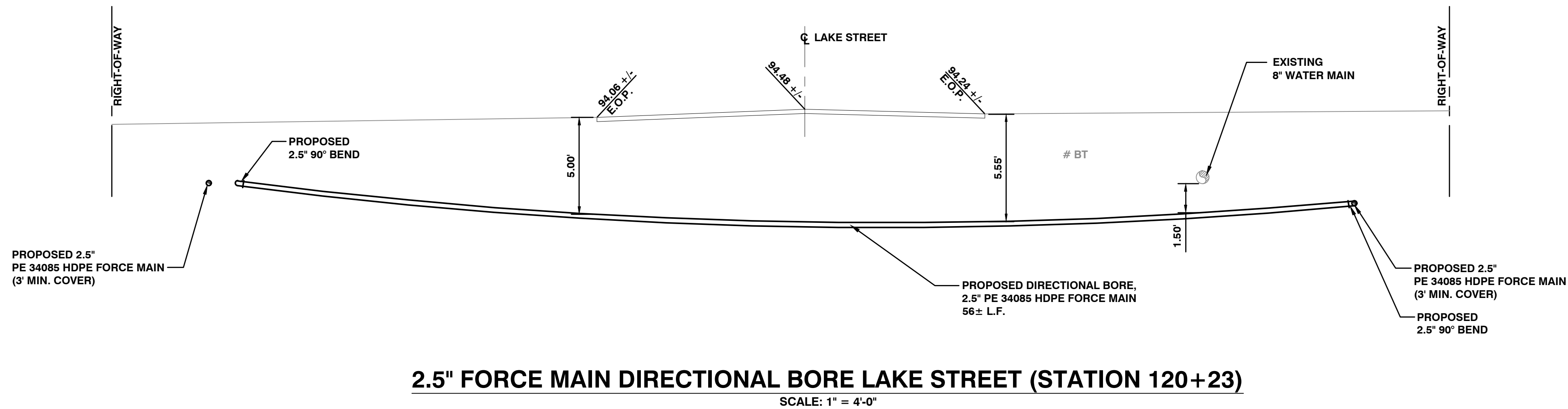
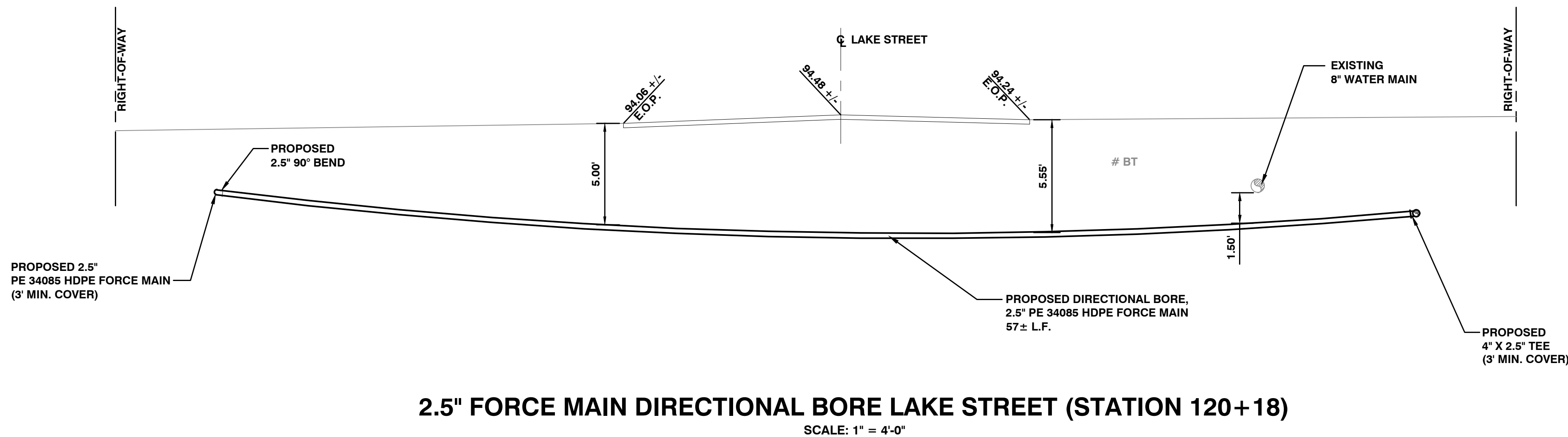
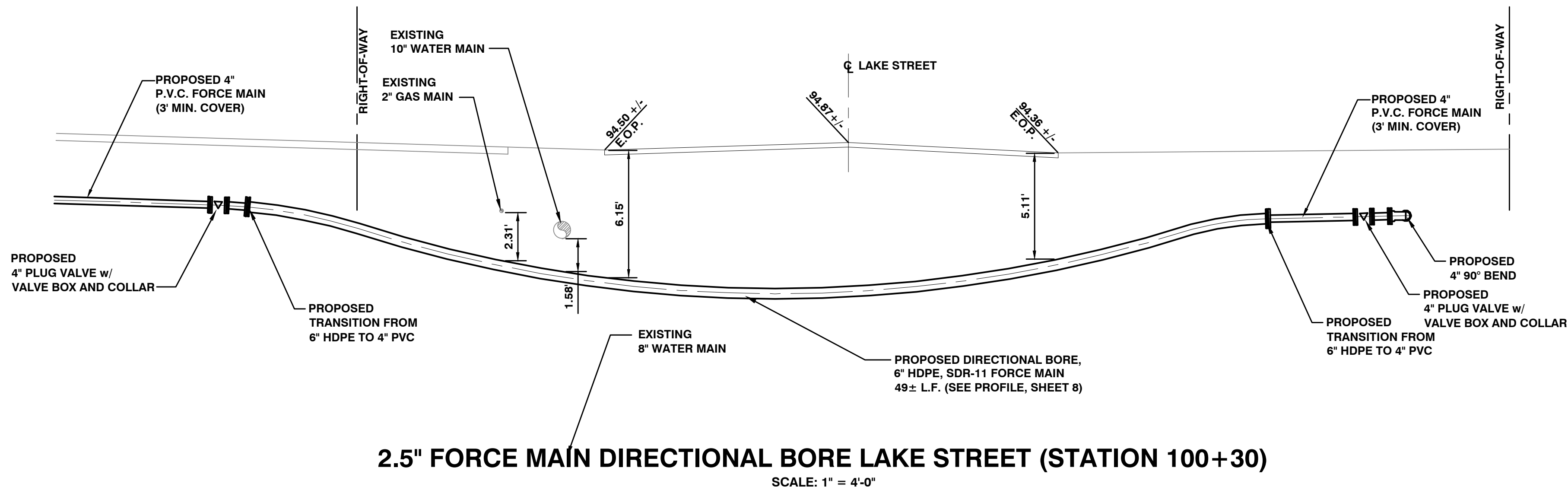
PLAN SHEET



902 North Sinclair Ave.
Tavares, Florida 32778
Office: 352.343.8481
Fax: 352.343.8495
Certificate of Authorization Number: 33380

DATE:	SEPTEMBER 8, 2023
DESIGNED BY:	TEM
DRAWN BY:	CBW
CHECKED BY:	TEM
JOB NO.:	053292.005
FILE NAME:	
SHEET 7	

TROY E. MITCHELL, PE
REGISTERED ENG 60190



DATE	REVISION	REVIEW
08-09-24	1	
	2	
	3	
	4	
	5	
	6	
	7	
	8	

CITY OF UMATILLA, FLORIDA
LAKE STREET
FORCE MAIN EXTENSION
DIRECTIONAL BORE PROFILES



halff
902 North Sinclair Ave.
Tavares, Florida 32778
Office: 352.343.8481
Fax: 352.343.8495
Certificate of Authorization Number: 33380

DATE:	SEPTEMBER 8, 2023
DESIGNED BY:	TEM
DRAWN BY:	CBW
CHECKED BY:	TEM
JOB NO.:	053292.005
FILE NAME:	-
SHEET 8	

TROY E. MITCHELL, PE
REGISTERED ENG 60190

Lake Street Sewer Project





Umatilla Public Library FY 23-24



July 2024

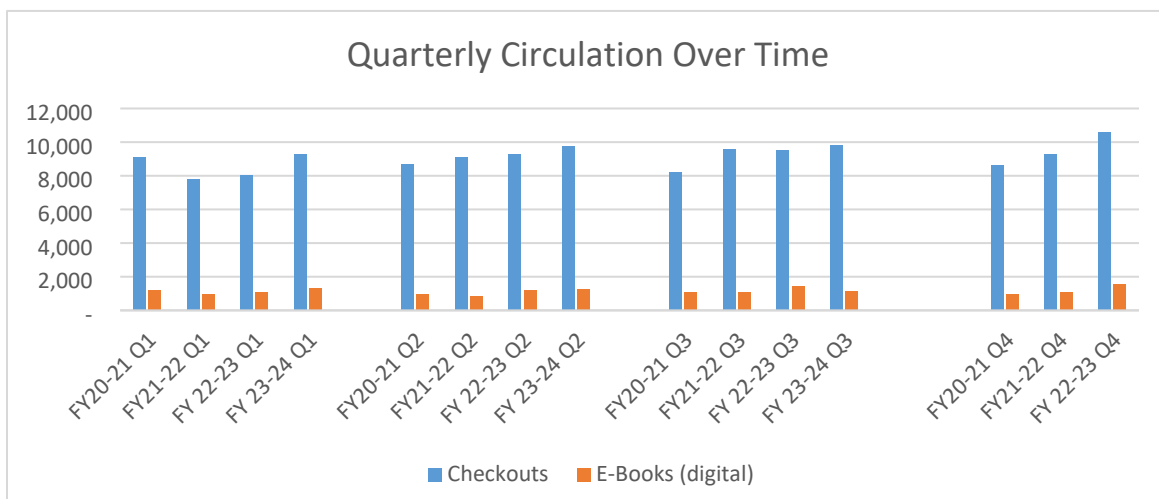
	Q 1	Q 2	Q3	Jul-24	FY 23-24
Visits (<i>door count halved</i>)	12,646	14,651	13,342	2,958	40,638
Checkouts	9,301	9,774	9,845	3,332	28,920
E-Books (digital)	1,336	1,270	1,154	459	3,760
Total Circulation	10,637	11,044	10,999	3,791	32,680
New Patrons	88	112	123	29	323
Patron Computer Sessions	908	1,111	1,217	374	3,236
Wi-Fi Clients Served	1,915	1,920	1,640	418	5,475
Adult Volunteer Hours	125.50	162.25	128.00	11.75	415.75
Attendance Family Programs	1,148	306	893	38	2,347
Attendance Adult Programs	311	315	252	94	878
Attendance Teen Programs	203	202	130	3	535
Attendance Juvenile Programs	500	460	605	104	1,565
Total # of Programs	135	127	89	18	351
Meeting room Rental	-	-	-	-	-
Fines and Fees (Income to City)	\$ 1,838.34	\$ 3,838.08	\$2,293.64	\$ 747.38	\$7,970.06

Highlights

Seed Library: Our community continues to enjoy access to the our Seed Library. The Friends of the Library have received seed packet contributions from our local Umatilla Ace Hardware and the Tractor Supply in Eustis. Patrons are encouraged to contribute seeds they harvest as well. The Division of Library and Information Services, part of the Florida Department of State, has invited us to contribute to the September DLIS Zoom call to answer questions on how we did it.

Quarterly Circulation Comparison:

Comparing Quarter to Quarter over the past 4 years shows steady growth since the pandemic.



UMATILLA POLICE DEPARTMENT PRESS RELEASE

WEEK OF
July 30, 2024 through August 5, 2024

ARRESTS

8/01/2024	9:05 p.m.	Schiedenhelm, Magenta Paisley	Grand theft of motor vehicle; possession of paraphernalia.
8/02/2024	8:07 p.m.	Garner, Shannon Altoona	Picked up on an out of county warrant.

CRIMINAL CITATIONS REQUIRING COURT APPEARANCE

n/a			
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REPORTS FILED

7/30/2024	1:42 a.m.	Officers responded to a residence in the area of Daphne Avenue reference disturbance. The argument was verbal in nature. Person was gone on arrival.
7/31/2024	10:22 a.m.	Officers responded to a residence on East Collins Street reference a person needing medical attention. They were turned over to EMS.
7/31/2024	6:19 p.m.	Officers responded to the United Southern Bank reference a business alarm. Alarm was accidental by the cleaning crew.
7/31/2024	9:13 p.m.	Officers responded to the Circle K located at 42404 SR 19 reference a person needing medical attention. Person was uncooperative and combative so they were trespassed from the premises.
7//31/2024	11:02 p.m.	Officers responded to a residence on Lakeside Avenue reference a dispute in progress. Nothing criminal occurred it was verbal in nature.
8/01/2024	10:46 a.m.	Officers assisted the Lake County Sheriffs office with a disturbance in the area of Deer Road, Altoona. Dispute was verbal, one party left the home.
8/02/2024	11:23 a.m.	Officers assisted the Lake County Sheriffs office reference a disturbance at a residence in the area of West Fourth Street. Upon arrival parties had separated. Person had a ride coming.

UMATILLA POLICE DEPARTMENT PRESS RELEASE

WEEK OF
July 30, 2024 through August 5, 2024

ARRESTS

8/03/2024	2:11 p.m.	Officers responded to a residence in the area of Kentucky Avenue to a person needing medical attention. They were turned over to EMS.
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ARRESTS	2
DISPATCHED CALLS	107
TRAFFIC STOPS	21
TRAFFIC CITATIONS ISSUED	4

UMATILLA POLICE DEPARTMENT PRESS RELEASE

WEEK OF
August 6, 2024 through August 12, 2024

ARRESTS

8/09/2024	9:42 a.m.	Bullock, Nigel Daytona Beach	Taken to Lake County jail on a warrant for failure to appear; no drivers license never had one; leaving scene of crash.
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CRIMINAL CITATIONS REQUIRING COURT APPEARANCE

8/06/2024	5:51 a.m.	Lopez, Alfaro Eustis	No drivers license never had one.
8/06/2024	9:20 p.m.	Ramos, Robert Eustis	Driving while license suspended.
8/08/2024	9:39 p.m.	Mejia, Geovany Apopka	No drivers license never had one.

REPORTS FILED

8/06/2024	11:49 p.m.	Officers received a call of a suspicious person in area of Hatfield Drive and Mary Street. Everything was okay.
8/08/2024	12:27 p.m.	Officers responded to a residence on Grandview Avenue reference a civil issue. No report was taken.
8/09/2024	12:12 a.m.	Officers responded to the area of Lakeview Street boat ramp reference a suspicious person. Person was checked out. All was okay.
8/10/2024	2:47 a.m.	Officers responded to a suspicious person report. Person was moving out of residence.
8/10/2024	2:18 p.m.	Officers responded to a residence in the area of Wisteria Avenue. A theft report was taken.
8/10/2024	8:07 p.m.	Officers assisted the Lake County Sheriffs office with a person that was lost. Person was found by complainant.

UMATILLA POLICE DEPARTMENT PRESS RELEASE

WEEK OF
August 6, 2024 through August 12, 2024

ARRESTS

8/11/2024	8:46 p.m.	Officers responded to the area of C.R. 450A and N. CR 44A reference a suspicious incident. When officers arrived no person was there, bags had been left behind. All was okay.
8/12/2024	3:49 p.m.	Officers responded to a residence in the area of Lake Street reference suspicious persons. Persons were okay to be there.

ARRESTS	4
DISPATCHED CALLS	140
TRAFFIC STOPS	54
TRAFFIC CITATIONS ISSUED	3