



UMATILLA CITY COUNCIL MEETING

October 1, 2024 at 6:00 PM

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

AGENDA

Please silence your electronic devices

PLEDGE OF ALLEGIANCE AND INVOCATION

CALL TO ORDER

ROLL CALL

AGENDA REVIEW

MINUTES REVIEW

1. Approval of Meeting Minutes
 - September 12, 2024, Special City Council Minutes
 - September 17, 2024, Committee Redevelopment Agency (CRA) Minutes
 - September 17, 2024, Budget Hearing Minutes
 - September 17, 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. Ratify approval of Temporary Access and Construction Yard Permit with Duke Energy

PUBLIC HEARING / ORDINANCES / RESOLUTIONS

3. Final Reading of Ordinance No. 2024-E2 RLW Holdings, LLC Rezoning

NEW BUSINESS

REPORTS

4. City Attorney Report
 - City Manager Performance Evaluation
5. 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 SPECIAL CITY COUNCIL MEETING

September 12, 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, Vice Mayor Adams called the Special City Council Meeting to order at 6:00 P.M. in the Umatilla City Council Chambers.

ROLL CALL

MEMBERS PRESENT

Katherine Adams, Vice Mayor
John Nichols, Council Member
Brian Butler, Council Member
Bear Crockett, Council Member

NOT PRESENT

Chris Creech, Mayor
Bear Crockett, Council Member
Aaron Mercer, Development and Public Services Director
Amy Stultz, Library Director
Vaughan Nilson, Public Works Director

ALSO PRESENT

Scott Blankenship, City Manager
Jennifer Cotch, City Attorney
Jessica Burnham, City Clerk
Adam Bolton, Chief of Police
Regina Frazier, Finance Director

AGENDA REVIEW

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

MINUTES REVIEW

PRESENTATIONS

PUBLIC COMMENT

Vice Mayor Adams opened public comment

No one spoke

Vice Mayor Adams closed public comment

CONSENT AGENDA

PUBLIC HEARING / ORDINANCES / RESOLUTIONS

- 1. Resolution No. 2024-22, Annual Fire Fee Rate
- City Attorney Cotch read Resolution No. 2024-22

Resolution No. 2024-22

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UMATILLA, FLORIDA, RELATING TO THE PROVISION OF FIRE PROTECTION SERVICES, FACILITIES AND PROGRAMS FOR THE CITY OF UMATILLA; ESTABLISHING LEGISLATIVE FINDINGS; IMPOSING FIRE SERVICES ASSESSMENTS AGAINST ASSESSED PROPERTY LOCATED WITHIN THE CITY FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024; APPROVING THE RATE OF ASSESSMENT; APPROVING THE ASSESSMENT ROLL; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

Ms. Frazier provided the council with background information on the agenda item. In 2018, the Council established a Fire Assessment Fee through Ordinance 2018-C, the Initial Assessment Resolution 2018-23 and the Final Assessment Resolution 2018 – 35. The Fire Assessment Fee funds fire protection services and addresses public safety needs while providing relief to the general fund and allowing City Council and staff to address other needs.

Preliminary Rate Resolution 2024-09, initiating the annual process for updating the Assessment Roll was adopted by Council on July 16th, directing the re-imposition of Fire Services Assessments for the upcoming Fiscal Year.

Resolution 2018-35 established the Residential and Non-Residential categories:

Residential Property Use Categories	Rate Per Dwelling Unit
Residential	\$228.00
Non-Residential Property Use Categories	Rate Per Square Foot
Commercial	\$ 0.12
Industrial/Warehouse	\$ 0.02
Institutional	\$ 0.48
Nursing Home	\$ 1.80

The Final Fire Assessment Resolution sets the assessment rate for the upcoming fiscal year. Should the Council determine they wish to make a reduction in any category, it can be adopted in the Final Fire Assessment Resolution presented for consideration at this meeting.

Fire Services Assessments are not imposed on government property or upon buildings on parcels of Institutional property whose use is wholly exempt from ad valorem taxation under Florida law.

Notice was provided to the owner of each assessed parcel through the Truth In Millage (TRIM) notice mailed by the Property Appraiser, fulfilling the separate mailing requirement.

A public hearing notice was published on August 15, 2024, advertising this hearing. The City Council will receive and consider any comments on the Fire Services Assessment from the public and affected property owners and consider imposing the Fire Services Assessments for the Fiscal Year commencing October 1, 2024, collecting such assessments imposed on Tax Parcels within the City on the same bill as ad valorem taxes under the Uniform Assessment Collection Act.

MOTION BY COUNCIL MEMBER NICHOLS TO APPROVE RESOLUTION NO 2024-22, ANNUAL FIRE FEE RATE; SECONDED BY COUNCIL MEMBER BUTLER. MOTION WAS APPROVED BY AN UNANIMOUS VOICE VOTE.

NEW BUSINESS

ADJOURNMENT

With no further business for discussion, the meeting adjourned at approximately 6:04 p.m.

Jessica Burnham, FCRM
City Clerk

Christopher Creech, Mayor



UMATILLA COMMITTEE REDEVELOPMENT BOARD (CRA) MEETING

September 17, 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, Vice Mayor Adams called the CRA 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

Katherine Adams, Vice Chair
John Nichols, Board Member
Bear Crockett, Board Member

NOT PRESENT

Chris Creech, Chair
Brian Butler, Board Member
Aaron Mercer, Development and Public Services Director

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
Amy Stultz, Library Director
Vaughan Nilson, Public Works Director
Regina Frazier, Finance Director

AGENDA REVIEW

MINUTES REVIEW

PRESENTATIONS

PUBLIC COMMENT

Vice Chair Adams opened public comment

No one spoke

Vice Chair Adams closed public comment

PUBLIC HEARING / ORDINANCES / RESOLUTIONS

1. Resolution 2024-19 CRA Budget for Fiscal Year 2024-2025

Attorney Stone read Resolution No. 2024-19 by title.

RESOLUTION NO. 2024-19

A RESOLUTION OF THE CITY OF UMATILLA COMMUNITY REDEVELOPMENT AGENCY, STATE OF FLORIDA, ADOPTING THE BUDGET FOR FISCAL YEAR 2024-2025; PROVIDING FOR AN EFFECTIVE DATE.

Ms. Frazier, Finance Director, provided the council with background information on the agenda item. The CRA budget is based on the tentatively adopted millage rate of 7.1089. The total budget is \$1,858,371 of which \$965,641 is for operating expenditures. Facade improvement grant funds have once again been included at the higher \$80,000 level due to the continued popularity of the program. The proposed capital outlay totals \$640,000 and includes the following:

- Potential land acquisition - \$300,000
- Street resurfacing - \$150,000
- Street signs and other wayfinding signage - \$50,000
- Lighting improvements - \$50,000
- Bus shelters and benches - \$40,000
- Parking - \$50,000

MOITON BY BOARD MEMBER NICHOLS TO APPROVE RESOLUTION NO. 2024-19, CRA BUDGET FOR FISCAL YEAR 2024-2025; SECONDED BY BOARD MEMBER CROCKETT. MOITON WAS APPROVED BY UNANIMOUS VOICE VOTE.

ACTION ITEMS / DISCUSSION ITEMS

ADJOURNMENT

With no further business for discussion, the meeting adjourned at approximately 6:03 p.m.

Jessica Burnham, FCRM
City Clerk

Christopher Creech, Mayor



UMATILLA CITY COUNCIL BUDGET HEARING MEETING

September 17, 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, Vice Mayor Adams called the Budget Hearing Meeting to order at 6:04 P.M. in the Umatilla City Council Chambers.

ROLL CALL

MEMBERS PRESENT

Katherine Adams, Vice Mayor
John Nichols, Council Member
Bear Crockett, Council Member

NOT PRESENT

Chris Creech, Mayor
Brian Butler, Council Member
Aaron Mercer, Development and Public Services Director

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
Amy Stultz, Library Director
Vaughan Nilson, Public Works Director
Regina Frazier, Finance Director

PUBLIC COMMENT

Vice Mayor Adams opened public comment

No one spoke

Vice Mayor Adams closed public comment

PUBLIC HEARING / ORDINANCES / RESOLUTIONS

1. Resolution 2024-20 Adopting the Final Millage Rate for Fiscal Year 2024-2025

Attorney Stone read Resolution No. 2024-20.

RESOLUTION NO. 2024-20

A RESOLUTION OF THE CITY OF UMATILLA, LAKE COUNTY, FLORIDA, ADOPTING THE FINAL AD VALOREM MILLAGE RATE FOR THE CITY OF UMATILLA FOR FISCAL YEAR 2024-2025, PROVIDING FOR COLLECTION OF TAXES, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a portion of the revenue for the City’s Fiscal Year beginning October 1, 2024, and ending September 30, 2025, must be raised from the levy of an ad valorem tax on each dollar of taxable property in the City of Umatilla, Florida; and,

WHEREAS, the gross taxable value for operating purposes not exempt from taxation within Lake County has been certified by the Lake County Property Appraiser to the City of Umatilla as \$281,883,308.

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

1. The Fiscal Year 2024-2025 final operating millage for the City of Umatilla is 7.1089 mills, which is more than the rolled-back rate of 6.4077 by 10.94%.
2. This Resolution shall take effect immediately upon its adoption.

DULY ADOPTED at a Public Hearing this 17th day of September 2024, by the City Council of the City of Umatilla, Lake County, Florida.

Ms. Frazier, Finance Director, stated the City of Umatilla’s Tentative Millage for Fiscal Year 2024-2025 was set at 7.1089 during the meeting held on September 3, 2024. Under Florida Statute, if a local government does not adopt the roll-back rate, the government is required to advertise a Notice of Proposed Tax Increase.

The roll-back rate calculates taxable property values which generate the same total revenue as in the previous year. The roll-back rate this year is 6.4077.

The TRIM notices mailed to property owners reflected a millage rate of 7.1089 and also included the Final Fire Assessment rates. The newspaper advertisement reflected the same millage rate of 7.1089 as approved on September 3, 2024.

MOTION BY COUNCIL MEMBER NICHOLS TO APPROVE RESOLUTION NO. 2024-20 ADOPTION THE FINAL MILLAGE RATE OF THE CITY OF UMATILLA FOR FISCAL YEAR 2024-2025 AT 7.1089 MILLS; SECONDED BY COUNCIL MEMBER CROCKETT. MOTION WAS APPROVED BY UNANIMOUS VOICE VOTE.

2. Resolution 2024-21 Final Budget for Fiscal Year 2024-2025

Attorney Stone read Resolution No. 2024-21

RESOLUTION NO. 2024-21

A RESOLUTION OF THE CITY OF UMATILLA, LAKE COUNTY, FLORIDA, ADOPTING THE FINAL BUDGET FOR FISCAL YEAR 2024-2025; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Umatilla of Lake County, Florida, held a public hearing in the Umatilla City Council Chambers, on September 17, 2024, at 6:00 p.m. as required by Florida Statute 200.065; and

WHEREAS, the City Council of the City of Umatilla of Lake County, Florida, set forth the appropriations and revenue estimates included in Exhibit A for the Budget for Fiscal Year 2024-2025 in the amount of \$61,544,644, or as much thereof as may be authorized by law are required for the operation of the government of the City of Umatilla.

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

1. The Fiscal Year 2024-2025 Final Budget is adopted by the Umatilla City Council.
2. The City Manager is hereby authorized and directed to maintain and amend the budget so as to reflect the anticipated revenue and the appropriation of, and the expenditure of, all grant funds and casualty loss insurance reimbursements committed to or received by the city subsequent to September 21, 2024, and prior to October 1, 2025, in accordance with direction of the City Council as to the appropriation and expenditure of such grants as and when received.
3. This Resolution shall take effect immediately upon its adoption.

DULY ADOPTED at a Public Hearing this 17th day of September 2024, by the City Council of the City of Umatilla, Lake County, Florida

Ms. Frazier, Finance Director, stated the Tentative Budget was adopted by the Council on September 3, 2024. No changes have been made since then.

MOTION BY COUNCIL MEMBER NICHOLS TO APPROVE RESOLUTION NO. 2024-21, FINAL BUDGET FOR FISCAL YEAR 2024-2025; SECONDED BY COUNCIL MEMBER CROCKETT. MOTION WAS APPROVED BY UNANIMOUS VOICE VOTE.

ADJOURNMENT

With no further business for discussion, the meeting adjourned at approximately 6:11 p.m.

Jessica Burnham, FCRM
City Clerk

Christopher Creech, Mayor



UMATILLA CITY COUNCIL MEETING

September 17, 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, Vice Mayor Adams called the Regular City Council Meeting to order at 6:12 P.M. in the Umatilla City Council Chambers.

ROLL CALL

MEMBERS PRESENT

Katherine Adams, Vice Mayor
John Nichols, Council Member
Bear Crockett, Council Member

NOT PRESENT

Chris Creech, Mayor
Brian Butler, Council Member
Aaron Mercer, Development and Public Services Director

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
Amy Stultz, Library Director
Vaughan Nilson, Public Works Director
Regina Frazier, Finance Director

AGENDA REVIEW

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

MINUTES REVIEW

1. Approval of Meeting Minutes
 - September 3, 2024, Budget Hearing Meeting
 - September 3, 2024, Regular City Council Meeting

MOTION BY COUNCIL MEMBER NICHOLS TO APPROVE THE MINUTES DATED

SEPTEMBER 3, 2024, BUDGET HEARING AND REGULAR CITY COUNCIL MINUTES; SECONDED BY COUNCIL MEMBER CROCKETT. MOTION WAS APPROVED BY UNANIMOUS VOICE VOTE.

PRESENTATIONS

2. FBI National Command Course Presentation

Chief Bolton presented the council with a presentation on his recent visit to the FBI National Command Course.

PUBLIC COMMENT

Vice Mayor opened public comment

No one spoke

Vice Mayor closed public comment

CONSENT AGENDA

PUBLIC HEARING / ORDINANCES / RESOLUTIONS

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

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, REZONING 0.25 ± ACRES OF LAND ZONED LAKE COUNTY COMMERCIAL (C-2) TO GENERAL COMMERCIAL AND WAREHOUSE (C-2) 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.

Attorney Stone swore in the witness providing testimony for this agenda item and stated that this is a rezoning for a piece of property that council heard on August 20, 2024, and that the testimony provided at that meeting would carry forward.

Vice Mayor Adams opened public comment

Leslie Woodward, 16209 Eustis Place, inquired about the property

Vice Mayor Adams closed public comment

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

Council Member Nichols	YES
Council Member Crockett	YES
Vice Mayor Adams	YES

NEW BUSINESS

REPORTS

4. Staff Reports
- Attorney Stone had nothing to report.
- Mr. Blankenship had nothing to report.
- Ms. Frazier had nothing to report.
- Mr. Nilson had nothing to report.
- Ms. Stulz had nothing to report.
- Ms. Lambert had nothing to report.
- Council Member Nichols mentioned that the upcoming Saturday would be a Young Eagle Event at the airport.
- Council Member Crockett had nothing to report.
- Vice Mayor Adams had nothing to report.

ADJOURNMENT

With no further business for discussion, the meeting adjourned at approximately 6:32 p.m.

Jessica Burnham, FCRM
City Clerk

Christopher R. Creech, MAYOR



CITY OF UMATILLA AGENDA ITEM STAFF REPORT

DATE:

MEETING DATE: October 1, 2024

SUBJECT: Ratify approval of Temporary Access and Construction Yard Permit with Duke Energy

BACKGROUND SUMMARY:

Duke Energy would like to extend their agreement with the City for the use of City property adjacent to the airport along Skyline Drive. The agreement will allow Duke Energy to utilize the subject property as a temporary construction yard for materials and equipment. The agreement will begin October 1, 2024, and ending May 31, 2025, and can be extended up to eight additional months.

Duke will be required to secure the property during its use and may be permitted to fence and stabilize the area or remove any trees and vegetation as needed. Upon completion of the use, the site will be restored, as near as possible, to its original condition, subject to the City's approval.

RECOMMENDATIONS:

Recommend Approval

FISCAL IMPACTS:

N/A

ATTACHMENTS:

1. Temporary Access and Construction Yard Permit with Duke Energy
-

TEMPORARY ACCESS and CONSTRUCTION YARD PERMIT

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, hereinafter referred to as PERMITTOR, hereby grants to **DUKE ENERGY FLORIDA, LLC, a Florida limited liability company d/b/a DUKE ENERGY**, its successors and assigns (PERMITTEE), the right, privilege and authority to temporarily occupy and utilize, for the purpose and term set forth below, together with the right of ingress and egress over, upon and across the following-described tract of land in Lake County, Florida, to wit:

LEGAL DESCRIPTION or See Exhibit "A" attached hereto and made a part hereof.

Tax ID Number: 18-18-27-0001-000-00800 and 18-18-27-0010-000-00600

For the purpose of accessing and maintaining a temporary construction yard for the storage of materials and equipment, subject to the following conditions:

1. PERMITTEE shall have the right and privilege to use said area on a non-exclusive basis as set forth below.
2. Total Payment shall be **\$17,500** payable within Thirty (30) days after the execution of this instrument. The permit shall be in effect for a term of **Seven (7)** months beginning **October 1, 2024** and ending **May 31, 2025** and shall have an additional term of up to **eight (8)** months at the election of Duke Energy, which would be paid for with additional payments of **\$2500.00** per month for each month the permit is extended.
3. PERMITTEE assumes all on-site liability arising out of any negligent act of Duke Energy, its employees, contractors, or agents during the period of time property is to be used and will hold PERMITTOR harmless from all such liability.
4. The Permit Area shall be maintained in an orderly, safe and sightly manner during the duration of use by PERMITTEE. PERMITTEE may fence or stabilize any portion of the leased area and remove any trees it deems necessary. Upon completion of the use of this property by PERMITTEE, the site shall be thoroughly cleaned of all materials, debris, etc., and shall be restored as near possible to its original condition.

Continued on next page....

IN WITNESS WHEREOF, GRANTOR has caused this Permit to be properly executed on this 27 day of September, 2024.

PERMITTOR(s):

City of Umatilla

By: City Commission

By

Scott Blankenship
Scott Blankenship,
City Manager

Date:

9/27/24

ATTEST: Jessica Burnham
As Clerk of the City of Umatilla

By:

Jessica Burnham
Clerk

Jessica Burnham

Printed Name

PERMITTEE:

**DUKE ENERGY FLORIDA, LLC d/b/a
DUKE ENERGY**

WITNESSES:

Signature of First Witness

Print or Type Name of First Witness

Signature of Second Witness

Print or Type Name of Second Witness

(Names **must** be typed or printed under each signature)

Karen Adams

Manager, Land Services - Florida Region

Permittee's mailing address:

Attn: Sam Evans

3300 Exchange Place, NP3C

Lake Mary, FL 32746



CITY OF UMATILLA AGENDA ITEM STAFF REPORT

DATE: September 25, 2024

MEETING DATE: October 1, 2024

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

BACKGROUND SUMMARY:

The owner is seeking rezoning of a 0.25 ± acre site from Lake County Commercial (C-2) to City General Commercial and Warehouse District (C-2). The subject site was recently annexed at the request of the property owner. 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. Staff Report RLW Donna Visata Rezoning updated to C-2 9.9.24
 2. ORD 2024-E2 RLW Holdings Zoning C-2aaron
 3. 2024-E2 Location Map
 4. Proposed Zoning2C2 map
-

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: Umatilla General Commercial and Warehouse (C2)

Existing Land Use: Commercial

Date: September 9, 2024

Description of Project

The owner is seeking rezoning of a 0.25 ± acre site from Lake County Commercial (C-2) to City General Commercial and Warehouse District (C-2). The subject site was recently annexed at the request of the property owner. 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 General Commercial and Warehouse District (C-2). The rezoning to C-2 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 General Commercial and Warehouse (C-2) 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.

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 GENERAL COMMERCIAL AND WAREHOUSE (C-2) 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") General Commercial and Warehouse (C-2) 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 General Commercial and Warehouse (C-2), 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 C-2, General Commercial and Warehouse, 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

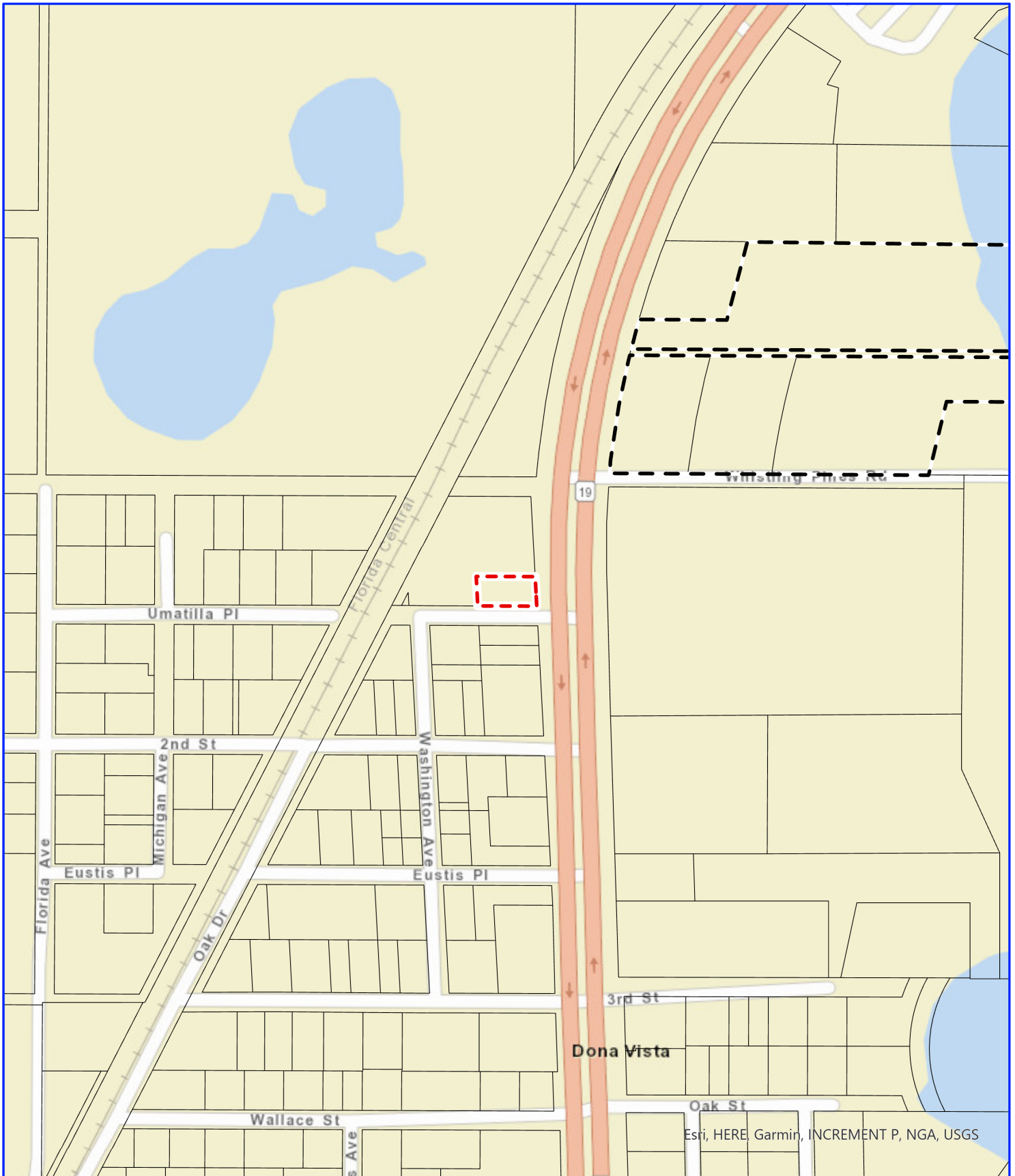
ATTEST:

Approved as to Form:

Jessica Burnham, CMC
City Clerk

Kevin Stone
City Attorney

Passed First Reading _____
Passed Second Reading _____
(SEAL)



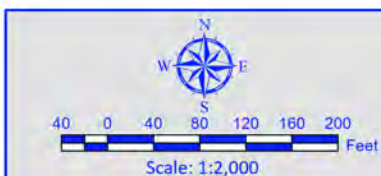
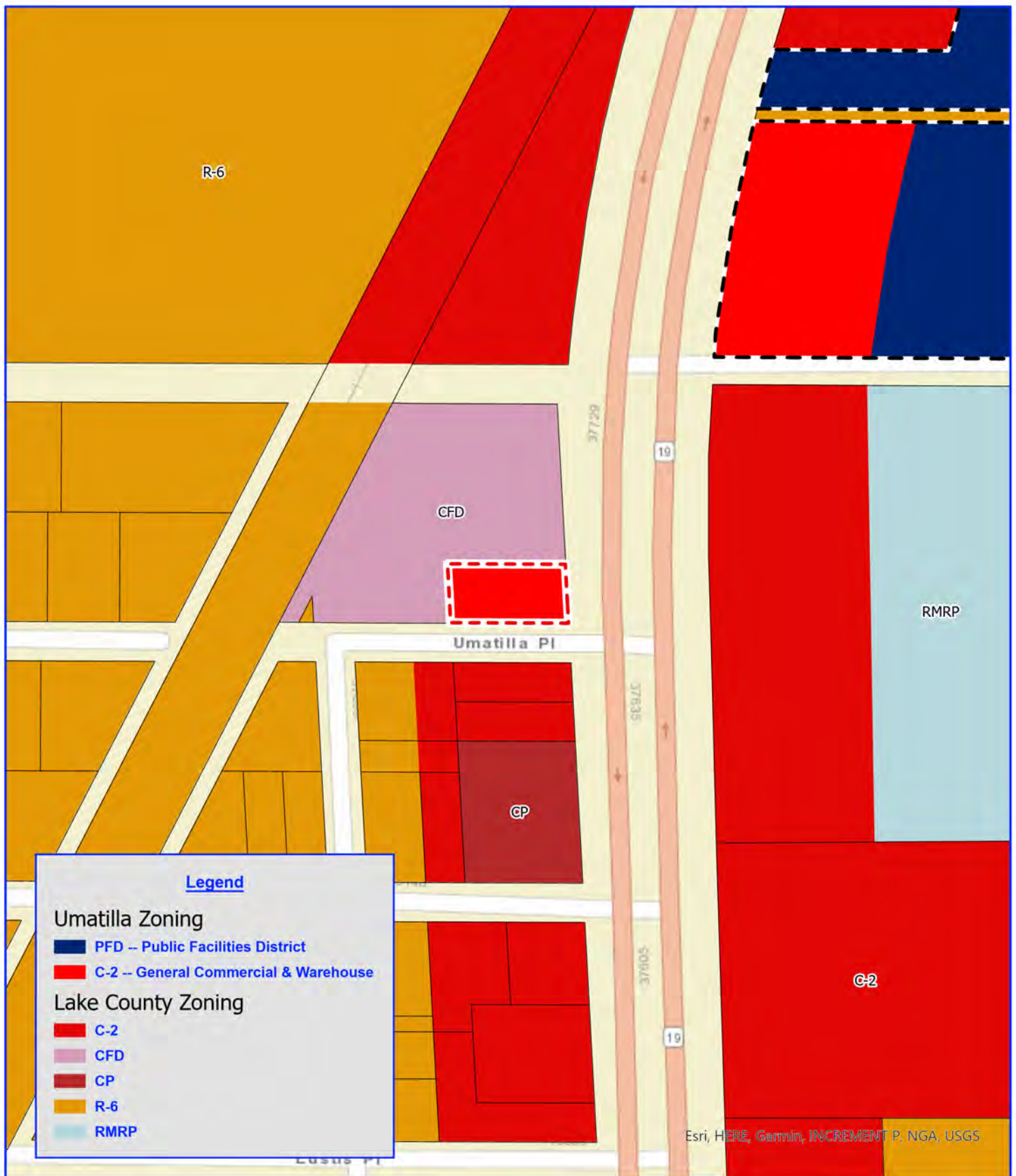
80 0 80 160 240 320 400
Feet
Scale: 1:4,000

RLW Holdings, LLC

**Lake County, Florida
Location Map**

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





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



UMATILLA POLICE DEPARTMENT PRESS RELEASE

September 10, 2024 through September 16, 2024

ARRESTS

9/16/2024	7:54 am	Robert Tiller Eustis	Warrant out of Lake County for throwing a hard substance at a vehicle and criminal mischief.
-----------	------------	-------------------------	--

CRIMINAL CITATIONS REQUIRING COURT APPEARANCE

9/11/2024	10:03 am	Chanell Izzard Mt Dora, Fl	Driving on a suspended driver's license.
-----------	-------------	-------------------------------	--

REPORTS FILED

9/10/2024	12:03 pm	Officers transported a person under the Baker Act for assistance. The person was transported to Lifestream Behavioral Center.	
9/10/2024	7:45 pm	Officers responded to a disturbance on SR19 and filed a report of criminal mischief resulting in damage to a vehicle.	
9/11/2024	7:24 pm	Officers took a report of a stolen bicycle from Orange Avenue.	
9/14/2024	3:20 PM	Officer's took a report of grand theft and fraud from a resident of East Collins Street.	
9/14/2024	5:00 pm	Officers took a report of a stolen vehicle out of Eustis which was located by the owner in Magnolia Point in Umatilla.	
9/16/2024	9:36 am	Officers took a report of burglary to an apartment on East Collins Street.	

UMATILLA POLICE DEPARTMENT PRESS RELEASE

September 10, 2024 through September 16, 2024

ARRESTS

ARRESTS	2
DISPATCHED CALLS	129
TRAFFIC STOPS	37
TRAFFIC CITATIONS ISSUED	3

UMATILLA POLICE DEPARTMENT PRESS RELEASE

September 17, 2024 through September 23, 2024

ARRESTS

9/19/2024	7:04 pm	Eblair Sylvain Umatilla	Was issued a trespass warning for Umatilla High School at 7:04 pm and was observed trespassing on the school property at 7:22 pm by officers. He was booked into the Lake County Jail.
9/19/2024	12:33 pm	Mark Sparks Jr. Umatilla	Warrant out of Lake County for failure to appear in court. Booked into the Lake County Jail.
9/19/2024	6:29 am	Dennis Allman Sr. Umatilla	Warrant out of Lake County for failure to appear in court. Booked into the Lake County Jail.
9/17/2024	7:10 am	Luis Mayorga Leesburg	Driving while license suspended and a Volusia County warrant for reckless driving. Booked into the Lake County Jail.

CRIMINAL CITATIONS REQUIRING COURT APPEARANCE

--	--	--	--

REPORTS FILED

9/22/2024	8:56 Pm	Officers transported a person under the Baker Act to Lifestreams Behavioral Center.
9/22/2024	9:00 am	Officers took a report of a possible injunction violation.
9/20/2024	6:06 Pm	Officers took a report after receiving a complaint of a child running into traffic on North Central Avenue.

UMATILLA POLICE DEPARTMENT PRESS RELEASE

September 17, 2024 through September 23, 2024

ARRESTS

9/18/2024	6:29 pm	Officers responded to First Baptist Church to speak with youth about rumors of a possible threat at school. Officers conducted a thorough investigation and found that there was no threat to Umatilla Middle School.
9/18/2024	2:46 Pm	Officer issued a trespass warning at Dollar General after being requested to do so.
9/17/2024	3:30 pm	Officers took a report of a simple battery which had occurred three weeks prior. A report was completed and complainant was advised to file the report with the State Attorney's Office for prosecution.
ARRESTS		4
DISPATCHED CALLS		128
TRAFFIC STOPS		34
TRAFFIC CITATIONS ISSUED		5