



# UMATILLA LAND PLANNING AGENCY MEETING

March 18, 2025 at 6:00 PM

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

## AGENDA

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*Please silence your electronic devices*

### PLEDGE OF ALLEGIANCE AND INVOCATION

### CALL TO ORDER

### ROLL CALL

### AGENDA REVIEW

### PUBLIC COMMENT

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

### PUBLIC HEARING / ORDINANCES / RESOLUTIONS

1. First Reading of Ordinance No. 2025-D, Joint Equity Small Scale Comp Plan Amendment
2. First Reading of Ordinance No. 2025-D1, Joint Equity Rezoning

### DISCUSSION ITEMS

### ADJOURNMENT

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

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



## **CITY OF UMATILLA**

### **AGENDA ITEM STAFF REPORT**

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**DATE:** March 14, 2025

**MEETING DATE:** March 18, 2025

**SUBJECT:** First Reading of Ordinance No. 2025-D, Joint Equity Small Scale Comp Plan Amendment

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#### **BACKGROUND SUMMARY:**

The applicant is requesting an amendment to change the Future Land Use (FLU) designation from Residential Single Family Medium Density (5 units/acre) to Downtown Mixed Use (12 units/acre and 1.0 FAR) on a 0.41-acre parcel. This request aligns with FLU Policies 1-2.1.1 and 1-2.2.6, promoting compact, mixed-use growth in downtown areas. The surrounding land uses include Institutional, Downtown Mixed Use, and Residential Single Family Medium Density, and the proposed change would be compatible with these uses.

The amendment supports the comprehensive plan's goals, allowing for an increase in residential units (from 2 to 5) and commercial space (up to 17,860 square feet), meeting the demand for both. Additionally, the 2035 planning horizon analysis indicates a need for more commercial lands, which this amendment would help address. Overall, the proposal aligns with the plan's policies encouraging compact growth and balanced land use.

#### **RECOMMENDATIONS:**

Approve First Reading of Ordinance No. 2025-D, Joint Equity Small Scale Comp Plan Amendment

#### **FISCAL IMPACTS:**

N/A

#### **ATTACHMENTS:**

1. Project Review Staff Report\_Joint Equity\_01-23-2025\_SL
  2. Ordinance No. 2025-D, SSCPA
  3. business-impact-estimate-\_Ord 2025-D
-

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

**SSCPA AND REZONING**

**Owner:** Joint Equity, LLC

**General Location:** South of Guarrant Street and East of Kentucky Ave.

**Number of Acres:** 0.41 ± acres

**Existing Zoning:** Urban Residential District (UR-5)

**Existing Land Use:** Residential Single Family Medium Density (5 units/acre)

**Proposed Zoning:** Neighborhood Commercial (C-1)

**Proposed Land Use:** Downtown Mixed Use (12 units/acre and 1.0 FAR)

**Date:** January 23, 2025

**Description of Project**

The owner is seeking a small-scale comp plan amendment and rezoning for a 0.41 ± acre site. The site is located west of the existing Radio Station. The applicant proposes to utilize the site as parking and special events in association with the redevelopment of the Radio Station site.

|              | <b>Surrounding Zoning</b> | <b>Surrounding Land Use</b>              |
|--------------|---------------------------|------------------------------------------|
| <b>North</b> | PFD and C-1               | Institutional and Downtown Mixed Use     |
| <b>South</b> | UR-5                      | Residential Single Family Medium Density |
| <b>East</b>  | C-1                       | Downtown Mixed Use                       |
| <b>West</b>  | UR-5                      | Residential Single Family Medium Density |

**Assessment**

**Small Scale Comprehensive Plan Map Amendment**

The applicant is requesting an amendment from Residential Single Family Medium Density (5 units/acre) per FLU Policies 1-2.1.1 and 1-2.2.6 to Downtown Mixed Use (12 units/acre and 1.0 FAR) per FLU Policies 1-2.1.1 and 1-2.1.2 on 0.41 ± acres. The existing adjacent Land Uses are Institutional, Downtown Mixed Use and Residential Single Family Medium Density.

The proposed Downtown Mixed Use category is compatible with the adjacent properties, provides for the continued commercial use, promotes orderly compact growth and is consistent with the comprehensive plan (FLU Policy 1-2.1.1, 1-2.1.2, and 1-1.10.2).

For comprehensive plan purposes a maximum development scenario was utilized. Under the existing land use the maximum development potential is 2 residential units. The proposed land use of Downtown Mixed Use allows the maximum development potential of 17,860 SF based a 1.0 Floor Area Ratio (FAR) and 5 residential units per FLU Policy 1-2.1.2. The net result is an increase of 3 residential units and an increase of 17,860 SF of commercial uses.

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 0.41 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. Downtown Mixed Use. Development shall consist of a mix of commercial, office, and residential uses. The residential uses are intended to help generate and support employment and promote development in those areas where infrastructure already exists. Residential density must be within 12 dwelling units per acre.

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

**Performance and Development Standards**

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

**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.

## 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 increase traffic. SR 19 is designated as an arterial roadway with an adopted Level of Service (LOS) of D. Guarrant Street is a local roadway with an adopted 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 |
|------------------------------|-----------|----------|-------------|--------------------|----------------|---------------|
| Multi-Family                 | 5 Units   | 220      | 34          | 3                  | 2              | 1             |
| Retail<40k                   | 17,860 SF | 822      | 972         | 118                | 59             | 59            |
| TOTAL GROSS TRIPS (PROPOSED) |           |          | 1,006       | 121                | 61             | 60            |

\* 11<sup>th</sup> 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                | 2 Units   | 210      | 19          | 2                  | 1              | 1             |
| TOTAL GROSS TRIPS (EXISTING) |           |          | 19          | 2                  | 1              | 1             |

### 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) | 119                | 60             | 59            |

**School Impact Analysis** – The amendment will have no net increase in school age children.

### 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 2025.

### ***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 population is 10 and the estimated employees are 6 and the estimated solid waste is 80 lbs per day. The proposed amendment will not cause a deficiency in the LOS.

### ***Environmental Analysis***

The subject site is currently undeveloped and is not located within the 100-year flood plain. Should protected species

### **Rezoning**

The applicant is requesting that the site be rezoned from Urban Residential District (UR-5) to Neighborhood Commercial (C-1). The rezoning to C-1 is compatible with the adjacent zonings of C-1, PFD, and UR-5. Appropriate landscape buffers will be established at time of development to mitigate potential impacts to residential development. The subject site meets the minimum lot size requirement of the C-1 zoning district which is 15,000 SF lot with 125' of road frontage. The subject site has approximately 149.50' along Guarrant Street and is 17,860 SF.

Further, the site is located within the Downtown Overlay District which waives the setbacks requirements as follows: Front – None, Side – None, Rear – 8' adjacent to residential and none adjacent to commercial or street. The building form requires that the primary street façade built to the front setback line is a minimum of 80%. The maximum ISR for new development is 75%, 25% open space and a maximum building height of 48'. Internal landscaping requirements for parking lots may be waived provided a perimeter 5' buffer is provided with a minimum of a 3' planted area is provided, with a continuous hedge and 1 understory tree per 30'.

### **Recommendation**

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### **SSCPA**

The proposed amendment to Downtown Mixed Use 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.

**Rezoning**

The proposed rezoning of Neighborhood Commercial (C-1) is consistent with the comprehensive plan and land development regulations 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 (Table 3). Staff recommends approval.

**Table 1 – Water Analysis**

| Ordinance #                       | Acres | Existing City Land Use                                  | Proposed City Land Use                       | Maximum Development     | Water Demand (gross) (mgpd) | Capacity or Deficit (mgpd) |
|-----------------------------------|-------|---------------------------------------------------------|----------------------------------------------|-------------------------|-----------------------------|----------------------------|
| City of Umatilla Current Capacity |       |                                                         |                                              |                         |                             | -0.0302 *                  |
| Joint Equity LLC                  | 0.41  | Residential Single Family Medium Density (5 units/acre) | Downtown Mixed Use (1.0 FAR) (12 Units/Acre) | 17,818 SF<br>5 MF units | 0.0018                      |                            |
| Total                             | 0.41  |                                                         |                                              |                         |                             | -0.032                     |

\*Includes RLW Holdings Amendment

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

Commercial based on 850 gpd per acre

Persons per household – 2.0

**Table 2 – Wastewater Analysis**

| Ordinance #                          | Acres | Existing City Land Use                                           | Proposed City Land Use                             | Maximum Development     | Water Demand (gross) (mgpd) | Capacity or Deficit (mgpd) |
|--------------------------------------|-------|------------------------------------------------------------------|----------------------------------------------------|-------------------------|-----------------------------|----------------------------|
| City of Umatilla<br>Current Capacity |       |                                                                  |                                                    |                         |                             | 0.1318*                    |
| Joint Equity LLC                     | 0.41  | Residential Single<br>Family Medium<br>Density<br>(5 units/acre) | Downtown Mixed Use<br>(1.0 FAR)<br>(12 Units/Acre) | 17,818 SF<br>5 MF units | 0.0014                      |                            |
|                                      | 0.41  |                                                                  |                                                    |                         |                             | 0.1304                     |

\*Includes RLW Holdings Amendment

Estimated wastewater demand based on PF Policy 4-1.2.1 of LOS of 100 gpdpc

Commercial based on 850 gpd per acre

2.0 Persons per household

**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 |       |                         |                         |                             | 0.286*                     |
| Joint Equity LLC                  | 0.41  | Neighborhood Commercial | 17,818 SF<br>5 MF units | 0.0018                      |                            |
| Total                             | 0.41  |                         |                         |                             | 0.284                      |

Estimated water demand based on PF Policy 4-1.10.1 of LOS of 150 gpdpc  
Commercial based on 850 gpd per acre  
2.0 Persons per household

## ORDINANCE 2025-D

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 0.41 ± ACRES OF LAND DESIGNATED AS SINGLE FAMILY MEDIUM DENSITY TO DOWNTOWN MIXED USE IN THE CITY OF UMATILLA FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY JOINT EQUITY, LLC LOCATED SOUTH OF GUERRANT STREET AND EAST OF KENTUCKY STREET; 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 Single Family Medium Density to Downtown Mixed Use 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 Single Family Medium Density to Downtown Mixed Use, as depicted on the map attached hereto as Exhibit "A", and as defined in the City's Comprehensive Plan.

**PROPERTY LEGAL DESCRIPTION:** Lots 1 and 2, Block A, Description of BLK A, of Anna D. Guerrant's Subdivision of Umatilla, Florida, according to the Plat thereof, recorded in Plat Book 5, Pages 36 of the Public Records of Lake County, Florida. ("Property") Alternate Key # 1128960.

- 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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
Christopher R. Creech, Mayor  
City of Umatilla, Florida

ATTEST:

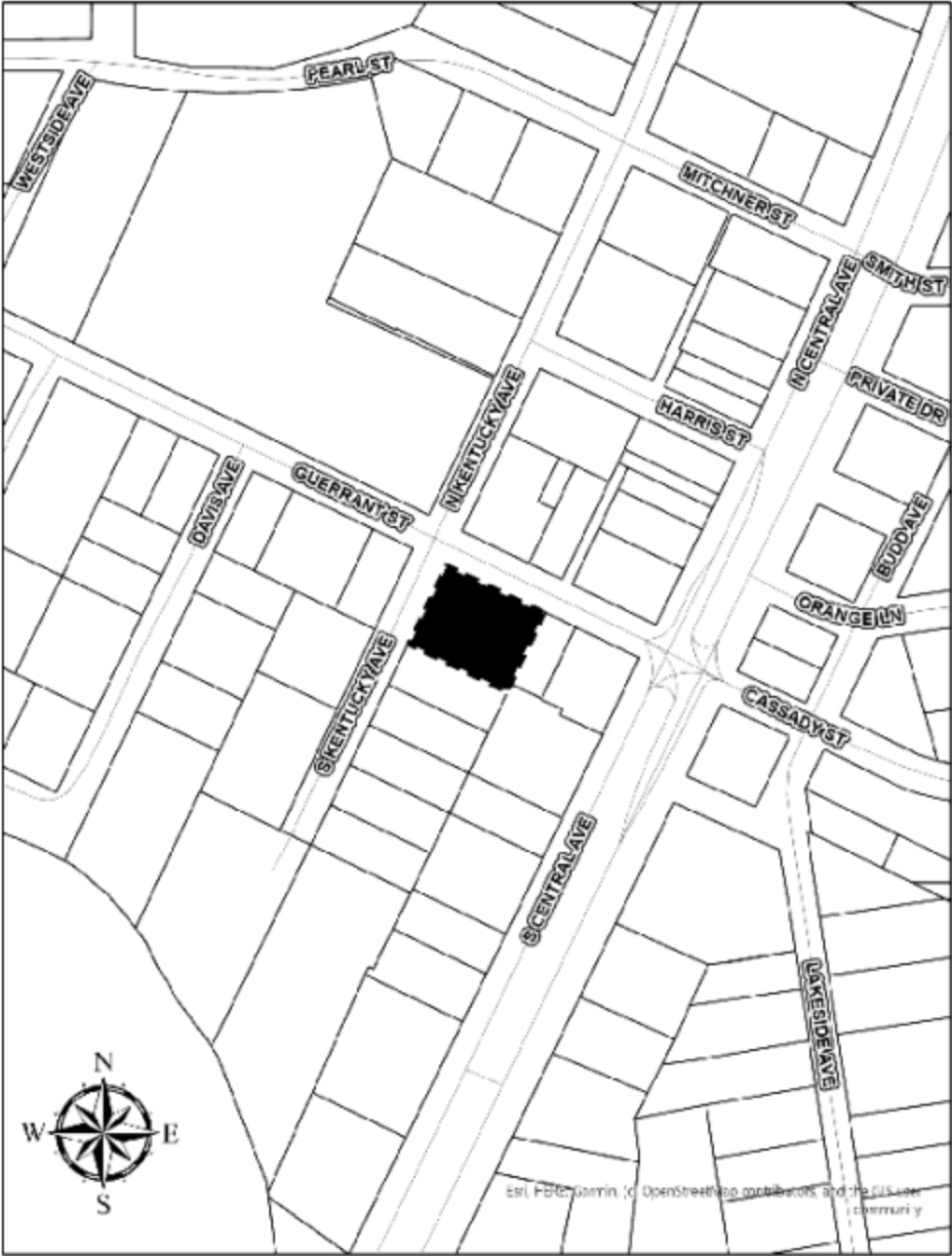
Approved as to Form:

\_\_\_\_\_  
Jessica Burnham, FCRM  
City Clerk

\_\_\_\_\_  
Kevin Stone  
City Attorney

Passed First Reading \_\_\_\_\_  
Passed Second Reading \_\_\_\_\_  
(SEAL)

EXHIBIT "A"



# **Business Impact Estimate**

*This form should be included in agenda packet for the item under which the proposed ordinance is to be considered, and must be posted on the City's website by the time notice of the proposed ordinance is published.*

Proposed ordinance's title/reference: **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 0.41 ± ACRES OF LAND DESIGNATED AS SINGLE FAMILY MEDIUM DENSITY TO DOWNTOWN MIXED USE IN THE CITY OF UMATILLA FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY JOINT EQUITY, LLC LOCATED SOUTH OF GUERRANT STREET AND EAST OF KENTUCKY STREET; 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*.

1. Summary of the proposed ordinance (must include statement of the public purpose, such as serving the public health, safety, morals, and welfare):

**The intent of the ordinance is to align the City's advertising requirements with the Florida Statutes.**

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur; **No reasonable increase anticipated.**

(b) Any new charge or fee imposed by the proposed ordinance, or for which businesses will be financially responsible; **No.**

and

(c) An estimate of the City regulatory costs, including estimated revenues from any new charges or fees to cover such costs. **\$0.00**

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: **None. The proposed ordinance will decrease the time it takes all applicants who request items before the City Council.**

4. Additional information the governing body deems useful (if any): **None.**



## **CITY OF UMATILLA**

### **AGENDA ITEM STAFF REPORT**

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**DATE: March 14, 2025**

**MEETING DATE: March 18, 2025**

**SUBJECT: First Reading of Ordinance No. 2025-D1, Joint Equity Rezoning**

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#### **BACKGROUND SUMMARY:**

The applicant is requesting a rezoning of the subject site from Urban Residential District (UR-5) to Neighborhood Commercial (C-1). The proposed rezoning is compatible with the surrounding zoning designations of C-1, PFD, and UR-5, ensuring the consistency of land uses in the area. The applicant has committed to establishing appropriate landscape buffers during development to mitigate potential impacts on adjacent residential properties.

The subject site meets the minimum requirements for the C-1 zoning district, which mandates a minimum lot size of 15,000 square feet and 125 feet of road frontage. The site has approximately 149.50 feet of frontage along Guarrant Street and a total area of 17,860 square feet, satisfying the necessary criteria for the requested rezoning.

Additionally, the site is located within the Downtown Overlay District, which offers certain design flexibility. Notably, the Downtown Overlay District waives setback requirements: no front or side setbacks are required, with a rear setback of 8 feet required only when adjacent to residential properties. There are no rear setbacks when adjacent to commercial or street areas. The building form must meet a requirement where at least 80% of the primary street façade is built to the front setback line.

Development within the district is also subject to specific density and design standards: a maximum impervious surface ratio (ISR) of 75%, 25% open space, and a maximum building height of 48 feet. For parking areas, internal landscaping requirements may be waived, but a 5-foot perimeter buffer must be provided, which includes a 3-foot planted area, a continuous hedge, and one understory tree per 30 feet.

Overall, the proposed rezoning and development plan are consistent with the surrounding area's zoning and the design objectives of the Downtown Overlay District.

#### **RECOMMENDATIONS:**

Approve First Reading of Ordinance No. 2025-D1, Joint Equity Rezoning

#### **FISCAL IMPACTS:**

N/A

#### **ATTACHMENTS:**

1. Ordinance No. 2025-D1, Joint Equity Rezoning
  2. business-impact-estimate-\_Ord 2025-D1
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## **ORDINANCE 2025-D1**

**AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, REZONING 0.41 ± ACRES OF LAND ZONED URBAN RESIDENTIAL DISTRICT (UR-5) TO NEIGHBORHOOD COMMERCIAL (C-1) FOR PROPERTY OWNED BY JOINT EQUITY, LLC, GENERALLY LOCATED SOUTH OF GUERRANT STREET AND EAST OF KENTUCKY STREET; 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 Joint Equity, LLC, to rezone approximately 0.41 acres of land from Urban Residential District (UR-5) to Neighborhood Commercial (C-1) 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 Neighborhood Commercial (C-1), as defined in the City's Land Development Regulations.

**PROPERTY LEGAL DESCRIPTION:**

Lots 1 and 2, Block A, Description of BLK A, of Anna D. Guerrant's Subdivision of Umatilla, Florida, according to the Plat thereof, recorded in Plat Book 5, Pages 36 of the Public Records of Lake County, Florida ("Property").

Alternate Key # 1128960.

**Section 2: Zoning Classification.**

The Property shall be designated as C-1, Neighborhood Commercial, 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 \_\_\_\_\_, 2025.

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Christopher R. Creech, Mayor  
City of Umatilla, Florida

ATTEST:

Approved as to Form:

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Jessica Burnham, FCRM  
City Clerk

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Kevin Stone  
City Attorney

Passed First Reading \_\_\_\_\_  
Passed Second Reading \_\_\_\_\_  
(SEAL)

# **Business Impact Estimate**

*This form should be included in agenda packet for the item under which the proposed ordinance is to be considered, and must be posted on the City's website by the time notice of the proposed ordinance is published.*

Proposed ordinance's title/reference: **AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, REZONING 0.41 ± ACRES OF LAND ZONED URBAN RESIDENTIAL DISTRICT (UR-5) TO NEIGHBORHOOD COMMERCIAL (C-1) FOR PROPERTY OWNED BY JOINT EQUITY, LLC, GENERALLY LOCATED SOUTH OF GUERRANT STREET AND EAST OF KENTUCKY STREET; 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*.

1. Summary of the proposed ordinance (must include statement of the public purpose, such as serving the public health, safety, morals, and welfare):

**The intent of the ordinance is to align the City's advertising requirements with the Florida Statutes.**

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur; **No reasonable increase anticipated.**

(b) Any new charge or fee imposed by the proposed ordinance, or for which businesses will be financially responsible; **No.**

and

(c) An estimate of the City regulatory costs, including estimated revenues from any new charges or fees to cover such costs. **\$0.00**

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: **None. The proposed ordinance will decrease the time it takes all applicants who request items before the City Council.**

4. Additional information the governing body deems useful (if any): **None.**