



UMATILLA LAND PLANNING AGENCY MEETING

June 3, 2025 at 6:00 PM

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

AGENDA

Please silence your electronic devices

CALL TO ORDER

ROLL CALL

AGENDA REVIEW

PUBLIC COMMENT

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

PUBLIC HEARING / ORDINANCES / RESOLUTIONS

1. First Reading of Ordinance No. 2025-F, Yancey Trust Annexation
2. First Reading of Ordinance No. 2025-F1, Yancey Trust Small Scale Comp Plan Amendment
3. First Reading of Ordinance No. 2025-F2, Yancey Trust Rezoning

DISCUSSION ITEMS

ADJOURNMENT

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

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



CITY OF UMATILLA

AGENDA ITEM STAFF REPORT

DATE: May 6, 2025

MEETING DATE: June 3, 2025

SUBJECT: First Reading of Ordinance No. 2025-F, Yancey Trust Annexation

BACKGROUND SUMMARY:

The subject site is contiguous and compact to the city limits along the eastern property boundary and therefore is eligible for voluntary annexation. Further, the parcel located south of Cooley Road is within the ISBA.

RECOMMENDATIONS:

Approval of First Reading of Ordinance No. 2025-F, Yancey Trust Annexation

FISCAL IMPACTS:

N/A

ATTACHMENTS:

1. Staff Report Ordinance No. 2025-F
 2. Location Map
 3. Ordinance No. 2025-F, Annexation
-

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

Owner: Frederick D. Yancey, III and Barbara C. Yancey, Trustees

General Location: West of Maxwell Road and North of Cooley Road

Number of Acres: 24.5 ± acres

Existing Zoning: Agriculture

Existing Land Use: Urban Low Density (4 units/acre)

Proposed Zoning: Agriculture Residential (AR-1)

Proposed Land Use: Agriculture (1 unit/acre)

Date: April 30, 2025

Description of Project

The owner is seeking annexation, small-scale comp plan amendment and rezoning for four (4) parcels totaling 24.5 ± acres site. There are three (3) existing parcels (each containing 6+ acres) north of Cooley Road of which one parcel is developed with a single-family residence. The parcel located south of Cooley Road (4.73 acres) is undeveloped. The existing residence is served by city water. The property is within the city's utility service area and the parcel located south of Cooley Road is within the ISBA.

	Surrounding Zoning	Surrounding Land Use
North	R-2	Urban Low Density (4 units/acre)
South	A	Urban Low Density (4 units/acre)
East	UR-5 and PUD	Single Family Medium Density (5 units/acre)
West	A	Urban Low Density (4 units/acre)

Assessment

Annexation

The subject site is contiguous and compact to the city limits along the eastern property boundary and therefore is eligible for voluntary annexation. Further, the parcel located south of Cooley Road is within the ISBA.

Small Scale Comprehensive Plan Map Amendment

The applicant is requesting an amendment from Lake County Urban Low Density (4 units/net acre) per Future Land Use (FLU) Policy I-1.3.3 to City of Umatilla Agriculture (1 unit/acre) per FLU Policies 1-2.1.1 and 1-2.8.1 on 24.5 ± acres. The existing adjacent Land Uses are City Single Family Medium Density (5 units/acre) and Lake County Urban Low Density (4 units/acre). The subject properties are within the City's Utility Service Area.

The proposed Agriculture category is compatible with the adjacent properties, provides for the continued residential and agricultural use, promotes orderly compact growth and is consistent with the comprehensive plan (FLU Policy 1-2.1.1, 1-2.8.1, 1-1.10.1, and 1-1.10.2).

For comprehensive plan purposes a maximum development scenario was utilized. Under the existing land use the maximum residential development potential is 98 residential units per Lake County Future Land Use (FLU) Policy I-1.3.3. The proposed land use of Agriculture allows the maximum development potential of 25 residential units per FLU Policy 1-2.1.2. The net result is a decrease of 73 residential units.

The data and analysis indicate that there is a need for additional residential lands to meet the projected need for the planning year 2035. The addition of 25 units 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.

1. Agriculture - 1 unit/acre. Development shall be limited to detached single-family and agricultural pursuits...

Policy 1-2.8.1: Agriculture Designation.

The City has incorporated within the Land Development Regulation provisions for Agricultural Residential zoning district. This district shall allow limited agricultural pursuits and residential development.

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 decrease traffic by 689 trips. SR 19 is designated as an arterial roadway with an adopted Level of Service (LOS) of D. Maxwell Road 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
Single Family	25 Units	210	236	24	15	9
TOTAL GROSS TRIPS (PROPOSED)			236	24	15	9

* 11th Edition

Existing Land Use Program

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
Single Family	98 Units	210	925	92	58	34
TOTAL GROSS TRIPS (EXISTING)			925	92	58	34

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)	-68	-43	-25

School Impact Analysis

The amendment will reduce school impacts by 22 students as outlined below.

Existing County Land Use Residential Units: 98 SF units

Proposed Development Residential Units: 25 SF units

The anticipated number of students generated by the existing land use is shown in Table 1.

**TABLE 1
STUDENTS GENERATED BASED ON EXISTING DEVELOPMENT**

Lake County Student Generation Rates	
Single Family >800 SF	
Type	Student Multipliers per Dwelling Unit
High School	0.100
Middle School	0.072
Elementary School	0.140
Total	0.312

SCHOOL	SF Units	STUDENT GENERATION RATE	STUDENTS GENERATED	MF UNITS	STUDENT GENERATION RATE	STUDENTS GENERATED	GRAND TOTAL
ELEMENTARY	98	0.140	14	0	0.091	0	14
MIDDLE	98	0.072	7	0	0.037	0	7
HIGH	98	0.100	10	0	0.041	0	10
GRAND TOTAL							31

The anticipated number of students generated by the proposed land use is shown in Table 2.

**TABLE 2
STUDENTS GENERATED BASED ON PROPOSED DEVELOPMENT**

SCHOOL	SF Units	STUDENT GENERATION RATE	STUDENTS GENERATED	MF UNITS	STUDENT GENERATION RATE	STUDENTS GENERATED	GRAND TOTAL
ELEMENTARY	25	0.140	4	0	0.091	0	4
MIDDLE	25	0.072	2	0	0.037	0	2
HIGH	25	0.100	3	0	0.041	0	3
GRAND TOTAL							9

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 -0.074 MGD (includes Smith Legacy 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 (-.0074).

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 131,800 gallons per day (0.1318 MGD). The proposed amendment (0.0028 MGD) would not cause a deficiency in the City's Level of Service standards and the city would have 129,000 gallons per day (0.129 MGD) remaining (Table 2).

Solid Waste Analysis

The LOS for solid waste is 5 lbs per day per capita. The estimated population is 50 and the estimated solid waste is 250 lbs per day. The proposed amendment will not cause a deficiency in the LOS.

Environmental Analysis

The subject site is currently undeveloped and is partially located within the 100-year flood plain associated with Twin Lake. Should protected species occur, prior to development appropriate regulatory permits will be required.

Rezoning

The applicant is requesting that the site be rezoned from Lake County Agriculture (A) to City of Umatilla Agriculture Residential (AR-1). The rezoning to AR-1 is compatible with the adjacent zonings of A, UR-5 and PUD. The AR-1 zoning will allow the continued use of residential and limited agricultural pursuits. The minimum lot size is 43,560 sf (1 acre); however, it is the applicant's intent to maintain the existing parcels as is (6.07-acre, 6.07-acre, 7.53-acre, and 4.73 acre). Along the eastern property line, north of Cooley Road, are two subdivisions, Hunter Oaks (0.26+ acre lots – 11,325+ sf) and Grand Ridge Estates (0.50 acre lots – 21,780 sf). South of Maxwell Road is the approved PUD development known as Glendale Groves (14,500 sf) and west of Maxwell Road is the approved development known as Turtle Cove (11,240 sf).

Recommendation

Annexation

The proposed voluntary annexation is contiguous and compact to the city limits along the eastern boundary and is within the ISBA. Staff recommends approval.

SSCPA

The proposed amendment to Agriculture 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 Agriculture Residential (AR-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 County Land Use	Proposed City Land Use	Maximum Development	Water Demand (gross) (mgpd)	Capacity or Deficit (mgpd)
City of Umatilla Current Capacity						-0.0074 *
Yancey	24.5	Urban Low Density (4 units/acre)	Agriculture (1 Units/Acre)	25 units	.0075	-.0075
Total	24.5					- 0.0149

*Includes Smith Legacy 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 County Land Use	Proposed City Land Use	Maximum Development	Water Demand (gross) (mgpd)	Capacity or Deficit (mgpd)
City of Umatilla Current Capacity						0.129*
Yancey	24.5	Urban Low Density (4 units/acre)	Agriculture (1 Unit/Acre)	25 units	0.005	0.005
	24.5					0.124

*Includes Smith Legacy 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					0.280*
Yancey	24.5	Agriculture Residential	5 SF units	0.0015	0.0015
Total	24.5				0.278

* Includes Smith Legacy

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

Commercial based on 850 gpd per acre

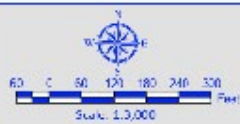
2.0 Persons per household



Legend

City Limits

Site Boundary



Yancey Trust

Umatilla, Florida
Aerial Map

Project: 3942507
Hickiden Yancey Trust
Name: Daniel
Map N: 1 South
Date: May 2, 2025
Created By: T. Kishbaugh



ORDINANCE 2025-F

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 24.5 ± ACRES OF LAND GENERALLY LOCATED NORTH OF COOLEY ROAD AND WEST OF MAXWELL ROAD; 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 24.5 acres of land generally located north of Cooley Road and west of Maxwell Road ("Property") by Frederick D. Yancey, III and Barbara C. Yancey, Trustees ("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.

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 24.5 acres of land generally located north of Cooley Road and west of Maxwell Road, is hereby incorporated into and made part of the City of Umatilla Florida. The Property is more particularly described and depicted below and as depicted on the map attached hereto as Exhibit "A" and incorporated herein by reference.

LEGAL DESCRIPTION: The East 528 feet of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 1, Township 18 South, Range 26 East, Lake County, Florida;

And

That part of the East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 1, Township 18 South, Range 26 East, bounded and described as follows: Begin at the Southeast corner of the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southwest 14, said Section 1 and run thence West 643.5 feet, said point being hereby designated as Point "A", begin again at the Point of Beginning and run thence North 891 feet, thence West 495 feet, thence Southwesterly along a straight line to the above designated Point "A" ("Property");

And

The North $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 12, Township 18 South, Range 26 East, Lake County, Florida;

Alternate Key # 1094160, 1108659, 3871762 and 3799856

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 _____, 2025.

Christopher Creech, Mayor
City of Umatilla, Florida

ATTEST:

Approved as to Form:

Jessica Burnham
City Clerk

Kevin Stone
City Attorney

Passed First Reading _____
Passed Second Reading _____
(SEAL)



60 0 60 120 180 240 300 Feet
Scale: 1:3,000

Yancey Trust

Umatilla, Florida
Aerial Map

Project: 399/25/07
File: Hidden Yancey Trust
Name: Aerial
PM: S. Lindh
Date: May 2, 2025
Created By: T. Kalebaugh





CITY OF UMATILLA AGENDA ITEM STAFF REPORT

DATE:

MEETING DATE: June 3, 2025

SUBJECT: First Reading of Ordinance No. 2025-F1, Yancey Trust Small Scale Comp Plan Amendment

BACKGROUND SUMMARY:

The applicant is requesting an amendment from Lake County Urban Low Density (4 units/net acre) per Future Land Use (FLU) Policy I-1.3.3 to City of Umatilla Agriculture (1 unit/acre) per FLU Policies 1-2.1.1 and 1-2.8.1 on 24.5 ± acres. The existing adjacent Land Uses are City Single Family Medium Density (5 units/acre) and Lake County Urban Low Density (4 units/acre). The subject properties are within the City's Utility Service Area.

The proposed Agriculture category is compatible with the adjacent properties, provides for continued residential and agricultural use, promotes orderly compact growth and is consistent with the comprehensive plan (FLU Policy 1-2.1.1, 1-2.8.1, 1-1.10.1, and 1-1.10.2). For comprehensive plan purposes, a maximum development scenario was utilized. Under the existing land use, the maximum residential development potential is 98 residential units per Lake County Future Land Use (FLU) Policy I-1.3.3. The proposed land use of agriculture allows the maximum development potential of 25 residential units per FLU Policy 1-2.1.2. The net result is a decrease of 73 residential units.

The data and analysis indicate that there is a need for additional residential lands to meet the projected need for the planning year 2035. The addition of 25 units would assist in meeting this need.

RECOMMENDATIONS:

Approval of First Reading of Ordinance No. 2025-F1, Yancey Trust Small Scale Comp Plan Amendment

FISCAL IMPACTS:

N/A

ATTACHMENTS:

1. Staff Report Ordinance No. 2025-F1
 2. Ordinance No. 2025-F1 SSCAP
-

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

Owner: Frederick D. Yancey, III and Barbara C. Yancey, Trustees

General Location: West of Maxwell Road and North of Cooley Road

Number of Acres: 24.5 ± acres

Existing Zoning: Agriculture

Existing Land Use: Urban Low Density (4 units/acre)

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Annexation

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The anticipated number of students generated by the proposed land use is shown in Table 2.

TABLE 2
STUDENTS GENERATED BASED ON PROPOSED DEVELOPMENT

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Environmental Analysis

The subject site is currently undeveloped and is partially located within the 100-year flood plain associated with Twin Lake. Should protected species occur, prior to development appropriate regulatory permits will be required.

Rezoning

The applicant is requesting that the site be rezoned from Lake County Agriculture (A) to City of Umatilla Agriculture Residential (AR-1). The rezoning to AR-1 is compatible with the adjacent zonings of A, UR-5 and PUD. The AR-1 zoning will allow the continued use of residential and limited agricultural pursuits. The minimum lot size is 43,560 sf (1 acre); however, it is the applicant's intent to maintain the existing parcels as is (6.07-acre, 6.07-acre, 7.53-acre, and 4.73 acre). Along the eastern property line, north of Cooley Road, are two subdivisions, Hunter Oaks (0.26+ acre lots – 11,325+ sf) and Grand Ridge Estates (0.50 acre lots – 21,780 sf). South of Maxwell Road is the approved PUD development known as Glendale Groves (14,500 sf) and west of Maxwell Road is the approved development known as Turtle Cove (11,240 sf).

Recommendation

Annexation

The proposed voluntary annexation is contiguous and compact to the city limits along the eastern boundary and is within the ISBA. Staff recommends approval.

SSCPA

The proposed amendment to Agriculture 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 Agriculture Residential (AR-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 County Land Use	Proposed City Land Use	Maximum Development	Water Demand (gross) (mgpd)	Capacity or Deficit (mgpd)
City of Umatilla Current Capacity						-0.0074 *
Yancey	24.5	Urban Low Density (4 units/acre)	Agriculture (1 Units/Acre)	25 units	.0075	-.0075
Total	24.5					- 0.0149

*Includes Smith Legacy 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 County Land Use	Proposed City Land Use	Maximum Development	Water Demand (gross) (mgpd)	Capacity or Deficit (mgpd)
City of Umatilla Current Capacity						0.129*
Yancey	24.5	Urban Low Density (4 units/acre)	Agriculture (1 Unit/Acre)	25 units	0.005	0.005
	24.5					0.124

*Includes Smith Legacy 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					0.280*
Yancey	24.5	Agriculture Residential	5 SF units	0.0015	0.0015
Total	24.5				0.278

* Includes Smith Legacy

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-F1

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 24.5 ± ACRES OF LAND DESIGNATED AS LAKE COUNTY URBAN LOW DENSITY TO CITY AGRICULTURE IN THE CITY OF UMATILLA FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY FREDERICK D. YANCEY, III AND BARBARA C. YANCEY, TRUSTEES LOCATED NORTH OF COOLEY ROAD AND WEST OF MAXWELL ROAD; 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 Frederick D. Yancey, III and Barbara C. Yancey, Trustee as owner ("Owner") requesting that real property within the city limits of the City of Umatilla ("City") be assigned a Land Use designation from Lake County Urban Low Density to City of Umatilla Agriculture per the City's Comprehensive Plan; and

WHEREAS, the Land Use amendment would facilitate residential 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 Urban Low Density to Agriculture, as depicted on the map attached hereto as Exhibit "A", and as defined in the City's Comprehensive Plan.

PROPERTY LEGAL DESCRIPTION: The East 528 feet of the Southeast ¼ of the Southeast ¼ of the Southwest ¼ of Section 1, Township 18 South, Range 26 East, Lake County, Florida;

And

That part of the East ½ of the Southwest ¼ of Section 1, Township 18 South, Range 26 East, bounded and described as follows: Begin at the Southeast corner of the North ½ of the Southeast ¼ of the Southwest ¼, said Section 1 and run thence West 643.5 feet, said point being hereby designated as Point "A", begin again at the Point of Beginning and run thence North 891 feet, thence West 495 feet, thence Southwesterly along a straight line to the above designated Point "A" ("Property");

And

The North ½ of the Northeast ¼ of the Northeast ¼ of the Northwest ¼ of Section 12, Township 18 South, Range 26 East, Lake County, Florida;

Alternate Key # 1094160, 1108659, 3871762 and 3799856

- 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

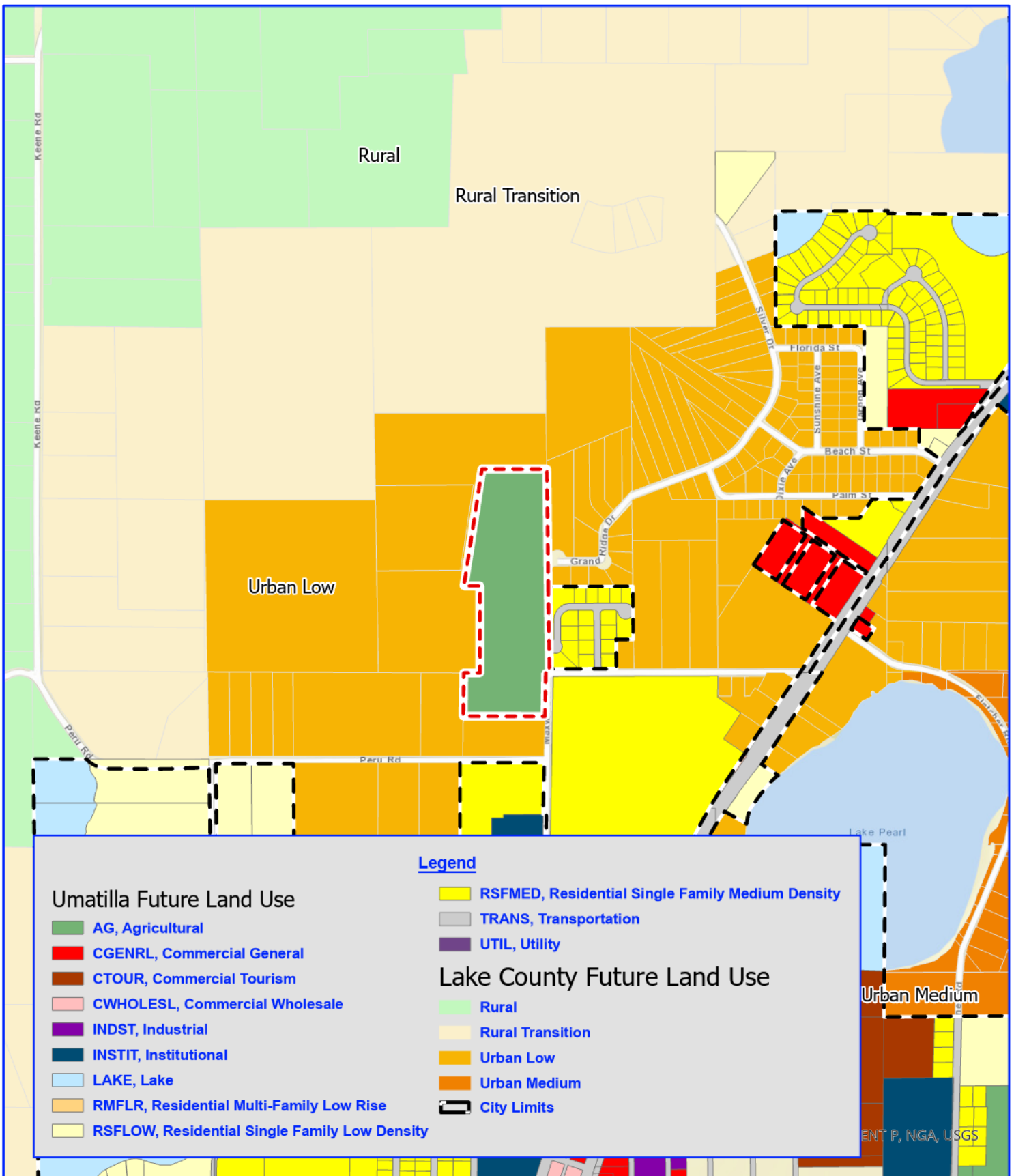
ATTEST:

Approved as to Form:

Jessica Burnham
City Clerk

Kevin Stone
City Attorney

Passed First Reading _____
Passed Second Reading _____
(SEAL)



Scale: 1:12,000

Yancey Trust

Umatilla, Florida

Proposed Future Land Use Map

Project: 399/25/07
 File: Hidden Yancey Trust
 Name: FLU
 PM: S. Lindh
 Date: May 2, 2025
 Created By: T. Kalebaugh





CITY OF UMATILLA

AGENDA ITEM STAFF REPORT

DATE:

MEETING DATE: June 3, 2025

SUBJECT: First Reading of Ordinance No. 2025-F2, Yancey Trust Rezoning

BACKGROUND SUMMARY:

The applicant is requesting that the site be rezoned from Lake County Agriculture (A) to City of Umatilla Agriculture Residential (AR-1). The rezoning to AR-1 is compatible with the adjacent zonings of A, UR-5 and PUD. The AR-1 zoning will allow the continued use of residential and limited agricultural pursuits.

The minimum lot size is 43,560 sf (1 acre); however, it is the applicant's intent to maintain the existing parcels as is (6.07-acre, 6.07-acre, 7.53-acre, and 4.73-acre). Along the eastern property line, north of Cooley Road, are two subdivisions, Hunter Oaks (0.26+ acre lots – 11,325+ sf) and Grand Ridge Estates (0.50-acre lots – 21,780 sf). South of Maxwell Road is the approved PUD development known as Glendale Groves (14,500 sf) and west of Maxwell Road is the approved development known as Turtle Cove (11,240 sf).

RECOMMENDATIONS:

Approval of First Reading of Ordinance No. 2025-F2, Yancey Trust Rezoning

FISCAL IMPACTS:

N/A

ATTACHMENTS:

1. Staff Report Ordinance No. 2025-F2
 2. Ordinance No. 2025-F2, Rezoning
-

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

Owner: Frederick D. Yancey, III and Barbara C. Yancey, Trustees

General Location: West of Maxwell Road and North of Cooley Road

Number of Acres: 24.5 ± acres

Existing Zoning: Agriculture

Existing Land Use: Urban Low Density (4 units/acre)

Proposed Zoning: Agriculture Residential (AR-1)

Proposed Land Use: Agriculture (1 unit/acre)

Date: April 30, 2025

Description of Project

The owner is seeking annexation, small-scale comp plan amendment and rezoning for four (4) parcels totaling 24.5 ± acres site. There are three (3) existing parcels (each containing 6+ acres) north of Cooley Road of which one parcel is developed with a single-family residence. The parcel located south of Cooley Road (4.73 acres) is undeveloped. The existing residence is served by city water. The property is within the city's utility service area and the parcel located south of Cooley Road is within the ISBA.

	Surrounding Zoning	Surrounding Land Use
North	R-2	Urban Low Density (4 units/acre)
South	A	Urban Low Density (4 units/acre)
East	UR-5 and PUD	Single Family Medium Density (5 units/acre)
West	A	Urban Low Density (4 units/acre)

Assessment

Annexation

The subject site is contiguous and compact to the city limits along the eastern property boundary and therefore is eligible for voluntary annexation. Further, the parcel located south of Cooley Road is within the ISBA.

Small Scale Comprehensive Plan Map Amendment

The applicant is requesting an amendment from Lake County Urban Low Density (4 units/net acre) per Future Land Use (FLU) Policy I-1.3.3 to City of Umatilla Agriculture (1 unit/acre) per FLU Policies 1-2.1.1 and 1-2.8.1 on 24.5 ± acres. The existing adjacent Land Uses are City Single Family Medium Density (5 units/acre) and Lake County Urban Low Density (4 units/acre). The subject properties are within the City's Utility Service Area.

The proposed Agriculture category is compatible with the adjacent properties, provides for the continued residential and agricultural use, promotes orderly compact growth and is consistent with the comprehensive plan (FLU Policy 1-2.1.1, 1-2.8.1, 1-1.10.1, and 1-1.10.2).

For comprehensive plan purposes a maximum development scenario was utilized. Under the existing land use the maximum residential development potential is 98 residential units per Lake County Future Land Use (FLU) Policy I-1.3.3. The proposed land use of Agriculture allows the maximum development potential of 25 residential units per FLU Policy 1-2.1.2. The net result is a decrease of 73 residential units.

The data and analysis indicate that there is a need for additional residential lands to meet the projected need for the planning year 2035. The addition of 25 units 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.

1. Agriculture - 1 unit/acre. Development shall be limited to detached single-family and agricultural pursuits...

Policy 1-2.8.1: Agriculture Designation.

The City has incorporated within the Land Development Regulation provisions for Agricultural Residential zoning district. This district shall allow limited agricultural pursuits and residential development.

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 decrease traffic by 689 trips. SR 19 is designated as an arterial roadway with an adopted Level of Service (LOS) of D. Maxwell Road 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
Single Family	25 Units	210	236	24	15	9
TOTAL GROSS TRIPS (PROPOSED)			236	24	15	9

* 11th Edition

Existing Land Use Program

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
Single Family	98 Units	210	925	92	58	34
TOTAL GROSS TRIPS (EXISTING)			925	92	58	34

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)	-68	-43	-25

School Impact Analysis

The amendment will reduce school impacts by 22 students as outlined below.

Existing County Land Use Residential Units: 98 SF units

Proposed Development Residential Units: 25 SF units

The anticipated number of students generated by the existing land use is shown in Table 1.

**TABLE 1
STUDENTS GENERATED BASED ON EXISTING DEVELOPMENT**

Lake County Student Generation Rates	
Single Family >800 SF	
Type	Student Multipliers per Dwelling Unit
High School	0.100
Middle School	0.072
Elementary School	0.140
Total	0.312

SCHOOL	SF Units	STUDENT GENERATION RATE	STUDENTS GENERATED	MF UNITS	STUDENT GENERATION RATE	STUDENTS GENERATED	GRAND TOTAL
ELEMENTARY	98	0.140	14	0	0.091	0	14
MIDDLE	98	0.072	7	0	0.037	0	7
HIGH	98	0.100	10	0	0.041	0	10
GRAND TOTAL							31

The anticipated number of students generated by the proposed land use is shown in Table 2.

**TABLE 2
STUDENTS GENERATED BASED ON PROPOSED DEVELOPMENT**

SCHOOL	SF Units	STUDENT GENERATION RATE	STUDENTS GENERATED	MF UNITS	STUDENT GENERATION RATE	STUDENTS GENERATED	GRAND TOTAL
ELEMENTARY	25	0.140	4	0	0.091	0	4
MIDDLE	25	0.072	2	0	0.037	0	2
HIGH	25	0.100	3	0	0.041	0	3
GRAND TOTAL							9

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 -0.074 MGD (includes Smith Legacy 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 (-.0074).

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 131,800 gallons per day (0.1318 MGD). The proposed amendment (0.0028 MGD) would not cause a deficiency in the City's Level of Service standards and the city would have 129,000 gallons per day (0.129 MGD) remaining (Table 2).

Solid Waste Analysis

The LOS for solid waste is 5 lbs per day per capita. The estimated population is 50 and the estimated solid waste is 250 lbs per day. The proposed amendment will not cause a deficiency in the LOS.

Environmental Analysis

The subject site is currently undeveloped and is partially located within the 100-year flood plain associated with Twin Lake. Should protected species occur, prior to development appropriate regulatory permits will be required.

Rezoning

The applicant is requesting that the site be rezoned from Lake County Agriculture (A) to City of Umatilla Agriculture Residential (AR-1). The rezoning to AR-1 is compatible with the adjacent zonings of A, UR-5 and PUD. The AR-1 zoning will allow the continued use of residential and limited agricultural pursuits. The minimum lot size is 43,560 sf (1 acre); however, it is the applicant's intent to maintain the existing parcels as is (6.07-acre, 6.07-acre, 7.53-acre, and 4.73 acre). Along the eastern property line, north of Cooley Road, are two subdivisions, Hunter Oaks (0.26+ acre lots – 11,325+ sf) and Grand Ridge Estates (0.50 acre lots – 21,780 sf). South of Maxwell Road is the approved PUD development known as Glendale Groves (14,500 sf) and west of Maxwell Road is the approved development known as Turtle Cove (11,240 sf).

Recommendation

Annexation

The proposed voluntary annexation is contiguous and compact to the city limits along the eastern boundary and is within the ISBA. Staff recommends approval.

SSCPA

The proposed amendment to Agriculture 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 Agriculture Residential (AR-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 County Land Use	Proposed City Land Use	Maximum Development	Water Demand (gross) (mgpd)	Capacity or Deficit (mgpd)
City of Umatilla Current Capacity						-0.0074 *
Yancey	24.5	Urban Low Density (4 units/acre)	Agriculture (1 Units/Acre)	25 units	.0075	-.0075
Total	24.5					- 0.0149

*Includes Smith Legacy 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 County Land Use	Proposed City Land Use	Maximum Development	Water Demand (gross) (mgpd)	Capacity or Deficit (mgpd)
City of Umatilla Current Capacity						0.129*
Yancey	24.5	Urban Low Density (4 units/acre)	Agriculture (1 Unit/Acre)	25 units	0.005	0.005
	24.5					0.124

*Includes Smith Legacy 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					0.280*
Yancey	24.5	Agriculture Residential	5 SF units	0.0015	0.0015
Total	24.5				0.278

* Includes Smith Legacy

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-F2

AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, RECLASSIFYING 24.5 ± ACRES OF LAND ZONED LAKE COUNTY AGRICULTURE (A) TO THE DESIGNATION OF AGRICULTURE RESIDENTIAL (AR-1) FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY FREDERICK D. YANCEY, III AND BARBARA C. YANCEY, TRUSTEES LOCATED NORTH OF COOLEY ROAD AND WEST OF MAXWELL ROAD; PROVIDING FOR CONDITIONS AND CONTINGENCIES; DIRECTING THE CITY MANAGER TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL TO THE CLERK OF THE CIRCUIT COURT, AND THE LAKE COUNTY MANAGER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a petition has been submitted by Frederick D. Yancey, III and Barbara C. Yancey, Trustees as Owner, to rezone approximately 24.5 acres of land from Lake County Agriculture (A) to City Agriculture Residential (AR-1);

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

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

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;

WHEREAS, upon review, certain terms pertaining to the development of the above-described property have been duly approved, and

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

Section 1: Purpose and Intent.

That the zoning classification of the following described property, being situated in the City of Umatilla, Florida, shall hereafter be designated as Agriculture Residential (AR-1), as defined in the Umatilla Land Development Regulations. 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: The East 528 feet of the Southeast ¼ of the Southeast ¼ of the Southwest ¼ of Section 1, Township 18 South, Range 26 East, Lake County, Florida;

And

That part of the East ½ of the Southwest ¼ of Section 1, Township 18 South, Range 26 East, bounded and described as follows: Begin at the Southeast corner of the North ½ of the Southeast ¼ of the Southwest ¼ of Section 1, Township 18 South, Range 26 East, said point being hereby designated as Point "A", begin again at the Point of Beginning and run thence North 891 feet, thence West 495 feet, thence Southwesterly along a straight line to the above designated Point "A" ("Property");

And

The North ½ of the Northeast ¼ of the Northeast ¼ of the Northwest ¼ of Section 12, Township 18 South, Range 26 East, Lake County, Florida.

Alternate Key # 1094160, 1108659, 3871762 and 3799856

Section 2: Zoning Classification.

That the property shall be designated as Agriculture Residential (AR-1), in accordance with Chapter 6, Section 2(a) of the Land Development Regulations of the City of Umatilla, Florida. The property rezoned pursuant to this section shall be subject to the Umatilla Land Development Regulations pertaining to properties within the Agriculture Residential shall be developed according to the Land Development Regulations.

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.

Christopher R. Creech, Mayor
City of Umatilla, Florida

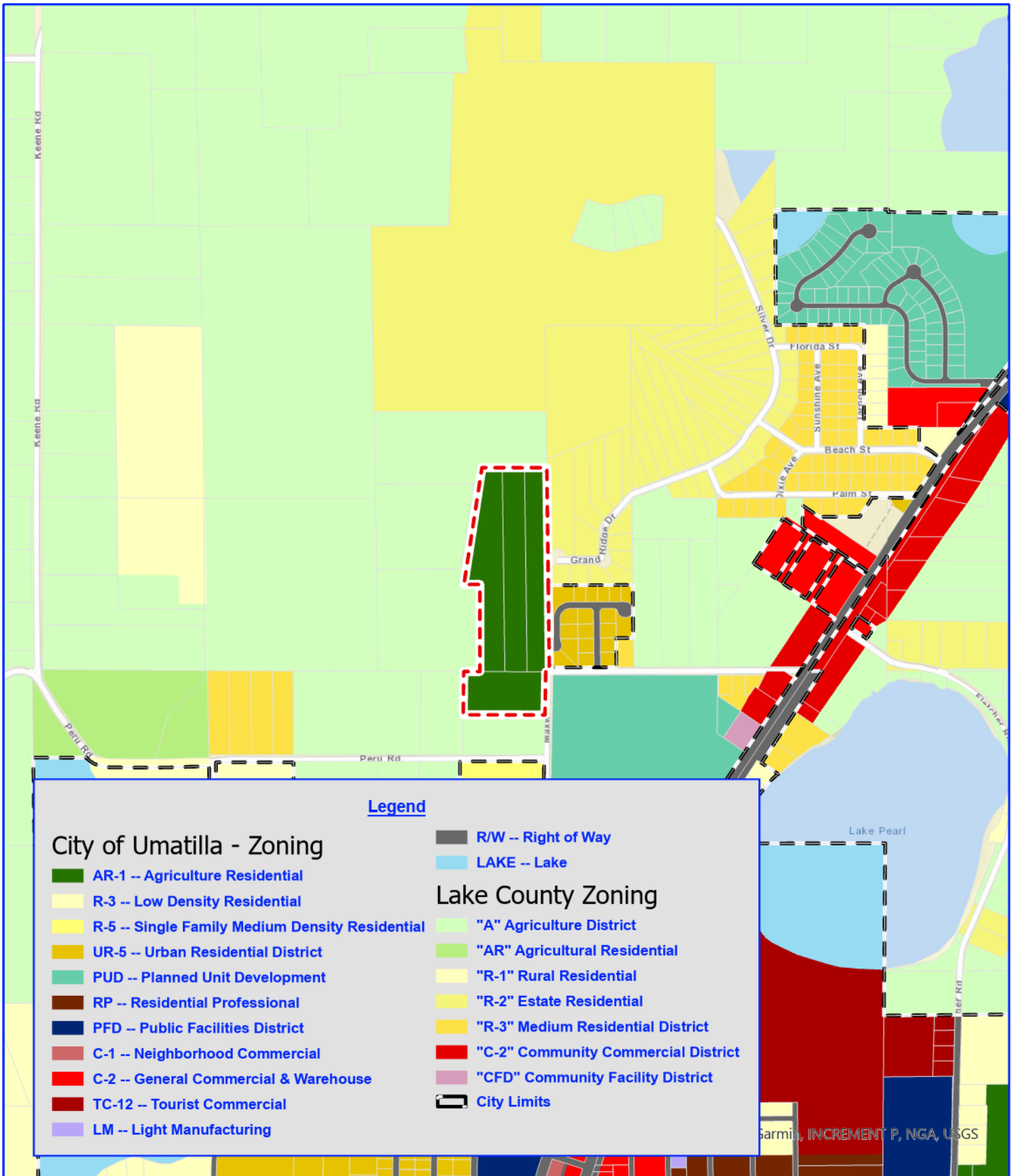
ATTEST:

Approved as to Form:

Jessica Burnham
City Clerk

Kevin Stone
City Attorney

Passed First Reading _____
Passed Second Reading _____
(SEAL)





240 0 240 480 720 960 1,200
Feet
Scale: 1:12,000

Yancey Trust

Umatilla, Florida
Existing Zoning Map

Project: 399/25/07
File: Hidden Yancey Trust
Name: Zoning
PM: S. Lindh
Date: May 2, 2025
Created By: T. Kalebaugh

