



UMATILLA CITY COUNCIL MEETING

June 3, 2025 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
 - May 20, 2025, Land Planning Agency
 - May 20, 2025, Regular City Council

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

PUBLIC HEARING / ORDINANCES / RESOLUTIONS

2. Resolution No. 2025-09, First Baptist Church Umatilla Variance
3. Resolution No. 2025-10, Keene Variance
4. First Reading of Ordinance No. 2025-F, Yancey Trust Annexation
5. First Reading of Ordinance No. 2025-F1, Yancey Trust Small Scale Comp Plan Amendment
6. First Reading of Ordinance No. 2025-F2, Yancey Trust Rezoning

NEW BUSINESS

7. 30 Wafford Street – Code Enforcement Fee Reduction Request

REPORTS

8. Staff Reports

ADJOURNMENT

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

Any invocation that may be offered before the official start of the Council meeting is and shall be the voluntary offering of a private citizen to and for the benefit of the Council pursuant to Resolution 2014-43. The views and beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Council and do not necessarily represent their individual religious beliefs, nor are the views or beliefs expressed intended to suggest allegiance to or preference for any particular religion, denomination, faith, creed, or belief by the Council or the City. No person in attendance at this meeting is or shall be required to participate in any invocation and such decision whether or not to participate will have no impact on his or her right to actively participate in the public meeting.

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



UMATILLA LAND PLANNING AGENCY MEETING

May 20, 2025 at 6:00 PM

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

MINUTES

CALL TO ORDER

Having been duly advertised as required by law, Mayor Creech called the Land Planning Agency Meeting to order at 6:00 pm.

ROLL CALL

MEMBERS PRESENT

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

NOT PRESENT

Fred Fetterolf, Council Member

ALSO PRESENT

Aaron Mercer, Interim City Manager
Adam Bolton, Assistant City Manager
Jessica Burnham, City Clerk
Jennifer Cotch, City Attorney
Regina Frazier, Finance Director
Amy Stultz, Library Director
David Seeley, Chief of Police
Vaughan Nilson, Public Works Director
Misti Lambert, Programs and Compliance Manager

AGENDA REVIEW

Mayor Creech asked Mr. Mercer if there were any changes to the agenda. Mr. Mercer responded that Items 1 through 3 had been postponed at the request of the applicant.

MOTION BY COUNCIL MEMBER NICHOLS TO APPROVE THE AGNEDA WITH THE STATED CHANGES; SECONDED BY COUNCIL MEMBER CROCKETT. MOTION WAS APPROVED BY AN UNANIMOUS VOICE VOTE.

PUBLIC COMMENT

Mayor Creech opened public comment

No one spoke

Mayor Creech closed public comment

PUBLIC HEARING / ORDINANCES / RESOLUTIONS

Items 1 through 3 were postponed for thirty days.

1. First Reading of Ordinance No. 2025-E, Smith Legacy, Annexation
2. First Reading of Ordinance No. 2025-E1, Smith Legacy Small Scale Comp Plan Amendment
3. First Reading of Ordinance No. 2025-E2, Smith Legacy Rezoning

DISCUSSION ITEMS

ADJOURNMENT

With no further business for discussion, the meeting adjourned at approximately 6:01 p.m.

Jessica Burnham, FCRM
City Clerk

Christopher R. Creech, Mayor



UMATILLA CITY COUNCIL MEETING

May 20, 2025 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, Mayor Creech led the Pledge of Allegiance, gave the Invocation, and called the Regular City Council Meeting to order at 6:01 pm.

ROLL CALL

MEMBERS PRESENT

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

NOT PRESENT

Fred Fetterolf, Council Member

ALSO PRESENT

Aaron Mercer, Interim City Manager
Adam Bolton, Assistant City Manager
Jessica Burnham, City Clerk
Jennifer Cotch, City Attorney
Regina Frazier, Finance Director
Amy Stultz, Library Director
David Seeley, Chief of Police
Vaughan Nilson, Public Works Director
Misti Lambert, Programs and Compliance Manager

AGENDA REVIEW

Mayor Creech asked Mr. Mercer if there were any changes to the agenda. Mr. Mercer responded that Items 2 through 4 had been postponed at the request of the applicant.

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

MINUTES REVIEW

1. Approval of Meeting Minutes
- May 6, 2025, Regular City Council Minutes

MOTION BY COUNCIL MEMBER NICHOLS TO APPROVE MAY 6, 2025, MINUTES; SECONDED BY COUNCIL MEMBER CROCKETT; MOTION WAS APPROVED BY A UNANIMOUS VOICE VOTE.

PRESENTATIONS

PUBLIC COMMENT

Mayor Creech opened public comment.

Katlin Brody, 146 Bullfrog Lane, addressed ongoing concerns related to Magnolia Point, including challenges she has experienced with the Building Official. She also stated that drainage issues in the area remain unresolved.

Mayor Creech closed public comment.

CONSENT AGENDA

PUBLIC HEARING / ORDINANCES / RESOLUTIONS

Items 2 through 4 were postponed for thirty days.

2. First Reading of Ordinance No. 2025-E, Smith Legacy, Annexation
3. First Reading of Ordinance No. 2025-E1, Smith Legacy Small Scale Comp Plan Amendment
4. First Reading of Ordinance No. 2025-E2, Smith Legacy Rezoning
5. Resolution No. 2025-11, Authorizing City Manager to Execute Deed and Closing Documents for the Lake Ferns Properties, LLC

Mayor Creech formally recused himself from deliberation on this agenda item, announced his intention to file Form 8B with the City Clerk in accordance with applicable disclosure requirements, and transferred the presiding role to Vice Mayor Adams.

City Attorney Cotch read the Resolution by title.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UMATILLA, FLORIDA, AUTHORIZING THE CITY MANAGER TO EXECUTE A DEED AND OTHER CLOSING DOCUMENTS IN CONJUNCTION WITH THAT CERTAIN PURCHASE AND SALE AGREEMENT WITH LAKE FERNS PROPERTIES, LLC APPROVED BY THE CITY COUNCIL ON APRIL 1, 2025; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE

City Attorney Cotch provided the Council with an overview of the agenda item concerning the sale of City-owned property. The property, located in Lake County, Florida, is subject to a Purchase and Sale Agreement (PSA) approved by the City Council on April 1, 2025. The agreement with Lake Ferns Properties, LLC outlines the City's obligation to convey fee simple title via statutory warranty deed. To facilitate the closing, this Resolution authorizes the City Manager to execute the deed and all necessary documents in accordance with the terms of the PSA.

Vice Mayor Adams opened public comment

No one spoke

Vice Mayor Adams closed public comment

MOTION BY COUNCIL MEMBER NICHOLS TO APPROVE RESOLUTION NO. 2025-11, AUTHORIZING CITY MANAGER TO EXECUTE DEED AND CLOSING DOCUMENTS FOR THE LAKE FERNS PROPERTIES, LLC; SECONDED BY COUNCIL MEMBER CROCKETT. MOTION PASSED BY A UNANIMOUS VOICE VOTE.

The Vice Mayor returned the gavel to Mayor Creech, resuming his role as presiding officer.

NEW BUSINESS

6. Notice of Intent to Award ITB 2025-002 Aircraft Parking Apron Expansion

Jack Thompson of AVCON presented an overview to the Council regarding the bid process for ITB 2025-002 Aircraft Parking Apron Expansion. On April 24, 2025, the City received twelve bids. Halifax Paving, Inc. was the apparent low bidder at \$1,129,822.50, with Bulldog Sitework, LLC submitting the second-lowest bid at \$1,147,224.35. Both firms provided complete and responsive bids, including all required documentation and DBE commitments. Halifax met the 4.3% DBE participation requirement and submitted Good Faith Effort documentation, while Bulldog, a DBE firm, exceeded the goal. AVCON recommended awarding the contract to Halifax Paving, Inc., pending legal review and funding availability.

MOTION BY COUNCIL MEMBER NICHOLS TO APPROVE THE NOTICE OF INTENT TO HALIFAX PAVING, INC. FOR ITB 2025-002 AIRCRAFT PARKING APRON EXPANSION; SECONDED BY VICE MAYOR ADAMS. MOTION PASSED BY A UNANIMOUS VOICE VOTE.

REPORTS

7. Staff Reports

Mr. Mercer provided an update on the ongoing security enhancements at City Hall, noting that the process is progressing smoothly and according to plan

Attorney Cotch had nothing to report

Council Member Crockett had nothing to report

Mayor Creech mentioned an upcoming community meeting concerning the installation of Duke Energy utility

poles throughout the town and encouraged residents to attend and participate.

Vice Mayor Adams shared her experience of attending a recent meet-and-greet event at Lakeview Terrace.

Council Member Nichols had nothing to report.

Chief Seeley had nothing to report.

Ms. Frazier announced that the budget meeting is scheduled for September 11 at 6:00 PM

Mr. Nilson had nothing to report.

Ms. Stulz reported that the installation funded by the 2024 Impact Fee Grant was completed last week. She also noted that the next step for the 2025 Impact Fee Grant involves coordination with the county.

ADJOURNMENT

With no further business for discussion, the meeting adjourned at approximately 6:20 p.m.

Jessica Burnham, FCRM
City Clerk

Christopher R. Creech, Mayor

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME Christopher R Crech		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Umatilla City Council	
MAILING ADDRESS 41620 Silver Drive		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY Umatilla	COUNTY Lake	☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED 5/20/25		NAME OF POLITICAL SUBDIVISION: Umatilla City Council	
		MY POSITION IS: ☒ ELECTIVE ☐ APPOINTIVE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Christoper R. Creech, hereby disclose that on May 20, 20 25 :

(a) A measure came or will come before my agency which (check one or more)

- ☒ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, _____ ;
- ☐ inured to the special gain or loss of my relative, _____ ;
- ☐ inured to the special gain or loss of _____, by whom I am retained; or
- ☐ inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

Resolution No. 2025-11, Authorizing City Manager to Execute Deed and Closing Documents for the Lake Ferns Properties, LLC

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

Date Filed

5/20/2025

Signature

Christoper R. Creech

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.



CITY OF UMATILLA

AGENDA ITEM STAFF REPORT

DATE: May 5, 2025

MEETING DATE: June 3, 2025

SUBJECT: Resolution No. 2025-09, First Baptist Church Umatilla Variance

BACKGROUND SUMMARY:

This variance request is to allow aggregate directional signage from 16 square feet (Chapter 16, Section 17(l)(1)(A)) to 60 square feet (15 signs) and height from 4' to 5', due to the size of the property and the various buildings and services offered which require numerous directional signs. It should be noted that directional signs are also allowed in commercial districts; however, there is no cap on the aggregate square footage.

RECOMMENDATIONS:

Approval of Resolution No. 2025-09, First Baptist Church Umatilla Variance

FISCAL IMPACTS:

N/A

ATTACHMENTS:

1. Staff Report Resolution No. 2025-09, First Baptist Church Umatilla
 2. Aerial
 3. FBCU - Sign Location Plan
 4. FBCU Sign Exterior Directionals
 5. Resoulution 2025 _FBCU_ Variance rev. jmc
-

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

VARIANCE

Owner: First Baptist Church Umatilla

General Location: 550 Hatfield Drive

Number of Acres: 9.89 ±

Existing Zoning: Public Facilities District (PFD)

Existing Future Land Use: Institutional

Date: April 30, 2025

Description of Project

The applicant has submitted a variance request to the sign regulations to allow total directional sign square footage from 16 square feet to 60 square feet (15 signs) and exceed four (4) feet in height to five (5) feet in height.

	Surrounding Zoning	Surrounding Land Use
North	Public Facilities District (PFD)	Institutional
South	UR-5	Single Family Medium Density (5 units/acre)
East	UR-5, Residential Professional (RP)	SFMD, Multi-family Low Density
West	C-2	General Commercial

Assessment

The variance request is to allow aggregate directional sign from 16 square feet (Chapter 16, Section 17(I)(1)(A)) to 60 square feet (15 signs) and height from 4' to 5' due to the size of the property and the various buildings and services offered which require numerous directional signs. The size of the directional signs will not exceed 4 square feet in size area or 4 feet in height. It should be noted that directional signs are also allowed in commercial districts; however, there is no cap on the aggregate square footage.

Recommendation

Chapter 20, Section 1, f) identifies the review criteria in regards to variances as follows:

- 1) No diminution in value of surrounding properties would be suffered;

Granting of the variance should have no effect on the value of the adjacent properties as the proposed directional signs are in harmony with the onsite development.

- 2) Granting the permit would be of benefit to the public interest;

Granting a variance from the total aggregate square footage for directional signs would be a benefit to the public due to pedestrian and vehicular safety. Directional signs provide an effective means of communication and would improve both pedestrian and vehicular safety.

- 3) Denial of the permit would result in unnecessary hardship to the owner seeking it;

The denial of the variance would result in an unnecessary hardship due to the size of the property and the numerous buildings and services offered.

- 4) By granting the permit, substantial justice will be done; and

Granting of the variance from the aggregate sign square footage and height would provide the property owner with substantial justice as the directional signs proposed are based upon the function that they serve and are tailored to the specific site.

- 5) The use must not be contrary to the spirit of the ordinance.

The City's LDR's address the purpose and intent of sign regulations including to provide a visually aesthetic and safe environment, promote the public health, safety and general welfare of the public. The aggregate directional signs should take into consideration the scale of development in which they are intended to serve. The proposed directional signs are aesthetically pleasing and promote the safety and general welfare of the public.

Staff recommends approval.



Legend

-  City Limits
-  Site Boundary

State of Florida, Maxar, Microsoft



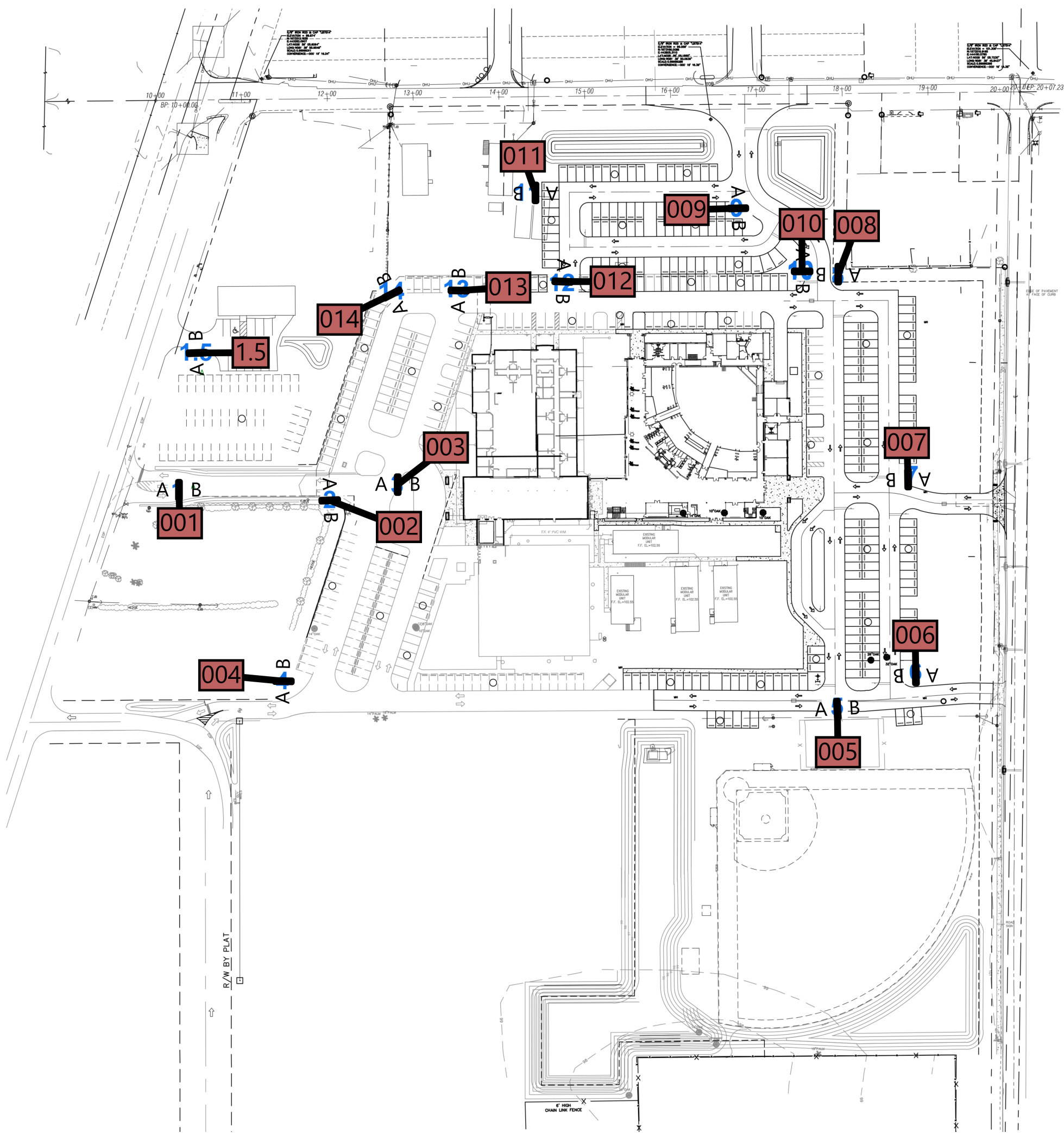
40 0 40 80 120 160 200 Feet
Scale: 1:2,000

First Baptist Church Umatilla

Umatilla, Florida
Aerial Map

Project:
File:First Baptist Church Umatilla
Name:Aerial
PM: S. Lindh
Date: May 2, 2025
Created By: T. Kalebaugh





Page Reviewed/Approved by:

☐

 Approved

☐

 Revise and Resubmit

☐

 Approved as Noted

Corporate Headquarters 388 Grant Street SE Atlanta, GA 30312-2227 Ph: 404.688.9000, Fax: 404.577.3847 Email: sales@apcosigns.com APCO apcosigns.com	Project Reference:		Status:	Date:	Drawn By:	Production Info:		Page Name:	
	Customer: FBC of Umatilla		Draft	5 November 2024	T. Foster	Work Order #:		Level 1	
	Project: FBC of Umatilla					Approved By:			
	Sales Rep: Patrice Howard					Approved Date:			
	CSR/PM: Tamara Foster					Customer approval is required prior to production.		Scale:	

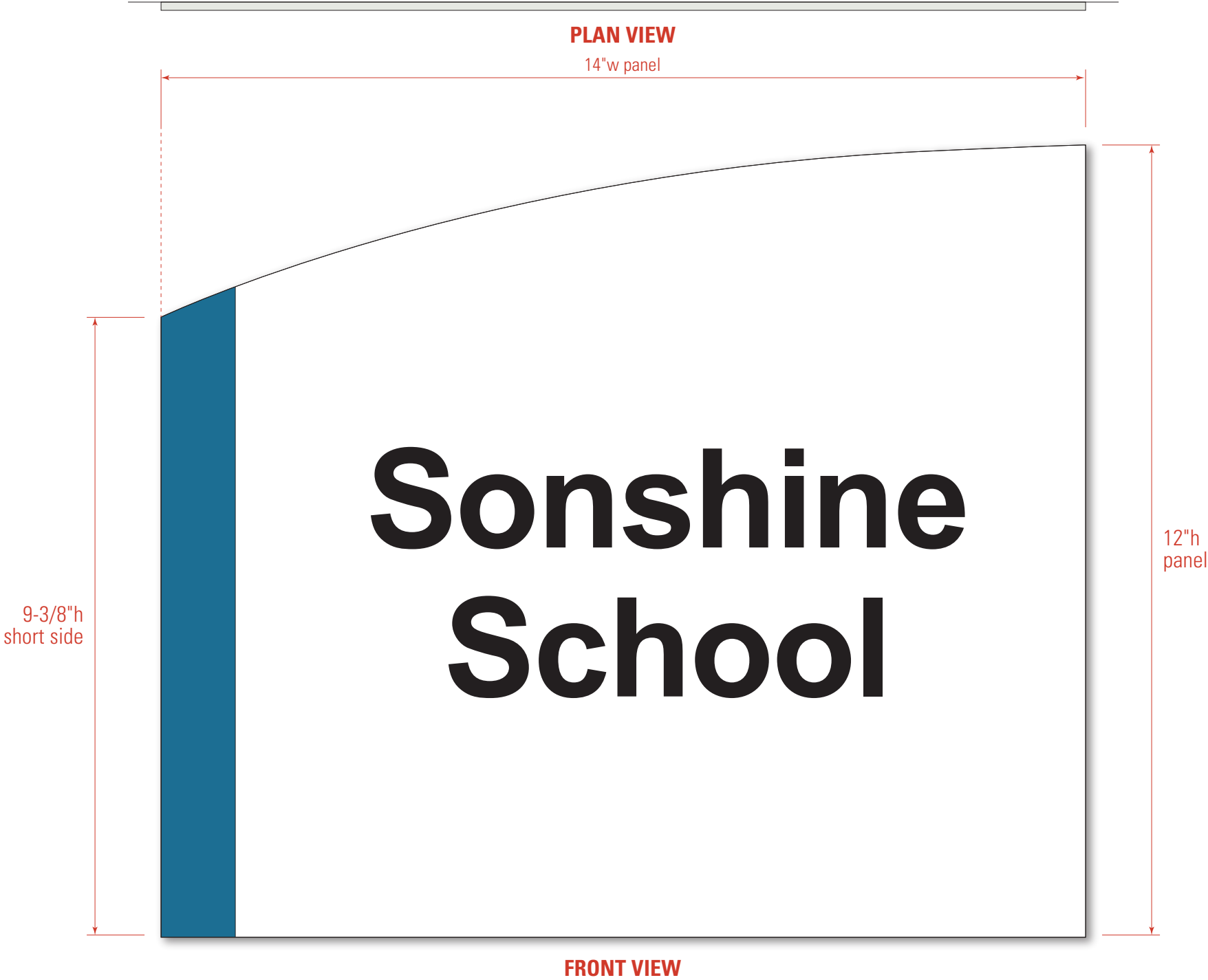
SIGN SPECIFICATIONS

Acrylic Plaque Sign
Mounting: Tape & Silicone

Plaque:
Size: 12"(h) x 14"(w) x 1/8"(d)
Backgrd. Color: A01 White

Flatbed Printed Graphics: (FBP)
FBP Vertical Color Block:
Size: 1-1/8"(w) (Left Side)
Color: Umatilla Blue

Pressure Sensitive Vinyl: (PSV)
Font: Arial Bold (ARB)
Size: 1-1/2"
Color: 7125-22 Matte Black Vinyl



Colors depicted are a general representation of the color specified.
If color selection is critical, please request sample for approval.

Corporate Headquarters 388 Grant Street SE Atlanta, GA 30312-2227 Ph: 404.688.9000, Fax: 404.577.3847 Email: sales@apcosigns.com		Project Reference: Project: First Baptist Church Umatilla Sales Rep: Patrice Howard CSR/PM:		Status: Draft	Date: 28, Oct. 2024	Drawn By: RHK	Production Info: Work Order #: TBD Approved By: Approved Date: Customer approval is required prior to production.	Sign Type: B1 Building ID 6160.3 AluTek Series Scale: 1/2" = 1"
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SIGN SPECIFICATIONS

5120 SignPanel Series

Double Posts and Panel
Non-Illuminated
Double Sided Graphics
Mounting: Direct Burial

Decorative Crown: (Qty. 2)

Part Code: I-Zone CHPL on Aluminum
Size: 7"(dia.) x 1/2"O.D.(thickness)
Finish: Satin
Logo: LTBD (Umatilla U)
Color (front): Per artwork
Color (back & returns): TBD
Mounting to Panel: TBD
(Logo for Production Use)

Crown Backer: (Qty. 2)
6-1/2"(dia.) x 1/4"(t) Aluminum backer
Mechanically fastened to Crown & FRP Panel

Support Posts:

Part Code: SPC100 (4" Circular)
Finish: 315 Black Anodized

Decorative Elements:

Post Cap:
Part Code: PCC100-D Dome
Color: A02 Black

Deco Rings:
Part Code: SPCDR Circular (Qty. 1 per post)
Color: A02 Black

SignPanel:

Part Code: SPA25
Size: 32"(h) x 32"(w) (visible) x 1"(d)
Backgrd. Color: A01 White

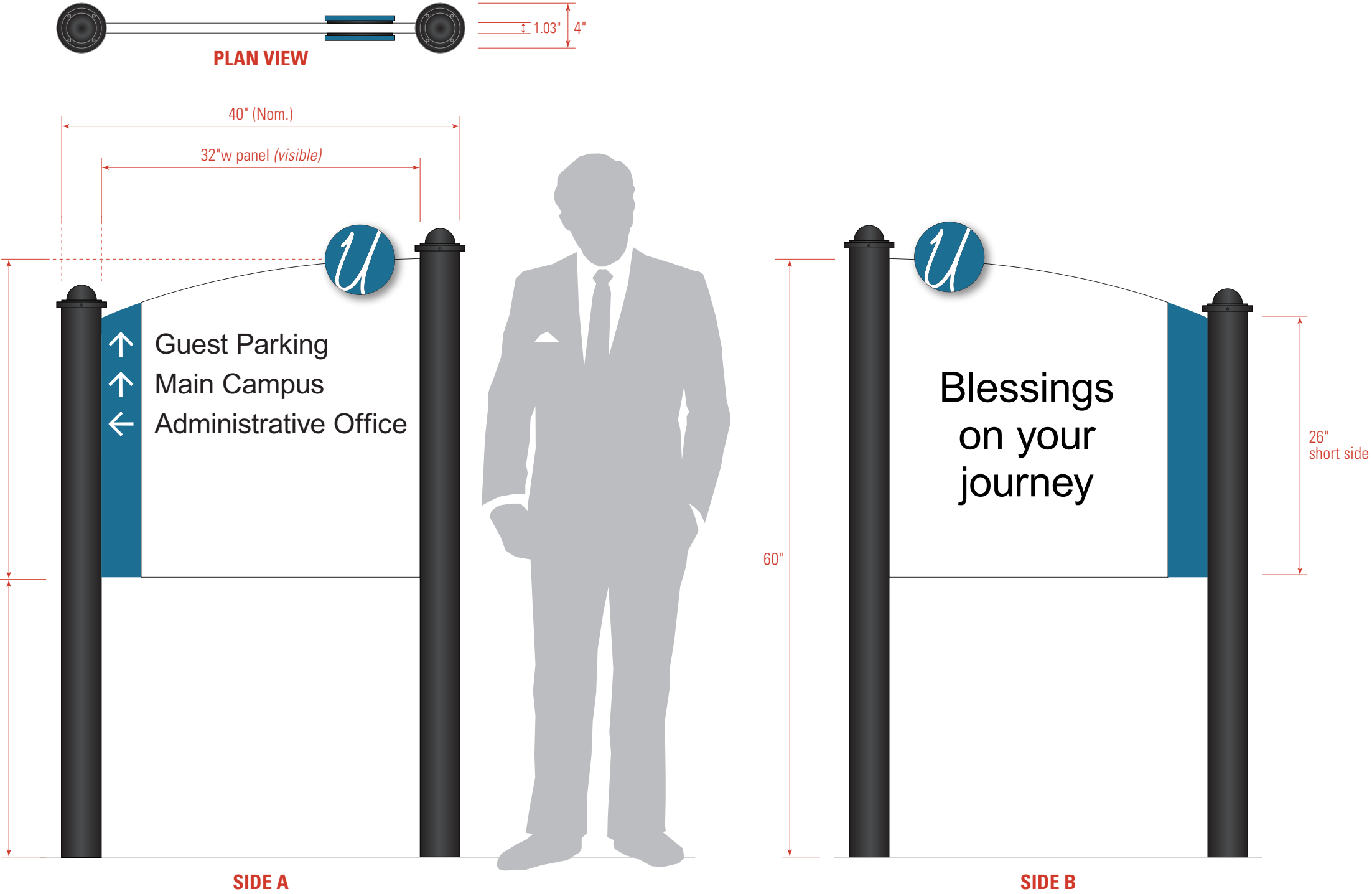
Intaglio Graphics:

Vertical Color Block:
Size: 4"(w)
Color: Umatilla Blue

Pressure Sensitive Vinyl: (PSV)

Arrow: A120
Size: 2-1/2"(arm to arm)
Color: 7125-22 Matte Black Vinyl

Font: Arial (AR)
Size (Side A): 2"
Size (Side B): 3"
Color: 7125-22 Matte Black Vinyl



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If color selection is critical, please request sample for approval.

Corporate Headquarters 388 Grant Street SE Atlanta, GA 30312-2227 Ph: 404.688.9000, Fax: 404.577.3847 Email: sales@apcosigns.com		Project Reference: Project: First Baptist Church Umatilla Sales Rep: Patrice Howard CSR/PM:		Status: Draft	Date: 28, Oct. 2024	Drawn By: RHK	Production Info: Work Order #: TBD Approved By: Approved Date:	Sign Type: C1 Small/Directional ID 5120 SignPanel Series
APCO apcosigns.com								Scale: 1" = 1'-0"

SIGN SPECIFICATIONS

5120 SignPanel Series

Double Posts and Panel
Non-Illuminated
Double Sided Graphics
Mounting: Direct Burial

Decorative Crown: (Qty. 2)

Part Code: I-Zone CHPL on Aluminum
Size: 7"(dia.) x 1/2"O.D.(thickness)
Finish: Satin
Logo: LTBD (Umatilla U)
Color (front): Per artwork
Color (back & returns): TBD
Mounting to Panel: TBD
(Logo for Production Use)

Crown Backer: (Qty. 2)
6-1/2"(dia.) x 1/4"(t) Aluminum backer
Mechanically fastened to Crown & FRP Panel

Support Posts:

Part Code: SPC100 (4" Circular)
Finish: 315 Black Anodized

Decorative Elements:

Post Cap:
Part Code: PCC100-D Dome
Color: A02 Black

Deco Rings:
Part Code: SPCDR Circular (Qty. 1 per post)
Color: A02 Black

SignPanel:

Part Code: SPA25
Size: 48"(h) x 32"(w) (visible) x 1"(d)
Backgrd. Color: A01 White

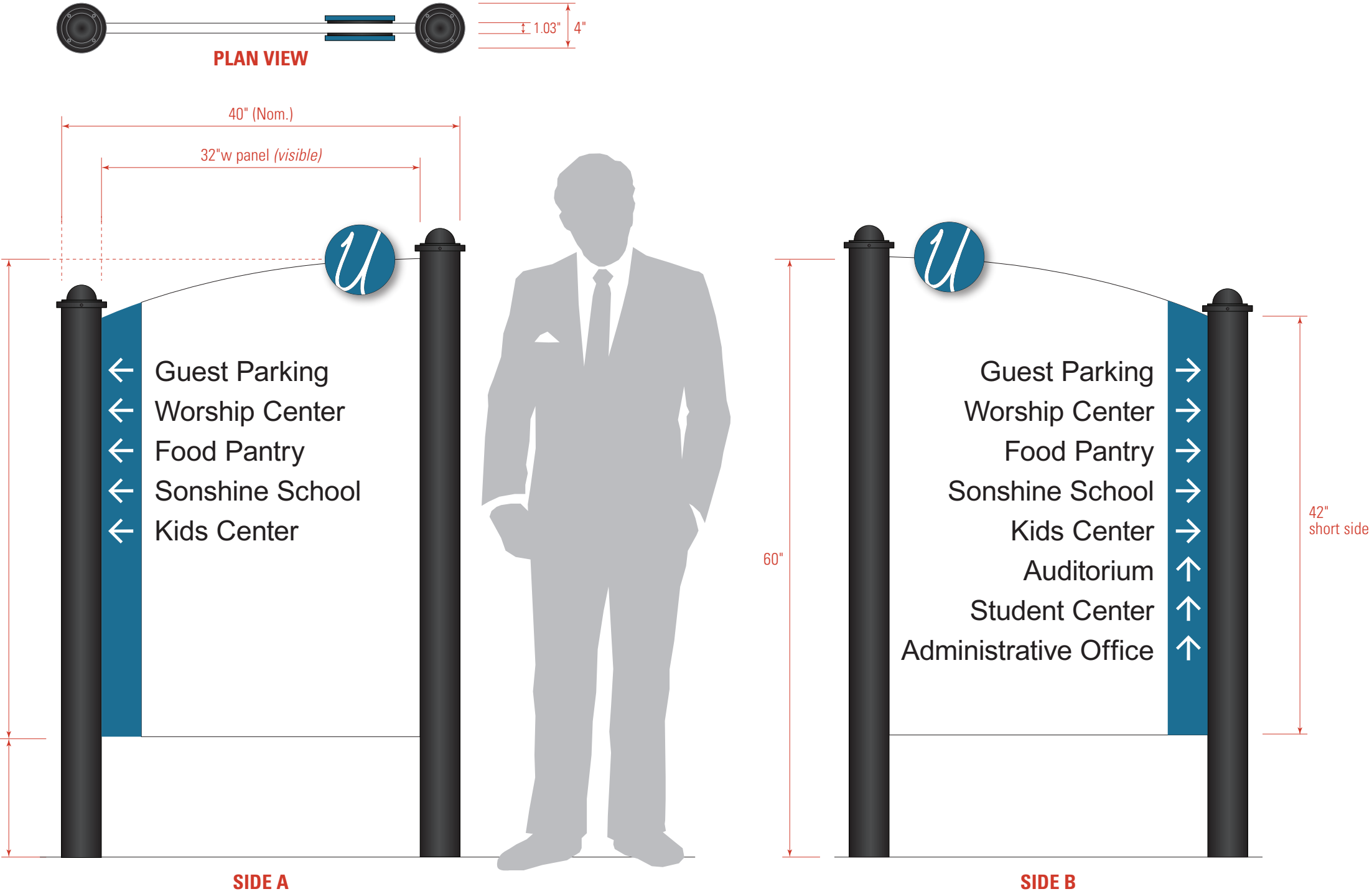
Intaglio Graphics:

Vertical Color Block:
Size: 4"(w)
Color: Umatilla Blue

Pressure Sensitive Vinyl: (PSV)

Arrow: A120
Size: 2-1/2"(arm to arm)
Color: 7125-22 Matte Black Vinyl

Font: Arial (AR)
Size: 2"
Color: 7125-22 Matte Black Vinyl



Colors depicted are a general representation of the color specified.
If color selection is critical, please request sample for approval.

Corporate Headquarters 388 Grant Street SE Atlanta, GA 30312-2227 Ph: 404.688.9000, Fax: 404.577.3847 Email: sales@apcosigns.com		Project Reference: Project: First Baptist Church Umatilla Sales Rep: Patrice Howard CSR/PM:		Status: Draft	Date: 28, Oct. 2024	Drawn By: RHK	Production Info: Work Order #: TBD Approved By: Approved Date:	Sign Type: D1 Large Directional ID 5120 SignPanel Series
APCO apcosigns.com								Scale: 1" = 1'-0"

RESOLUTION 2025-09

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UMATILLA, FLORIDA; GRANTING A VARIANCE TO THE LAND DEVELOPMENT CODE ("CODE") RELATING TO THE AGGREGATE SQUARE FOOTAGE AND HEIGHT OF DIRECTIONAL SIGNS; PERMITTING UP TO SIXTY (60) AGGREGATE SQUARE FEET AND A HEIGHT OF FIVE (5) FEET ON THE PROPERTY KNOWN AS 550 HATFIELD DRIVE IN THE CITY OF UMATILLA FLORIDA; PROVIDING FOR AN EXPIRATION DATE AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, First Baptist Church Umatilla ("Owner"), has petitioned for a variance for property zoned Public Facilities District (PFD) located at 550 Hatfield Drive, Umatilla, Florida; and

WHEREAS, the Owner desires to request a variance from the City's Code requirement limiting the total aggregate square footage of directional signs to a maximum of sixteen (16) square feet; and

WHEREAS, to accommodate vehicular and pedestrian safety a variance from the sign requirements contained in the City Code is required; and

WHEREAS, the Owner requests a variance to Code Chapter 16, Section 17(l)(1)(A) relating to directional signage, increasing the maximum from sixteen (16) square feet to sixty (60) square feet and increasing the height from four (4) feet to five (5) feet; and

WHEREAS, the City Council has considered the petition in accordance with standards for the granting of variances contained in Chapter 20, City Code.

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

1. The City Council has determined that an aggregate directional sign totaling sixty (60) square feet and a height of five feet (5') is not detrimental to the character of the area and is not inconsistent with the trends of development in the area.
2. The City Council has determined that the aggregate directional sign totaling sixty (60) square feet and a height of five feet (5') will not have an unduly adverse effect on surrounding property.
3. Special conditions and circumstances exist which are peculiar to the Property and are not applicable to other land and structures.
4. A variance from the existing code for aggregate directional sign square footage and height is the minimum variance necessary to grant the Owner's request.
5. The City Council has determined that the variance is consistent with the Comprehensive Plan for the City of Umatilla, and the Code, and will not adversely affect the public interest.
6. The variance will not adversely affect the public health, safety, or general welfare of the citizens of the City of Umatilla.
7. The petition for variance filed by First Baptist Church Umatilla, for property located at 550 Hatfield Drive, Umatilla, Florida, more particularly described in Exhibit "A".

Section 1. The variance is granted as follows:

- a. A variance to Chapter 16, Section 17(l)(1)(A) relating to directional signage is hereby granted, increasing the allowed area from sixteen (16) square feet to an aggregate of sixty (60) square feet and increasing the height from four (4) feet to five (5) feet.
- b. This Variance shall become effective immediately upon approval and adoption by the City Council of the City of Umatilla, Florida.

Section 2. Scrivener's errors in the legal description may be corrected without a public hearing or at public meeting, by re-recording the original resolution or a certified copy of the resolution and attaching the correct legal description.

PASSED AND ORDAINED in regular session of the City Council of the City of Umatilla, Lake County, Florida, this _____ day of _____, 2025.

Approved as to Form:

Christopher R. Creech, Mayor

Kevin Stone, City Attorney

Passed first reading: _____

ATTEST: _____
Jessica Burnham, City Clerk

(SEAL)

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land lying within Section 12, Township 18 South, Range 26 East, Lake County, Florida, and being a portion of property described as in O.R. Book 956, page 1580, Public Records of Lake County, Florida, said parcel being described as follows:

Commence at the South 1/4 corner of said Section 12; run North 89 degrees 33'30" East along the South line of said Section 12 (according to Plat Book 1, page 23, Public Records of Lake County, Florida), 23.43 feet to the point of intersection of said Section line and the East boundary of the right-of-way of the abandoned A.C.L. Railroad; thence North 17 degrees 48'24" East along said right-of-way 628.20 feet to the South line of property described in O.R. Book 956, page 1580; thence along said South line run North 89 degrees 31'24" East 237.85 feet to the point of beginning; thence continue along the boundary of property described in O.R. Book 956, page 1580, with the following three (3) courses; North 89 degrees 31'24" East 868.73 feet to a rod and cap marked "RLS 2510;" thence North 00 degrees 09'54" East 520.80 feet to a rod and cap marked "RLS 2510," thence South 89 degrees 43'42" West 754.27 feet to a rod and cap marked "RLS 2510," said point being 185 feet, more or less, East (as measured along aforesaid line) of the Easterly right-of-way line of railroad; thence departing aforesaid boundary of property described in O.R. Book 956, page 1580; and parallel with said right-of-way line run South 17 degrees 48'24" West 232.10 feet; thence South 89 degrees 42'02" West 185 feet to said railroad right-of-way line; thence along said right-of-way line run South 17 degrees 48'24" West 52.60 feet; thence North 89 degrees 42'02" East 237.63 feet; thence South 17 degrees 48'24" West 266.43 feet to the point of beginning.

Alternate Key # 3777619



CITY OF UMATILLA AGENDA ITEM STAFF REPORT

DATE: May 5, 2025

MEETING DATE: June 3, 2025

SUBJECT: Resolution No. 2025-10, Keene Variance

BACKGROUND SUMMARY:

This variance request from Chapter 8, Section 4(a) is to allow a side setback for an accessory structure (detached garage) from 10' to 5' to save existing trees. Chapter 8 allows a rear setback of 5' for a detached garage and states that all setbacks not referenced must comply with the principal structure. Chapter 6, Schedule of Setback Requirements identify in the R-3 zoning district a side setback of 10'.

The applicant has provided correspondence from the adjacent neighbor indicating that they are in favor of the side setback of 5'.

RECOMMENDATIONS:

Approval of Resolution No. 2025-10, Keene Variance

FISCAL IMPACTS:

N/A

ATTACHMENTS:

1. Staff Report Resolution No. 2025-10 Keen Variance
 2. Aerial
 3. Resoultion 2025-10 Keene Variance
-

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

VARIANCE

Owner: Kristopher Keene

General Location: 110 Wingfield Drive

Number of Acres: .65 ±

Existing Zoning: Residential Low Density (R-3)

Existing Future Land Use: Single Family Low Density (3 units/acre)

Date: May 2, 2025

Description of Project

The applicant has submitted a variance request to allow a detached garage (30' x 49') in the southern portion of the rear yard with a side setback of 5' versus the required 10'. The reduction in the setback is requested to save an existing large oak tree. Placement of the garage in the northern portion of the rear yard would require the removal of additional trees.

	Surrounding Zoning	Surrounding Land Use
North	Residential Low Density (R-3)	Single Family Low Density (3 units/acre)
South	R-3	Single Family Low Density (3 units/acre)
East	R-3	Single family Low Density
West	R-3	Single family Low Density

Assessment

The variance request from Chapter 8, Section 4(a) is to allow a side setback for an accessory structure (detached garage) from 10' to 5' to save existing trees. Chapter 8 allows a rear setback of 5' for a detached garage and states that all setbacks not referenced must comply with the principal structure. Chapter 6, Schedule of Setback Requirements identify in the R-3 zoning district a side setback of 10'.

The applicant has provided correspondence from the adjacent neighbor indicating that they are in favor of the side setback of 5'.

Recommendation

Chapter 20, Section 1, f) identifies the review criteria in regards to variances as follows:

- 1) No diminution in value of surrounding properties would be suffered;

Granting of the variance should have no effect on the value of the adjacent properties as the proposed side setback for the detached garage is in harmony with the existing neighborhood.

- 2) Granting the permit would be of benefit to the public interest;

Granting a variance from the side setback for an accessory structure in order to save trees would be a benefit to the public as trees help clean the air, provide shade, provide habitat for wildlife, increase property value and enhance the community.

- 3) Denial of the permit would result in unnecessary hardship to the owner seeking it;

The denial of the variance would result in an unnecessary hardship due to the number of trees within the rear yard and placement of the garage within the southern portion of the rear yard is the least invasive.

- 4) By granting the permit, substantial justice will be done; and

Granting of the variance from the side setback would provide the property owner with substantial justice as the variance would not create a hardship on others or be contrary to the public interest.

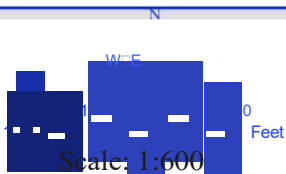
- 5) The use must not be contrary to the spirit of the ordinance.

Setbacks are established to ensure safety, maintain privacy and enhance the aesthetic aspects of a community. It is not uncommon to allow lesser side and rear setbacks for accessory structures.

Staff recommends approval.



State of Florida, Maxar, Microsoft



Keene

Umatilla, Florida
Aerial Map

Project:399125108
File: Aerial
Name: Keene
PM: S. Lindh
Date: April 25, 2025
Created By: T. Kalebaugh



RESOLUTION 2025 - 10

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UMATILLA, FLORIDA; GRANTING A VARIANCE TO THE LAND DEVELOPMENT CODE ("CODE") RELATING TO THE SIDE SETBACK FOR ACCESSORY STRUCTURES; PERMITTING A 5' SIDE SETBACK ON THE PROPERTY KNOWN AS 110 WINGFIELD DRIVE IN THE CITY OF UMATILLA FLORIDA; PROVIDING FOR AN EXPIRATION DATE AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Kristopher Keene and Kellie Keene ("Owner"), has petitioned for a variance for property zoned Low Density Residential (R-3) located at 110 Wingfield Drive, Umatilla, Florida; and

WHEREAS, the Owner desires to request a variance from the City's Code requirement of a ten-foot (10') side setback to a five-foot (5') side setback for an accessory structure; and

WHEREAS, to save trees a variance from the side setback requirements contained in the City Code is required; and

WHEREAS, the Owner requests a variance to Code Chapter 8, Section 4(a) and Chapter 6, Schedule of Setback Requirements within the R-3 District for an accessory structure from ten (10) feet to five (5) feet; and

WHEREAS, the City Council has considered the petition in accordance with standards for the granting of variances contained in Chapter 20, City Code.

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

1. The City Council has determined that a reduction of a side setback to five feet (5') is not detrimental to the character of the area and is not inconsistent with the trends of development in the area.
2. The City Council has determined that a reduction of a side setback to five feet (5') will not have an unduly adverse effect on surrounding property.
3. Special conditions and circumstances exist which are peculiar to the Property and are not applicable to other land and structures.
4. A variance from the existing code for accessory structure setbacks is the minimum variance necessary to grant the Owner's request.
5. The City Council has determined that the variance is consistent with the Comprehensive Plan for the City of Umatilla, and the Code, and will not adversely affect the public interest.
6. The variance will not adversely affect the public health, safety, or general welfare of the citizens of the City of Umatilla.
7. The petition for variance filed by Kristopher and Kellie Keene, for property located at 110 Wingfield Drive, Umatilla, Florida, more particularly described in Exhibit "A".

Section 1. The variance is granted as follows:

- a. A variance to Chapter 8, Section 4(a) and Chapter 6, Schedule of Setback Requirements relating to side setbacks is hereby granted, for an accessory structure from ten (10) feet to five (5) feet.
- b. This Variance shall become effective immediately upon approval and adoption by the City Council of the City of Umatilla, Florida.

Section 2. Scrivener's errors in the legal description may be corrected without a public hearing or at public meeting, by re-recording the original resolution or a certified copy of the resolution and attaching the correct legal description.

PASSED AND ORDAINED in regular session of the City Council of the City of Umatilla, Lake County, Florida, this _____ day of _____, 2025.

Approved as to Form:

Christopher R. Creech, Mayor

Kevin Stone, City Attorney

Passed first reading: _____

ATTEST: _____
Jessica Burnham, City Clerk

(SEAL)

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 7, Swiss Bellvue Subdivision, according to the Plat thereof, recorded in Plat Book 25, Page(s) 47, of the Public Records of Lake County, Florida.

Alternate Key # 2863749



CITY OF UMATILLA

AGENDA ITEM STAFF REPORT

DATE:

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

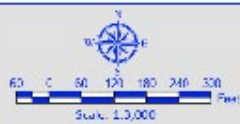
2.0 Persons per household



Legend

City Limits

Site Boundary



Yancey Trust

Umatilla, Florida
Aerial Map

Project: 3942567
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: May 6, 2025

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)

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-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

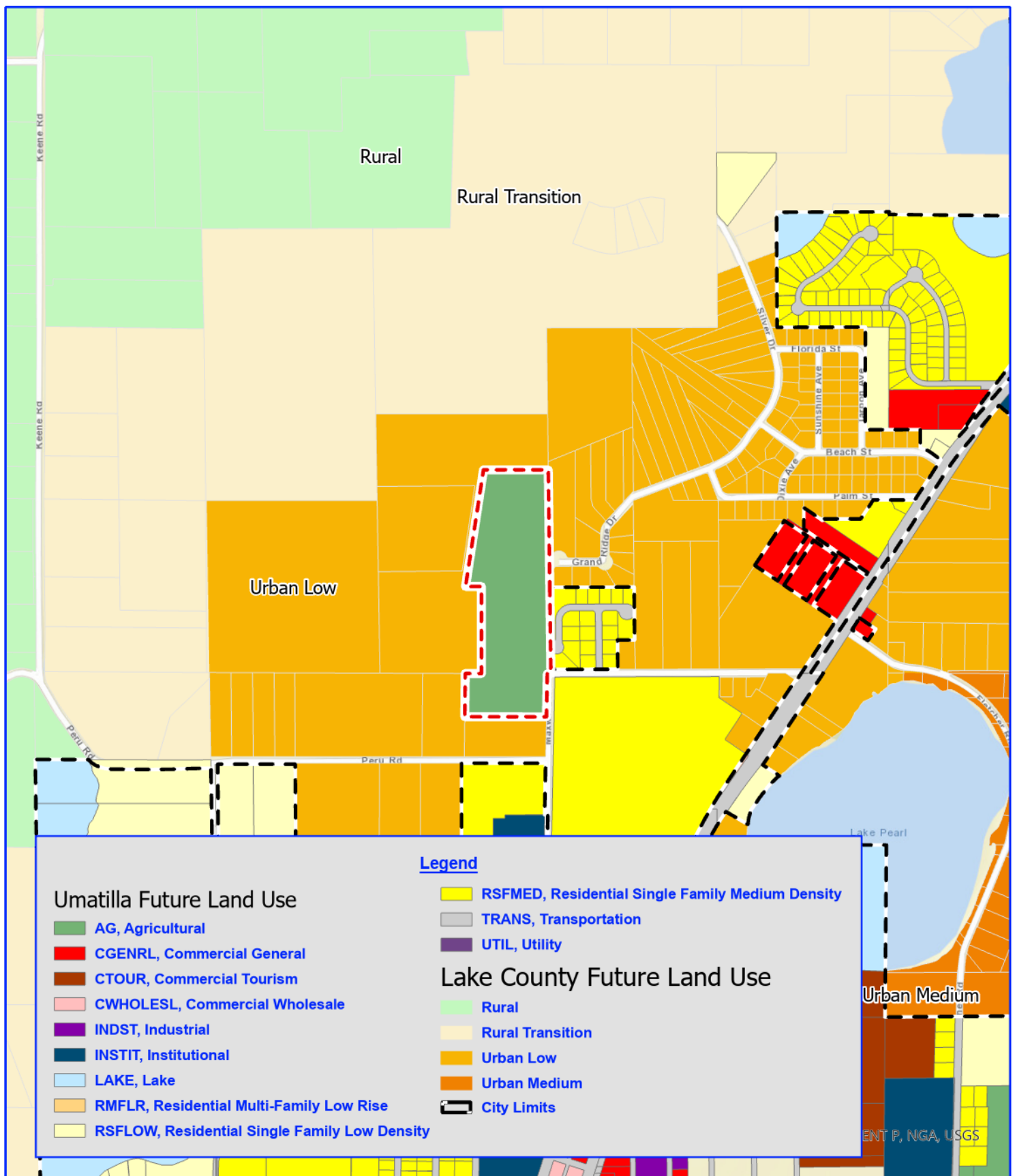
ATTEST:

Approved as to Form:

Jessica Burnham
City Clerk

Kevin Stone
City Attorney

Passed First Reading _____
Passed Second Reading _____
(SEAL)





CITY OF UMATILLA

AGENDA ITEM STAFF REPORT

DATE: May 6, 2025

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.

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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
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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

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TABLE 1
STUDENTS GENERATED BASED ON EXISTING DEVELOPMENT

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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
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GRAND TOTAL							9

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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

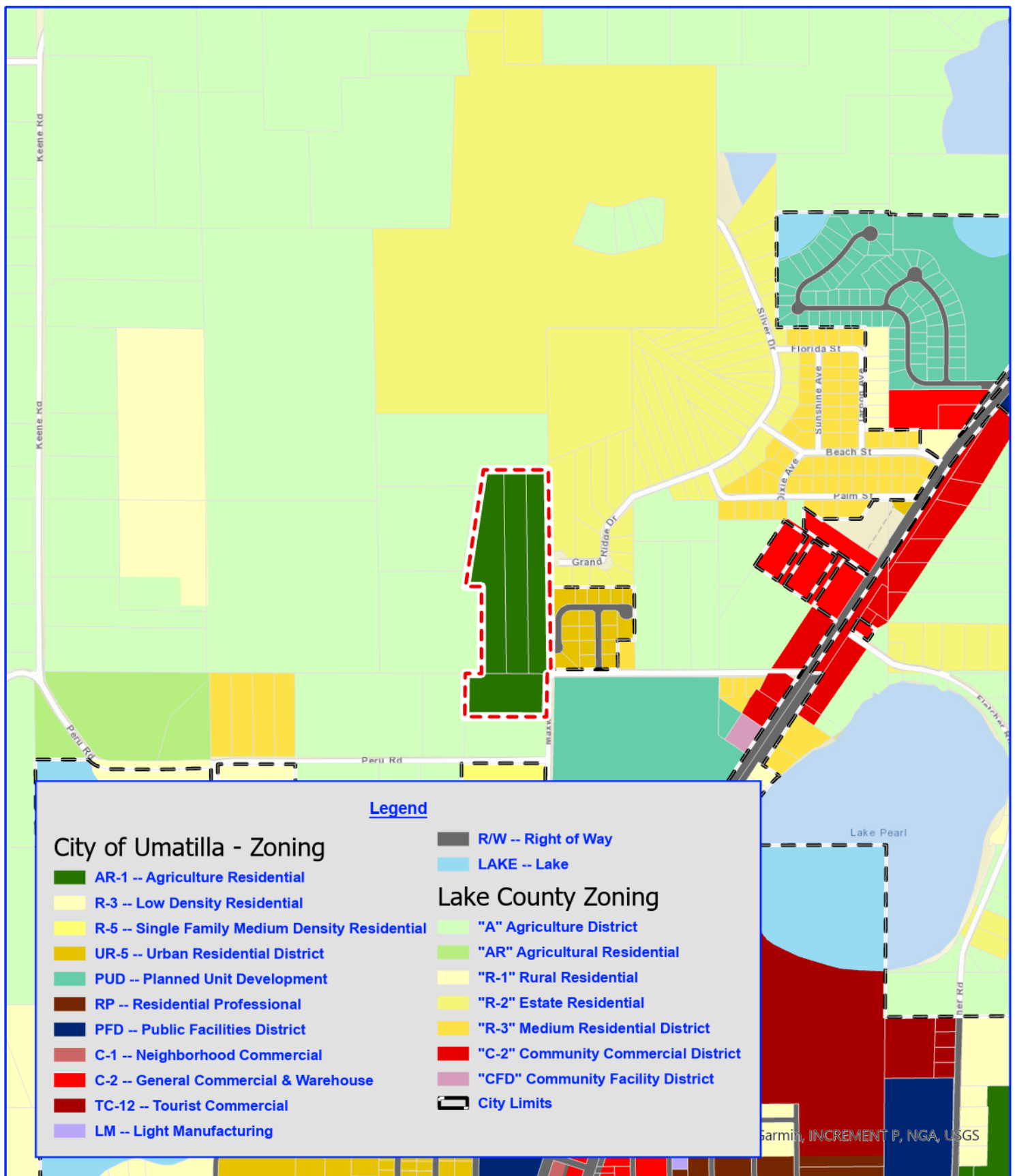
ATTEST:

Approved as to Form:

Jessica Burnham
City Clerk

Kevin Stone
City Attorney

Passed First Reading _____
Passed Second Reading _____
(SEAL)





CITY OF UMATILLA

AGENDA ITEM STAFF REPORT

DATE: May 27, 2025

MEETING DATE: June 3, 2025

SUBJECT: 30 Wafford Street – Code Enforcement Fee Reduction Request

BACKGROUND SUMMARY:

On June 4, 2024, Dr. Larry Adkins, on behalf of HCO Properties, applied to install a used mobile home, assisted by J&S Mobile Home Service. Building Official Jay Connell approved the plans as submitted to the Building Department. Upon the first inspection, it was discovered that the trailer moved onto the property was not a residential trailer, but rather a mobile office trailer. At that time, Dr. Adkins was advised that he needed to remove the mobile office trailer or obtain a permit for its conversion to a HUD-qualified residential trailer with as-built engineered drawings.

By October, neither action had been taken, and a code enforcement case was initiated for the unpermitted trailer, along with other maintenance issues in the mobile home park. A correction notice was issued to HCO Properties LLC on October 1, 2024. After several months of inaction, a Notice of Violation was issued on April 3, 2025, with a hearing scheduled for April 17, 2025, if the property was not brought into compliance by April 13, 2025.

As of April 3, 2025, the property remained non-compliant. Code Compliance Officer Misti Lambert presented the case to Special Master Taylor Tremel on April 17, 2025. The respondent did not appear for the hearing. The Special Master found the property to be in violation and ordered that it be brought into compliance within 10 days, by May 1, 2025, or a fine of \$250.00 per day would begin accruing on May 2, 2025, until compliance was achieved.

Dr. Adkins removed the trailer on May 13, 2025. On May 15, 2025, the case returned before Special Master Tremel for certification of the fine. The Special Master found that the property was non-compliant for a total of 11 days and assessed a fine of \$2,750.00, plus administrative costs. Dr. Adkins expressed his intent to request a reduction of the fine and requested that the matter be scheduled for consideration at a future hearing.

RECOMMENDATIONS:

Staff recommends that the Council consider the respondent's request for a fine reduction, while also taking into account the substantial time and effort expended by the Building Official, Building Department, and Code Compliance staff in repeatedly advising the respondent of the necessary steps to achieve compliance.

FISCAL IMPACTS:

Approximately \$3,000.00

ATTACHMENTS:

1. 24-00022 30 Wafford St CN
 2. 24-00022 30 Wafford VN2
 3. affidavit of service signed #24-00022
 4. Order of Enforcement 30 Wafford
 5. cert of fine hearing notice 24-00022
 6. order imposing lien
-



CITY OF UMATILLA

Office of Code Enforcement

Date: 10/01/24

Compliance Date: 10/15/24

Notice: 24-00022

Owner: HCO PROPERTIES LLC
206 TRANQUILITY COVE
ALTAMONTE SPRINGS, FL 32701

Property Address:
30 WAFFORD ST
Property ID: 1737435

NOTICE OF VIOLATION(S)

During a recent visit to your property, the following violations of the Code of the City of Umatilla were found:

Section	Description
34-16A	Sec. 34-16(a)- (a) It shall be unlawful for any owner, agent, custodian, lessee, or occupant of any lot, parcel or tract of land within the city to permit the excessive growth of weeds, grass, vegetation or undergrowth; or to permit rubbish, trash, debris, dead trees, nonliving plant material, junk, abandoned automobiles or other vehicles, refrigerators or other unsightly or unsanitary matter to remain on any exterior portion of the property, including the exterior portion of any building located thereon. Accordingly, such owner, agent, custodian, lessee or occupant shall maintain and keep the property free of accumulation of trash, junk, debris, and nonliving plant material.
IPMC 304.13	304.13 Window, skylight and door frames. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.
IPMC304.1.1	304.1.1 Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings: 3. Structures or components thereof that have reached their limit state; 4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight; 10. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects; Exceptions: 1. Where substantiated otherwise by an approved method. 2. Demolition of unsafe conditions shall be permitted where approved by the code official.
LDR 11 SEC 4	PERMIT REQUIRED No building or other structure shall be erected, moved, demolished, added to, or structurally altered without a permit therefore, issued by the Building Official.

Violation: Grass or weeds overgrown to a height of twelve inches or more from the ground. Grass growing over the sidewalk and edge of road.

Required Remedy: Mow and trim the property and the adjoining public right-of-way.

Violation: Accumulation of rubbish, trash, debris, dead trees, nonliving plant material, junk, or other unsightly or unsanitary matter on property within public view.

Required Remedy: Remove all rubbish, trash, debris, dead trees, nonliving plant material, junk, or other unsightly or unsanitary matter from the property.



CITY OF UMATILLA
Office of Code Enforcement

Nuisance citations from definitions 34-1

(2) Any accumulation of trash, rubbish, refuse, junk and other abandoned materials, metals, lumber, or other things, which, based upon the facts and circumstances of the accumulation, has become a public nuisance in fact.

(3) The existence of excessive accumulation or untended growth of weeds, grass, undergrowth, brush, or other dead or living plant life upon an improved lot, tract, or parcel of land, within one hundred (100) feet of any improved property within the city to the extent and in the manner that such improved lot, tract, or parcel of land is or may reasonably become infested or inhabited with rodents, vermin, wild animals, or snakes; or may become a breeding place for mosquitoes; may pose a fire hazard; threaten or endanger the public health and welfare; pose an attractive nuisance for children; may reasonably cause disease; or adversely affect and impair the economic welfare of any adjacent property.

(4) Any "attractive nuisance" or condition which may prove detrimental to the health and safety of children, whether on an improved or unimproved lot, tract or parcel of land including, but not limited to, abandoned wells, shafts, excavations, abandoned appliances, abandoned or inoperable motor vehicles, and any structurally unsound fences or structure, lumber, trash, debris, or vegetation such as poison ivy or oak, which may prove a hazard for minors.

(5) Any unfit, unsanitary, abandoned, or unsafe dwelling, structure, or improvement upon real property.

(6) Any underbrush, weeds, or untended grass which exceeds two feet in height located on improved property.

(13) For the purpose of this article, the term "nuisance" shall also include any condition or use of premises or of building exteriors which is detrimental to the property of others or which causes or tends to cause substantial diminution in the value of other property in the neighborhood in which the premises are located.

Violation being forwarded to Umatilla Police Department:

320.07 - Expiration of registration; renewal required; penalties.—

(a) Any person whose motor vehicle or mobile home registration has been expired for a period of 6 months or less commits a noncriminal traffic infraction, punishable as a nonmoving violation as provided in chapter 318.

(b) Any person whose motor vehicle or mobile home registration has been expired for more than 6 months, upon a

first offense, is subject to the penalty provided in s. 318.14.

(c) Any person whose motor vehicle or mobile home registration has been expired for more than 6 months, upon a

second or subsequent offense, commits a misdemeanor of the second degree, punishable as provided in s.

775.082

or s. 775.083.

Please contact us by telephone at (352) 669-3125, in person at 1 S Central Ave or you can respond via e-mail at mlambert@umatillafl.org if you have any questions or concerns.

Sincerely,

Misti Lambert
Code Enforcement Officer



CITY OF UMATILLA
OFFICE OF CODE ENFORCEMENT

April 3, 2025

Case #24-00022

HCO Properties LLC
206 Tranquility Cove
Altamonte Springs, FL 32702

Certified Mail # 70162070000042716412
Posted on Property April 3, 2025

RE: Notice of Violation for property located at:
30 Wafford Street

Alternate Key #1737435

Parcel No. 13-18-26-1300-001-00100

Legal Description: UMATILLA, A J SMITH'S SUB LOT 1--LESS W 150 FT--LOT 2--
LESS W 150 FT--LOT 3, N 50 FT OF LOT 10--LESS W 150 FT--BLK 1 PB 2 PG 9
ORB 6141 PG 855

Dear Dr. Adkins,

YOU ARE HEREBY NOTIFIED that the property identified above has been found in violation of the following City code(s): You are hereby directed to take immediate action(s) to remedy the violation(s) by the Compliance Date listed in this Notice.

LDR Ch 11 Sec 4 PERMIT REQUIRED

No building or other structure shall be erected, moved, demolished, added to, or structurally altered without a permit therefore, issued by the Building Official.

Violation: Mobile office trailer not rated for residential use moved to property without permit. Permit not issued and mobile home not removed as ordered.

Required Remedy: Remove mobile office trailer; or obtain permit for conversion of mobile office trailer to HUD approved residential mobile home and used mobile home setup.

Notice: Failure to comply by **April 14, 2025** will result in the case going before the Umatilla Special Magistrate on **Thursday, April 17, 2025 at 9:00 am in the City Council Chambers located in City Hall at 1 South Central Ave., Umatilla, FL.** At the Hearing, the Special Master will order compliance by a specified date and may impose a fine not to exceed \$250 per day for every day the property is in violation past the date specified for compliance.



CITY OF UMATILLA
OFFICE OF CODE ENFORCEMENT

If the violation is corrected and then recurs or if the violation is not corrected by the time specified for correction by the code inspector, the case may be presented to the Special Master even if the violation has been corrected prior to the Hearing. At the Hearing, the Special Master will order compliance by a specified date and may impose daily fines of up to \$250.

It is the responsibility of the property owner or violator to notify the code inspector when the property is ready to be re-inspected. To request a re-inspection or if you have any questions about what is required to bring the property into compliance, please call (352) 669-3125 or email mlambert@umatillafl.org.

Sincerely,

Misti Lambert
Projects and Compliance Manager
City of Umatilla
352-669-3125

cc: File

Case # 24-00022

Re: 30 Wafford Street

**AFFIDAVIT OF SERVICE
CODE ENFORCEMENT PUBLIC HEARING**

Before me, the undersigned authority, personally appeared Code Enforcement Officer Misti Lambert, who first being duly sworn, deposes and states:

1. I am of legal age and fully competent to execute this affidavit.
2. I am employed by the City of Umatilla as a Code Enforcement Officer.
3. On 3rd day of April 2025.

_____ I hand delivered a copy of the Notice of Violation to:

_____ I delivered a copy of the Notice of Violation to the business of _____ and left same with an employee over the age of fifteen (15), and informed that person of the contents thereof.

 X I posted a copy of the Notice of Violation to the residence of 30 Wafford St, Lot 10 and posted a copy of the Notice of Violation at Umatilla City Hall and sent a copy via regular mail.

 X Other: Mobile home park employee Jonathan Brice acknowledged the posting. His address is 30 Wafford St, Lot 15, Umatilla.



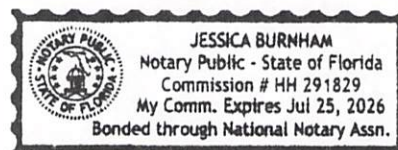
Misti Lambert, Compliance Officer

State of Florida)
) SS
County of Lake)

Sworn to and subscribed before me this 7th day of April 2025 by the affiant, who is personally known to me.



Notary Public



**BEFORE THE SPECIAL MASTER
CITY OF UMATILLA, STATE OF FLORIDA**

City of Umatilla,
Petitioner,

Case No.:24-00022

vs.

HCO Properties, LLC,
Respondent(s).

_____ /

ORDER OF ENFORCEMENT

This cause came before the Special Master for the City of Umatilla on April 17, 2025 upon allegations that Respondent(s) violated Chapter 11, Section 4: Permit Required of the Land Development Regulations. The Special Master, having heard the testimony presented, reviewed the evidence, and being otherwise fully advised, makes the following findings and conclusions of law:

FINDINGS OF FACT

1. Respondent(s) received proper notice of this hearing in accordance with Section, 162.12, *Florida Statutes*.

☐ *Check if applicable:* Respondent(s) attended the hearing.

☒ *Check if applicable:* Respondent(s) did not attend the hearing.
2. Respondent(s) is/are the record owner(s) of the property located at 30 Wafford Street Umatilla Florida, 32784 in Lake County, Florida (the "Property").
3. On or about March 24, 2024, Respondent(s) has/have maintained the following condition(s) in violation of Chapter 11, Section 4: Permit Required, Overgrown grass and vegetation, Accumulation of trash, junk, and debris, Unattractive nuisances on additional lots where used mobile homes had been place and insulation of a mobile office trailer without a permit.

4. Repeat Violation (if applicable):

☐ *Check if applicable:* This violation is a repeat violation under Section, 162.04(5), *Florida Statutes*, as determined by a prior Order dated [insert date] in Case No. [insert number].

5. Testimony and evidence [☒ confirmed | ☐ did not confirm] the violation(s).

6. Additional Relevant Facts: None

Based on the foregoing, the Special Master concludes that a violation(s) exists (or did exist) on the Property as of April 17, 2025 and that Respondent(s) is/are responsible.

CONCLUSIONS OF LAW

The Special Master has jurisdiction over this matter under Chapter 2, Article VI, Division 2, of the City of Umatilla Code of Ordinances and Chapter 162, Florida Statutes, as well as any other applicable sections of City Code, Land Development Regulations, or laws of the State of Florida. Notice and due process were provided as required by Section, 162.12, *Florida Statutes*.

Based on the evidence presented, the Special Master finds Respondent(s) violated:

Chapter 11, Section 4: Permit Required

ORDER

1. Respondent(s) shall correct the above-listed violation(s) by 15 days from this Order. If Respondent(s) fails/fail to comply by that deadline, a fine shall accrue as set forth below.
2. If the violation(s) is/are not fully corrected by the stated deadline:
 - A daily fine of \$250.00 will begin on the next day and continue until compliance is confirmed;
 - *If repeat violation:* The daily fine may be \$[] or a higher amount as authorized law.
3. Respondent(s) shall pay \$50.00 for administrative costs or prosecution costs within 15 days from the date of this Order. Payment shall be made to City of Umatilla.
4. The Clerk may record a certified copy of this Order in the Public Records of Lake County, and any recording costs may be charged against Respondent(s) as part of the fine. Said Order shall constitute a lien against Respondent(s), the Property, and any other real or personal property owned by Respondent(s), in accordance with § 162.09(3), Fla. Stat.

5. Respondent(s) must contact Code Enforcement at 352-669-3125 mlambert@umatillafl.org upon remedying the violation(s), so that an inspection can confirm compliance.

6. Additional Provisions (as needed):

☐ If Respondent(s) cannot meet the deadline but has/have shown diligent efforts, Respondent(s) may request a written extension from the Special Master before the date of compliance.

☐ Any other unique condition(s): (e.g., no certificate of occupancy, etc.).

DONE AND ORDERED in City of Umatilla, Lake County, Florida, on this 17th Day of April, 2025.



M. Taylor Tremel
Special Master
City of Umatilla, Florida

NOTICE OF APPEAL RIGHTS

Under Section, 286.0105, *Florida Statutes*, a party deciding to appeal any decision made by the Special Master with respect to any matter considered at a public hearing will need a record of the proceedings. It is the party's responsibility to ensure a verbatim record is made.

Under Section, 162.11, *Florida Statutes*, any appeal of a final administrative order must be filed in the Circuit Court of Lake within thirty (30) days of the Order's execution.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of this Order was furnished via certified mail to HCO Properties, LLC, 206 Tranquility CV Altamonte Springs, FL 32701 on this 17th day of April, 2025



Misti Lambert, Code Enforcement Staff



CITY OF UMATILLA

"NATURE'S HOMETOWN"

NOTICE OF HEARING

CASE NO.	24-00022
DATE OF THIS NOTICE:	May 2, 2025
PROPERTY OWNER (PER LAKE COUNTY PROPERTY APPRAISER):	HCO Properties LLC
ADDITIONAL VIOLATOR(S):	
ADDRESS OF VIOLATION:	30 Wafford Street, Lot 10 Umatilla, FL 32784
PARCEL ID NO. ALT KEY NO.	13-18-26-1300-001-00100 1737435

Summary: On April 17, 2025 a Code Enforcement hearing was held before Special Master Taylor Tremel regarding various violations occurring at 30 Wafford St. An order was entered at that hearing. The order included a notice that it must be complied with by May 1, 2025 and that a fine may be imposed. The city asserts that the property remains out of compliance with Umatilla's Code. Therefore, you are hereby given notice that a hearing will be held on May 15, 2025 to request the Special Master certify the previously imposed fine of \$ 250.00 per day. *[The Special Master shall also be requested to enter an order directing the City of Umatilla to abate code violations at this property described in the previously entered order and to order that the costs of such abatement shall constitute a lien on the property as authorized by law].*

Code Enforcement Hearing Specifics:

Date of Hearing: May 15, 2025
Time: 9:00am
Location: Umatilla City Hall Conference Room
1 South Central Avenue
Umatilla, FL 32784

NOTICE TO PUBLIC: The Umatilla Special Master hearing is open to the public. If a person decides to appeal any decision made by any board, agency or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings and that, for such purposes, he or she may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based (Florida Statutes, 286.0105). Persons with disabilities who may need assistance attending the meeting may call the City of Umatilla at 352-669-3125.

Misti Lambert
Code Enforcement Officer



CITY OF UMATILLA
OFFICE OF CODE ENFORCEMENT

CASE NO. 24-00022

IN THE MATTER OF: HCO Properties, LLC, 30 Wafford Street, Alt Key 1737435

ORDER IMPOSING FINE / LIEN

This matter came before the Special Master at a duly noticed fine-certification hearing on May 15, 2025. An Order of Enforcement entered on April 17, 2025, required the Respondent to correct specified violations of the City Code at 30 Wafford Street (Alt Key 1737435) no later than May 1, 2025. Proper notice of both hearings was provided in accordance with section 162.12, *Florida Statutes*, and Chapter 2, Article VI, Division 2 of the City Code. Respondent did not appear, and the hearing proceeded in the Respondent's absence pursuant to section 162.07, *Florida Statutes*.

The prior Order required the Respondent to: obtain the required permit.

On May 1, 2025, the City's Code Enforcement Officer re-inspected the property and executed an Affidavit of Non-Compliance, which establishes that none of the required corrective action had been taken. The Special Master therefore finds that the violation continues beyond the deadline set in the Order of Enforcement and that the City is entitled to impose a daily fine under section 162.09, *Florida Statutes*.

On May 13, 2025, the City's Code Enforcement Officer received a phone call from the Respondent stating that the violation had been corrected. Based on this representation, the Special Master finds that the violation remained uncorrected for a total of eleven (11) days beyond the May 1, 2025, compliance deadline.

Accordingly, it is ORDERED that the Respondent shall pay a fine of \$2,750.00, representing a daily fine of \$250.00 for eleven (11) days of noncompliance. This amount is hereby imposed as a lien against the property described above. The City Clerk shall record a certified copy of this Order in the Official Records of Lake County; upon recording, this Order and all accrued fines and costs shall constitute a lien against the property described above and against any other real or personal property owned by the Respondent within the State of Florida, as authorized by section 162.09, *Florida Statutes*, and the City Code.

The Respondent shall also pay \$250.00 in administrative and recording costs within fifteen (15) days of the date of this Order. Exhibits and prior orders referenced herein are on file with the City Clerk and are incorporated by reference but will not be recorded to minimize recording costs.

The Respondent must notify the Code Enforcement Division at (352) 669-3125 when the violation has been corrected so a re-inspection can be scheduled. Any party who wishes to appeal this final administrative order must file such appeal in the Circuit Court of Lake County within thirty (30) days of the date of this Order and must ensure that a verbatim record of the proceedings is prepared, as required by sections 162.11 and 286.0105, *Florida Statutes*.



CITY OF UMATILLA
OFFICE OF CODE ENFORCEMENT

DONE AND ORDERED THIS 20TH DAY OF MAY, 2025.

Code Enforcement Special Master of the City of Umatilla, Florida

By: _____

M. Taylor Tremel, Special Master

CERTIFICATE OF SERVICE

I, Jessica Burnham, City Clerk of the City of Umatilla, hereby certify that this is a true and accurate copy of the Order of Enforcement and that a copy of this Order has been sent via First Class Mail to Robert Branch at 600 Wisteria Avenue, Umatilla FL, 32784 on this 20th day of May, 2025.

CITY OF UMATILLA

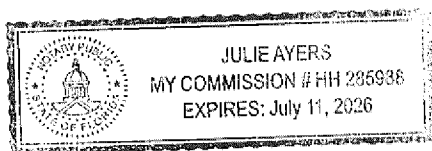
Jessica Burnham City Clerk

STATE OF FLORIDA)
) ss
COUNTY OF LAKE)

Sworn to (or affirmed) and subscribed before me this 20th day of May, 2025 by
Jessica Burnham (name of person making statement), who is

☒ personally known to me

☐ produced _____ as identification, and who did not take an oath.



Notary Public

UMATILLA POLICE DEPARTMENT PRESS RELEASE

May 13, 2025 through May 19, 2025

ARRESTS

05/13/2025	3:17 p.m.	Matthews, Michael	Driving while license suspended habitual; Driving while license suspended 3 rd or subsequent.
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CRIMINAL CITATIONS REQUIRING COURT APPEARANCE

05/16/2025	2:19 p.m.	Santos-Damiani, Sonnie Eustis	Reckless driving.
05/19/2025	3:13 p.m.	Sarria Urbina, Francisco Haines City	No proper endoresement on CDL.

REPORTS FILED

05/13/2025	8:25 a.m.	Report of a suspicious vehicle parked in Save A Lot plaza. Vehicle and individual was okay and left the area.
05/13/2025	12:25 p.m.	A residential alarm alerted in the area of East Lake Street. The ground level was secure.
05/13/2025	6:33 p.m.	Officers responded to a call for service at a residence on Althea Avenue. A report was taken.
05/14/2025	2:03 a.m.	Officers assisted the Lake County Sheriffs Office with an assault and battery case in an effort to apprehend an offender that had left the scene. Person was located by the Lake County Sheriffs office and taken to Lake County Jail.
05/14/2025	9:25 p.m.	Officers received a noise complaint. Officer explained it was a school event and would be over shortly.
05/14/2025	10:32 p.m.	Officers responded to the Subway at 391 N. Central Avenue reference a verbal dispute and customer refusing to leave. When officers arrived it was a verbal dispute and customer left the store.
05/15/2025	9:21 a.m.	Officers responded to a residence on Wafford Street a person was trespassed by the home owner.

UMATILLA POLICE DEPARTMENT PRESS RELEASE

May 13, 2025 through May 19, 2025

ARRESTS

05/17/2025	9:35 p.m.	Officers responded to a call of a suspicious person in the area of S. Kentucky Avenue. Upon arrival officer requested EMS as the seemed to need medical attention. When EMS arrived, person refused treatment and walked home.
05/18/2025	8:44 a.m.	Officers responded to a residence in the area of East Collins street reference a sexual harrassment call. A report was taken.
05/19/2025	12:19 a.m.	Officers responded to a call for service at the Circle K located at 42404 SR 19. Person causing disturbance was gone on arrival.
ARRESTS		3
DISPATCHED CALLS		143
TRAFFIC STOPS		41
TRAFFIC CITATIONS ISSUED		8

UMATILLA POLICE DEPARTMENT PRESS RELEASE

May 20, 2025 through May 26, 2025

ARRESTS

n/a

CRIMINAL CITATIONS REQUIRING COURT APPEARANCE

05//25/2025	11:50 a.m.	Jones, David Umatilla	No drivers license for the operation of a motorcycle.
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05/26/2025	10:44 a.m.	Rivera-Hernandez, Samuel Apopka	No drivers license never had one.
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REPORTS FILED

05/20/2025	12:55 a.m.	Officers responded to the area of South Central Avenue reference a suspicious vehicle. All was okay driver had left a note that car was broke down.
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05/20/2025	1:43 a.m.	Officers responded to a report of a suspicious person in area of Clubhouse Vista Rd. This was unfounded. A report was taken.
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05/20/2025	2:34 a.m.	Officers responded to the area of South Central Avenue reference a person needing medical attention. Person was turned over to EMS.
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05/20/2025	2:53 a.m.	Officers responded to Dollar General at 607 N. Central Avenue reference a business alarm. Ground level was secure.
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05/20/2025	10:06 a.m.	Officers responded to Hatfield Drive reference a person needing medical attention. They were turned over to EMS.
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05/21/2025	11:34 a.m.	Officers responded to the Umatilla Airport reference found property. The property was placed into evidence for safekeeping at the Umatilla Police Department.
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5/23/2025	1:59 p.m.	Officers responded to business in the area of Duck Box Road reference found property. Officers received confirmation the item was not stolen through FCIC/NCIC. Item was placed into evidence/property at the Umatilla Police Department.
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UMATILLA POLICE DEPARTMENT PRESS RELEASE

May 20, 2025 through May 26, 2025

ARRESTS

05/23/2025	3:29 p.m.	Officers responded to a business alarm in the area of South Central and County Road 450A. All was okay.
05/24/2025	10:35 a.m.	Officers responded to a call for service at a residence in the area of Hillside Avenue. All was unfounded.
05/25/2025	12:27 a.m.	Officers responded to the Circle K located at 42404 State Road 19 reference a verbal dispute the dispute was with himself. Person was known to law enforcement. All was okay.
ARRESTS		2
DISPATCHED CALLS		155
TRAFFIC STOPS		67
TRAFFIC CITATIONS ISSUED		9