



UMATILLA LAND PLANNING AGENCY MEETING

June 17, 2025 at 6:00 PM

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

AGENDA

Please silence your electronic devices

CALL TO ORDER

ROLL CALL

AGENDA REVIEW

PUBLIC COMMENT

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

PUBLIC HEARING / ORDINANCES / RESOLUTIONS

1. First Reading of Ordinance No. 2025-G, All Steel Storage Umatilla LLC Annexation
2. First Reading of Ordinance No.2025-G1, All Steel Storage Umatilla LLC, Small Scale Comp Plan Amendment
3. First Reading of Ordinance No. 2025-G2, All Steel Storage Umatilla LLC, Rezoning

DISCUSSION ITEMS

ADJOURNMENT

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

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



CITY OF UMATILLA

AGENDA ITEM STAFF REPORT

DATE:

MEETING DATE: June 17, 2025

SUBJECT: First Reading of Ordinance No. 2025-G, All Steel Storage Umatilla LLC Annexation

BACKGROUND SUMMARY:

The owner is seeking annexation of an existing self-storage facility known as All Steel Storage at the corner of Golden Gem Drive and Lake Fern Road.

The existing facilities consist of an office, 140 self-storage units, 24 temporary storage portables, and a boat and RV storage area.

The existing facility is currently served by city water. The subject site is contiguous and compact to the city limits along the northern, eastern and western property boundaries and therefore is eligible for voluntary annexation. The site is within the ISBA and annexation would remedy an existing enclave.

RECOMMENDATIONS:

Approval of First Reading of Ordinance No. 2025-G, All Steel Storage Umatilla LLC Annexation

FISCAL IMPACTS:

N/A

ATTACHMENTS:

1. Staff Report All Steel Storage Umatilla LLC
 2. All Steel Self Storage Concept plan
 3. Location Map
 4. Ordinance No. 2025-G, Annexation All Steel Storage Umatilla LLC
 5. business-impact-estimate-_Ord 2025-G
-

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

Owner: All Steel Storage Umatilla LLC, Alex Qezada

General Location: North of Fern Road and west of Golden Gem Drive

Number of Acres: 3.8 ± acres

Existing Zoning: Lake County Light Industrial (LM)

Existing Land Use: Lake County Industrial

Proposed Zoning: Industrial PUD

Proposed Land Use: Industrial

Date: May 8, 2025

Description of Project

The owner is seeking annexation, small-scale comp plan amendment and rezoning for an existing self-storage facility known as All Steel Storage. The existing facilities consist of an office, 140 self-storage units, 24 temporary portable storage, and boat and RV storage area. The existing facility is served by city water.

	Surrounding Zoning	Surrounding Land Use
North	PUD	Industrial
South	Heavy Manufacturing (HM)	Industrial
East	Industrial PUD	Industrial
West	Industrial PUD	Industrial

Assessment

Annexation

The subject site is contiguous and compact to the city limits along the northern, eastern and western property boundary and therefore is eligible for voluntary annexation. The site is within the ISBA and annexation would remedy an existing enclave.

Small Scale Comprehensive Plan Map Amendment

The applicant is requesting an amendment from Lake County Industrial (1.0 FAR and .80 ISR) per Future Land Use (FLU) Policy I-1.3.8 to City of Umatilla Industrial (.75 ISR) per FLU Policies 1-2.1.1 and 1-2.9.1 on 3.8 ± acres. The existing adjacent Land Uses are City of Umatilla Industrial and Lake County Industrial. The subject property is within the City's Utility Service Area.

The proposed Industrial category is compatible with the adjacent properties, provides for the continued industrial use, promotes orderly compact growth, and is consistent with the comprehensive plan (FLU Policy 1-2.1.1, 1-2.9.1, 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 development potential based on the ISR is 138,695 square feet per Lake County Future Land Use (FLU) Policy I-1.3.8. The proposed land use of city Industrial allows the maximum development potential of 124,146 per FLU Policy 1-2.1.2. The net result is a decrease of 14,549 square feet.

The data and analysis indicate that there is a need for additional industrial lands to meet the projected need through the planning year 2035. The addition of 3.8 acres would assist in meeting this need.

The proposed amendment is consistent with the comprehensive plan and meets the following policies (among others):

Policy 1-2.1.1: Land Use Designations, and Maximum Intensity and Density.

14. Industrial – 75% maximum impervious surface ratio per parcel and maximum building height of 50'. Development shall be limited to general and wholesale commercial and industrial uses such as warehousing, distribution and light manufacturing.

Policy 1-2.9.1: Industrial Designation.

The City has designated industrial land use on the Future Land Use Map where existing industrial uses are located. The City shall also designate land adjacent to these existing industrial areas where future industrial land use are most appropriate and compatible.

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

There is no net change in traffic as the site is developed as a self-storage facility.

Potable Water Analysis

The subject site is currently served by the City of Umatilla and there is no net change.

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 176,000 gallons per day (0.176 MGD) with a remaining capacity of 124,000 gallons per day (0.124 MGD). The proposed amendment (0.0032 MGD) would not cause a deficiency in the City's Level of Service standards and the city would have 120,800 gallons per day (0.1208 MGD) remaining.

Solid Waste Analysis

The LOS for solid waste is 5 lbs per day per capita. The estimated employees are 2 and the estimated solid waste is 10 lbs per day. The proposed amendment will not cause a deficiency in the LOS.

Environmental Analysis

The subject site is developed as a self-storage facility and is partially located within the 100-year flood plain associated with the onsite wetlands. Appropriate upland buffers will be maintained adjacent to the wetlands.

Rezoning

The applicant is requesting that the site be rezoned from Lake County Light Manufacturing (LM) to City of Umatilla Industrial Planned Unit Development (PUD) to allow the continued use of self-storage with associated office and retail sales (boxes, tape, etc.), temporary POD storage, and RV and Boat storage. The subject site exceeds the minimum requirement for the LM zoning district of 30,000 square feet with a minimum width of 200'. The site is 3.8 acres (165,528 SF) with 332' along Golden Gem Drive. Chapter 6, Section 1(k)(3) states the minimum size for a PUD is ten acres; however, a lesser minimum area may be approved if the City Council determines the intent and purpose of the PUD district and expressed municipal development policy would be served in such case. The rezoning to Industrial PUD is compatible with the adjacent zonings of Industrial PUD within the city and Heavy Manufacturing (HM) within Lake County and would assist the City Council in meeting economic goals.

Recommendation

Annexation

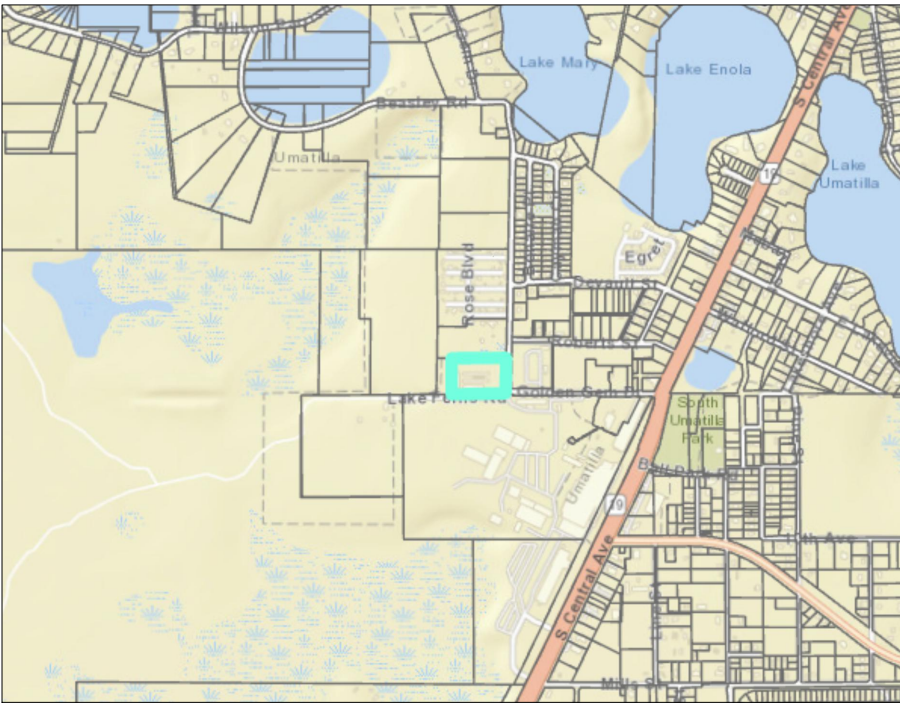
The proposed voluntary annexation is contiguous and compact to the city limits along the northern, eastern and western boundary and would remedy an existing enclave. Staff recommends approval.

SSCPA

The proposed amendment to Industrial is consistent with the comprehensive plan as previously outlined. Staff recommends approval.

Rezoning

The proposed rezoning of Industrial PUD is consistent with the comprehensive plan, land development regulations, and economic goals as previously outlined. Staff recommends approval.



Location

Site Data Table:

Alt Key: 1406935
Site: 3.87 AC (168,725 SQ FT)

Existing FLU: Lake County Industrial
Existing Zoning: Lake County Light Industrial

Proposed FLU: Umatilla Industrial
Proposed Zoning: Umatilla PUD

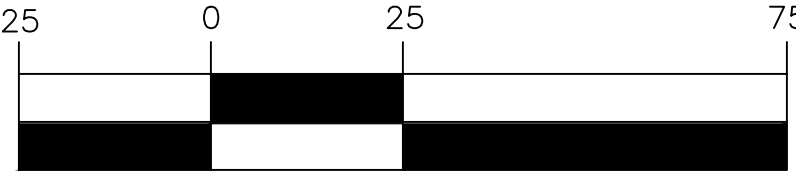
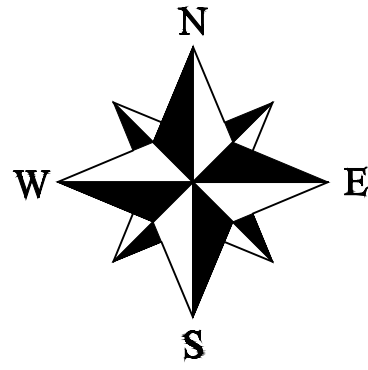
Proposed Uses:
Self Storage with associated retail sales
RV & Boat Storage
Temporary POD Storage

Existing FAR: 14.88% (.54 Acres)
Existing ISR: 22.61% (.85 Acres)
Existing Openspace: 77.39% (3.00 Acres)
Existing Building Height: 1 story 14'

Unit Count:
140 Storage Units
24 Temporary Portable Storage
15 Parking

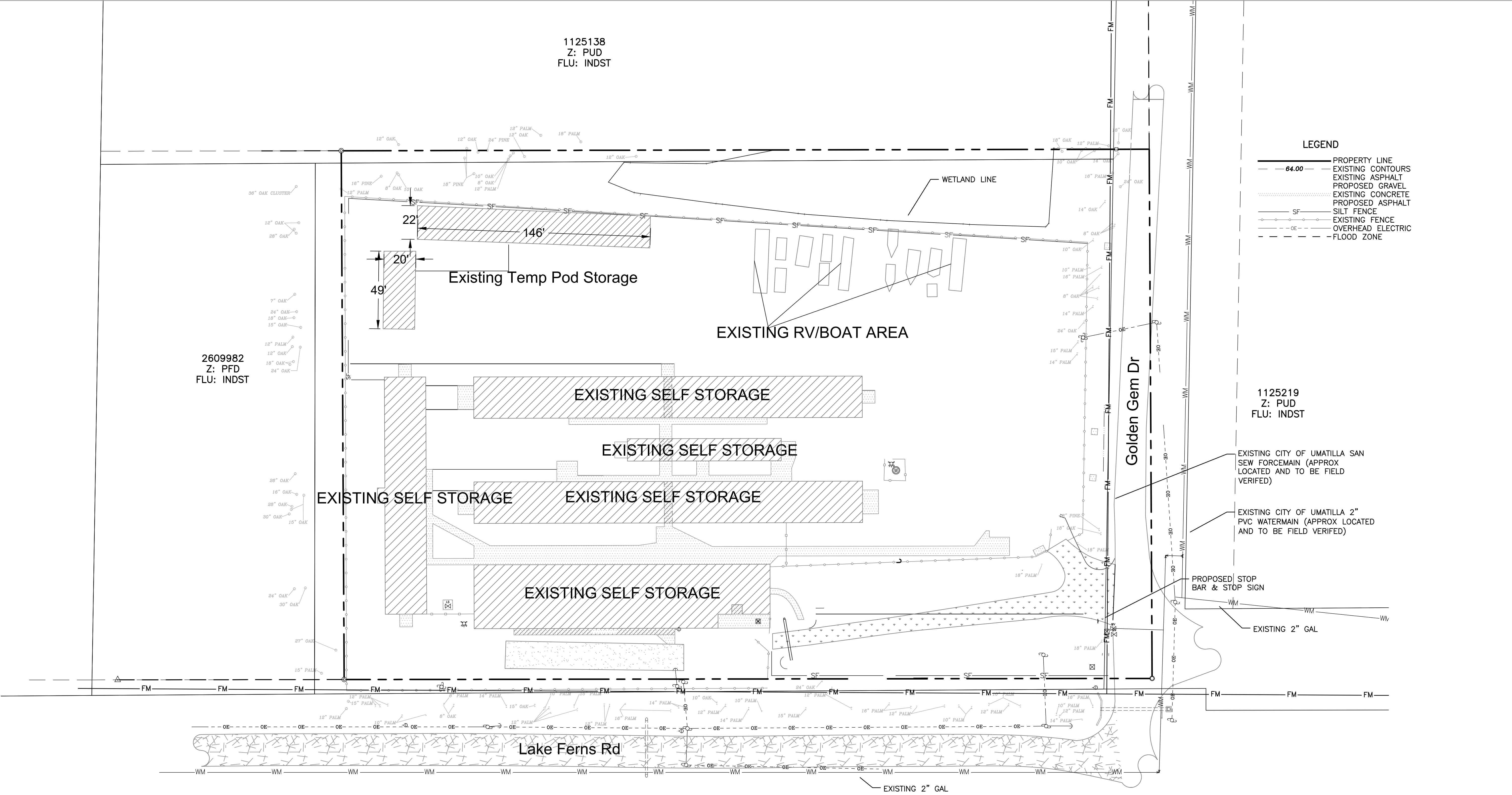
Proposed Utilities
Water and Sewer Provider: Umatilla
Fire Protection: Umatilla

DESCRIPTION:
FROM THE SOUTH 1/4 CORNER OF SECTION 14, TOWNSHIP 18 SOUTH, RANGE 26 EAST, RUN N.89°47'05"E, 794.89 FEET TO THE POINT OF BEGINNING; THENCE RUN N.00°23'40"W., 332.38 FEET; THENCE RUN N.89°47'43"E. TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, THENCE RUN SOUTH ALONG THE EAST LINE TO THE SOUTH LINE OF AFORESAID SECTION 14, THENCE RUN S.89°47'05"W. ALONG THE SOUTH LINE OF AFORESAID SECTION 14 TO THE POINT OF BEGINNING, LYING IN LAKE COUNTY, FLORIDA.



(IN FEET)
1 inch = 25 ft.

Concept Plan



LEGEND

- PROPERTY LINE
- EXISTING CONTOURS
- EXISTING ASPHALT
- PROPOSED GRAVEL
- EXISTING CONCRETE
- PROPOSED ASPHALT
- SILT FENCE
- EXISTING FENCE
- OVERHEAD ELECTRIC
- FLOOD ZONE

1125219
Z: PUD
FLU: INDST

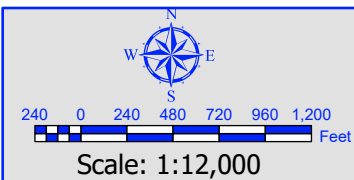
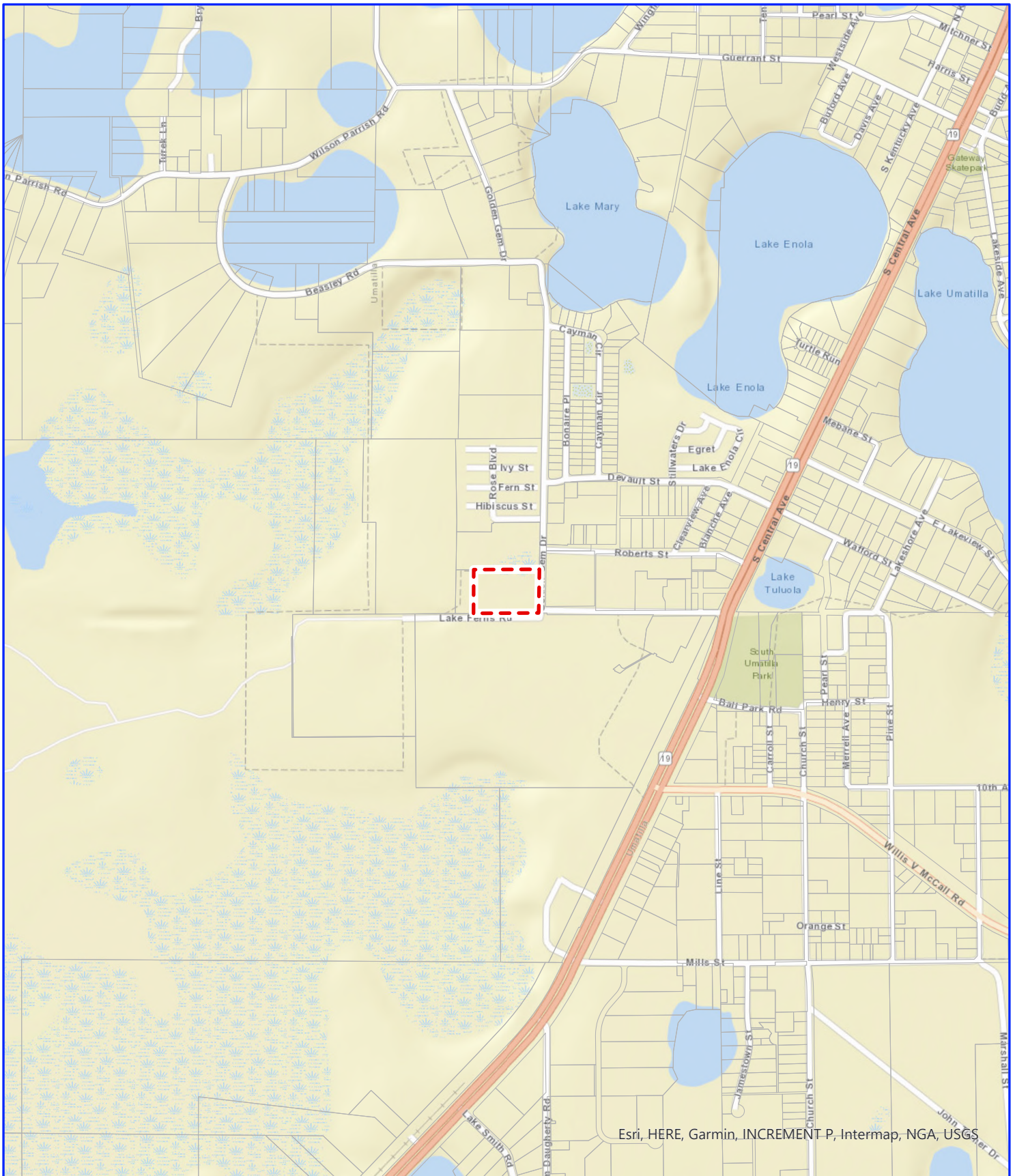
EXISTING CITY OF UMATILLA SAN
SEW FORCEMAIN (APPROX
LOCATED AND TO BE FIELD
VERIFIED)

EXISTING CITY OF UMATILLA 2"
PVC WATERMAIN (APPROX LOCATED
AND TO BE FIELD VERIFIED)

PROPOSED STOP
BAR & STOP SIGN

EXISTING 2" GAL

1588171
Z: LM
FLU: HEAVY INDUSTRIAL



All Steel Storage LLC

Umatilla, Florida
Location Map

Project: 399/25/09
File: Location
Name: All Steel Storage LLC
PM: S. Lindh
Date: May 15, 2025
Created By: T. Kalebaugh



ORDINANCE 2025-G

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 3.8 ± ACRES OF LAND GENERALLY LOCATED NORTH OF FERN ROAD AND WEST OF GOLDEN GEM DRIVE; 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 3.8 acres of land generally located north of Fern Road and west of Golden Gem Drive ("Property") by All Steel Storage Umatilla LLC, as owner ("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 3.8 acres of land generally located north of Fern Road and west of Golden Gem Drive, 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: From the South 1/4 corner of Section 14, Township 18 South, Range 26 East, run North 89 degrees 47'05" East 794.89 feet to the Point of Beginning; thence run North 00 degrees 23'40" West 332.38 feet; thence run North 89 degrees 47'43" East to the East line of the Southwest 1/4 of the Southeast 1/4; thence run South along said East line to the South line of aforesaid Section 14, thence run South 89 degrees 47'05" West along the South Line of aforesaid Section 14 to the Point of Beginning, lying in Lake County, Florida.

Alternate Key # 1406935

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 R. Creech, Mayor
City of Umatilla, Florida

ATTEST:

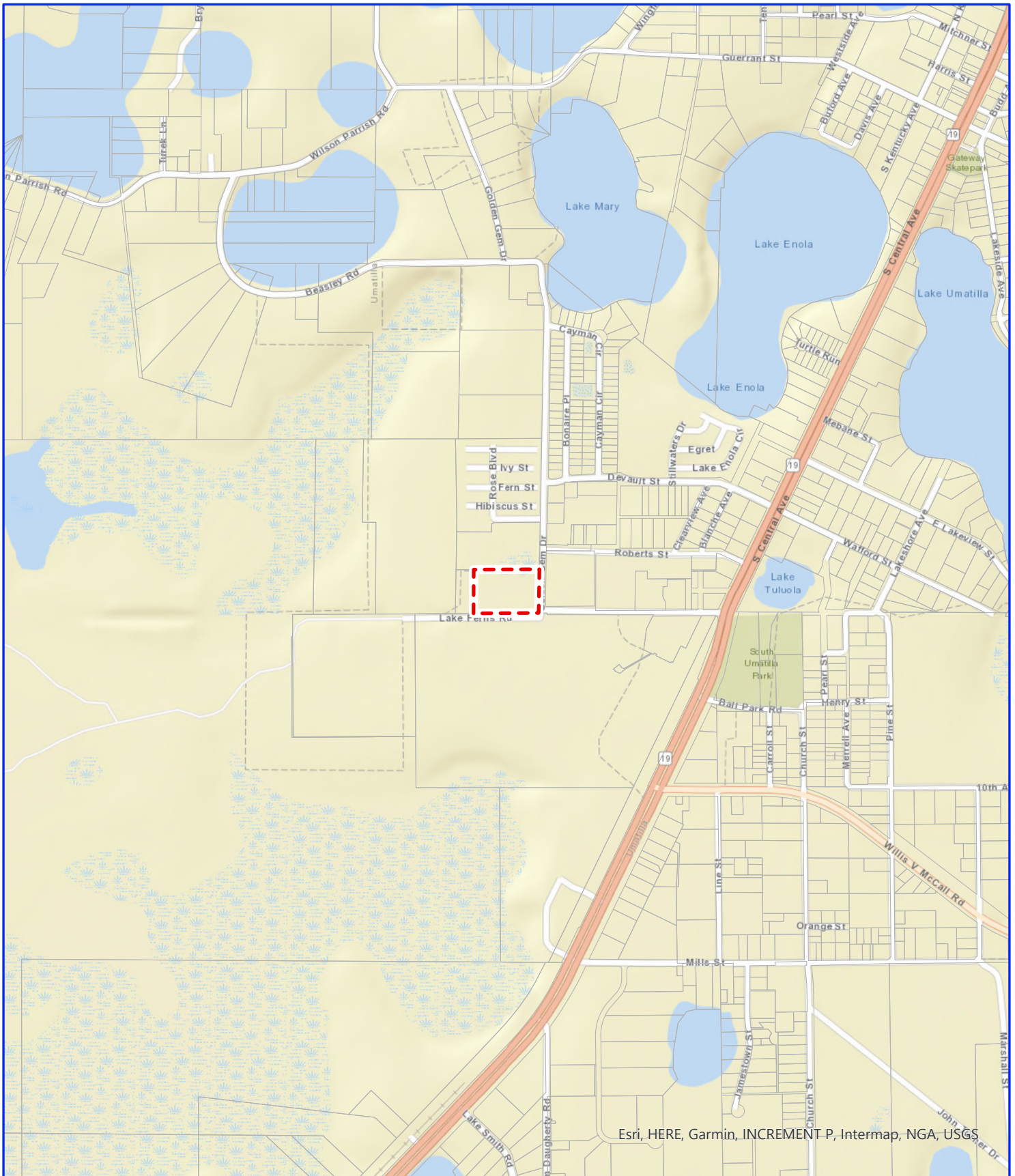
Approved as to Form:

Jessica Burnham, FCRM
City Clerk

Kevin Stone
City Attorney

Passed First Reading _____
Passed Second Reading _____
(SEAL)

EXHIBIT A



Esri, HERE, Garmin, INCREMENT P, Intermap, USA, USGS



240 0 240 480 720 960 1,200 Feet

Scale: 1:12,000

All Steel Storage LLC

Umatilla, Florida
Location Map

Project: 399/25/09
File: Location
Name: All Steel Storage LLC
PM: S. Lindh
Date: May 15, 2025
Created By: T. Kalebaugh



LAND PLANNING GROUP
— ENTITLEMENT · PLANNING · CONSULTING —
URBAN AND REGIONAL PLANNERS



Business Impact Estimate Exemption

Ordinance 2025- G All Steel Storage Umatilla LLC Annexation

Summary of Ordinance: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UMATILLA, FLORIDA, AMENDING THE BOUNDARIES OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, TO INCLUDE WITHIN THE CITY LIMITS APPROXIMATELY 3.8 ± ACRES OF LAND GENERALLY LOCATED NORTH OF FERN ROAD AND WEST OF GOLDEN GEM DRIVE; DIRECTING THE CITY MANAGER TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL TO THE CLERK OF THE CIRCUIT COURT, THE LAKE COUNTY MANAGER AND THE SECRETARY OF STATE OF THE STATE OF FLORIDA; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:

¹ See Section 166.041(4), Florida Statutes.

- a. A development order or development permit, as defined in s. 163.3164, F.S.; a development agreement as authorized by ss. 163.3220-163.3243, F.S.; or a comprehensive plan amendment or land development regulation amendment initiated by an application by a private party other than the municipality;
- b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
- c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
- d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.



CITY OF UMATILLA

AGENDA ITEM STAFF REPORT

DATE:

MEETING DATE: June 17, 2025

SUBJECT: First Reading of Ordinance No.2025-G1, All Steel Storage Umatilla LLC, Small Scale Comp Plan Amendment

BACKGROUND SUMMARY:

The applicant is requesting a comprehensive plan amendment from Lake County Industrial Future Land Use to City of Umatilla Industrial Future Land Use on 3.8 ± acres. The existing adjacent Land Uses are City of Umatilla Industrial and Lake County Industrial. The subject property is within the City's Utility Service Area.

The proposed Industrial category is compatible with the adjacent properties, provides for continued industrial use, promotes orderly compact growth, and is consistent with the comprehensive plan.

For comprehensive plan purposes, a maximum development scenario was utilized. Under the existing land use, the maximum development potential based on the ISR is 138,695 square feet per Lake County Future Land Use. The proposed land use of City Industrial allows the maximum development potential of 124,146 square feet, with a **net decrease of 14,549 square feet.**

The data and analysis indicate that there is a need for additional industrial lands to meet the projected need through the planning year 2035. The addition of 3.8 acres would assist in meeting this need.

RECOMMENDATIONS:

Approval of First Reading of Ordinance No. 2025-G1, All Steel Storage Umatilla LLC, Small Scale Comp Plan Amendment

FISCAL IMPACTS:

N/A

ATTACHMENTS:

1. Staff Report All Steel Storage LLC Umatilla V2
 2. Ordinance No. 2025-G1, SSCPA All Steel Storage Umatilla, LLC
 3. business-impact-estimate-_Ord 2025-G1
-

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

Owner: All Steel Storage Umatilla LLC, Alex Qezada

General Location: North of Fern Road and west of Golden Gem Drive

Number of Acres: 3.8 ± acres

Existing Zoning: Lake County Light Industrial (LM)

Existing Land Use: Lake County Industrial

Proposed Zoning: Industrial PUD

Proposed Land Use: Industrial

Date: May 8, 2025

Description of Project

The owner is seeking annexation, small-scale comp plan amendment and rezoning for an existing self-storage facility known as All Steel Storage. The existing facilities consist of an office, 140 self-storage units, 24 temporary portable storage, and boat and RV storage area. The existing facility is served by city water.

	Surrounding Zoning	Surrounding Land Use
North	PUD	Industrial
South	Heavy Manufacturing (HM)	Industrial
East	Industrial PUD	Industrial
West	Industrial PUD	Industrial

Assessment

Small Scale Comprehensive Plan Map Amendment

The applicant is requesting an amendment from Lake County Industrial (1.0 FAR and .80 ISR) per Future Land Use (FLU) Policy I-1.3.8 to City of Umatilla Industrial (.75 ISR) per FLU Policies 1-2.1.1 and 1-2.9.1 on 3.8 ± acres. The existing adjacent Land Uses are City of Umatilla Industrial and Lake County Industrial. The subject property is within the City's Utility Service Area.

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For comprehensive plan purposes a maximum development scenario was utilized. Under the existing land use the maximum development potential based on the ISR is 138,695 square feet per Lake County Future Land Use (FLU) Policy I-1.3.8. The proposed land use of city Industrial allows the maximum development potential of 124,146 per FLU Policy 1-2.1.2. The net result is a decrease of 14,549 square feet.

The data and analysis indicate that there is a need for additional industrial lands to meet the projected need through the planning year 2035. The addition of 3.8 acres would assist in meeting this need.

The proposed amendment is consistent with the comprehensive plan and meets the following policies (among others):

Policy 1-2.1.1: Land Use Designations, and Maximum Intensity and Density.

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Policy 1-2.9.1: Industrial Designation.

The City has designated industrial land use on the Future Land Use Map where existing industrial uses are located. The City shall also designate land adjacent to these existing industrial areas where future industrial land use are most appropriate and compatible.

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

There is no net change in traffic as the site is developed as a self-storage facility.

Potable Water Analysis

The subject site is currently served by the City of Umatilla and there is no net change.

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 176,000 gallons per day (0.176 MGD) with a remaining capacity of 124,000 gallons per day (0.124 MGD). The proposed amendment (0.0032 MGD) would not cause a deficiency in the City's Level of Service standards and the city would have 120,800 gallons per day (0.1208 MGD) remaining.

Solid Waste Analysis

The LOS for solid waste is 5 lbs per day per capita. The estimated employees are 2 and the estimated solid waste is 10 lbs per day. The proposed amendment will not cause a deficiency in the LOS.

Environmental Analysis

The subject site is developed as a self-storage facility and is partially located within the 100-year flood plain associated with the onsite wetlands. Appropriate upland buffers will be maintained adjacent to the wetlands.

ORDINANCE 2025-G1

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 3.8 ± ACRES OF LAND DESIGNATED AS LAKE COUNTY INDUSTRIAL TO CITY INDUSTRIAL IN THE CITY OF UMATILLA FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY ALL STEEL STORAGE LLC, LOCATED NORTH OF FERN ROAD AND WEST OF GOLDEN GEM DRIVE; 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 All Steel Storage Umatilla LLC, 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 Industrial to City of Umatilla Industrial per the City's Comprehensive Plan; and

WHEREAS, the Land Use amendment would facilitate industrial 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 Industrial to City Industrial, as depicted on the map attached hereto as Exhibit "A", and as defined in the City's Comprehensive Plan.

PROPERTY LEGAL DESCRIPTION: : From the South 1/4 corner of Section 14, Township 18 South, Range 26 East, run North 89 degrees 47'05" East 794.89 feet to the Point of Beginning; thence run North 00 degrees 23'40" West 332.38 feet; thence run North 89 degrees 47'43" East to the East line of the Southwest 1/4 of the Southeast 1/4; thence run South along said East line to the South line of aforesaid Section 14, thence run South 89 degrees 47'05" West along the South Line of aforesaid Section 14 to the Point of Beginning, lying in Lake County, Florida.

Alternate Key # 1406935

- 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

ATTEST:

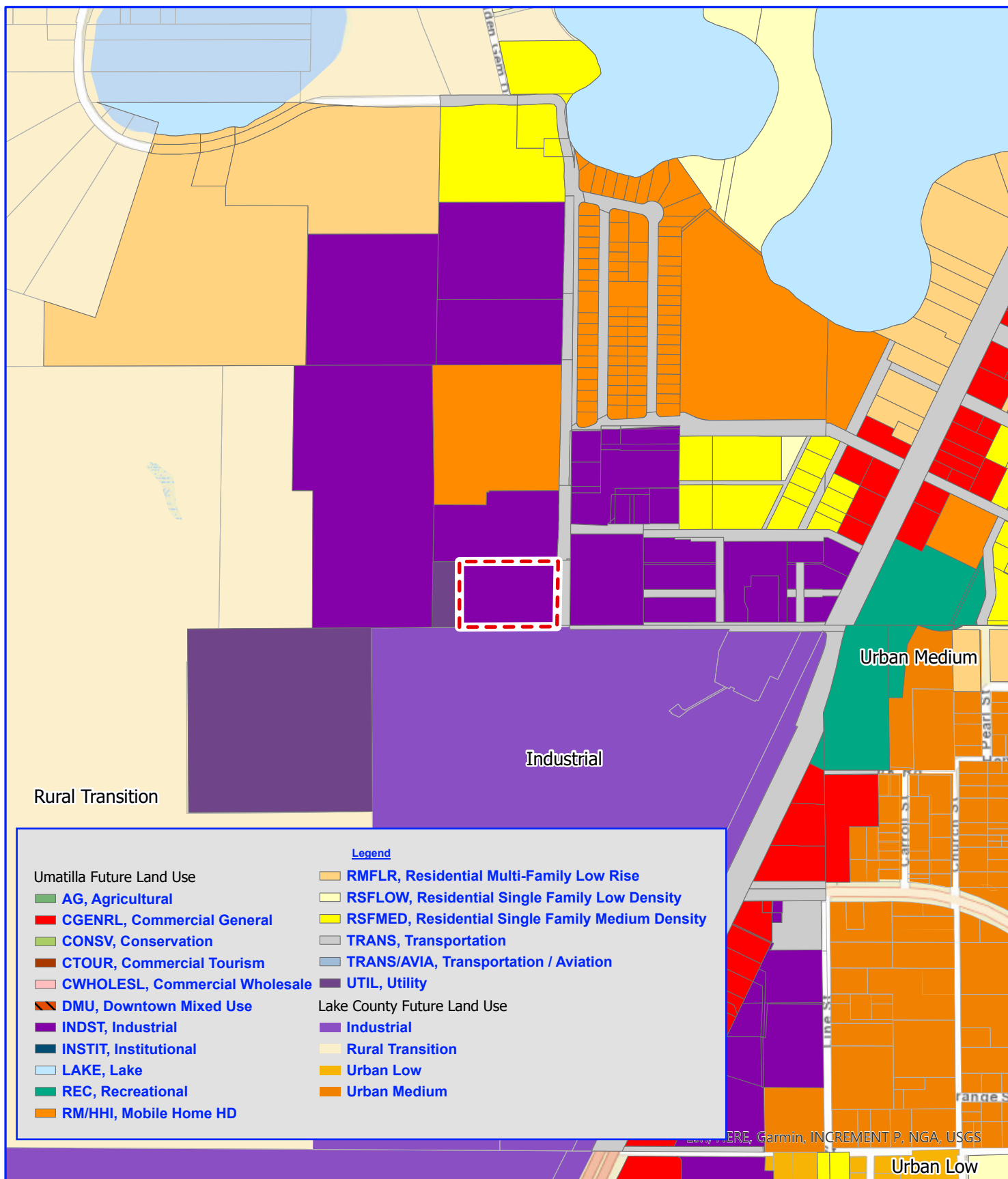
Approved as to Form:

Jessica Burnham, FCRM
City Clerk

Kevin Stone
City Attorney

Passed First Reading _____
Passed Second Reading _____
(SEAL)

EXHIBIT A



Project: 399/25/09
 File: FLU
 Name: All Steel Self Storage
 PM: S. Lindh
 Date: May 16, 2025
 Created By: T. Kalebaugh





Business Impact Estimate Exemption

Ordinance 2025- G1 All Steel Storage Umatilla LLC SSCPA

Summary of Ordinance: **AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, PURSUANT TO THE PROVISIONS OF FLORIDA STATUTE 163.3187(1)(B); AMENDING THE LAND USE DESIGNATION OF 3.8 ± ACRES OF LAND DESIGNATED AS LAKE COUNTY INDUSTRIAL TO CITY INDUSTRIAL IN THE CITY OF UMATILLA FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY ALL STEEL STORAGE LLC, LOCATED NORTH OF FERN ROAD AND WEST OF GOLDEN GEM DRIVE; DIRECTING THE CITY MANAGER TO TRANSMIT THE AMENDMENT TO THE APPROPRIATE GOVERNMENTAL AGENCIES PURSUANT TO CHAPTER 163, FLORIDA STATUTES; AUTHORIZING THE CITY MANAGER TO AMEND SAID COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR AN EFFECTIVE DATE.**

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;

¹ See Section 166.041(4), Florida Statutes.

- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
 - a. A development order or development permit, as defined in s. 163.3164, F.S.; a development agreement as authorized by ss. 163.3220-163.3243, F.S.; or a comprehensive plan amendment or land development regulation amendment initiated by an application by a private party other than the municipality;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.



CITY OF UMATILLA

AGENDA ITEM STAFF REPORT

DATE:

MEETING DATE: June 17, 2025

SUBJECT: First Reading of Ordinance No. 2025-G2, All Steel Storage Umatilla LLC, Rezoning

BACKGROUND SUMMARY:

The applicant is requesting that the site be rezoned from Lake County Light Manufacturing (LM) to City of Umatilla Industrial Planned Unit Development (PUD) to allow the continued use of self-storage with associated office and retail sales (boxes, tape, etc.), temporary POD storage, and RV and Boat storage. The subject site exceeds the minimum requirement for the LM zoning district of 30,000 square feet with a minimum width of 200'. The site is 3.8 acres (165,528 SF) with 332' along Golden Gem Drive. Chapter 6, Section 1(k)(3) states the minimum size for a PUD is ten acres; however, a lesser minimum area may be approved if the City Council determines the intent and purpose of the PUD district and expressed municipal development policy would be served in such case. The rezoning to Industrial PUD is compatible with the adjacent zonings of Industrial PUD within the city and Heavy Manufacturing (HM) within Lake County and would assist the City Council in meeting economic goals.

RECOMMENDATIONS:

Approval of First Reading of Ordinance No. 2025-G2, All Steel Storage Umatilla LLC, Rezoning

FISCAL IMPACTS:

N/A

ATTACHMENTS:

1. Staff Report All Steel Storage LLC Umatilla Zoning V2
 2. Ordinance No. 2025-G2, Rezoning All Steel Storage Umatilla LLC
 3. business-impact-estimate-_Ord 2025-G2
-

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

Owner: All Steel Storage Umatilla LLC, Alex Qezada

General Location: North of Fern Road and west of Golden Gem Drive

Number of Acres: 3.8 ± acres

Existing Zoning: Lake County Light Industrial (LM)

Existing Land Use: Lake County Industrial

Proposed Zoning: Industrial PUD

Proposed Land Use: Industrial

Date: May 8, 2025

Description of Project

The owner is seeking annexation, small-scale comp plan amendment and rezoning for an existing self-storage facility known as All Steel Storage. The existing facilities consist of an office, 140 self-storage units, 24 temporary portable storage, and boat and RV storage area. The existing facility is served by city water.

	Surrounding Zoning	Surrounding Land Use
North	PUD	Industrial
South	Heavy Manufacturing (HM)	Industrial
East	Industrial PUD	Industrial
West	Industrial PUD	Industrial

Assessment

Rezoning

The applicant is requesting that the site be rezoned from Lake County Light Manufacturing (LM) to City of Umatilla Industrial Planned Unit Development (PUD) to allow the continued use of self-storage with associated office and retail sales (boxes, tape, etc.), temporary POD storage, and RV and Boat storage. The subject site exceeds the minimum requirement for the LM zoning district of 30,000 square feet with a minimum width of 200'. The site is 3.8 acres (165,528 SF) with 332' along Golden Gem Drive. Chapter

6, Section 1(k)(3) states the minimum size for a PUD is ten acres; however, a lesser minimum area may be approved if the City Council determines the intent and purpose of the PUD district and expressed municipal development policy would be served in such case. The rezoning to Industrial PUD is compatible with the adjacent zonings of Industrial PUD within the city and Heavy Manufacturing (HM) within Lake County and would assist the City Council in meeting economic goals.

Recommendation

Rezoning

The proposed rezoning of Industrial PUD is consistent with the comprehensive plan, land development regulations, and economic goals as previously outlined. Staff recommends approval.

ORDINANCE 2025-G2

AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, RECLASSIFYING 3.8 ± ACRES OF LAND ZONED LAKE COUNTY LIGHT MANUFACTURING (LM) TO THE DESIGNATION OF PLANNED UNIT DEVELOPMENT (PUD) FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY ALL STEEL STORAGE UMATILLA LLC LOCATED NORTH OF FERN ROAD AND WEST OF GOLDEN GEM DRIVE; APPROVING A MASTER DEVELOPER'S AGREEMENT FOR THE PROPERTY; 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 All Steel Storage Umatilla LLC as Owner, to rezone approximately 3.8 acres of land from Lake County Light Manufacturing (LM) to City Planned Unit Development (PUD);

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 Planned Unit Development (PUD), 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: From the South 1/4 corner of Section 14, Township 18 South, Range 26 East, run North 89 degrees 47'05" East 794.89 feet to the Point of Beginning; thence run North 00 degrees 23'40" West 332.38 feet; thence run North 89 degrees 47'43" East to the East line of the Southwest 1/4 of the Southeast 1/4; thence run South along said East line to the South line of aforesaid Section 14, thence run South 89 degrees 47'05" West along the South Line of aforesaid Section 14 to the Point of Beginning, lying in Lake County, Florida.

Alternate Key # 1406935

Section 2: Zoning Classification.

That the property shall be designated as Planned Unit Development (PUD), in accordance with Chapter 6, Section 2(k) 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 Planned Unit Development District shall be developed according to the Master Developer's Agreement attached hereto as Exhibit "B".

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

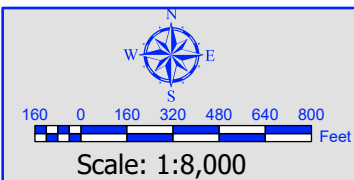
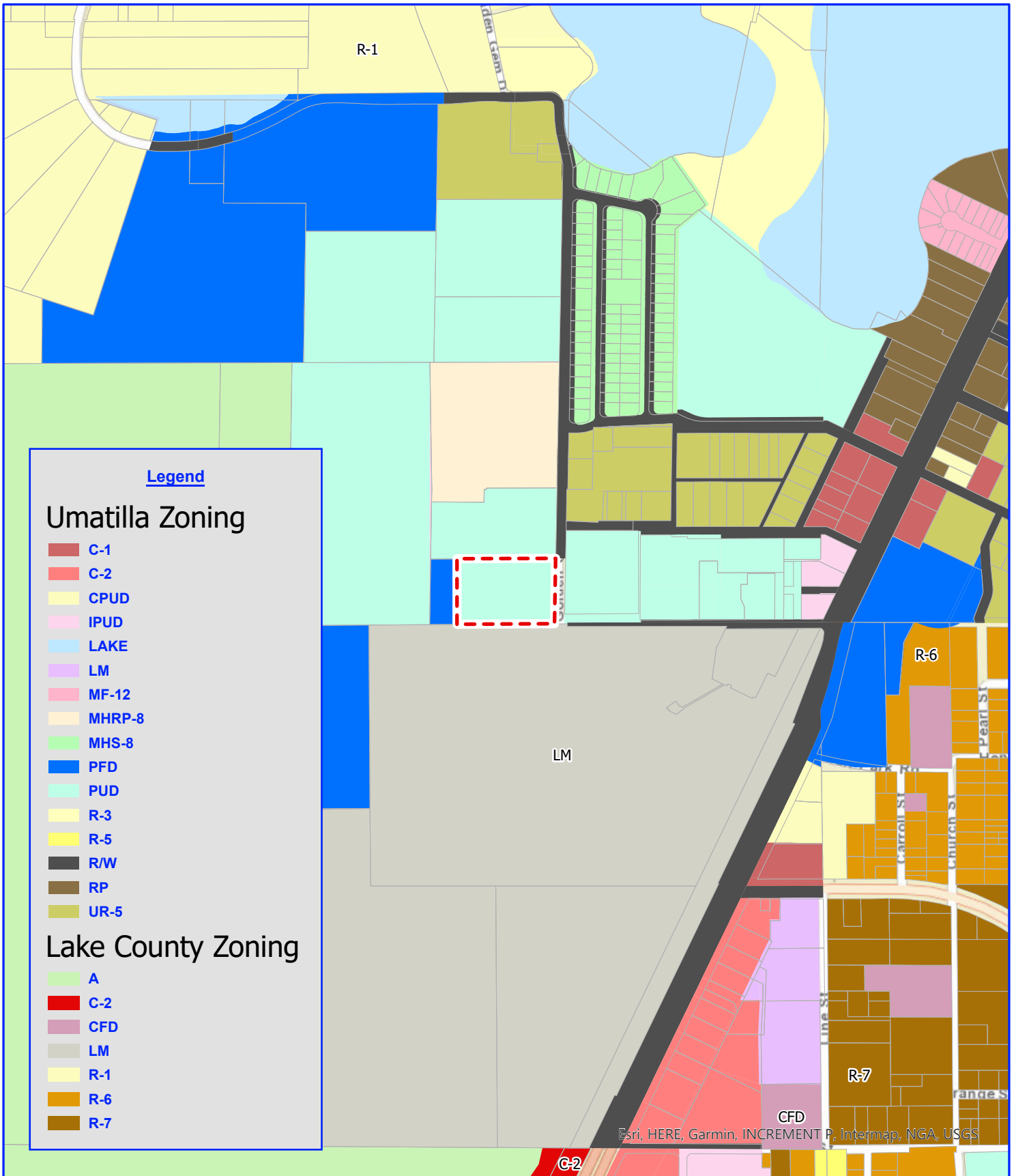
ATTEST:

Approved as to Form:

Jessica Burnham, FCRM
City Clerk

Kevin Stone
City Attorney

Passed First Reading _____
Passed Second Reading _____
(SEAL)



All Steel Self Storage

Umatilla, Florida
Existing Zoning Map

Project: 399/25/09
File: Zoning
Name: All Steel Self Storage
PM: S. Lindh
Date: May 16, 2025
Created By: T. Kalebaugh



MASTER DEVELOPER'S AGREEMENT

This Master Developer's Agreement (the "Agreement") is made this ____ day of _____, 2025, by and between the **CITY OF UMATILLA, a Florida municipal corporation** ("City"), whose address is 1 South Central Avenue, Umatilla, Florida 32784, and **All Steel Storage Umatilla LLC** ("Owner"), whose address is 3225 McLeod Drive, Suite 100, Las Vegas, NV, 89121, hereinafter referred to collectively as the "Parties."

RECITALS

1. The Owner desires to rezone approximately 3.8 ± acres of property within the City of Umatilla, described and depicted as set forth on **Exhibit "A"** attached to and incorporated in this Agreement (hereafter referred to as the "Property").

2. The Property is currently located within the City of Umatilla and is currently zoned "Planned Unit Development (PUD)" with a future land use designation on the City of Umatilla Future Land Use Map of "Industrial."

3. Owner has filed applications for rezoning for the Property as an industrial planned unit development.

4. Owner represents that it is the sole legal owner of the Property and that it has the full power and authority to make, deliver, enter into, and perform pursuant to the terms and conditions of this Agreement and has taken all necessary action to authorize the execution, delivery, and performance of the terms and conditions of this Agreement.

5. The City of Umatilla has determined that the rezoning of the Property is consistent with the City's Comprehensive Plan and the proposal for its development presents, among other things, an opportunity for the City to secure quality planning and growth, protection of the environment, and a strengthened and revitalized tax base.

6. Owner will fund certain public improvements and infrastructure to facilitate the development of the Property.

7. The Property is within the City's Chapter 180, Florida Statutes, utility district, and Owner has requested and City desires to provide water and sewer as well as other municipal services to the Property.

ACCORDINGLY, in consideration of the mutual benefits and the public interest and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

Section 1. Recitals. The above recitals are true and correct, are hereby incorporated herein by reference, and form a material part of this Agreement. All exhibits to this Agreement are hereby deemed a part thereof.

Section 2. Conditions Precedent. Owner has filed an application for rezoning for the Property. It is understood and agreed to by the City and the Owner that this Agreement shall not be binding or enforceable as to any party unless and until: a) the City duly adopts the Agreement and b) the City adopts an ordinance rezoning the Property. The parties hereto understand and acknowledge that the City is in no way bound to rezone the Property. The City shall have the full and complete right to approve or deny the application for rezoning.

Section 3. Land Use/Development. Development of the Property shall be substantially consistent with the "Conceptual Plan" prepared by _____, dated _____, 2025 and attached as **Exhibit "B"** (the "Plan"). All development shall be consistent with the City's "PUD" (Planned Unit Development) zoning district and, subject to City approval. All land uses must conform to uses and densities/intensities allowed within the land use designations assigned to the Property on the Future Land Use Map of the City's adopted Comprehensive Plan. As

set forth further below, all land use issues addressed herein must be adopted by City through its regular procedures before being effective. Failure of this Agreement to address any particular permit, condition, term, or restriction shall not relieve Owner of the necessity of complying with the law governing said permitting requirements, conditions, term, or restriction.

Section 4. Permitted Uses. Permitted Uses shall be:

- a. Self-storage units
- b. Temporary portable storage units
- c. RV and boat storage
- d. Office with associated retail sales

Section 5. Development Standards. Development Standards shall be as follows:

- a. Maximum Impervious Ratio (ISR) – Seventy-five percent (75%)
- b. Minimum Setback requirements shall be:

Front (general)	50'
Side (general)	25'
Side (corner lot facing ROW)	25'
Rear (general)	25'

- c. A twenty-five-foot (25') upland buffer shall be maintained adjacent to the wetlands.
- d. Maximum building height shall be limited to thirty-five feet (35').
- e. Parking: The Applicant will be required to meet the parking requirements of the Umatilla Land Development Regulations for the proposed uses.
- f. For clarity and avoidance of doubt, the open space requirement associated with the development of the Property shall be 25% of the total developable acreage of the Property.
- g. Any zoning standard not specifically listed in this Agreement shall be in compliance with the LM zoning district standards and other applicable sections of the Land Development Code.

Section 6. Site Access and Transportation Improvements. Vehicular access to the Property shall be provided by Golden Gem Drive. Other potential vehicular and pedestrian accesses will be reviewed during the development review process.

- a. The Permittee shall provide all necessary improvements within and adjacent to the development as required by FDOT, Lake County and City of Umatilla.
- b. All roads within the development shall be designed and constructed by the developer to meet the applicable City of Umatilla minimum requirements.

Section 7. Lighting. All exterior lighting shall be arranged to reflect light away from adjacent properties to the greatest extent possible while providing lighting adequate to ensure safety on road right of way.

Section 8. Water, Wastewater, and Reuse Water. Subject to the terms herein, Owner and their successors and assigns agree to obtain water, reuse water, irrigation water, and wastewater service (hereafter, "Utilities") exclusively through purchase from City when available. Owner covenants and warrants to City that it will not engage in the business of providing such Utilities to the Property or within City's F.S. Chapter 180 utility district. Notwithstanding the foregoing, private wells for irrigation purposes will be allowed so long as such wells are approved and permitted by the St. Johns River Water Management District (the "District") and comply with the rules and regulations of the District. Owner shall construct, at Owner's expense, all on-site utility facilities (e.g. lift stations and lines) as well as pay for the extension of facilities from City's current point of connection. Owner shall also construct, at Owner's expense, "dry" utility lines for reclaimed water purposes. All such improvements must be constructed to City requirements and transferred to City as a contribution in aid of construction. In the event the City requests that

Owner construct utility lines in excess of the size needed to serve the Property, City and Owner shall negotiate in good faith to enter into a utility upsizing agreement.

Section 9. Impact Fees. Owner shall be required to pay impact fees as established by City from time to time, including water, wastewater, police and fire impact fees. The amount to be paid shall be the adopted impact fee rate schedule at the time of building permit issuance. Notwithstanding the foregoing, Owner may, at any time, elect to pre-pay such impact fees as Owner submits full payment to the City for the impact fees in effect at the time such payment is made. In such event, such pre-payment shall result in pre-paid impact fee credits for the Property which shall be applied by the City upon the issuance of building permits. The City hereby agrees to reserve utility capacity for the Property provided that Owner is in full compliance with the terms and conditions of this Agreement.

Section 10. Easements. Owner shall provide the City such easements or right of way in form acceptable to the City Attorney, as the City deems necessary for the installation and maintenance of utility services, including but not limited to sewer, water, and reclaimed water services.

Section 11. Landscaping/Buffers. The existing twenty-five-foot (25') landscape buffers shall be maintained.

Owner acknowledges City's goal of achieving a greater level of tree preservation within the City. In aid of such goal, Owner agrees to comply with all applicable City of Umatilla Land Development Code pertaining to tree removal and replacement.

Section 12. Stormwater Management. Owner agrees to provide at Owner's expense a comprehensive stormwater management system consistent with all regulatory requirements of the City and the St. John's River Water Management District. Impacts to flood plains are allowed in accordance with the Water Management District procedures for compensating storage and will be based on the 100-year floodplain established by Lake County.

Section 13. Other Municipal Facilities/Services. The City hereby agrees to provide, either directly or through its franchisees or third-party providers, police and fire protection, emergency medical services, and solid waste collection, disposal, and recycling services to the Property under the same terms and conditions and in the same manner as are afforded to all other residential property owners within the City.

Section 14. Environmental Considerations. The Owner agrees to comply with all Federal, State, County, and City laws, rules and regulations regarding any environmental issues affecting the Property.

Section 15. Signage. Owner shall submit a master sign plan. Such plan shall be in compliance with all applicable regulations contained within the City of Umatilla's Land Development Code, unless City grants a waiver or variance pursuant to the City's Land Development Code.

Section 16. Title Opinion. Owner shall provide to City, in advance of the City's execution of this Agreement, a title opinion of an attorney licensed in the State of Florida, or a certification by an abstractor or title company authorized to do business in the State of Florida, showing marketable title to the Property to be in the name of the Owner and showing all liens, mortgages, and other encumbrances not satisfied or released of record.

Section 17. Compliance with City Laws and Regulations. Except as expressly modified herein, all development of the Property shall be subject to compliance with the City Land Development Code and City Code provisions, as amended, as well as regulations of County, State, local, and Federal agencies. All improvements and infrastructure shall be constructed to City standards.

Section 18. Due Diligence. The City and Owner further agree that they shall commence all reasonable actions necessary to fulfill their obligations hereunder and shall diligently pursue the same throughout the existence of this Agreement. The City shall further provide all other municipal services to the Property as are needed by Owner from time to time in accordance with the City's applicable policies for the provision of said services.

Section 19. Enforcement/Effectiveness. A default by either party under this Agreement shall entitle the other party to all remedies available at law. This is a non-statutory development agreement which is not subject to or enacted pursuant to the provisions of Sections 163.3220 – 163.3243, *Florida Statutes*.

Section 20. Governing Law. This Agreement shall be construed in accordance with the laws of the State of Florida and venue for any action hereunder shall be in the Circuit Court of Lake County, Florida.

Section 21. Binding Effect; Assignability. This Agreement, once effective, shall be binding upon and enforceable by and against the parties hereto and their assigns. This Agreement shall be assignable by the Owner to successive owners. Owner shall, however, provide written notice to the City of any and all such assignees. The rights and obligations set forth in this Agreement shall run with the land and be binding on all successors and/or assignees. Owner consents to the placement of a claim of lien on the Property upon default in payment of any obligation herein without precluding any other remedies of City. The parties hereby covenant that they will enforce this Agreement and that it is a legal, valid, and binding agreement.

Section 22. Waiver; Remedies. No failure or delay on the part of either party in exercising any right, power, or privilege hereunder will operate as a waiver thereof, nor will any waiver on the part of either party or any right, power, or privilege hereunder operate as a waiver of any other right, power, privilege hereunder, nor will any single or partial exercise of any right, power, or privilege hereunder preclude any other further exercise thereof or the exercise of any other right, power, or privilege hereunder.

Section 23. Exhibits. All exhibits attached hereto are hereby incorporated in and made a part of this Agreement as if set forth in full herein.

Section 24. Notice. Any notice to be given shall be in writing and shall be sent by certified mail, return receipt requested, to the party being noticed at the following addresses or such other address as the parties shall provide from time to time:

As to City:	City Manager City of Umatilla P.O. Box 2286 Umatilla, FL 32784-2286 352-669-3125 Telephone
Copy to:	Mayor City of Umatilla P.O. Box 2286 Umatilla, Florida 32784-2286 352-669-3125 Telephone Kevin Stone Stone & Gerken, P.A. 4850 N. Highway 19A Mount Dora, FL 32757 352-357-0330 Telephone

As to Owner:	All Steel Storage Umatilla LLC 3225 McLeod Drive, Suite 100 Las Vegas, NV 89121 407-404-3225 Telephone
Copy to:	

Section 26. Entire Agreement. This Agreement sets forth all of the promises, covenants, agreements, conditions, and understandings between the parties hereto, and supersedes all prior and contemporaneous agreements, understandings, inducements or conditions, express or implied, oral or written, except as herein contained. However, the failure of this Agreement to address a particular permit, condition, term, or restriction shall not relieve Owner from complying with the law governing said permitting requirements, conditions, terms or restrictions.

Section 27. Term of Agreement. The term of this Agreement shall commence on the date this Agreement is executed by both the City and Owner and shall terminate five (5) years thereafter; provided, however, that the term of this Agreement may be extended by mutual consent of the City and the Owner, subject to a public hearing.

Section 28. Amendment. Amendments to the provisions of this Agreement shall be made by the parties only in writing by formal amendment.

Section 29. Severability. If any part of this Developer's Agreement is found invalid or unenforceable in any court, such invalidity or unenforceability shall not affect the other parts of this Developer's Agreement, if the rights and obligations of the parties contained herein are not materially prejudiced and if the intentions of the parties can be effected. To that end, this Developer's Agreement is declared severable.

IN WITNESS WHEREOF, the parties have set their hands and seals this ____ day of _____, 2025.

WITNESSES:

CITY OF UMATILLA, FLORIDA

Printed Name: _____

By: _____
Christopher Creech, Mayor

Printed Name: _____

ATTEST:

Jessica Burnham, CMC
City Clerk

ALL STEEL STORAGE UMATILLA LLC

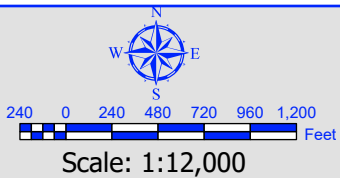
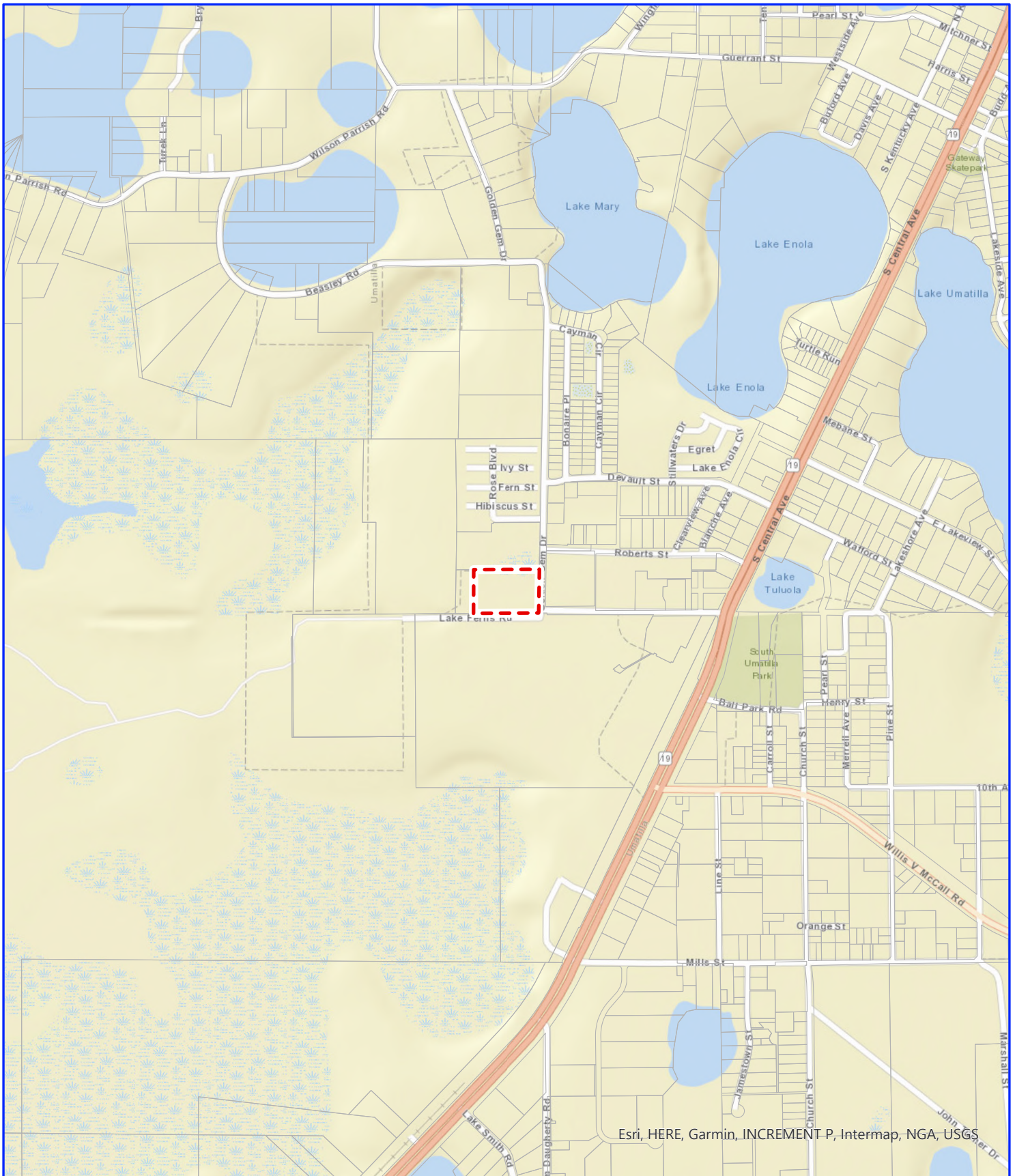
Printed Name: _____

By: _____
Printed Name: _____
As its: _____

Printed Name: _____

[NOTARY BLOCK FOR OWNER EXECUTION]

EXHIBIT A



All Steel Storage LLC

Umatilla, Florida Location Map

Project:399/25/09
File: Location
Name: All Steel Storage LLC
PM: S. Lindh
Date: May 15, 2025
Created By: T. Kalebaugh



LAND PLANNING GROUP
— ENTITLEMENT · PRINTING · CONSULTING —
URBAN AND REGIONAL PLANNERS



Business Impact Estimate Exemption

Ordinance 2025- G2 All Steel Storage Umatilla LLC Rezoning

Summary of Ordinance: **AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, RECLASSIFYING 3.8 ± ACRES OF LAND ZONED LAKE COUNTY LIGHT MANUFACTURING (LM) TO THE DESIGNATION OF PLANNED UNIT DEVELOPMENT (PUD) FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY ALL STEEL STORAGE UMATILLA LLC LOCATED NORTH OF FERN ROAD AND WEST OF GOLDEN GEM DRIVE; APPROVING A MASTER DEVELOPER'S AGREEMENT FOR THE PROPERTY; 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.**

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;

¹ See Section 166.041(4), Florida Statutes.

- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
 - a. A development order or development permit, as defined in s. 163.3164, F.S.; a development agreement as authorized by ss. 163.3220-163.3243, F.S.; or a comprehensive plan amendment or land development regulation amendment initiated by an application by a private party other than the municipality;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.