



UMATILLA CITY COUNCIL WORKSHOP

June 24, 2025 at 5:00 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

DISCUSSION ITEM

1. Land Development Regulations (LDR) Update

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.



CITY OF UMATILLA

AGENDA ITEM STAFF REPORT

DATE: June 4, 2025

MEETING DATE: June 24, 2025

SUBJECT: Land Development Regulations (LDR) Update

BACKGROUND SUMMARY:

City staff has been actively working on a comprehensive update of the City's Land Development Regulations (LDR). This ongoing effort is intended to modernize and improve the clarity, consistency, and functionality of the regulations to better reflect current planning practices, community needs, and legal requirements.

As part of this process, staff has identified several chapters and sections within the LDR that require updates, clarifications, or restructuring. These may include provisions related to zoning, design standards, subdivision requirements, signage, and other development-related policies.

RECOMMENDATIONS:

Following tonight's discussion, staff will incorporate Council feedback and begin drafting the necessary ordinance(s) to update the LDR. These ordinances will be brought back to a future regular City Council meeting for formal consideration and public input.

FISCAL IMPACTS:

N/A

ATTACHMENTS:

1. Changes to LDCs updated 5.9.25
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Chapter 1 – General Provisions

- List of Ordinances that will be Repealed.

Chapter 2 – Definitions and Interpretations

- Added paragraph to direct to other Chapters.
- Definitions not used in Code removed.
- Definitions updated/added to current uses.

Chapter 3 – Administration

- Designates City Manager (not City Clerk) as Administrative Office
- Development Order and Development Permit requirements clarified.
- Advertising consistent with Florida Statutes
- Denied Rezonings can reapply after 6 months (not 12).
- Enforcement by Special Magistrate (not Code Enforcement Board).
- Nonconforming structures that are destroyed more than 50% (not 70%) have to come into compliance w current provisions.

Chapter 4- Concurrency Management System

- Recreation concurrency removed.
- Public School concurrency added/updated.
- Transportation concurrency updated to current classifications and reviewing organizations.
- Removal of requirement to provide annual report on public facilities capacity and LOS.

Chapter 5- Airport Regulations

- Administrator changed to City Manager (no longer Planning and Zoning Board).

Chapter 6 - Zoning District Regulations

- Updated zoning districts chart
- **AR-1:** Accessory dwellings are authorized if the owner resides on property; Removed requirement that Accessory Structures are to be utilized by family members or non-paying guests. added Animal Rescue Organizations as SEU; Increased minimum living area of SFH from 1200 to 1500 sq. ft not including carports or garages.
- **R-3:** Minimum SFH size increased from 1500 to 1800 sq. ft not including carports or garages.
- **UR-5:** Single family attached dwelling units, multi-family dwelling units, and duplexes removed from the prohibited list.
- **R-5:** Duplexes and Multi-family units removed from prohibited list.
- **R-3, UR-5, R-5:** Removed requirement that lot sizes must be at least one acre to authorize Accessory Structure. Removed requirement that Accessory Structures are to be utilized by family members or non-paying guests.
- **RP:** Accessory dwellings are authorized if the owner resides on property; Removed requirement that Accessory Structures are to be utilized by family members or non-paying guests.

- **PFD:** added Animal Rescue Organizations as Permitted Use
- Removal of Planning and Zoning Board Action.
- **TC-12:** Allows RV parks to obtain SEU for long-term rentals/HUD Park Models
- Removal of Overlay Districts: Primary Downtown District, Secondary Downtown District
- Amenity requirements for new subdivisions/multifamily development.
- Added catch all condition for Residential Design Standards

Chapter 7 – Conditional Uses and Special Exceptions

- Kennels, Animal Rescue added to 35) Veterinary Offices allowed in AR-1, RP, and C-1.

Chapter 8 – Miscellaneous Regulations

- Size limitation on accessory buildings removed.
- Added regulations for Donation Bins.
- Revisions to Home Based Businesses (fka Home Occupation)
- Added side setbacks for typical accessory structures

Chapter 9 – Subdivisions and Plats

- Establishes process for Minor subdivisions and Lot splits.
- Reduction in number of paper copies of applications to be submitted.
- Require an electronic submittal.
- Potential fees for resubmittals.

Chapter 10 – Stormwater Management

- Removal of city exemptions, defer to SJRWMD.
- Removal of city maintenance, defer to SJRWMD.
- Statutes and names of state agencies/departments updated.

Chapter 11 – Building and Fire Codes

- Updated to current codes/regulations, defers to Florida Building Code.
- Building official powers and duties listed.
- Flood protection requirements removed.

Chapter 12 – Utilities

- Notary block examples updated to current requirements.
- Cross-connection control and backflow prevention regulations enhanced.

Chapter 13 – Site Development Plan Approval

- City Manager (not Clerk) as contact/decision maker.

Chapter 14—Transportation Standards

- Formatting and scrivener's errors only.

Chapter 15 – Landscape, Irrigation, and Tree Protection

- Definition duplicated from Chapter 2 removed.

- Exemptions to Tree Removal Permit simplified.

Chapter 16 – Sign Regulations

- Removes references to Primary Downtown and Five Points Overlay District and adds Central District Overlay.

Chapter 17 – Environmental Protection

- Revised state agency names
- Remove requirement for environmental survey to delineate vegetative community types.

Chapter 18 – Wellfield and Aquifer Protection

- Revised state agency names
- City Manager (not Clerk) as contact/decision maker.

Chapter 19 – Historic and Archaeological Resource Protection

- City Manager (not Clerk) as contact/decision maker.

Chapter 20 – Variance Procedures

- Submittal to include electronic copy of application.
- Planning and Zoning Board removed from process.
- Applicant (not staff) responsible for posting property.

Chapter 21 – Alternative Water Supply

- Formatting changes only

Chapter 22 – Communication Facilities in Public Rights of Way

- Formatting changes only