



UMATILLA CITY COUNCIL MEETING

July 1, 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
 - June 17, 2025, Land Planning Agency
 - June 17, 2025, Regular City Council

PRESENTATIONS

2. Umatilla Fire Fee Assessment Presentation

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

3. First Reading of Ordinance No. 2025-I, Food Trucks
4. Final Reading of Ordinance No. 2025-G, All Steel Storage Umatilla LLC Annexation
5. Final Reading of Ordinance No.2025-G1, All Steel Storage Umatilla LLC, Small Scale Comp Plan Amendment
6. Final Reading of Ordinance No. 2025-G2, All Steel Storage Umatilla LLC, Rezoning
7. Final Reading of Ordinance No. 2025-H, Palm Mansion Wedding Venue CUP Amendment

NEW BUSINESS

8. Lake 100 Invoice for Cost of Delivery Study
9. Resolution No. 2025-14, Administrative Authority for Plat Approvals

REPORTS

10. 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

June 17, 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
Fred Fetterolf, Council Member

NOT PRESENT

Jessica Burnham, City Clerk
Regina Frazier, Finance Director
David Seeley, Chief of Police

ALSO PRESENT

Aaron Mercer, Interim City Manager
Adam Bolton, Assistant City Manager
Kevin Stone, City Attorney
Amy Stultz, Library Director
Vaughan Nilson, Public Works Director
Misti Lambert, Programs and Compliance Manager

AGENDA REVIEW

MOTION BY COUNCIL MEMBER NICHOLS TO APPROVE THE AGENDA; SECONDED BY COUNCIL MEMBER CROCKETT. MOTION PASSED BY A UNANIMOUS VOICE VOTE.

PUBLIC COMMENT

Mayor Creech opened public comment.

No one spoke

Mayor Creech closed public comment.

PUBLIC HEARING / ORDINANCES / RESOLUTIONS

**The following item 1-3 were heard together*

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

City Attorney Stone read the Ordinance by title

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.

City Attorney Stone read the Ordinance by title

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.

Attorney Stone read the Ordinance by title

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.

Attorney Stone duly administered the oath to all individuals intending to provide testimony and requested that

the Council disclose any ex parte communications.

All Council members stated they had no ex parte communications to disclose.

Sherie Lindh of LPG Urban & Regional Planners, LLC explained that the owner is seeking annexation of the existing All Steel Storage facility, located at Golden Gem Drive and Lake Fern Road, into the City of Umatilla. The facility includes an office, 140 self-storage units, temporary storage portables, and boat and RV storage. The site, currently served by city water and adjacent to city limits, is eligible for voluntary annexation to eliminate an enclave. The owner requests a comprehensive plan amendment to change the land use from Lake County Industrial to City Industrial on approximately 3.8 acres, along with rezoning from Lake County Light Manufacturing to City Industrial Planned Unit Development (PUD). This would allow the continued use of self-storage and related services. The proposed changes are compatible with surrounding industrial uses, support orderly growth, and help meet the City's projected industrial land needs through 2035. Although the site is smaller than the usual PUD minimum size, the rezoning aligns with municipal goals and existing zoning patterns.

Mayor Creech opened public comment.

No one spoke

Mayor Creech closed public comment.

MOTION BY COUNCIL MEMBER NICHOLS TO APPROVE FIRST READING OF ORDINANCE NO. 2025-G, ALL STEEL STORAGE UMATILLA, LLC ANNEXATION; SECONDED BY COUNCIL MEMBER CROCKETT. MOTION PASSED BY A ROLL CALL VOTE.

Council Member Nichols	YES
Council Member Crockett	YES
Council Member Fetterolf	YES
Vice Mayor Adams	YES
Mayor Creech	YES

MOTION BY COUNCIL MEMBER NICHOLS TO APPROVE FIRST READING OF ORDINANCE NO. 2025-G1, ALL STEEL STORAGE UMATILLA LLC, SMALL SCALE COMP PLAN AMENDMENT; SECONDED BY COUNCIL MEMBER CROCKETT. MOTION PASSED BY A ROLL CALL VOTE.

Council Member Nichols	YES
Council Member Crockett	YES
Council Member Fetterolf	YES
Vice Mayor Adams	YES
Mayor Creech	YES

MOTION BY COUNCIL MEMBER NICHOLS TO APPROVE FIRST READING OF ORDINANCE NO. 2025-G2, ALL STEEL STORAGE UMATILLA LLC, REZONING; SECONDED BY VICE MAYOR ADAMS. MOTION WAS APPROVED BY A ROLL CALL VOTE.

Council Member Nichols	YES
Vice Mayor Adams	YES
Council Member Crockett	YES
Council Member Fetterolf	YES

Mayor Creech

YES

DISCUSSION ITEMS

ADJOURNMENT

With no further business for discussion, the meeting adjourned at approximately 6:15 p.m.

Jessica Burnham, FCRM
City Clerk

Christopher R. Creech, Mayor



UMATILLA CITY COUNCIL MEETING

June 17, 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 6:15 pm.

ROLL CALL

MEMBERS PRESENT

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

NOT PRESENT

Jessica Burnham, City Clerk
Regina Frazier, Finance Director
David Seeley, Chief of Police

ALSO PRESENT

Aaron Mercer, Interim City Manager
Adam Bolton, Assistant City Manager
Kevin Stone, City Attorney
Amy Stultz, Library Director
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 confirmed that the applicant has withdrawn agenda items 3 through 5.

**MOTION TO APPROVE THE AGENDA WITH THE CHANGES BY VICE MAYOR ADAMS;
SECONDED BY COUNCIL MEMBER NICHOLS. MOTION PASSED BY A UNANIMOUS VOICE
VOTE.**

MINUTES REVIEW

1. Approval of Meeting Minutes
 - June 3, 2025, Land Planning Agency
 - June 3, 2025, Regular City Council

MOTION BY VICE MAYOR ADAMS TO APPROVE THE MEETING MINUTES; SECONDED BY COUNCIL MEMBER NICHOLS; MOTION PASSED BY A UNANIMOUS VOICE VOTE.

PRESENTATIONS

2. National Pollution Discharge Elimination System (NPDES) Presentation

Maryann Krisovitch, CEO Surface Water Professionals, provided the council with an overview of the requirements under the National Pollutant Discharge Elimination System (NPDES), Illicit Discharge Detection and Elimination (IDDE), and the Clean Waterways Act. She explained that NPDES regulates discharges from Municipal Separate Storm Sewer Systems (MS4s), construction, and industrial sites, as required by Florida law and the Federal Clean Water Act. The City must reduce stormwater discharges to the maximum extent practicable, protect water quality, and comply with federal standards, which differ from the State Clean Waterways Act (Senate Bill 712). Key program elements include public education, public participation, detecting and eliminating illicit discharges, managing construction and post-construction runoff, and maintaining good housekeeping practices.

PUBLIC COMMENT

Mayor Creech opened public comment.

No one spoke

Mayor Creech closed public comment.

CONSENT AGENDA

PUBLIC HEARING / ORDINANCES / RESOLUTIONS

**Items 3-5 were withdrawn*

3. First Reading of Ordinance No. 2025-E, Smith Legacy, Annexation **(Withdrawn)**
4. First Reading of Ordinance No. 2025-E1, Smith Legacy Small Scale Comp Plan Amendment **(Withdrawn)**
5. First Reading of Ordinance No. 2025-E2, Smith Legacy Rezoning **(Withdrawn)**

**Agenda Items 6-8 were considered concurrently.*

6. Final Reading of Ordinance No. 2025-F, Yancey Trust Annexation
7. Final Reading of Ordinance No. 2025-F1, Yancey Trust Small Scale Comp Plan Amendment

8. Final Reading of Ordinance No. 2025-F2, Yancey Trust Rezoning

Attorney Stone read Ordinance by title

Ordinance No. 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.

Attorney Stone read Ordinance by title

Ordinance No. 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.

Attorney Stone read Ordinance by title

Ordinance No. 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

Attorney Stone stated that the testimony and staff report presented during the June 3, 2025, meetings may be carried forward and considered for the following agenda items.

Mayor Creech opened public comment.

No one spoke

Mayor Creech closed public comment.

MOTION BY COUNCIL MEMBER NICHOLS TO APPROVE FINAL READING OF ORDINANCE NO. 2025-F YANCEY TRUST ANNEXATION; SECONDED BY VICE MAYOR ADAMS MOTION PASSED BY A ROLL CALL VOTE.

Council Member Nichols	YES
Vice Mayor Adams	YES
Council Member Crockett	YES
Council Member Fetterolf	YES
Mayor Creech	YES

MOTION BY COUNCIL MEMBER NICHOLS TO APPROVE FINAL READING OF ORDINANCE NO. 2025-F1 YANCEY TRUST SSCPA; SECONDED BY COUNCIL MEMBER CROCKETT. MOTION PASSED BY A ROLL CALL VOTE.

Council Member Nichols	YES
Council Member Crockett	YES
Council Member Fetterolf	YES
Vice Mayor Adams	YES
Mayor Creech	

MOTION BY COUNCIL MEMBER NICHOLS TO APPROVE FINAL READING OF ORDINANCE NO. 2025-F2 YANCEY TRUST REZONING; SECONDED BY COUNCIL MEMBER CROCKETT. MOTION PASSED BY A ROLL CALL VOTE.

Council Member Nichols	YES
Council Member Crockett	YES
Council Member Fetterolf	YES
Vice Mayor Adams	YES
Mayor Creech	YES

****The following agenda items were heard together 9-11***

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

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

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

City Attorney Stone read the Ordinance by title

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.

City Attorney Stone read the Ordinance by title

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.

Attorney Stone read the Ordinance by title

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.

Attorney Stone stated that the testimony and staff report presented during the Land Planning Agency meeting may be carried forward and considered for the following agenda items.

Mayor Creech opened public comment.

No one spoke

Mayor Creech closed public comment.

MOTION BY VICE MAYOR ADAMS TO APPROVE FIRST READING OF ORDINANCE NO. 2025-G, ALL STEEL STORAGE UMATILLA, LLC ANNEXATION; SECONDED BY COUNCIL MEMBER NICHOLS. MOTION PASSED BY A ROLL CALL VOTE.

Vice Mayor Adams	YES
Council Member Nichols	YES

Council Member Crockett	YES
Council Member Fetterolf	YES
Mayor Creech	YES

MOTION BY COUNCIL MEMBER FETTEROLF TO APPROVE FIRST READING OF ORDINANCE NO. 2025-G1, ALL STEEL STORAGE UMATILLA LLC, SMALL SCALE COMP PLAN AMENDMENT; SECONDED BY COUNCIL MEMBER NICHOLS. MOTION PASSED BY A ROLL CALL VOTE.

Council Member Fetterolf	YES
Council Member Nichols	YES
Council Member Crockett	YES
Vice Mayor Adams	YES
Mayor Creech	YES

MOTION BY VICE MAYOR ADAMS TO APPROVE FIRST READING OF ORDINANCE NO. 2025-G2, ALL STEEL STORAGE UMATILLA LLC, REZONING; SECONDED BY COUNCIL MEMBER NICHOLS. MOTION WAS APPROVED BY A ROLL CALL VOTE.

Vice Mayor Adams	YES
Council Member Nichols	YES
Council Member Crockett	YES
Council Member Fetterolf	YES
Mayor Creech	YES

12. First Reading of Ordinance No. 2025-H, Palm Mansion Wedding Venue CUP Amendment

Attorney Stone read the Ordinance by title.

ORDINANCE 2025-H

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, APPROVING AN AMENDMENT TO CONDITIONAL USE PERMIT TO ALLOW A WEDDING VENUE, LOCATED IN THE UR-5 ZONING DISTRICT FOR THE HEREAFTER DESCRIBED LANDS WITHIN THE CITY OF UMATILLA, FLORIDA; OWNED BY THE PALM MANSION, LLC AND ROOTS TO STEMS, LLC AND LOCATED AT 110 NORTH TROWELL AVENUE, UMATILLA, LAKE COUNTY, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

Attorney Stone duly administered the oath to all individuals intending to provide testimony and requested that the Council disclose any ex parte communications.

Mayor Creech, Council Member Fetterolf, and Council Member Nichols each disclosed that they had met individually with the applicant to discuss the project.

Sherie Lindh of LPG Urban and Regional Planners, LLC presented an overview to the council, explaining that Alayna Burton, on behalf of The Palm Mansion, LLC and Roots to Stems, LLC, is requesting an amendment to the Conditional Use Permit approved under Ordinance 2023-09. The amendment would allow the continued operation of the property at 110 North Trowell Avenue as a wedding venue within the UR-5 zoning district and modify the Conceptual Master Plan to add an enclosed glass conservatory. The original permit and plan were

approved on May 2, 2023, along with a variance reducing the required driveway intersection spacing from 150 feet to 80 feet.

Ms. Burton did address the council; however, due to equipment malfunction, the meeting was not recorded, and consequently, her presentation was not captured.

Mayor Creech opened public comment.

No one spoke

Mayor Creech closed public comment.

MOTION BY COUNCIL MEMBER NICHOLS TO APPROVE FIRST READING OF ORDINANCE NO. 2025-H, PALM MANSION WEDDING VENUE CUP AMENDMENT; SECONDED BY VICE MAYOR ADAMS. MOTION PASSED BY A ROLL CALL VOTE.

Council Member Nichols	YES
Vice Mayor Adams	YES
Council Member Crockett	YES
Council Member Fetterolf	YES
Mayor Creech	YES

NEW BUSINESS

13. Umatilla Commercial Site Plan Approval

Ms. Lindh provided the council with an overview of a site plan request for a 5.80-acre property along SR 19 between Mills Avenue and Jim Daugherty Drive. The project proposes creating five stand-alone lots developed in phases, each meeting or exceeding C-2 zoning standards requiring at least 20,000 square feet and 150 feet of frontage. Phase I includes constructing a 9,800-square-foot flex space building combining office and warehouse uses on Lot 1, along with infrastructure improvements such as an access frontage road, upgrades to Jim Daugherty Drive, stormwater facilities, landscaping, parking, and utilities. The property will use central water and a septic system until sewer service becomes available. Lake County has requested that the City assume ownership and maintenance of the improved portion of Jim Daugherty Drive.

MOTION BY VICE MAYOR ADAMS TO APPROVE UMATILLA COMMERCIAL SITE PLAN; SECONDED BY COUNCIL MEMBER NICHOLS. MOTION PASSED BY AN UNANIMIOUS VOICE VOTE.

14. Tapley Site Development LLC, Street Resurfacing Contract

Mr. Mercer provided an overview of the street resurfacing project to be completed by Tapley Site Development, LLC, the City's longstanding contractor whose rates have remained at \$1.20 per square foot. The project will resurface Rose Street (from Trowell Avenue to Pine Street) and Cassady Street (from Trowell Avenue to Orange Avenue) before the fall school year begins. Work will include milling the top 1.5 inches, applying new asphalt to improve drainage, resurfacing side streets up to the radius return, and adding thermoplastic striping at intersections. Recycled millings will be used to improve unpaved roads such as Palm Court and Roberts Street. Funding is provided through the current CRA budget.

MOTION BY COUNCIL MEMBER NICHOLS TO APPROVE TAPLEY SITE DEVELOPMENT LLC STREET RESURFACING CONTRACT; SECONDED BY VICE MAYOR ADAMS. MOTION PASSED BY AN UNANIMOUS VOICE VOTE.

15. Resolution No. 2025-13, Waiver of 45-Day Purchase Option under Airport Ground Lease Agreement with Lucas Air Hangar, LLC

City Attorney Stone read the Resolution by title only.

RESOLUTION 2025-13

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UMATILLA, FLORIDA, WAIVING THE CITY'S 45-DAY OPTION TO PURCHASE THE BULK HANGAR LOCATED AT AIRPORT HANGAR SITE LEASED TO LUCAS AIR HANGAR, LLC; FROM CAMERON LUCAS; AUTHORIZING THE CITY MANAGER TO TAKE ALL NECESSARY ACTIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

City Attorney Stone explained that the report requested the council's consideration to waive the City's 45-day purchase option under the Airport Ground Lease Agreement with Lucas Air Hangar, LLC. The lease, signed on May 20, 2024, gives the City the right of first refusal to buy the hangar and leasehold improvements if the tenant plans to assign the lease. The tenant has identified a buyer and notified the City. After review, staff determined that acquiring the hangar does not align with current City plans and would require significant resources. Waiving the option would allow the transaction to proceed without delay.

MOTION BY COUNCIL MEMBER NICHOLS TO APPROVE RESOLUTION NO. 2025-13, WAIVER OF 45-DAY PURCHASE OPTION UNDER AIRPORT GROUND LEASE AGREEMENT WITH LUCAS AIR HANGAR, LLC; SECONDED BY COUNCIL MEMBER CROKETT. MOTION PASSED BY AN UNANIMOUS VOICE VOTE.

DISCUSSION

16. Lake County Water Authority CRA Funding Discussion

City Attorney Stone led the discussion and informed the council that on May 20, 2025, the City received a letter from Jimmy D. Crawford, attorney for the Lake County Water Authority, stating the Authority's position that it is not obligated—and is legally prohibited—from contributing CRA tax increment revenues collected from its ad valorem taxes to the City's Community Redevelopment Agencies. The letter argued that, under Chapter 24 of the Lake County Code and Chapter 29222, Laws of Florida, the Authority's sole taxing power is ad valorem, and Section 163.387(2)(c)2, Florida Statutes, exempts such entities from CRA contributions. It also cited the 1982 appellate decision in *City of Gainesville v. St. Johns River Water Management District*, which found CRA remittances unconstitutional without a direct connection to the taxing district's purpose. The Authority concluded that transferring funds is only permitted if the CRA plan directly supports its statutory functions.

17. Hurricane Mutual Aid Agreement with the City of Clermont

Mr. Mercer presented the agenda item discussing the City's partnership with Lake County to use their FEMA-certified storm debris contractor during hurricanes. After Hurricane Helene, significant debris remained in Umatilla due to Lake County terminating its original contractor and a six-week delay before securing a new one. During this time, City staff and local contractors began initial cleanup independently. The City of Clermont has

since offered Umatilla a non-binding mutual aid agreement to support each other during emergencies, providing a valuable resource in case of future contractor delays.

REPORTS

18. Staff Reports

Due to equipment malfunction, the meeting was not recorded, and consequently, no staff reports are available.

ADJOURNMENT

With no further business for discussion, the meeting adjourned at approximately 8:00 p.m.

Jessica Burnham, FCRM
City Clerk

Christopher R. Creech, Mayor



CITY OF UMATILLA AGENDA ITEM STAFF REPORT

DATE: June 24, 2025

MEETING DATE: July 1, 2025

SUBJECT: Umatilla Fire Fee Assessment Presentation

BACKGROUND SUMMARY:

The City implemented its Fire Assessment program in 2018. Since that time, minor rate increases have been approved through the annual rate resolutions. These increases have not kept up with the Fire Department operational changes that have taken place over the years, so the City contracted with Accenture to update the Fire Assessment study at the beginning of the fiscal year.

This presentation walks through the changes in call volumes and provides updated categories and rates for funding the Department for the next 5 years.

RECOMMENDATIONS:

N/A

FISCAL IMPACTS:

N/A

ATTACHMENTS:

None



CITY OF UMATILLA

AGENDA ITEM STAFF REPORT

DATE: June 25, 2025

MEETING DATE: July 1, 2025

SUBJECT: First Reading of Ordinance No. 2025-I, Food Trucks

BACKGROUND SUMMARY:

Mobile food vendors, or food trucks, have become a popular way for small businesses to get started and give residents and visitors more dining options. They can help bring life to parks, special events, and commercial areas.

In 2013, the City passed Ordinance 2013-R, which created the rules for open air and mobile food vendors. That ordinance limited food trucks to operating on Friday, Saturday, Sunday, and Monday if it's a legal holiday, and only during daylight hours.

In 2014, Ordinance 2014-A was passed to ban food trucks from operating within 500 feet of a brick-and-mortar restaurant, to help avoid direct competition too close to existing businesses.

The new proposed Ordinance 2025-I would update those rules to reflect current trends and give food trucks more flexibility:

- Allow food trucks to operate any day of the week
- Amend their hours until 8:00 p.m. or as otherwise approved by the City Manager.
- Allow food trucks within 500 feet of a restaurant if the restaurant owner gives written permission
- Keep all other rules the same, including zoning and designated locations

This update is meant to support small businesses, offer more food choices, and keep things reasonable for existing restaurants.

RECOMMENDATIONS:

Approval of First Reading of Ordinance No. 2025-I, Food Trucks

FISCAL IMPACTS:

N/A

ATTACHMENTS:

1. ORD 2013 R OPEN AIR VENDORS
 2. ORD 2014 A ADPT 02.18.2014
 3. Ordinance No. 2025-I, Food Trucks
 4. business-impact-estimate_Food Trucks
-

ORDINANCE 2013 - R

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UMATILLA, LAKE COUNTY, FLORIDA AMENDING CHAPTER 6 OF THE CODE OF ORDINANCES OF THE CITY OF UMATILLA ENTITLED AMUSEMENTS AND ENTERTAINMENTS BY CREATING ARTICLE IV ENTITLED OPEN AIR AND MOBILE FOOD TRUCK VENDORS; CREATING A PURPOSE; CREATING DEFINITIONS; PROVIDING FOR ZONING; PROVIDING CRITERIA FOR PERMIT APPLICATION; PROVIDING FOR ISSUANCE OF PERMIT; PROVIDING FOR EXPIRATION AND RENEWAL OF PERMITS; PROVIDING FOR EXEMPTIONS AND WAIVER OF PERMIT REQUIREMENTS; PROVIDING FOR THE ISSUANCE OF PERMITS; PROVIDING FOR ENFORCEMENT; PROVIDING FOR APPEAL; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council has the authority to regulate commercial activity within its jurisdictional boundaries pursuant to Chapter 166, Florida Statutes;

WHEREAS, the City Council desires to amend Chapter 6 Amusements and Entertainment of the city's Code of Ordinances by creating Article IV, Open Air Vendors and Mobile Food Truck Vendors;

WHEREAS, the City Council desires to impose reasonable regulations upon open air vendors within the city so as to promote and maintain the family-friendly atmosphere and aesthetics of the city and further protect the health, safety, welfare, and morals of its citizens; and

WHEREAS, the City Council desires to restrict open air vendors and mobile food truck vendors to operations within the commercial, light manufacturing, and public facilities districts; and

WHEREAS, the City Council desires to restrict open air vendors and mobile food truck vendors to operations during specific days and times; and

WHEREAS, the City Council accordingly desires to adopt this Ordinance 2013-R.

NOW, THEREFORE, BE IT ENACTED BY THE CITY OF UMATILLA, FLORIDA, AS FOLLOWS:

SECTION 1: Authority. The City of Umatilla has the authority to adopt this Ordinance pursuant to Article VIII of the Constitution of the State of Florida and Chapter 166, Florida Statutes.

SECTION 2: Adoption. Article IV of Chapter 6 of the City of Umatilla Code is created to read as follows:

SECTION 3: ARTICLE IV. OPEN AIR AND MOBILE FOOD TRUCK VENDORS

Sec. 4-98. Purpose

The purpose of this section is to provide for the regulation of open air vendors and mobile food vendors allowed in specific zoning districts.

Sec. 4-99. Definitions

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

- (a) *City manager* shall mean the City Manager of Umatilla or his/her designee.
- (b) *Event sponsor* shall mean the person or entity that sponsors an open air event and has the legal authority to enter into contractual arrangements regarding such.
- (c) *Goods, wares and or merchandise*, in addition to those items encompassed by the ordinary meaning of such terms, such term also may encompass and include photographs, food, beverages, and coupons or tickets good in whole or in part for a photograph or other merchandise.
- (d) *Mobile food vendor* means an open air vendor who sells prepared food or beverages, or an open air vendor who is otherwise operating a Mobile Food Dispensing Vehicle as described

in Rule 61C-1.002(5)(a)2., F.A.C. All mobile food vendors shall be subject to the same requirements as open air vendors unless otherwise noted. Further, all mobile food vendors shall comply with all applicable rules and regulations including, but not limited to, Florida statutory requirements.

- (e) *Open air vendor* means any person who has/offers, for sale or lease, goods, wares or merchandise for sale from a stand, trailer, vehicle, tent, table or other area that is not completely enclosed by a permanent structure, in a commercial, light manufacturing, or public facilities district zoning. The following types of businesses shall not be considered open air vendors for the purposes of this Article:

(1) A person or entity whose business is principally located within a permanent structure and lawfully operates and controls an outdoor dining or sales area as part of its primary business, which outdoor dining or sales area is located adjacent to such permanent structure.

(2) A person or entity who, upon the request and consent of the business entity in possession and control of real property, lawfully delivers and conveys ownership of pre-ordered goods, wares and merchandise via a motor vehicle to the requesting business entity, its agents, or employees.

(3) Licensed caterers, restaurants, or permanent non-seating restaurants as defined in Rule 61C-1.002(5)(a)1. and 3., F.A.C., who prepare food or drink prior to delivering such to a contracted service location for consumption.

(4) A person or entity operating at a city approved event when such person or entity has been hired or otherwise authorized by the City Council or City Manager to operate at such event.

(5) Children under the age of 16 engaged in de minimis outdoor sales activities in residential neighborhoods, provided that such children are conducting such activities of their own accord and not at the behest of any other person or entity.

(6) *Open air event* means an outdoor or partially outdoor festival, carnival, celebration, or other special event of a temporary nature, which includes or will otherwise be serviced by open air vendors.

Sec. 4-100. Zoning

Operations of Open Air and Food Truck Vendors shall be limited to the following zoning categories and shall not operate within 500 feet of a brick and mortar restaurant:

- (a) Neighborhood Commercial (C-1)
- (b) General Commercial (C-2)
- (c) Light Industrial (LM)
- (d) Public Facilities District (PFD)
- (e) City owned properties:
 - (1) Gateway Park
 - (2) Cadwell Park
 - (3) Area between Bulldog Lane and CR 450 East
 - (4) Larkin Park
 - (5) Umatilla Municipal Airport

Sec. 4-101. Days and Hours of Operation

Operations of Open Air and Food Truck Vendors shall be limited to:

- (a) Days: Friday, Saturday, Sunday, and Monday when Monday is recognized as a legal holiday.
- (b) Hours: Not earlier than sunrise and not later than sunset.

Sec. 4-10 2. Open Air and Mobile Food Vendor Permit Criteria

An individual seeking an Open Air and/or Mobile Food Vendor permit shall submit an application and processing fee for the same.

The following information shall be required with the application:

- (a) The vendor's contact information, including the address and telephone number at which the vendor may be reached;

- (b) The location(s) at which the vendor will be offering his/her goods or merchandise for sale;
- (c) The name of the owner(s) of the real property whereupon which the vendor will offer his/her goods or merchandise for sale;
- (d) A notarized statement from the real property owner evidencing his or her permission for the vendor to use the property for the purpose of selling goods or merchandise;
- (e) A site plan of the property showing the following:
 - (1) The location of the equipment and point of sales location displaying the goods or merchandise;
 - (2) Ingress, egress, and proposed parking and traffic flow;
 - (3) Setbacks from the property line.
- (f) A copy of application or issuance of a city business tax license;
- (g) A description of the goods or merchandise the vendor will be offering for sale;
- (h) The number of days and the daily hours the vendor will be on the property selling his/her goods or merchandise
- (i) Any other appropriate information as reasonably requested by the City Manager or designee.

Sec. 4-10.3 Issuance of Permit

The City Manager or designee shall evaluate a completed application for an Open Air or Mobile Food Vendor permit and determine whether such applicant should be granted a permit based on whether the applicant has demonstrated compliance with the following criteria:

- (a) Has obtained and provided written evidence of permission from the real property owner or lessee(s) to conduct business on the properties identified in the permit application;
- (b) The property is located in the allowed zoning categories;
- (c) The proposed setbacks comply with city codes;
- (d) The operation of vendor's sales is unlikely to cause traffic or parking hazards;
- (e) The vendor's proposed hours of sales are reasonable when evaluated in light of all other city ordinances and applicable zoning criteria;
- (f) The operation of the vendor's proposed business does not detract aesthetically from the surrounding area and is otherwise consistent with the character of the surrounding area;
- (g) The operation of the vendor's proposed business meets the requirements of this Article and all other applicable code provisions;
- (h) The operation of the vendor's proposed business does not occur prior to sunrise and after sunset;
- (i) When not operating the business, Open Air Vendors shall remove all portable displays, signs, goods and merchandise, vehicles, and any other ancillary equipment to include tables, tents, and trash receptacles so no evidence of business operation remains.
- (j) If the applicant intends to conduct Mobile Food Vendor operations, the City Manager or designee shall determine that the applicant's proposed area of operation and method of service are compatible with the character of the proposed area of operation and applicable law. Further, the applicant shall demonstrate compliance with all applicable state laws and regulations regarding such business operations.
- (k) Hours of operation for Mobile Food Vendors may be extended at the City Manager's discretion.

Sec. 4-10.4 Expiration and Renewal of Permits

An Open Air or Mobile Food Vendor Permit shall be effective for a period of twelve months following its date of issuance, after which time the permit shall expire. The permit shall only be valid only to the locations and conditions listed on the vendor's permit application, and it shall be unlawful for the vendor to operate outside the date authorized by the permit.

The Open Air or Mobile Food Vendor Permit may be renewed upon submittal of a renewal application and fee. Renewal permits may be denied if the operator failed to comply with regulations during the previous permit term.

Sec. 4-10.5 Exemptions and Waiver of Requirements

The zoning restrictions specified in Section 4-100 shall be waived for an Open Air or Mobile Food Vendor if such vendor is:

- (a) Operating at a recognized city event or festival;
- (b) Operating at an event sponsored by a non-profit group

The requirement to obtain a permit as specified in Section 4-101 shall be waived for an Open Air or Mobile Food Vendor if such vendor is:

- (a) Operating at a recognized city event or festival not to exceed two (2) calendar days;
- (b) Operating at an event sponsored by a non-profit group not to exceed two (2) calendar days.

Sec. 4-10.6 Enforcement

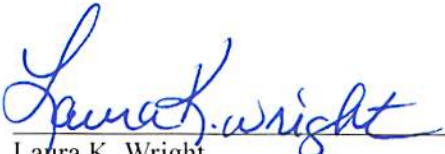
- (1) *Suspension or Revocation:* The approval of a permit under this Section is conditional and grant thereof permissive at all times. Such permit may be suspended or revoked upon the occurrence of any of the following events in which the permittee or business owner has:
 - (a) Provided false information or fraudulently misrepresented information in the permit application;
 - (b) Violated this Code, any local, state, federal law or any regulations of the county health department or other applicable regulatory agency;
 - (c) Failed to comply with the requirements of this Section, the terms under which the permit is issued, or an order of the code enforcement officer relating to the use of the public way;
 - (d) Operated under the permit in such a manner as to create a public nuisance, constitute any hazard to the public health, safety or welfare, or destroy or otherwise damage public property;
 - (e) Failed to post conspicuously the permit at all times at the location where the activity is permitted; or
 - (f) Had any necessary business or health permit suspended, revoked or cancelled.
- (2) *Notice to Permit Holder:* If the City has knowledge that an open air vendor has engaged or is engaged in conduct warranting the suspension or revocation of his/her open air vendor permit, the City shall serve the permittee by certified mail or hand delivery at his/her business address as disclosed in the application for the permit or at the permitted premises a written notice of violation which affords reasonable notice of facts or conduct warranting the intended action. The notice of violation shall state the action required to remedy the violation and the time period within which such action must be taken, if any. A first time violation may result in a fine of up to \$250.00 per day. A second violation within 12 months may result in a fine of up to \$500.00 per day as well as the revocation of the vendor's open air permit.
- (3) *Emergency Suspension or Revocation:* If the City Manager or designee determines, in writing, that the operation of a permittee's Open Air or Mobile Food Vendor business poses an immediate and substantial risk to the health, safety, and welfare of the public, the City Manager or designee shall issue an emergency suspension or revocation of such vendor's permit. In the case of such emergency suspension or revocation, the permittee shall immediately be advised of the City's actions and afforded a prompt post-suspension or revocation hearing before the City Manager. From the time such vendor is notified of the emergency suspension or revocation of the permit and continuing until a final decision is made as to whether such permit shall be reinstated, the vendor's continued operation of an open air vending business shall be deemed a violation of this code and shall be punishable as set forth in Section 4-105 (2) of this Code.
- (4) *Appeals:* Any permittee whose open air vendor permit is suspended or revoked, or any applicant whose application for an open air vendor permit is denied pursuant to this section

shall receive a statement, in writing, outlining the reasons for such suspension, revocation, or denial of the permit. An applicant may appeal such suspension, revocation or denial of the permit to the City Council by filing a written request for appeal with the City Clerk within ten (10) days after the date of the written suspension, revocation or denial. Appeals from decisions by the City Manager, including decisions of revocation or suspension, made pursuant to this article shall be addressed by the City Council. When timely filed, an appeal shall be heard at the next regularly scheduled City Council meeting, which meeting is scheduled at least fourteen (14) days after the filing of such appeal.

SECTION 4. Inclusion in the Code. It is the intention of the City Council of the City of Umatilla and it is hereby provided that the provisions of this Ordinance shall be made a part of the Umatilla Code of Ordinance; that the sections of this ordinance may be renumbered or relettered to accomplish such intention; and that the word "ordinance" may be changed to "section," "article," or other appropriate designation.

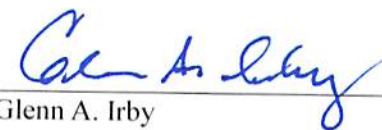
SECTION 5. Severability and Conflicts. If any portion of this ordinance is declared invalid or unenforceable, then to the extent it is possible to do so without destroying the overall intent and effect of this ordinance, the portion deemed invalid or unenforceable shall be severed herefrom and the remainder of this ordinance shall continue in full force and effect as if it were enacted without including the portion found to be invalid or unenforceable.

PASSED AND ORDAINED at a regular meeting of the City Council of the City of Umatilla, Florida, this 3rd day of December, 2013.


Laura K. Wright
Mayor

Attest:

Approved as to Form:


Glenn A. Irby
City Manager


Katrina Stone/Lewis Stone/Scott Gerken
City Attorney

Passed First Reading: 11/19/2013

Passed Second Reading: 12/03/2013

[Seal]



ORDINANCE 2014 – A

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UMATILLA, LAKE COUNTY, FLORIDA AMENDING CHAPTER 6, ARTICLE IV OF THE CODE OF ORDINANCES OF THE CITY OF UMATILLA ENTITLED OPEN AIR AND MOBILE FOOD TRUCK VENDORS; PROVIDING FOR ZONING; PROVIDING FOR DAYS AND HOURS OF OPERATION; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council has the authority to regulate commercial activity within its jurisdictional boundaries pursuant to Chapter 166, Florida Statutes;

WHEREAS, the City Council desires to amend Chapter 6 Article IV, Open Air Vendors and Mobile Food Truck Vendors;

WHEREAS, the City Council desires to impose reasonable regulations upon open air vendors within the city so as to promote and maintain the family-friendly atmosphere and aesthetics of the city and further protect the health, safety, welfare, and morals of its citizens; and

WHEREAS, the City Council desires to restrict mobile food truck vendors to operations within the commercial, light manufacturing, and public facilities districts a specific distance from a brick and mortar restaurant; and

WHEREAS, the City Council desires to restrict mobile food truck vendors to operations within the commercial, light manufacturing, and public facilities districts a specific distance from a brick and mortar restaurant; and

WHEREAS, the City Council desires to restrict open air vendors and mobile food truck vendors to operations during specific days and times; and

WHEREAS, the City Council accordingly desires to adopt this Ordinance 2014 – A;

NOW, THEREFORE, BE IT ENACTED BY THE CITY OF UMATILLA, FLORIDA, AS FOLLOWS:

SECTION 1: Authority. The City of Umatilla has the authority to adopt this Ordinance pursuant to Article VIII of the Constitution of the State of Florida and Chapter 166, Florida Statutes.

SECTION 2: Adoption. Article IV of Chapter 6 of the City of Umatilla Code is amended to read as follows (words that are ~~stricken out~~ are deletions; words that are underlined are additions):

SECTION 3: ARTICLE IV. OPEN AIR AND MOBILE FOOD TRUCK VENDORS

Sec. 4-98. Purpose

The purpose of this section is to provide for the regulation of open air vendors and mobile food vendors allowed in specific zoning districts.

Sec. 4-99. Definitions

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

- (a) *City manager* shall mean the City Manager of Umatilla or his/her designee.
- (b) *Event sponsor* shall mean the person or entity that sponsors an open air event and has the legal authority to enter into contractual arrangements regarding such.
- (c) *Goods, wares and or merchandise*, in addition to those items encompassed by the ordinary meaning of such terms, such term also may encompass and include photographs, food, beverages, and coupons or tickets good in whole or in part for a photograph or other merchandise.
- (d) *Mobile food vendor* means an open air vendor who sells prepared food or beverages, or an open air vendor who is otherwise operating a Mobile Food Dispensing Vehicle as described in Rule 61C-1.002(5)(a)2., F.A.C. All mobile food vendors shall be subject to the same requirements as open air vendors unless otherwise noted. Further, all mobile food vendors

shall comply with all applicable rules and regulations including, but not limited to, Florida statutory requirements.

(e) *Open air vendor* means any person who has/offers, for sale or lease, goods, wares or merchandise for sale from a stand, trailer, vehicle, tent, table or other area that is not completely enclosed by a permanent structure, in a commercial, light manufacturing, or public facilities district zoning. The following types of businesses shall not be considered open air vendors for the purposes of this Article:

(1) A person or entity whose business is principally located within a permanent structure and lawfully operates and controls an outdoor dining or sales area as part of its primary business, which outdoor dining or sales area is located adjacent to such permanent structure.

(2) A person or entity who, upon the request and consent of the business entity in possession and control of real property, lawfully delivers and conveys ownership of pre-ordered goods, wares and merchandise via a motor vehicle to the requesting business entity, its agents, or employees.

(3) Licensed caterers, restaurants, or permanent non-seating restaurants as defined in Rule 61C-1.002(5)(a)1. and 3., F.A.C., who prepare food or drink prior to delivering such to a contracted service location for consumption.

(4) A person or entity operating at a city approved event when such person or entity has been hired or otherwise authorized by the City Council or City Manager to operate at such event.

(5) Children under the age of 16 engaged in de minimis outdoor sales activities in residential neighborhoods, provided that such children are conducting such activities of their own accord and not at the behest of any other person or entity.

(6) *Open air event* means an outdoor or partially outdoor festival, carnival, celebration, or other special event of a temporary nature, which includes or will otherwise be serviced by open air vendors.

Sec. 4-100. Zoning

Operations of Open Air and Food Truck Vendors shall be limited to the following zoning categories:

- (a) Neighborhood Commercial (C-1)
- (b) General Commercial (C-2)
- ~~(b)(c)~~ Commercial Planned Unit Development (PUD)
- ~~(e)(d)~~ Light Industrial (LM)
- ~~(d)(e)~~ Public Facilities District (PFD)
- ~~(e)(f)~~ City owned properties:
 - (1) Gateway Park
 - (2) Cadwell Park
 - (3) Area between Bulldog Lane and CR 450 East
 - (4) Larkin Park
 - (5) Umatilla Municipal Airport

Food Truck Vendors are prohibited from operating within 500 feet of a brick and mortar restaurant.

Sec. 4-101. Days and Hours of Operations

~~Operations of Open Air and Food Truck Vendors shall be limited to:~~

- (a) Operations for Open Air Vendors shall be limited to:
 - (1a) Days: Friday, Saturday, Sunday, and Monday when Monday is recognized as a legal holiday.
 - (2b) Hours: Not earlier than sunrise and not later than sunset.
- (b) Operations for Food Truck Vendors shall be limited to:
 - (1) Days: Friday, Saturday, Sunday, and Monday
 - (2) Hours: Not earlier than sunrise and not later than 11:00 p.m.

Sec. 4-102. Open Air and Mobile Food Vendor Permit Criteria

An individual seeking an Open Air and/or Mobile Food Vendor permit shall submit an application and processing fee for the same.

The following information shall be required with the application:

- (a) The vendor's contact information, including the address and telephone number at which the vendor may be reached;
- (b) The location(s) at which the vendor will be offering his/her goods or merchandise for sale;
- (c) The name of the owner(s) of the real property whereupon which the vendor will offer his/her goods or merchandise for sale;
- (d) A notarized statement from the real property owner evidencing his or her permission for the vendor to use the property for the purpose of selling goods or merchandise;
- (e) A site plan of the property showing the following:
 - (1) The location of the equipment and point of sales location displaying the goods or merchandise;
 - (2) Ingress, egress, and proposed parking and traffic flow;
 - (3) Setbacks from the property line.
- (f) A copy of application or issuance of a city business tax license;
- (g) A description of the goods or merchandise the vendor will be offering for sale;
- (h) The number of days and the daily hours the vendor will be on the property selling his/her goods or merchandise;
- (i) Any other appropriate information as reasonably requested by the City Manager or designee.

Sec. 4-103. Issuance of Permit

The City Manager or designee shall evaluate a completed application for an Open Air or Mobile Food Vendor permit and determine whether such applicant should be granted a permit based on whether the applicant has demonstrated compliance with the following criteria:

- (a) Has obtained and provided written evidence of permission from the real property owner or lessee(s) to conduct business on the properties identified in the permit application;
- (b) The property is located in the allowed zoning categories;
- (c) The proposed setbacks comply with city codes;
- (e) The operation of vendor's sales is unlikely to cause traffic or parking hazards;
- (f) The vendor's proposed hours of sales are reasonable when evaluated in light of all other city ordinances and applicable zoning criteria;
- (f) The operation of the vendor's proposed business does not detract aesthetically from the surrounding area and is otherwise consistent with the character of the surrounding area;
- (g) The operation of the vendor's proposed business meets the requirements of this Article and all other applicable code provisions;
- (h) The operation of the vendor's proposed business does not occur prior to sunrise and after sunset;
- (i) When not operating the business, Open Air Vendors shall remove all portable displays, signs, goods and merchandise, vehicles, and any other ancillary equipment to include tables, tents, and trash receptacles so no evidence of business operation remains.
- (j) If the applicant intends to conduct Mobile Food Vendor operations, the City Manager or designee shall determine that the applicant's proposed area of operation and method of service are compatible with the character of the proposed area of operation and applicable law. Further, the applicant shall demonstrate compliance with all applicable state laws and regulations regarding such business operations.

- (k) Hours of operation for Mobile Food Vendors may be extended at the City Manager's discretion.

Sec. 4-104. Expiration and Renewal of Permits

An Open Air or Mobile Food Vendor Permit shall be effective for a period of twelve months following its date of issuance, after which time the permit shall expire. The permit shall only be valid only to the locations and conditions listed on the vendor's permit application, and it shall be unlawful for the vendor to operate outside the date authorized by the permit.

The Open Air or Mobile Food Vendor Permit may be renewed upon submittal of a renewal application and fee. Renewal permits may be denied if the operator failed to comply with regulations during the previous permit term.

Sec. 4-105. Exemptions and Waiver of Requirements

The zoning restrictions specified in Section 4-100 shall be waived for an Open Air or Mobile Food Vendor if such vendor is:

- (a) Operating at a recognized city event or festival;
- (b) Operating at an event sponsored by a non-profit group

The requirement to obtain a permit as specified in Section 4-101 shall be waived for an Open Air or Mobile Food Vendor if such vendor is:

- (a) Operating at a recognized city event or festival not to exceed two (2) calendar days;
- (b) Operating at an event sponsored by a non-profit group not to exceed two (2) calendar days.

Sec. 4-106. Enforcement

- (1) *Suspension or Revocation*: The approval of a permit under this Section is conditional and grant thereof permissive at all times. Such permit may be suspended or revoked upon the occurrence of any of the following events in which the permittee or business owner has:
 - (a) Provided false information or fraudulently misrepresented information in the permit application;
 - (b) Violated this Code, any local, state, federal law or any regulations of the county health department or other applicable regulatory agency;
 - (c) Failed to comply with the requirements of this Section, the terms under which the permit is issued, or an order of the code enforcement officer relating to the use of the public way;
 - (d) Operated under the permit in such a manner as to create a public nuisance, constitute any hazard to the public health, safety or welfare, or destroy or otherwise damage public property;
 - (e) Failed to post conspicuously the permit at all times at the location where the activity is permitted; or
 - (f) Had any necessary business or health permit suspended, revoked or cancelled.
- (2) *Notice to Permit Holder*: If the City has knowledge that an open air vendor has engaged or is engaged in conduct warranting the suspension or revocation of his/her open air vendor permit, the City shall serve the permittee by certified mail or hand delivery at his/her business address as disclosed in the application for the permit or at the permitted premises a written notice of violation which affords reasonable notice of facts or conduct warranting the intended action. The notice of violation shall state the action required to remedy the violation and the time period within which such action must be taken, if any. A first time violation may result in a fine of up to \$250.00 per day. A second violation within 12 months may result in a fine of up to \$500.00 per day as well as the revocation of the vendor's open air permit.
- (3) *Emergency Suspension or Revocation*: If the City Manager or designee determines, in writing, that the operation of a permittee's Open Air or Mobile Food Vendor business poses an immediate and substantial risk to the health, safety, and welfare of the public, the City Manager or designee shall issue an emergency suspension or revocation of such vendor's permit. In the case of such emergency suspension or revocation, the permittee shall immediately be advised of the City's actions and afforded a prompt post-suspension or revocation hearing before the City Manager. From the time such vendor is notified of the emergency suspension or revocation of the permit and continuing until a final decision is made as to whether such permit shall be reinstated, the vendor's continued operation of an

open air vending business shall be deemed a violation of this code and shall be punishable as set forth in Section 4-105 (2) of this Code.

- (4) *Appeals*: Any permittee whose open air vendor permit is suspended or revoked, or any applicant whose application for an open air vendor permit is denied pursuant to this section shall receive a statement, in writing, outlining the reasons for such suspension, revocation, or denial of the permit. An applicant may appeal such suspension, revocation or denial of the permit to the City Council by filing a written request for appeal with the City Clerk within ten (10) days after the date of the written suspension, revocation or denial. Appeals from decisions by the City Manager, including decisions of revocation or suspension, made pursuant to this article shall be addressed by the City Council. When timely filed, an appeal shall be heard at the next regularly scheduled City Council meeting, which meeting is scheduled at least fourteen (14) days after the filing of such appeal.

SECTION 4. Inclusion in the Code. It is the intention of the City Council of the City of Umatilla and it is hereby provided that the provisions of this Ordinance shall be made a part of the Umatilla Code of Ordinance; that the sections of this ordinance may be renumbered or relettered to accomplish such intention; and that the word "ordinance" may be changed to "section," "article," or other appropriate designation.

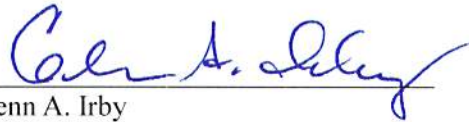
SECTION 5. Severability and Conflicts. If any portion of this ordinance is declared invalid or unenforceable, then to the extent it is possible to do so without destroying the overall intent and effect of this ordinance, the portion deemed invalid or unenforceable shall be severed herefrom and the remainder of this ordinance shall continue in full force and effect as if it were enacted without including the portion found to be invalid or unenforceable.

PASSED AND ORDAINED at a regular meeting of the City Council of the City of Umatilla, Florida, this 18th day of February, 2014.


Laura Kelley Wright
Mayor

Attest:

Approved as to Form:


Glenn A. Irby
City Manager


Katrina Stone/Lewis Stone/Scott Gerken
City Attorney

Passed First Reading: 11/19/2013
Passed Second Reading: 02/18/2014

[Seal]



ORDINANCE NO. 2025-I

AN ORDINANCE OF THE CITY OF UMATILLA, FLORIDA, AMENDING PART II, CODE OF ORDINANCES, CHAPTER 6, “AMUSEMENTS AND ENTERTAINMENTS,” ARTICLE IV, “OPEN AIR AND MOBILE FOOD TRUCK VENDORS,” TO PERMIT MOBILE FOOD VENDORS TO OPERATE SEVEN DAYS PER WEEK AND WITHIN 500 FEET OF A BRICK-AND-MORTAR RESTAURANT WITH WRITTEN CONSENT; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Umatilla desires to promote small business growth and community vitality through expanded opportunities for mobile food vendors; and

WHEREAS, the City Council finds that reasonable regulation of food trucks can protect public health and safety while supporting economic development; and

WHEREAS, the City Council finds it in the public interest to allow food trucks to operate any day of the week and, with written consent, within 500 feet of existing restaurants.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF UMATILLA, FLORIDA:

Section 1. Recitals. The above recitals are hereby adopted as findings of fact in support of this Ordinance.

Section 2. Amendments to Sections 6-100 and 6-101. Section 6-100 of the Code of Ordinances are hereby amended to read (additions underlined, deletions ~~struck through~~):

Sec. 6-100 – Zoning.

Operations of open air and food truck vendors shall be limited to the following zoning categories:

- (1) Neighborhood Commercial (C-1).
- (2) General Commercial (C-2).
- (3) Commercial Planned Unit Development (PUD).
- (4) Light Industrial (LM).
- (5) Public Facilities District (PFD).
- (6) City owned properties:
 - a. Gateway Park.
 - b. Cadwell Park.
 - c. Area between Bulldog Lane and CR 450 East.
 - d. Larkin Park.
 - e. Umatilla Municipal Airport.

~~Food truck vendors are prohibited from operating within five hundred (500) feet of a brick and mortar restaurant.~~

Mobile food vendors may operate within five hundred (500) feet of a brick-and-mortar restaurant with the express written consent of the restaurant's owner or authorized agent. A copy of such written consent shall be included with the vendor's permit application or maintained onsite for inspection.

Sec. 6-101. - Days and hours of operations.

(a) Operations for open air vendors shall be limited to:

(1) Days: Any day of the week ~~Friday, Saturday, Sunday, and Monday.~~

(2) Hours: Not earlier than sunrise and not later than sunset.

(b) Operations for food truck vendors shall be limited to:

(1) Days: Any day of the week ~~Friday, Saturday, Sunday, and Monday.~~

(2) Hours: Not earlier than sunrise and not later than 8:00 p.m. or as otherwise approved by the City Manager.

Section 3. It is the intent of the City Council that the provisions of this ordinance shall be codified as and become part of the Code of Ordinances of the City of Umatilla.

Section 4. All ordinances in conflict with this ordinance are hereby repealed.

Section 5. Should any section, phrase, sentence, provision, or portion of this Ordinance be declared by any Court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

Section 6. This ordinance shall take effect immediately upon passage.

PASSED AND ORDAINED this _____ day of _____, 2025, by the City Council of the City of Umatilla, Florida.

Christopher R. Creech, Mayor
City of Umatilla, Florida

ATTEST:

Jessica Burnham, FCRM
City Clerk

Approved as to Form:

Kevin Stone
City Attorney

Passed First Reading
Passed Second Reading
(SEAL)



Business Impact Estimate

1. Ordinance Title: **Ordinance No. 2025-__**

An Ordinance of the City of Umatilla, Florida, Amending Chapter 6, “Amusements and Entertainments,” Article IV, “Open Air and Mobile Food Truck Vendors,” to Permit Mobile Food Vendors to Operate Seven Days Per Week and Within 500 Feet of a Brick-and-Mortar Restaurant with Written Consent.

In accordance with the provisions of controlling law, the City hereby publishes the following information:

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

The proposed ordinance amends existing regulations to allow mobile food vendors to:

Operate on any day of the week, instead of the current limitation to Friday through Monday; and

Operate within 500 feet of a brick-and-mortar restaurant, provided the restaurant’s owner or authorized agent gives written consent.

The ordinance is intended to expand opportunities for mobile food vendors, enhance customer access to diverse food options, and support local entrepreneurship.

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

(a) An estimate of direct compliance costs that businesses may reasonably incur;

The ordinance does not establish new regulatory burdens. Instead, it relaxes existing restrictions by expanding operational hours and modifying location limitations. The consent provision for proximity to restaurants is a protective provision, not a regulatory increase.

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

(c) An estimate of the City's costs, including estimated revenues from any new charges or fees to cover such costs. **None.**

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

Approximately 5–15 mobile food vendors that operate in or intend to operate within the City of Umatilla may be positively affected. Additionally, several existing brick-and-mortar restaurants may interact with this ordinance through granting or withholding consent. City staff and law enforcement will also be involved in permitting and compliance oversight.

4. Additional information the governing body deems useful (if any):

The economic impact is anticipated to be positive for food truck vendors, who will gain greater flexibility and potential revenue from extended operating days and additional location options. Brick-and-mortar restaurants retain a degree of control over food truck proximity through the consent requirement, reducing any adverse competitive impact. No new fees, taxes, or compliance costs are imposed.



CITY OF UMATILLA

AGENDA ITEM STAFF REPORT

DATE: June 24, 2025

MEETING DATE: July 1, 2025

SUBJECT: Final 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 Final 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

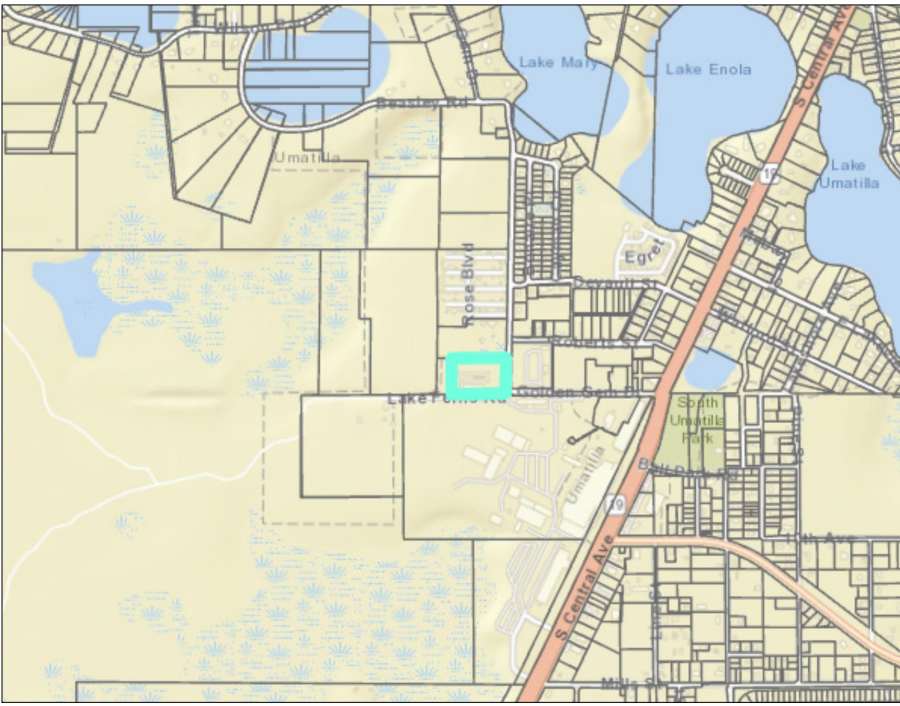
The proposed voluntary annexation is contiguous and compact to the city limits along the northern, eastern and western boundary and would remedy an existing enclave. Staff recommends approval.

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

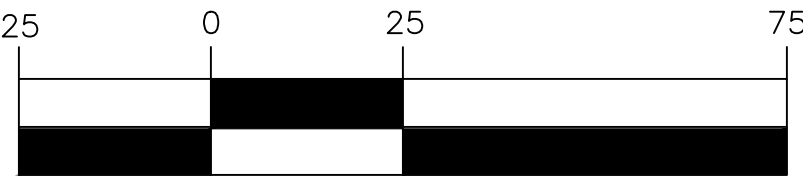
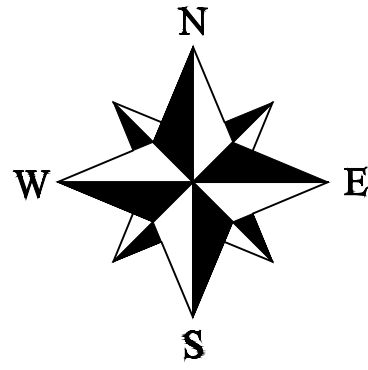
Proposed Uses:
Self Storage with associated retail sales
RV & Boat Storage
Temporary POD Storage

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

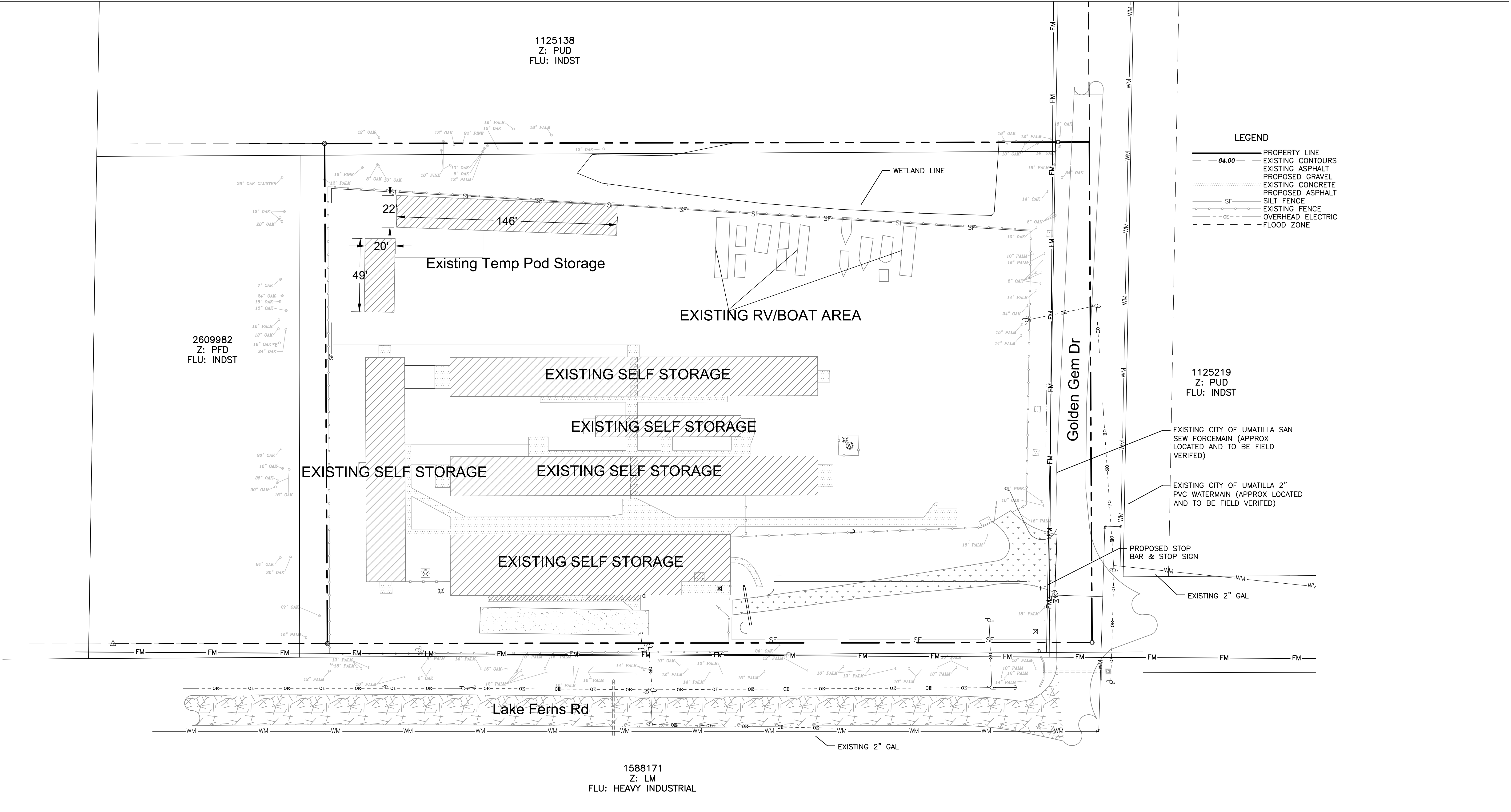
Proposed Utilities
Water and Sewer Provider: Umatilla
Fire Protection: Umatilla

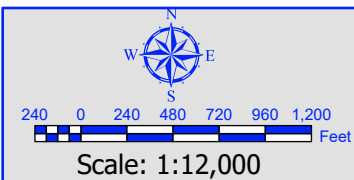
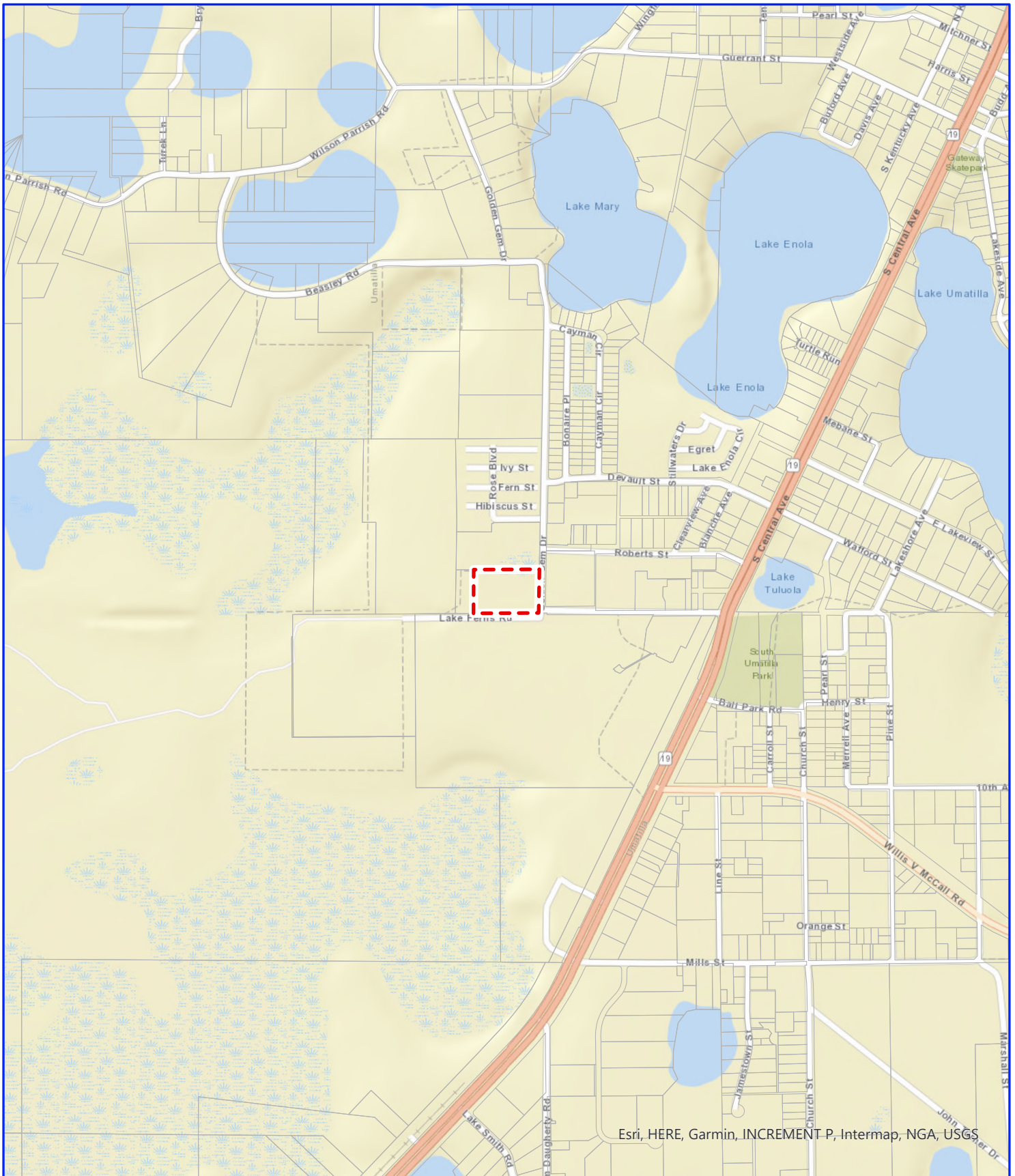
DESCRIPTION:
FROM THE SOUTH 1/4 CORNER OF SECTION 14, TOWNSHIP 18 SOUTH, RANGE 26 EAST, RUN N.89°47'05"E, 794.89 FEET TO THE POINT OF BEGINNING; THENCE RUN N.00°23'40"W., 332.38 FEET; THENCE RUN N.89°47'43"E. TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, THENCE RUN SOUTH ALONG THE EAST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





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

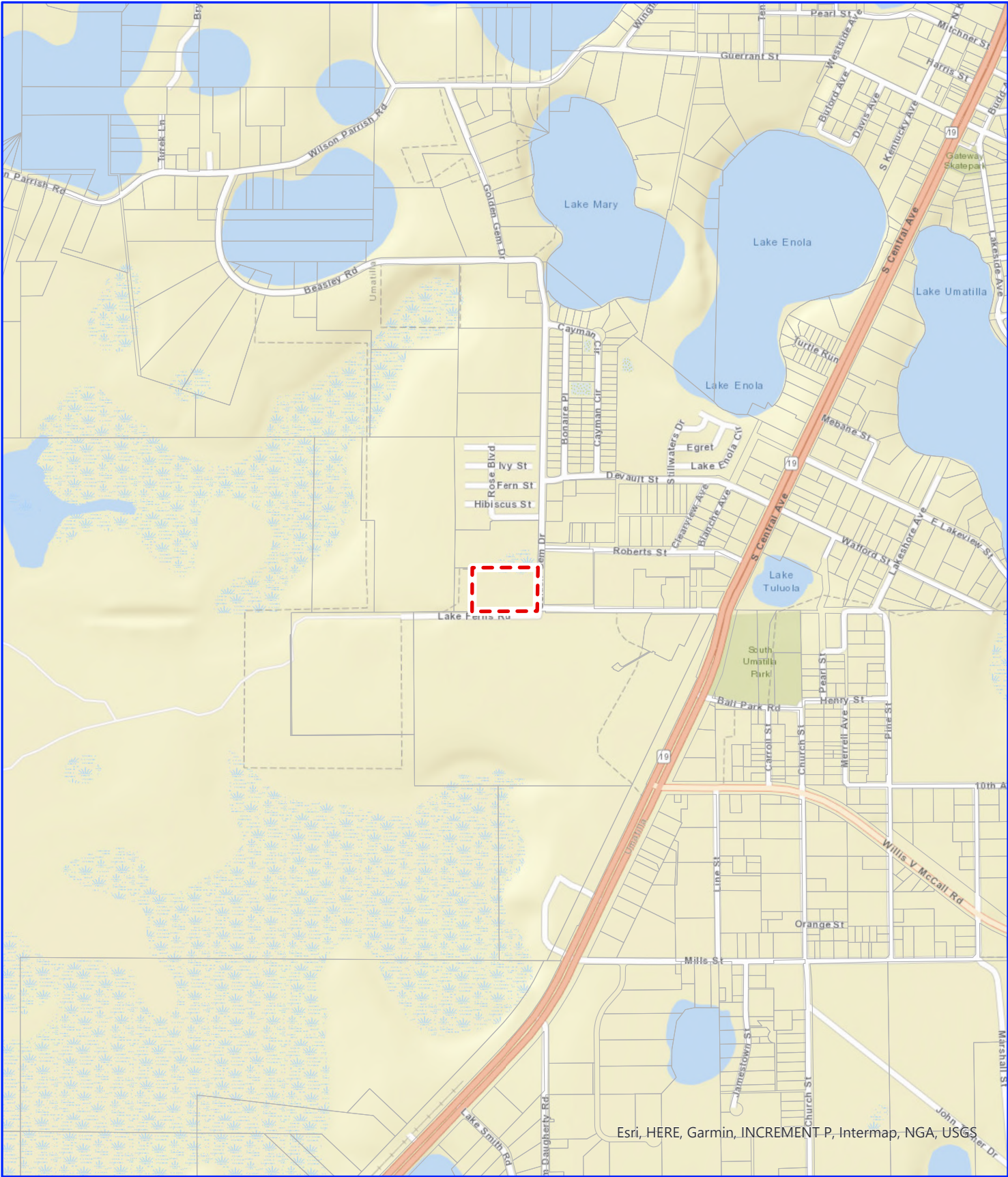
ATTEST:

Approved as to Form:

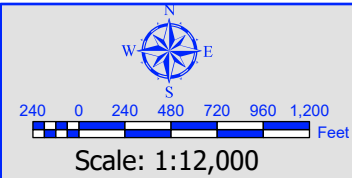
Jessica Burnham, FCRM
City Clerk

Kevin Stone
City Attorney

Passed First Reading _____
Passed Second Reading _____
(SEAL)



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



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





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: June 25, 2025

MEETING DATE: July 1, 2025

SUBJECT: Final 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 Final 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.

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.

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:

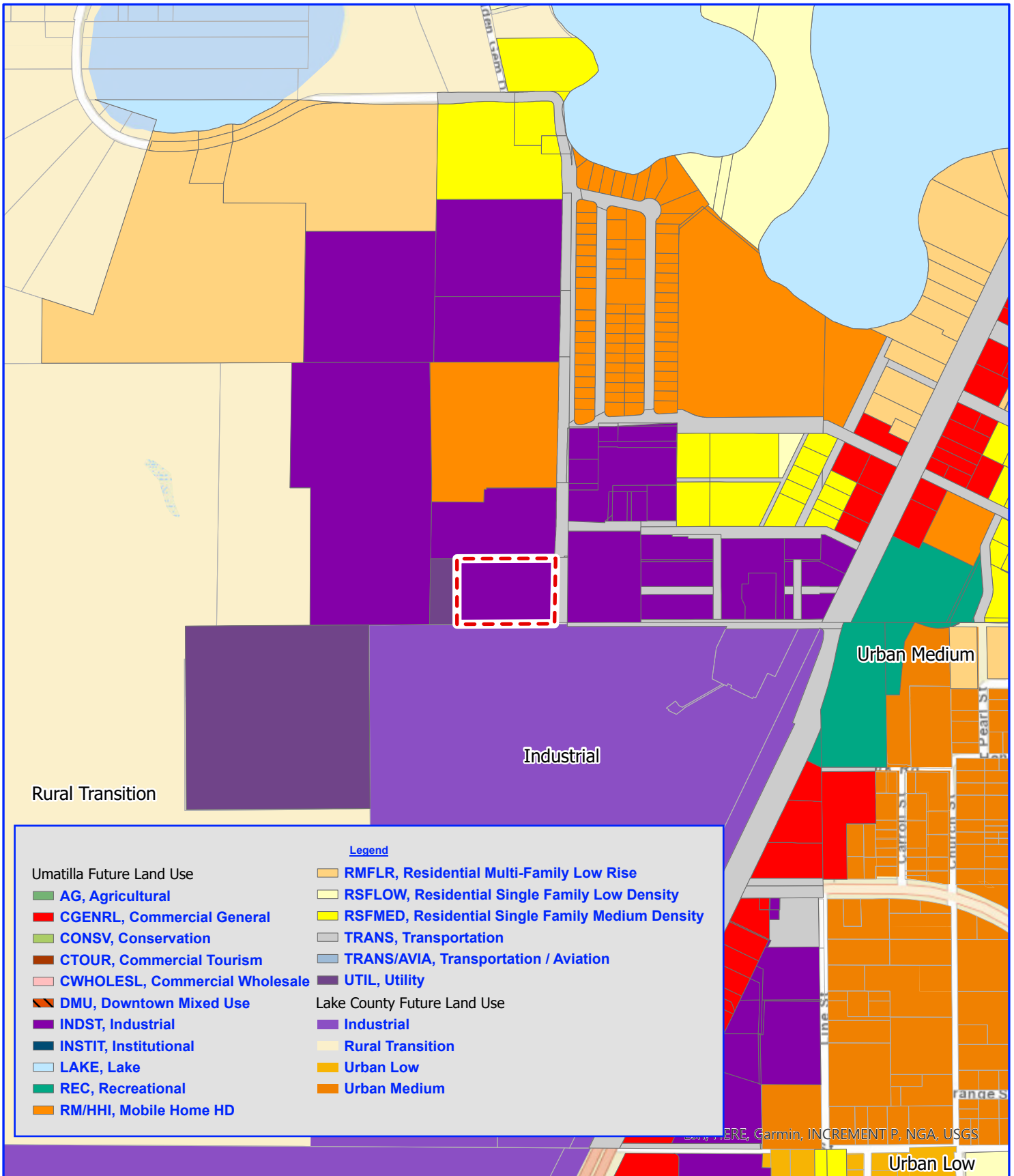
Approved as to Form:

Jessica Burnham, FCRM
City Clerk

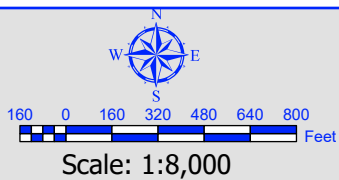
Kevin Stone
City Attorney

Passed First Reading _____
Passed Second Reading _____
(SEAL)

EXHIBIT A



Source: HERE, Garmin, INCREMENT P, NGA, USGS



All Steel Self Storage

Umatilla, Florida
Existing Future Land Use Map

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: June 25, 2025

MEETING DATE: July 1, 2025

SUBJECT: Final 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 that 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 Final 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

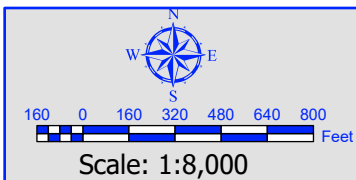
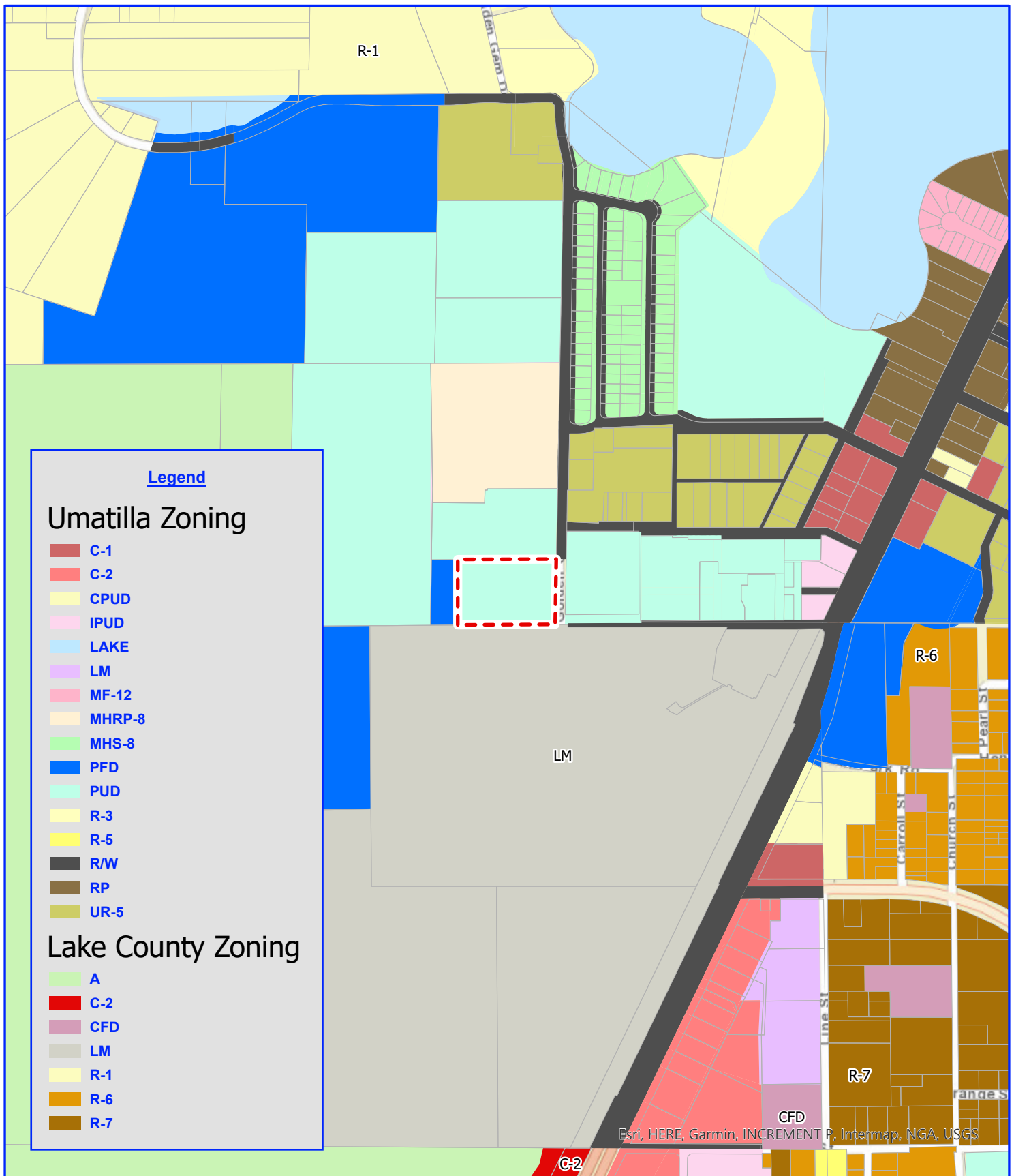
ATTEST:

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

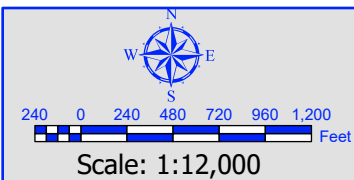
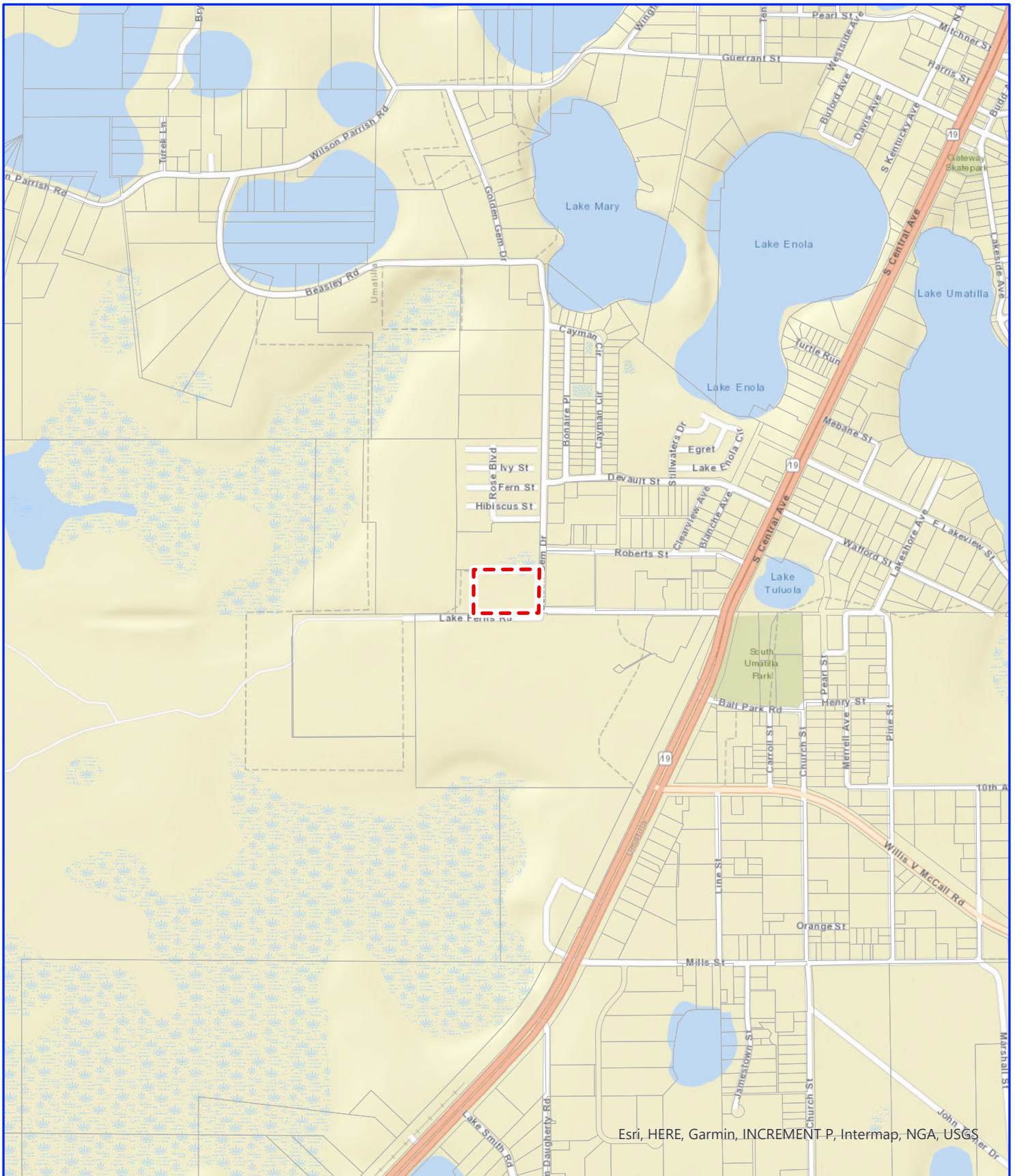
Printed Name: _____

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





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.



CITY OF UMATILLA

AGENDA ITEM STAFF REPORT

DATE: June 25, 2025

MEETING DATE: July 1, 2025

SUBJECT: Final Reading of Ordinance No. 2025-H, Palm Mansion Wedding Venue CUP Amendment

BACKGROUND SUMMARY:

Alayna Burton on behalf of The Palm Mansion, LLC and Roots to Stems, LLC is requesting to amend the existing Conditional Use Permit approved under Ordinance 2023-09. The request seeks to allow continued use of the property located at 110 North Trowell Avenue, Umatilla, FL as a wedding venue within the UR-5 zoning district and to modify the approved Conceptual Master Plan to include the addition of an enclosed glass conservatory. The original Conditional Use Permit and Conceptual Master Plan were approved on May 2, 2023. On the same date, the City also approved a variance via Resolution 2023-05 to reduce the required driveway intersection spacing from 150 feet to 80 feet.

RECOMMENDATIONS:

Approval of Final Reading of Ordinance No. 2025-H, Palm Mansion Wedding Venue CUP Amendment

FISCAL IMPACTS:

N/A

ATTACHMENTS:

1. Staff Report_Palm Mansion_06-02-2025_SL
 2. Ordinance No. 2023-09 Palm Mansion Wedding Venue CUP
 3. Palm Mansion enclosure 1
 4. Palm Mansion enclosure 2
 5. Palm Mansion Site Plan
 6. Ordinance No. 2025-H Palm Mansion CUP AMENDMENT
-

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

AMENDMENT TO CONDITIONAL USE PERMIT

Owner: The Palm Mansion LLC and Roots to Stems LLC, Alayna Burton Mines

General Location: East of Trowell Ave. & South of East Lake Street

Number of Acres: 1.84 ± acres

Existing Zoning: Urban Residential District (UR-5)

Existing Land Use: SF Medium Density

Date: June 6, 2025

Description of Project

In 2023 a Conditional Use Permit (CUP) was issued (Ordinance 2023-09) for a wedding venue at the subject property. A condition of the CUP was that music shall not create a noise disturbance pursuant to Article IV of the City Code of Ordinances. The City received noise complaints from two (2) adjacent neighbors which resulted in a code violation. During the Special Magistrate hearing for the code violation, the property owner indicated that they have been working with city staff and others to resolve the issue and indicated that she would like to construct a 40' x 60' (2,400 SF) glass structure to host indoor events and assist with reducing noise. In addition, the applicant is requesting that Section 2(b) of the existing CUP be revised to allow for an 8' opaque fence be allowed in areas where additional plantings would be required to meet the Type "A" buffer requirements.

	Surrounding Zoning	Surrounding Land Use
North	UR-5 and PFD	SF Medium Density & Institutional
South	UR-5	SF Medium Density (5 units/acre)
East	UR-5	SF Medium Density
West	PFD	Institutional

Assessment

The proposed structure complies with Chapter 8, Section 1(e) Size Limitations which state "The square footage of accessory buildings and the principal structure, together, shall not exceed forty-five percent (45%) of the total square footage of the lot. The height of the accessory structure shall not exceed the

height of the principal structure.” The site is 80,150 square feet and 45% is 36,067 square feet. The existing residence, carriage house, and proposed glass structure equates to 6,500 square feet, well below the 45% limit.

The minimum setbacks for accessory structures are as follows:

Front – 25’

Side – 7.5’

Rear – 5’

The conceptual plan should note the proposed setbacks of the glass structure and a note with arrow should clearly point out the structure. The plan should also contain a date.

The applicant is also requesting that Section 2(b) of the existing CUP be revised to allow for a solid 8’ opaque fence be allowed in areas where additional plantings would be required to meet the Type “A” buffer requirements. Data indicates that placing a solid, opaque fence instead of landscaping generally assists in noise reduction; however, a combination of both is more effective. Data also indicates when sound waves encounter a solid surface like a fence, they bounce back in the opposite direction, reducing the amount of noise to the adjacent properties. Further the denser and taller fences are more effective at blocking sound, especially those tall enough to block the line of sight to the noise source. Review of the photographs taken by the Code Enforcement Officer, indicate that there is an existing 6’ wooden privacy fence along the western property boundary; however, the fence appears to be leaning in some areas and in rough shape. Placing an additional 8’ solid fence would appear to offer further noise reduction. In addition, as outlined in Chapter 15, Section 1, the purpose and intent of landscaping is to improve the appearance of the community and buffer adjacent land uses. The placement of the 8’ fence in lieu of additional plantings would assist in buffering the adjacent properties and reduce noise. The existing landscaping in certain areas may be lacking; however, it is an established buffer.

Chapter 7, Section 1(d)2 identifies the review criteria the city council shall consider as follows:

- A) Traffic generation and access for the proposed use shall not adversely impact adjoining properties and the general public safety;

The accessory structure will not create additional traffic as its purpose is to allow for indoor seating, dining, music and dancing for the wedding venue.

- B) Off-street parking, loading and service areas shall be provided and located such that there is no adverse impact on adjoining properties, beyond that generally experienced in the district;

No additional parking is required due to the construction of the accessory structure. Guest and vendor off street parking is provided in the northwest section of the site adjacent to Trowell Ave. and East Lake Street. Access to the site is from East Lake Street.

- C) Required yards, screening or buffering and landscaping shall be consistent with the district in general and the specific needs of the abutting land uses;

There is an existing established buffer around the property; however, some areas appear to be lacking understory trees, shrub and groundcover. The existing CUP requires that the buffer meet the Type "A" buffer standards which are 15' in width and plantings per 100 linear feet of:

Three (3) canopy trees, two (2) understory trees, two-foot-high hedge and 15% landscape groundcover other than turf.

The placement of an 8' solid fence would assist in reducing the noise to adjacent properties in lieu of additional plantings. The existing buffer and fence would meet the intent of the landscaping regulations.

- D) Architectural and signage treatments shall comply with the general provisions applicable to permitted uses in the district, to the greatest extent possible, and be sensitive to surrounding development; and

The accessory structure design is complimentary and compatible to the existing principal structure and the neighborhood in general.

Proposed signage would need to comply with Chapter 16 of the LDRs. Chapter 16 would allow for one (1) monument sign not to exceed thirty-five square feet.

Size, location and number of conditional uses in an area shall be limited so as to maintain the overall character of the district as intended by this Code.

There are no other existing conditional uses in the area that staff is aware of.

Recommendation

Please revise the concept plan as noted above.

The applicant has indicated that the purpose of the accessory structure is to assist with reducing noise due to music and assist with complying with the City's noise ordinance. The proposed structure will need to meet the minimum setbacks for accessory structures.

The placement of the 8' solid fence in lieu of additional plantings may assist with reducing noise to adjacent properties. The areas where portions of the fence would be constructed appear to lack shrubs and groundcover; however, there are mature trees. The placement of the fence would still meet the intent of the landscaping regulations as outlined above.

Should City Council approve the placement of the 8' fence in lieu of additional plantings, Section 2(b) should be modified to read as follows:

A fifteen foot (15'), Type "A" buffer around the property perimeter meeting the requirements of Chapter 15 of the Land Development Regulations shall be required with the exception of the buffer adjacent to the northwestern and northern property boundary where an 8' solid fence may be installed in lieu of additional plantings.

ORDINANCE 2023-09

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, APPROVING A CONDITIONAL USE PERMIT TO ALLOW A WEDDING VENUE, LOCATED IN THE UR-5 ZONING DISTRICT FOR THE HEREAFTER DESCRIBED LANDS WITHIN THE CITY OF UMATILLA, FLORIDA; OWNED BY JEFFEREY AND EVELYN KRUG AND LOCATED AT 110 NORTH TROWELL AVENUE, UMATILLA, LAKE COUNTY, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, an application has been received by Alayna Burton, on behalf of the Owner(s), Jefferey and Evelyn Krug requesting a Conditional Use Permit pursuant to Chapter 7 of the City Land Development Regulations to allow the property located at 110 North Trowell Avenue, Umatilla, Florida (the "Property"), to be used for a wedding venue within the UR-5 zoning district; and

WHEREAS, public notice has been provided as required by the Land Development Regulations of the City of Umatilla; and

WHEREAS, the City Council of the City of Umatilla acts in the capacity of the Planning & Zoning Board.

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

Section 1: Purpose and Intent.

That the Property in the zoning district of Urban Residential (UR-5), being situated in the City of Umatilla, Florida, shall hereafter be granted a Conditional Use Permit to allow a wedding venue.

LEGAL DESCRIPTION: The West 343.2 feet of Lot 24 of N.J. Trowell's Plan of Umatilla, a Subdivision in the City of Umatilla, Florida, according to the plat thereof recorded in Plat Book 1, Page 23, and in Plat Book 4, Page 4, of the Public Records of Lake County, Florida, LESS AND EXCEPT the East 173 feet of the West 333.2 feet of the North 158 feet of said Lot 24.

Alternate Key # 1499445

Section 2: Zoning Classification.

That the Property shall be granted a Conditional Use Permit to allow a wedding venue located in the UR-5 zoning district in accordance with Chapter 7, Section 1 of the Land Development Regulations of the City of Umatilla, Florida.

- a. Development of the site shall be substantially consistent with the "Concept Plan" prepared by Alayna Burton, dated March 24, 2023 and attached as **Exhibit "A"** (the "Plan").
- b. A fifteen foot (15'), Type "A" buffer around the property perimeter meeting the requirements of Chapter 15 of the Land Development Regulations shall be required.
- c. All outdoor music equipment and speakers shall face toward the west so that sound is projected away from the residential properties.

Ordinance No. 2023-09

- d. Access to the off-street parking shall be provided from Trowell Avenue unless a variance is granted to access East Lake Street.
- e. All guests shall depart by 10:00 p.m. on Fridays, Saturdays, and Sundays.
- f. All outdoor music shall cease by 10:00 p.m. on Fridays, Saturdays, and Sundays.
- g. All guests shall depart by 9:00 p.m. on Mondays, Tuesdays, Wednesdays, and Thursdays.
- h. All outdoor music shall cease by 9:00 p.m. on Mondays, Tuesdays, Wednesdays, and Thursdays.
- i. Any proposed monument sign shall not exceed four feet (4') in height.
- j. Music shall not create a noise disturbance pursuant to Article IV of the City Code of Ordinances.
- k. A front setback of 25' shall be maintained from Trowell Avenue. Setbacks of 15' shall be provided on side and rear property lines including East Lake Street.
- k. The Owner shall comply with all applicable provisions of the Code of Ordinances of the City of Umatilla.

Section 3: 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 4: Effective Date.

This Ordinance shall become effective upon passage.
PASSED AND ORDAINED in regular session of the City Council of the City of Umatilla, Lake County, Florida, this 2nd day of may, 2023.

Kent Adcock

Kent Adcock, Mayor

City of Umatilla, Florida

ATTEST:

Jessica Burnham

Jessica Burnham

City Clerk

(SEAL)

Approved as to Form:

Kevin Stone

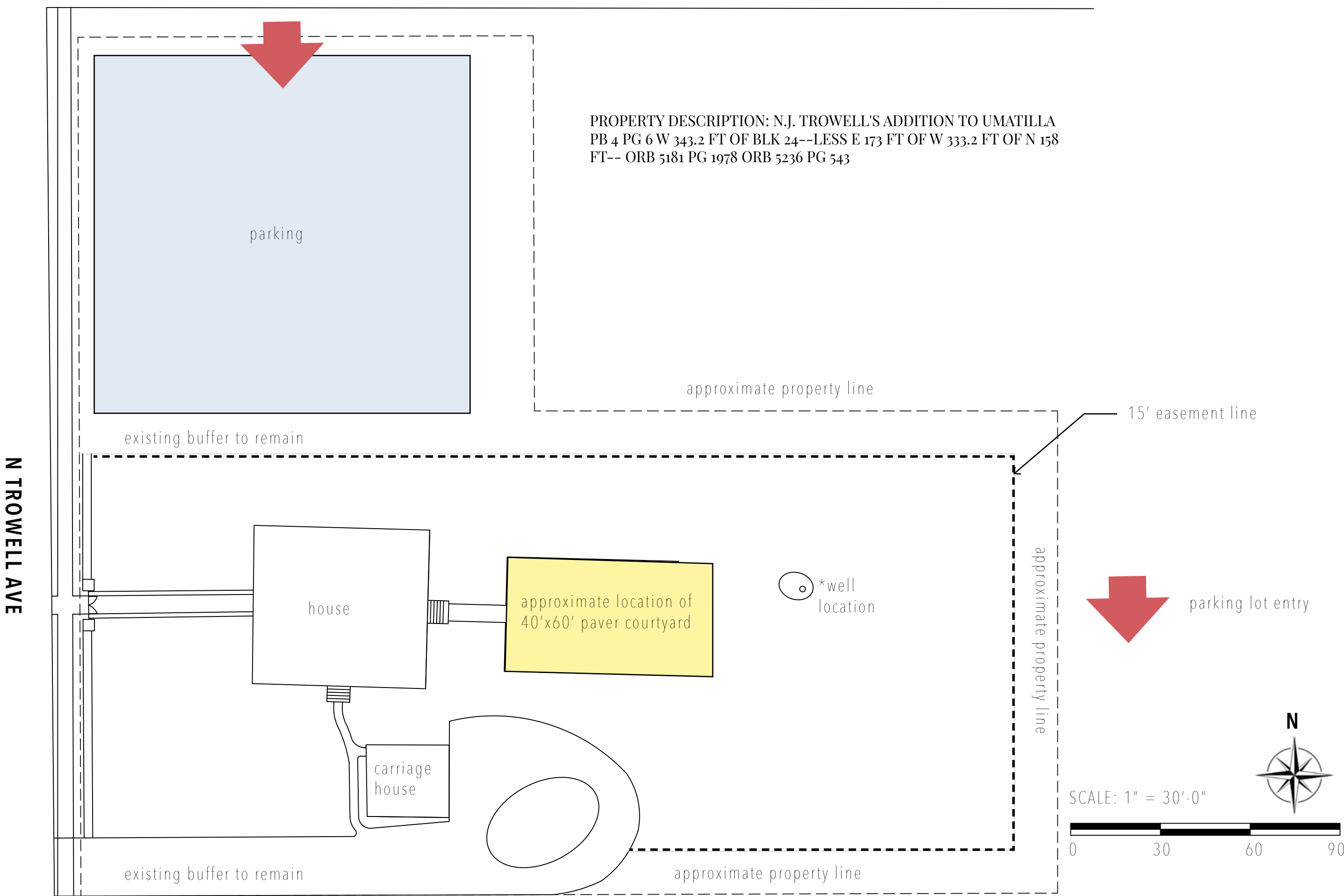
Kevin Stone

City Attorney

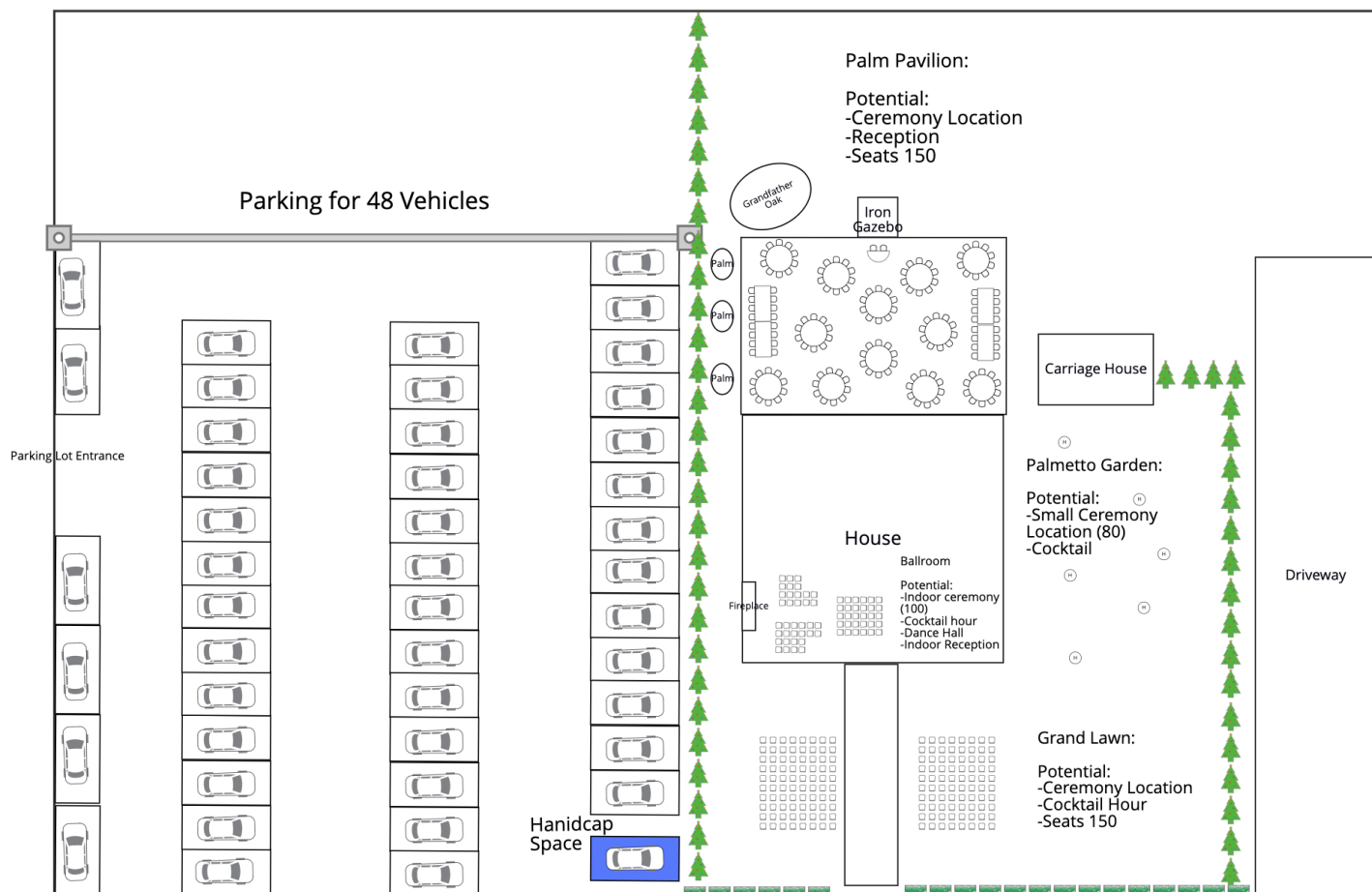
Passed First Reading: 4/18/23

Passed Second Reading: 5/2/23

Ordinance No. 2023-09



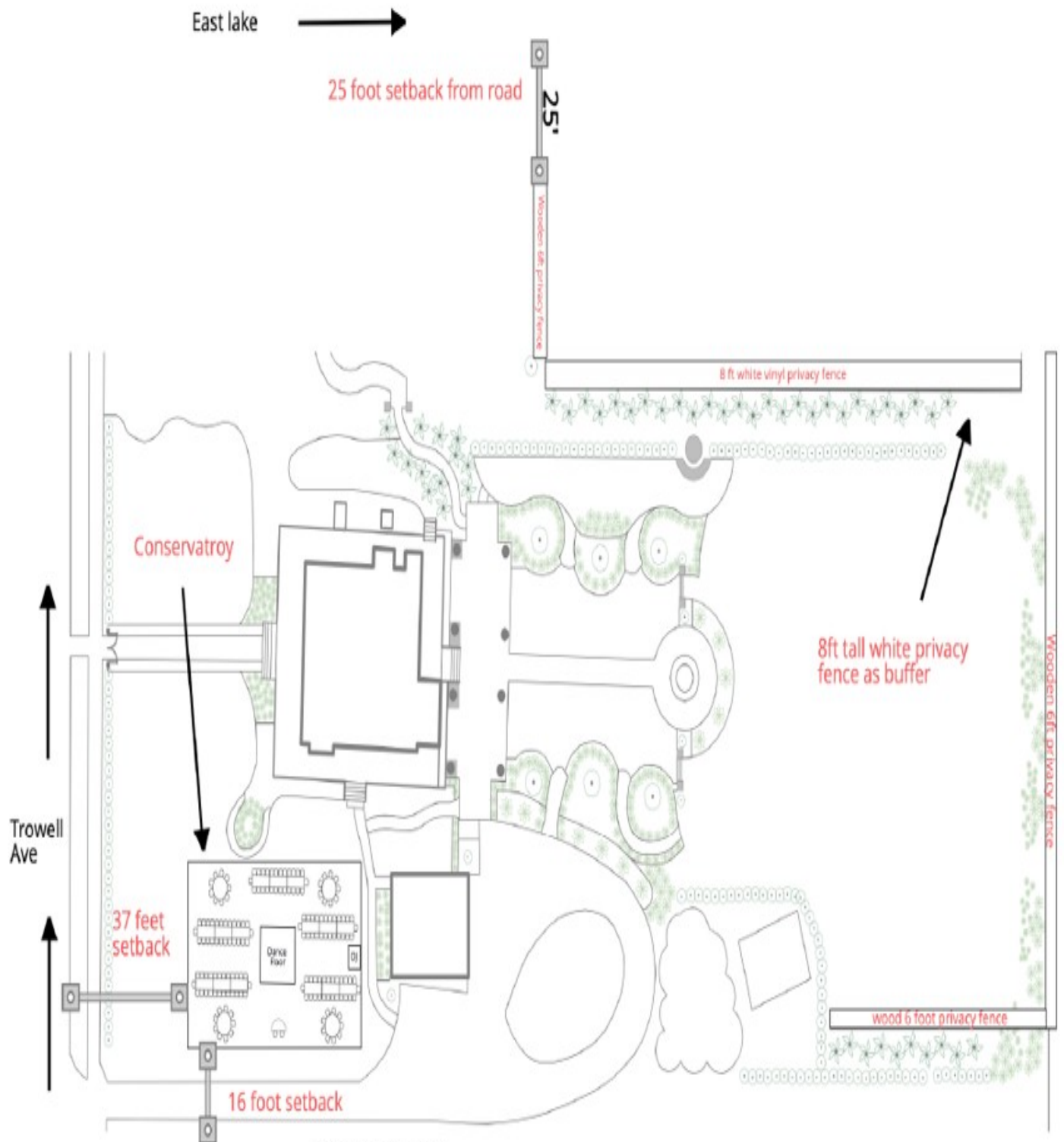
Stall Size
10' x 20'



Overflow Parking in Public Lot







Date: June 6, 2025

Property Address: 110 TROWELL AVE UMATILLA, FL 32784

Property Description:
 N.J. TROWELL'S ADDITION TO UMATILLA PG 6 W 343.2 FT OF BLK
 24--LESSE 173 FT OF W 333.2 FT OF N 158 FT--ORB 5181 PG 1978
 ORB 5236 PG 543

ORDINANCE 2025-H

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, APPROVING AN AMENDMENT TO CONDITIONAL USE PERMIT TO ALLOW A WEDDING VENUE, LOCATED IN THE UR-5 ZONING DISTRICT FOR THE HEREAFTER DESCRIBED LANDS WITHIN THE CITY OF UMATILLA, FLORIDA; OWNED BY THE PALM MANSION, LLC AND ROOTS TO STEMS, LLC AND LOCATED AT 110 NORTH TROWELL AVENUE, UMATILLA, LAKE COUNTY, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an application has been received by Alayna Burton, on behalf of the Owner(s), The Palm Mansion, LLC and Roots to Stems, LLC requesting an amendment to Conditional Use Permit approved by Ordinance 2023-09, pursuant to Chapter 7 of the City Land Development Regulations to allow the property located at 110 North Trowell Avenue, Umatilla, Florida (the “Property”), to continue to be use of the Property as a wedding venue within the UR-5 zoning district, to amend the approved Conceptual Master Plan to include a glass conservatory, and allow for the placement of an eight (8) foot high solid fence in lieu of additional landscape buffer plantings; and

WHEREAS, On May 2, 2023 the City of Umatilla adopted the Conditional Use Permit with a Conceptual Master Plan via Ordinance 2023-09 allowing the subject property to be utilized as a wedding venue;

WHEREAS, on that same day the City also approved a variance via Resolution 2023-05 to intersection spacing between driveway access from 150’ to 80’;

WHEREAS, public notice has been provided as required by the Land Development Regulations of the City of Umatilla; and

WHEREAS, the City Council of the City of Umatilla acts in the capacity of the Planning & Zoning Board.

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

Section 1: Purpose and Intent.

The Property, located within the Urban Residential (UR-5) zoning district in the City of Umatilla, Florida, is hereby granted an amendment to the Conditional Use Permit to revise the Conceptual Master Plan to include a glass conservatory and allow an eight (8) foot high solid fence in lieu of additional plantings along the northwestern and northern boundaries.

LEGAL DESCRIPTION: The West 343.2 feet of Lot 24 of N.J. Trowell’s Plan of Umatilla, a Subdivision in the City of Umatilla, Florida, according to the plat thereof recorded in Plat Book 1, Page 23, and in Plat Book 4, Page 4, of the Public Records of Lake County, Florida, LESS AND EXCEPT the East 173 feet of the West 333.2 feet of the North 158 feet of said Lot 24.

Alternate Key # 1499445

Section 2: Zoning Classification.

That the Property shall be granted a Conditional Use Permit to allow a wedding venue located in the UR-5 zoning district in accordance with Chapter 7, Section 1 of the Land Development Regulations of the City of Umatilla, Florida.

- a. Development of the site shall be substantially consistent with the “Concept Plan” prepared by Alayna Burton, dated June, 2025 and attached as Exhibit “A” (the “Plan”).
- b. The glass conservatory shall meet the minimum setbacks for accessory structures.
- c. Section 2(b) of Ordinance 2023-09 shall be amended as follows: A fifteen foot (15’), Type “A” buffer around the property perimeter meeting the requirements of Chapter 15 of the Land Development Regulations shall be required with the exception of the buffer adjacent to the northwestern and northern property boundary where an eight (8)foot high solid fence may be installed in lieu of additional plantings.
- d. The Owner shall comply with all applicable provisions of the Code of Ordinances of the City of Umatilla.

Section 3: 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 4: Effective Date.

This Ordinance shall become effective upon passage.

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:

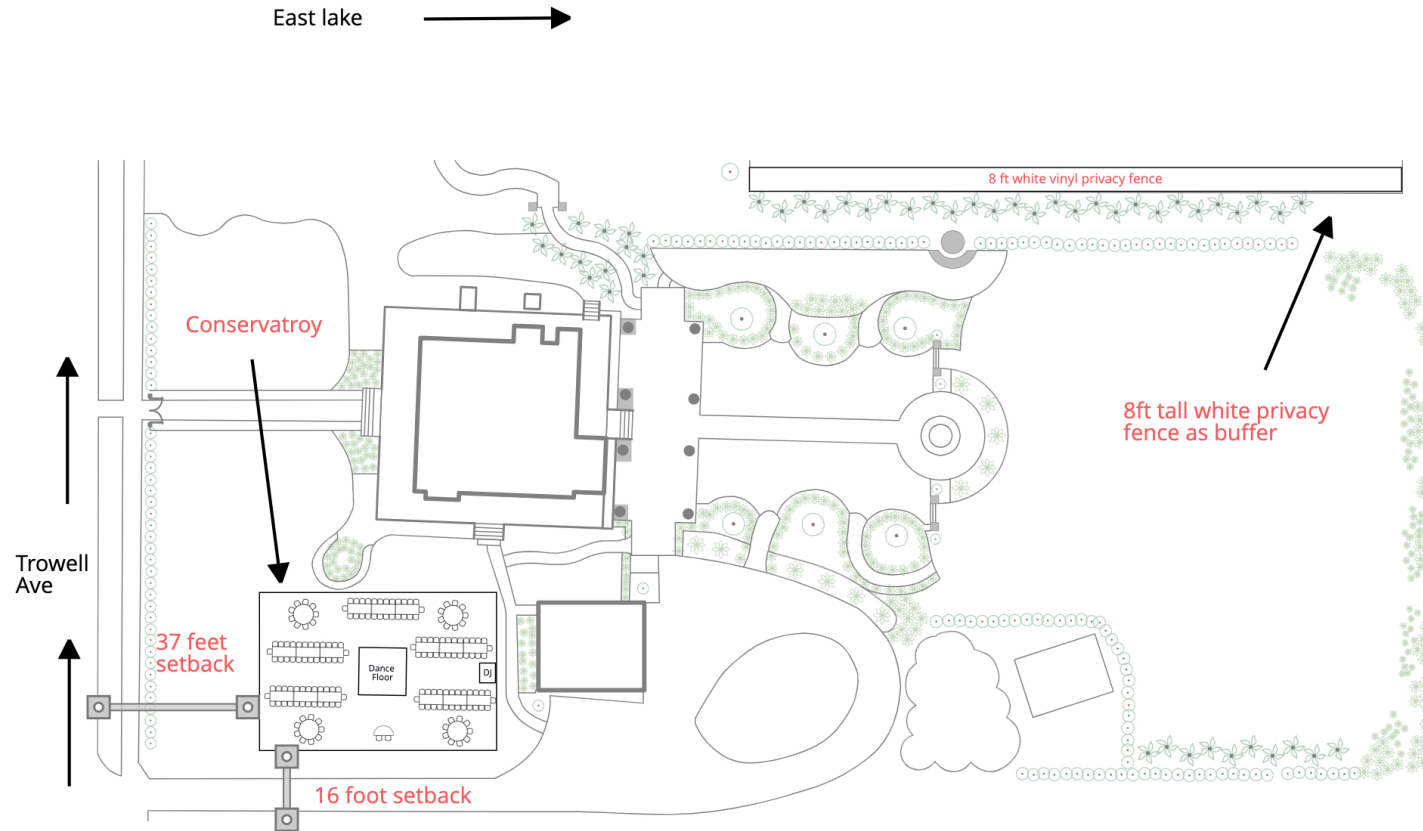
Approved as to Form:

Jessica Burnham FCRM
City Clerk

Kevin Stone
City Attorney

Passed First Reading _____
Passed Second Reading _____
(SEAL)

EXHIBIT A



Date: June 6, 2025

Property Address: 110 TROWELL AVE UMATILLA, FL 32784

Property Description:
N.J. TROWELL'S ADDITION TO UMATILLA PB 4 PG 6 W 343.2 FT OF BLK
24 -- LESSE 173 FT OF W 333.2 FT OF N 158 FT -- ORB 5181 PG 1978
ORB 5236 PG 543

Business Impact Estimate

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

Proposed ordinance's title/reference: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, APPROVING AN AMENDMENT TO CONDITIONAL USE PERMIT TO ALLOW A WEDDING VENUE, LOCATED IN THE UR-5 ZONING DISTRICT FOR THE HEREAFTER DESCRIBED LANDS WITHIN THE CITY OF UMATILLA, FLORIDA; OWNED BY THE PALM MANSION, LLC AND ROOTS TO STEMS, LLC AND LOCATED AT 110 NORTH TROWELL AVENUE, UMATILLA, LAKE COUNTY, FLORIDA; 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:
 - 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.

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

¹ See Section 166.041(4), Florida Statutes.

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

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

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

and

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

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: **None.**

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



CITY OF UMATILLA AGENDA ITEM STAFF REPORT

DATE: June 25, 2025

MEETING DATE: July 1, 2025

SUBJECT: Lake 100 Invoice for Cost of Delivery Study

BACKGROUND SUMMARY:

Lake 100 recently requested each of the Lake County cities to participate in a comprehensive independent study analyzing revenues and expenditures for services and offering a chance to ground conversations in data. By analyzing the fiscal dynamics between municipal governments and Lake County, the study will help document and clarify the following questions:

- a. Are Lake's cities disproportionately subsidizing county services to areas outside municipal limits – and to what extent?
- b. Are specific services like law enforcement and fire duplicated or overlapping, potentially allowing for cost efficiencies?
- c. Will the resulting data assist elected leaders with neutral, independent data to better educate the public on operating budgets?
- d. Will the results of the study reinforce the business community's need for predictability, fairness and transparency in how growth is managed across jurisdictions?

Participating in this effort is not a statement against the County or support for cities. It is an effort to encourage the debate to be centered around facts and a proactive step toward informed cooperation. We believe that shared facts are the only path forward to restoring trust, reducing political friction, and ensuring that Lake County's cities remain strong economic engines.

The research would begin with bringing representatives and the county together to agree on a methodology before proceeding. An agreed-upon approach would reduce contention with the overall findings and recommendations. Lake 100 is asking the City of Umatilla to pay \$3,000 towards this study. Other small Lake County cities are paying similar amounts, with other cities paying much more.

RECOMMENDATIONS:

Staff recommends the Council approve the payment of \$3,000

FISCAL IMPACTS:

\$3,000

ATTACHMENTS:

1. INVOICE_446_from_Lake 100, Inc_
-

Lake 100, Inc.
901 Abrams Rd
Eustis, FL 32726 USA
+13529891346
mandywettstein@gmail.com
https://lake100.com/

Invoice

BILL TO
City of Umatilla

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
446	06/18/2025	\$3,000.00	07/18/2025	Net 30	

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Cost of Service Delivery Study		1	3,000.00	3,000.00

If paying by check is preferable, please make payable to and send to:

BALANCE DUE

\$3,000.00

Lake 100
C/O Mandy Wettstein
40565 E. 3rd Ave
Umatill, FL 32784

Hello,
Here is the invoice for the City of Umatilla portion of the Cost of Service Delivery study. Thank you.

Pay invoice



CITY OF UMATILLA AGENDA ITEM STAFF REPORT

DATE: June 25, 2025

MEETING DATE: July 1, 2025

SUBJECT: Resolution No. 2025-14, Administrative Authority for Plat Approvals

BACKGROUND SUMMARY:

Senate Bill 784, effective July 1, 2025, amends Section 177.071, Florida Statutes, to require that municipalities administratively approve any plats that comply with applicable regulations—eliminating the need for further action by the City Council. The legislation directs local governments to formally designate an administrative authority by ordinance or resolution.

The proposed resolution authorizes the City Manager, or a designee, to serve as the administrative authority responsible for reviewing and approving final plats and replats on behalf of the City. This ensures compliance with state law and streamlines the development approval process.

RECOMMENDATIONS:

Approval of Resolution No. 2025-14, Administrative Authority for Plat Approvals

FISCAL IMPACTS:

N/A

ATTACHMENTS:

1. Resolution 2025-14, Administrative Authority for Plat Approvals
-

RESOLUTION 2025-14

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UMATILLA, FLORIDA, DESIGNATING THE CITY MANAGER OR THEIR DESIGNEE AS THE ADMINISTRATIVE AUTHORITY TO APPROVE PLATS AND REPLATS PURSUANT TO SECTION 177.071, FLORIDA STATUTES, AS AMENDED BY SENATE BILL 784 (2025); PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, Senate Bill 784 (2025), recently enacted by the Florida Legislature and effective July 1, 2025, amends Section 177.071, Florida Statutes, to require administrative approval of plats and replats that comply with Section 177.091, Florida Statutes; and

WHEREAS, Section 177.071(1)(a), Florida Statutes, as amended, provides that no further action or approval by the governing body of a municipality is required if the plat or replat complies with the statutory requirements and has been administratively approved; and

WHEREAS, Section 177.071(1)(a), Florida Statutes, further requires that the governing body of a municipality designate, by ordinance or resolution, an administrative authority responsible for receiving, reviewing, and processing plat and replat submittals, and for approving, approving with conditions, or denying such submittals; and

WHEREAS, the City Council of the City of Umatilla desires to designate the City Manager, or their designee, as the administrative authority to carry out the duties described in Section 177.071, Florida Statutes, as amended.

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

Section 1. Recitals. The above recitals are true and correct and are hereby incorporated into this Resolution as if fully set forth herein.

Section 2. Designation of Administrative Authority. The City Manager of the City of Umatilla, or their designee, is hereby designated as the administrative authority responsible for receiving, reviewing, and processing all plat and replat submittals in accordance with Section 177.071, Florida Statutes, as amended by Senate Bill 784 (2025). The administrative authority shall have the power and duty to approve, approve with conditions, or deny any plat or replat submittal consistent with the requirements of state law and applicable local regulations.

Section 3. Effective Date. This Resolution shall be effective upon passage.

PASSED and **RESOLVED** this 1st day of July, 2025 by the City Council of the City of Umatilla.

Christopher Creech, Mayor

ATTEST:

Jessica Burnham, City Clerk

Approved as to form:

Kevin Stone, City Attorney

UMATILLA POLICE DEPARTMENT PRESS RELEASE

June 10, 2025 through June 16, 2025

ARRESTS

06/15/2025	12:02 p.m.	Edge, Weston Eustis	Battery touch or strike domestic.
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CRIMINAL CITATIONS REQUIRING COURT APPEARANCE

06/15/2025	10:19 a.m.	Bosse, Israhmeel Kissimmee	Unlawful speed.
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REPORTS FILED

06/10/2025	2:09 a.m.	Lake County Communications Center received a hang up call to 911. When asked if they needed police or fire, they responded "yes" and hung up. Umatilla Police officers canvassed the area of East Collins Street. They observed a group of individuals who appeared to be having an argument. Both parties answered a few questions and then declined to answer anything further. One party left the area.	
06/10/2025	6:06 p.m.	Officers responded to a call for service in the area of Park Avenue and Palmetto Street reference a suspicious person. Person was looking for their cat.	
06/11/2025	10:05 a.m.	Person walked into Umatilla Police Department reference an alleged altercation they had just been in. Lake County Sheriff's office responded as the incident occurred in their jurisdiction. Case was turned over to them.	
06/12/2025	5:22 a.m.	Officers responded to the Circle K located at 391 N. Central Avenue reference a suspicious person. When officers arrived person was gone on arrival.	
06/12/2025	8:46 a.m.	Officers responded to a call for service in the area of Wafford Street reference a missing license plate. A report was taken.	
06/13/2025	7:56 a.m.	Officers responded to an accidental business alarm at the Umatilla Animal Hospital.	
06/13/2025	1:49 p.m.	A resident walked into the Umatilla Police Department wanting to know laws regarding golf carts being on our roadways.	
06/13/2025	8:21 p.m.	Officers responded to the area of East Cemetery Road reference a verbal dispute to assist the Lake County Sheriffs Office. Case was turned over to the deputies.	

UMATILLA POLICE DEPARTMENT PRESS RELEASE

June 10, 2025 through June 16, 2025

ARRESTS

06/14/2025	10:05 p.m.	Officers responded to a suspicious vehicle in the park located at Lakeview Street and Lakeshore Avenue. Person was asked to leave reference park hours.
06/15/2025	8:02 p.m.	Officers responded to a verbal dispute in the parking lot of the Dollar General located at 607 N. Central Avenue. The parties were gone on arrival.

ARRESTS	s
DISPATCHED CALLS	133
TRAFFIC STOPS	39
TRAFFIC CITATIONS ISSUED	4

UMATILLA POLICE DEPARTMENT PRESS RELEASE

June 17, 2025 through June 23, 2025

ARRESTS

06/21/2025	3:26 a.m.	Cricks, Timothy Umatilla	Battery domestic
06/22/2025	6:22 a.m.	Loper, Jonathan Tavares	Burglary unoccupied structure unarmed; lacyen petit theft 2 nd degree 1 st offense; ADDED PC VOP Possession of burglary tools; ADDED PC VOP Burglary of conveyance; ADDED PC VOP Trespass construction site; ADDED PC VOP Possession meth; ADDED PC VOP Burglary of conveyance.
06/22/2025	1:25 p.m.	Belanger, Jacob Umatilla	Battery domestic

CRIMINAL CITATIONS REQUIRING COURT APPEARANCE

n/a			
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REPORTS FILED

06/17/2025	1:12 a.m.	While on patrol in the area of Cadwell Park two subjects were located in the park. They were provided park hours and left the area.
06/17/2025	9:34 p.m.	Officers responded to Cadwell Park reference a person being there after hours. Person was provided park hours and left.
06/17/2025	9:49 p.m.	Officers responded to the area of North Central Avenue reference a suspicious person. All was okay.
06/18/2025	5:37 a.m.	Officers responded to the area of Ball Park Road and State Road 19 reference a suspicious vehicle in the park. All was okay. Driver left the park.
06/18/2025	11:37 a.m.	Officers responded to a suspicious incident in the area of South Central Avenue. An information report was taken.
06/19/2025	9:35 p.m.	Officers assisted the Lake County Sheriffs office with a verbal dispute at the Sunoco located at 42332 State Road 19. The person was having a loud verbal dispute with himself. The person refused EMS.

UMATILLA POLICE DEPARTMENT PRESS RELEASE

June 17, 2025 through June 23, 2025

ARRESTS

06/20/2025	2:16 p.m.	Officers responded to a suspicious incident in the area of Twin Lake Circle. Person did not meet Baker Act criteria and refused EMS.
06/21/2025	10:07 a.m.	Officers responded to a business located at Umatilla Place reference a suspicious person in the area. After canvassing the area the officers were met with negative results.
06/21/2025	8:32 p.m.	Officers responded to a residence in the area of North Orange reference a possible rabid raccoon. The raccoon was determined to have rabies and was disposed of.
06/22/2025	10:11 p.m.	Officers responded to Lake Smith Road reference a verbal dispute in progress. An informational report was taken.
06/23/2025	1:02 p.m.	Officers responded to a call for service regarding a juvenile who ran away from Umatilla High School. A check of the area met with negative results. The juvenile was entered into NCIC/FCIC by the Lake County Sheriffs Office dispatch. The juvenile was located in the Mount Dora area and was picked up by their guardian.

ARRESTS	3
DISPATCHED CALLS	130
TRAFFIC STOPS	33
TRAFFIC CITATIONS ISSUED	5