



UMATILLA CITY COUNCIL MEETING

October 7, 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
 - September 11, 2025, Special City Council Meeting
 - September 16, 2025, Community Redevelopment Agency Meeting
 - September 16, 2025, Budget Hearing City Council Meeting
 - September 16, 2025, Regular City Council Meeting

PRESENTATIONS

PUBLIC COMMENT

At this point in the meeting, the Umatilla City Council will hear questions, comments and concerns from the public.

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

CONSENT AGENDA

2. Resolution No. 2025-32, City-Wide Yard Sale 2026
3. Police Pension Board Appointments
4. Settlement Agreement for 195 Bulldog Lane and 208 Lori Court

PUBLIC HEARING / ORDINANCES / RESOLUTIONS

5. First Reading of Ordinance No. 2025-J, Sangster and Master Management Group Keene Road PUD

NEW BUSINESS

6. Lake Fern Properties, LLC Site Plan

REPORTS

7. 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 CITY COUNCIL SPECIAL MEETING

September 11, 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 Special City Council Meeting to order at 6:00 pm.

ROLL CALL

MEMBERS PRESENT

Christopher Creech, Mayor
Katherine Adams, Vice Mayor
Bear Crockett, Council Member
Zack Durbin, Council Member

NOT PRESENT

Fred Fetterolf, Council Member

ALSO PRESENT

Aaron Mercer, City Manager
Adam Bolton, Assistant City Manager
Jessica Burnham, City Clerk
Jennifer Cotch, City Attorney
Regina Frazier, Finance Director

AGENDA REVIEW

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

MINUTES REVIEW

PRESENTATIONS

PUBLIC COMMENT

Mayor Creech opened public comment
No one spoke

Mayor Creech closed public comment

CONSENT AGENDA

1. Resolution No. 2025-31, Umatilla High School Homecoming Parade 2025

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

PUBLIC HEARING / ORDINANCES / RESOLUTIONS

** Items 2 & 3 were heard together*

2. Resolution No. 2025-19, Tentative Millage Rate for Fiscal Year 2025-2026
3. Resolution No. 2025-20, Tentative Budget for Fiscal Year 2025-2026

City Attorney Cotch read Resolution No. 2025-19 by title.

A RESOLUTION OF THE CITY OF UMATILLA, LAKE COUNTY, FLORIDA, ADOPTING THE TENTATIVE AD VALOREM MILLAGE RATE FOR THE CITY OF UMATILLA FOR FISCAL YEAR 2025-2026, PROVIDING FOR COLLECTION OF TAXES, PROVIDING FOR AN EFFECTIVE DATE.

City Attorney Cotch read Resolution No. 2025-20 by title.

A RESOLUTION OF THE CITY OF UMATILLA, LAKE COUNTY, FLORIDA, ADOPTING THE TENTATIVE BUDGET FOR FISCAL YEAR 2025-2026; PROVIDING FOR AN EFFECTIVE DATE.

Regina Frazier, Finance Director, provided an overview of the two items to council and mentioned at the July 15, 2025 meeting, the City of Umatilla set the proposed millage rate for Fiscal Year 2025–2026 at **7.2377**, which matches the roll-back rate. Since it is not an increase, only a Notice of Budget Hearing is required. The roll-back rate ensures revenue remains equal to the prior year. TRIM notices reflected the millage rate and proposed Fire Assessment. Since July, budget adjustments have included:

- Increased high school scholarships
- Updated insurance costs
- Eliminated a vacant library position and Public Works floor buffer purchase

- Adjusted City Manager's contract (salary/benefits)
- Funded two years of police software maintenance
- Increased Building Official's hours
- Reallocated funds for a new Ring Central phone system

Revenue changes included updated fund balance, higher permit revenue, state revenue estimate adjustments, and minor revisions.

The Fire Assessment Fund was revised to reduce the assessment (back to level 2) while still supporting 24/7/365 staffing of a third firefighter. Council also approved buy-downs for tax-exempt institutions (\$15,079) and churches (\$12,434), increasing the General Fund transfer to \$76,398. This caused the Fire Assessment Fund balance to drop by nearly \$100,000.

Overall, the total budget decreased by \$456,224, due to lower carry forward funding and reduced Fire Assessment revenue.

Mayor Creech opened public comment.

Peter Tarby, 190 Lakeside Ave, addressed the Council and expressed his belief that the Public Works Department deserves more than just a merit raise.

Mayor Creech closed public comment.

MOTION BY VICE MAYOR ADAMS TO APPROVE RESOLUTION NO. 2025-19, SETTING THE TENTATIVE MILLAGE RATE OF THE CITY OF UMATILLA FOR FISCAL YEAR 2025-2026 AT 7.2377 MILLS; SECONDED BY COUNCIL MEMBER CROCKETT. MOTION WAS APPROVED BY A UNANIMOUS VOICE VOTE.

MOTION BY VICE MAYOR ADAMS TO APPROVE RESOLUTION NO. 2025-20, TENTATIVE BUDGET FOR FISCAL YEAR 2025-2026; SECONDED BY COUNCIL MEMBER CROCKETT. MOTION WAS APPROVED BY A UNANIMOUS VOICE VOTE.

4. Resolution No. 2025-24, Final Assessment Resolution Amended and Restated

City Attorney Cotch read Resolution No. 2025-24 by title.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UMATILLA, FLORIDA, RELATING TO THE PROVISION OF FIRE PROTECTION SERVICES, FACILITIES, AND PROGRAMS IN THE CITY OF UMATILLA, FLORIDA; REIMPOSING FIRE SERVICES ASSESSMENTS AGAINST ASSESSED PROPERTY LOCATED WITHIN THE CITY FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025; ESTABLISHING THE RATE OF ASSESSMENT; APPROVING THE ASSESSMENT ROLL; CONFIRMING, AMENDING, AND RESTATING THE INITIAL ASSESSMENT RESOLUTION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Ms. Frazier reviewed the background of the City’s Fire Assessment Fee, first established in 2018 to fund fire protection services, support public safety, and reduce reliance on the general fund. Resolution 2025-16 amended and restated the original assessment resolution to ensure clarity and legal sufficiency, re-imposing Fire Services Assessments for the upcoming year. On July 15, 2025, the Council adopted the following rates:

- Residential: \$362 per dwelling unit
- Commercial: \$0.18/sq. ft.
- Industrial/Warehouse: \$0.02/sq. ft.
- Institutional: \$2.28/sq. ft.
- Church: \$0.10/sq. ft.
- Nursing Home: \$3.44/sq. ft.
- Vacant Land: \$25 per parcel

Resolution 2025-24 sets the final rates for FY 2025–2026, reduced from those advertised in the TRIM notice. Assessments do not apply to government property or exempt institutional uses, including churches.

Property owners were notified via TRIM notices, and a public hearing was advertised on August 14, 2025. Council will now consider public input and finalize the Fire Services Assessments, which will be collected on property tax bills beginning October 1, 2025.

Mayor Creech opened public comment.

No one spoke

Mayor Creech closed public comment.

MOTION BY VICE MAYOR ADAMS TO APPROVE RESOLUTION NO. 2025-24, FINAL FIRE FEE ASSESSMENT RESOLUTION AMENDED AND RESTATED; SECONDED BY COUNCIL MEMBER CROCKETT. MOTION PASSED BY A UNANIMOUS VOICE VOTE.

NEW BUSINESS

REPORTS

Fire Chief Shane Lanoue reported that the Fire Department recently received its ISO rating and maintained a 4 rating.

Assistant City Manager Bolton had nothing to report.

City Manager Mercer had nothing to report.

Attorney Cotch had nothing to report.

Council Member Crockett had nothing to report.

Vice Mayor Adams inquired about the status of the Atkinson property and the Novillo case, to which Attorney Cotch said she would have an update at the next meeting.

Council Member Durbin thanked everyone for the warm welcome and all their help.

Mayor Creech had nothing to report.

Ms. Frazier stated that Tuesday, September 16, 2025, would be the final budget hearing.

ADJOURNMENT

With no further business for discussion, the meeting adjourned at approximately 6:25 p.m.

Christopher R Creech, Mayor

Jessica Burnham, CMC, FCRM
City Clerk



UMATILLA COMMUNITY REDEVELOPMENT BOARD (CRA) MEETING

September 16, 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, Chair Creech called the CRA Meeting to order at 6:00 P.M. in the Umatilla City Council Chambers.

ROLL CALL

MEMBERS PRESENT

Chris Creech, Chair
Katherine Adams, Vice Chair
Bear Crockett, Board Member
Zack Durbin, Board Member

NOT PRESENT

Fred Fetterolf, Board Member

ALSO PRESENT

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

PUBLIC COMMENT

Chair Creech opened public comment.

No one spoke

Chair Creech closed public comment.

PUBLIC HEARING / ORDINANCES / RESOLUTIONS

1. Resolution No. 2025-21, CRA Budget for Fiscal Year 2025-2026

City Attorney Stone read the Resolution by title.

Resolution No. 2025-21

A RESOLUTION OF THE CITY OF UMATILLA COMMUNITY REDEVELOPMENT AGENCY, STATE OF FLORIDA, ADOPTING THE BUDGET FOR FISCAL YEAR 2025-2026; PROVIDING FOR AN EFFECTIVE DATE.

Ms. Frazier presented the CRA budget, which is based on a tentative millage rate of 7.2377, totaling \$1,925,266. Of this, \$1,013,949 is for operating expenses, and \$80,000 is allocated for facade improvement grants due to strong demand. The proposed \$640,000 capital outlay includes:

- \$300,000 – potential land acquisition\$150,000 – street resurfacing
- \$50,000 – signage/wayfinding
- \$50,000 – lighting improvements
- \$40,000 – bus shelters and benches
- \$50,000 – parking

Chair Creech opened public comment.

No one spoke

Chair Creech closed public comment.

MOTION BY VICE CHAIR ADAMS TO APPROVE RESOLUTION NO. 2025-21, CRA BUDGET FOR FISCAL YEAR 2025-2026; SECONDED BY BOARD MEMBER CROCKETT. MOTION PASSED BY A UNANIMOUS VOICE VOTE.

ACTION ITEMS / DISCUSSION ITEMS

ADJOURNMENT

With no further business for discussion, the meeting adjourned at approximately 6:04 p.m.

Jessica Burnham, CMC. FCRM
City Clerk

Christopher R. Creech, Chair



UMATILLA CITY COUNCIL BUDGET HEARING MEETING

September 16, 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 Budget Hearing City Council Meeting to order at 6:04 pm

ROLL CALL

MEMBERS PRESENT

Christopher Creech, Mayor
Katherine Adams, Vice Mayor
Bear Crockett, Council Member
Zack Durbin, Council Member

NOT PRESENT

Fred Fetterolf, Council Member

ALSO PRESENT

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

PUBLIC COMMENT

Mayor Creech opened public comment.

No one spoke.

Mayor Creech closed public comment.

PUBLIC HEARING / ORDINANCES / RESOLUTIONS

1. Resolution No. 2025-22, Final Millage Rate for Fiscal Year 2025-2026

City Attorney Stone read Resolution No. 2025-22.

RESOLUTION 2025 – 22

A RESOLUTION OF THE CITY OF UMATILLA, LAKE COUNTY, FLORIDA, ADOPTING THE TENTATIVE AD VALOREM MILLAGE RATE FOR THE CITY OF UMATILLA FOR FISCAL YEAR 2025-2026, PROVIDING FOR COLLECTION OF TAXES, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a portion of the revenue for the City’s Fiscal Year beginning October 1, 2025, and ending September 30, 2026, must be raised from the levy of an ad valorem tax on each dollar of taxable property in the City of Umatilla, Florida; and,

WHEREAS, the gross taxable value for operating purposes not exempt from taxation within Lake County has been certified by the Lake County Property Appraiser to the City of Umatilla as \$317,134,147.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Umatilla of Lake County, Florida, that:

1. The Fiscal Year 2025-2026 tentative operating millage for the City of Umatilla is 7.2377 mills, which is the rolled-back rate.

2. This Resolution shall take effect immediately upon its adoption.

DULY ADOPTED at a Public Hearing this 16th day of September 2025, by the City Council of the City of Umatilla, Lake County, Florida.

Ms. Frazier presented the City of Umatilla’s Final Millage for Fiscal Year 2025-2026, set at 7.2377, which matches the roll-back rate. Since the proposed rate equals the roll-back rate, only a Notice of Budget Hearing was required, rather than a Notice of Proposed Tax Increase. TRIM notices and the newspaper advertisement reflected the 7.2377 millage rate and the approved reduced Fire Assessment rates.

Mayor Creech opened public comment.

No one spoke.

Mayor Creech closed public comment.

MOTION BY VICE MAYOR ADAMS TO APPROVE THE CITY OF UMATILLA'S FINAL MILLAGE RATE FOR FISCAL YEAR 2025-2026, SET AT 7.2377; SECONDED BY COUNCIL MEMBER DURBIN. MOTION PASSED BY A UNANIMOUS VOICE VOTE.

2. Resolution No. 2025-23, Final Budget for Fiscal Year 2025-2026

City Attorney Stone read Resolution No. 225-23

RESOLUTION 2025 – 23

A RESOLUTION OF THE CITY OF UMATILLA, LAKE COUNTY, FLORIDA, ADOPTING THE FINAL BUDGET FOR FISCAL YEAR 2025-2026; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Umatilla of Lake County, Florida, held a public hearing in the Umatilla City Council Chambers, on September 16, 2025, at 6:00 p.m. as required by Florida Statute 200.065; and,

WHEREAS, the City Council of the City of Umatilla of Lake County, Florida, set forth the appropriations and revenue estimates included in Exhibit A for the Budget for Fiscal Year 2025-2026 in the amount of \$22,746,709, or as much thereof as may be authorized by law are required for the operation of the government of the City of Umatilla.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Umatilla, Lake County, Florida, that:

1. The Fiscal Year 2025-2026 Final Budget is adopted by the Umatilla City Council.
2. The City Manager is hereby authorized and directed to maintain and amend the budget so as to reflect the anticipated revenue and the appropriation of, and the expenditure of, all grant funds and casualty loss insurance reimbursements committed to or received by the city subsequent to September 16, 2025, and prior to October 1, 2025, in accordance with direction of the City Council as to the appropriation and expenditure of such grants as and when received.
3. This Resolution shall take effect immediately upon its adoption.

DULY ADOPTED at a Public Hearing this 16th day of September 2025, by the City Council of the City of Umatilla, Lake County, Florida.

Ms. Frazier introduced the item, noting that the Tentative Budget was adopted by the Council on September 11, 2025, and no changes have been made since. She explained that the next step is the adoption of the Final Budget for Fiscal Year 2025-2026.

Mayor Creech opened public comment.

No one spoke

Mayor Creech closed public comment.

MOTION BY COUNCIL MEMBER DURBIN TO APPROVE RESOLUTION NO. 2025-23, FINAL

**BUDGET FOR FISCAL YEAR 2025-2026; SECONDED BY COUNCIL MEMBER CROCKETT.
MOTION PASSED BY A UNANIMOUS VOICE VOTE.**

ADJOURNMENT

With no further business for discussion, the meeting adjourned at approximately 6:10 p.m.

Christopher R Creech, Mayor

Jessica Burnham, CMC, FCRM
City Clerk



UMATILLA CITY COUNCIL MEETING

September 16, 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 6:10 pm.

ROLL CALL

MEMBERS PRESENT

Christopher Creech, Mayor
Katherine Adams, Vice Mayor
Bear Crockett, Council Member
Zack Durbin, Council Member

NOT PRESENT

Fred Fetterolf, Council Member

ALSO PRESENT

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

AGENDA REVIEW

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

MINUTES REVIEW

1. Approval of Meeting Minutes
- September 2, 2025, Regular City Council Minutes

MOTION BY COUNCIL MEMBER CROCKETT TO APPROVE THE SEPTEMBER 2, 2025 REGULAR CITY COUNCIL MINUTES; SECONDED BY VICE MAYOR ADAMS. MOTION PASSED BY A UNANIMOUS VOICE VOTE.

PRESENTATIONS

PUBLIC COMMENT

Mayor Creech opened public comment.

Charelle Burgess, Umatilla Chamber of Commerce, reported that the Chamber now has 80 members, with over 55 attending the last breakfast. She announced that the next Chamber event would be held at Bob's A/C on October 2nd and encouraged everyone to attend. She also shared that she has been learning and working on the city signs.

Ryan Benaglio, 480 E. Cassady St., introduced himself and suggested the idea of placing a welcome sign at the airport. He also spoke about the Young Eagles program and their upcoming event in two weeks at the airport.

Mayor Creech closed public comment.

CONSENT AGENDA

PUBLIC HEARING / ORDINANCES / RESOLUTIONS

2. Resolution No. 2025-30, Amending and Adopting Fee Schedules for the City

City Attorney Stone read the Resolution by title.

Resolution No. 2025-30

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UMATILLA, FLORIDA, AMENDING AND ADOPTING FEE SCHEDULES FOR THE CITY; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

Ms. Frazier provided background on the item, noting that in January 2023, City Council adopted Ordinance 2023-31, which established user fees by resolution and repealed all user fees in the Code of Ordinances. She explained that during the annual budget process, user fees are reviewed to determine whether charges should be updated to meet the needs of the city's customers and to ensure fees are fairly apportioned so as not to place an undue burden on taxpayers. Resolution 2025-30 includes exhibits for all fee schedules, indicating proposed changes where needed for fiscal year 2026.

Mr. Mercer added that staff is recommending excluding Exhibit A from the resolution regarding airport fees, with plans to present more detailed information on this item at a second meeting on October 21st.

Mayor Creech opened public comment.

No one spoke

Mayor Creech closed public comment.

MOTION BY VICE MAYOR ADAMS TO APPROVE RESOLUTION NO. 2025-30, EXCLUDING EXHIBIT A, AMENDING AND ADOPTING FEE SCHEDULES FOR THE CITY; SECONDED BY COUNCIL MEMBER CROCKETT. MOTION PASSED BY A UNANIMOUS VOICE VOTE.

NEW BUSINESS

3. Contract with Halifax Paving, Inc and The City of Umatilla for Construction of Aircraft Parking Apron Expansion at Umatilla Municipal Airport

Mr. Jack Thompson, AVCON, provided the council with an overview of the item. He noted that the City previously accepted grants from the FAA and FDOT for the construction of the apron expansion project. A total of twelve (12) bids were received for the project on April 24, 2025, and the grants were based on the lowest bid. Halifax Paving, Inc. was the lowest bidder, submitting a total bid of \$1,129,822.50. Mr. Thompson added that Halifax Paving, Inc. has completed several recent paving projects, including the runway rehabilitation and extension project, demonstrating their capability to successfully manage significant projects at the airport.

MOTION BY COUNCIL MEMBER DURBIN TO APPROVE CONTRACT WITH HALIFAX PAVING, INC AND THE CITY OF UMATILLA FOR CONSTRUCTION OF AIRCRAFT PARKING APRON EXPANSION AT UMATILLA MUNICIPAL AIRPORT; SECONDED BY COUNCIL MEMBER CROCKETT. MOTION PASSED BY A UNANIMOUS VOICE VOTE.

REPORTS

4. Staff Reports

Assistant City Manager Bolton had nothing to report.

City Manager Mercer had nothing to report.

Attorney Stone had nothing to report.

Council Member Crockett had nothing to report.

Vice Mayor Adams had nothing to report.

Mayor Creech inquired about the grant allocation designated as a line item for collaborative CRA marketing efforts.

Council Member Durbin had nothing to report.

Chief Seeley kudos to the officers for recent events.

Ms. Frazier expressed her appreciation to everyone for their work in finalizing and approving the budget.

Mr. Nilson provided an update on the SR 19 waterline extension, noting that the project has been completed and signed off by the DEP.

Ms. Stultz had nothing to report.

ADJOURNMENT

With no further business for discussion, the meeting adjourned at approximately 6:32 p.m.

Christopher R Creech, Mayor

Jessica Burnham, CMC, FCRM
City Clerk



CITY OF UMATILLA

AGENDA ITEM STAFF REPORT

DATE: September 19, 2025

MEETING DATE: October 7, 2025

SUBJECT: Resolution No. 2025-32, City-Wide Yard Sale 2026

BACKGROUND SUMMARY:

The 2026 City Wide Yard Sale will be the 25th annual event. The date for this year's event is Saturday, March 7, 2026. In case of any weather events, a "rain date" is requested for March 28, 2026.

This is an annual fundraiser for the Friends of the Library. The funds raised are used to offset the costs of library programs. Sale tables are rented at the Umatilla Library and individual yard sales are held throughout town. A book sale is also held at the Library from 8:00 a.m. through 1:00 p.m.

Participating residents will be asked to make a donation to have their sale put on a map which will be published by the Friends of the Library. Copies of the map are distributed to all residents and visitors; donations are requested.

The City waives the requirement for a yard sale permit for residents who are participating in this event. Generally, yard sale permits must be applied for but there are no fees involved.

RECOMMENDATIONS:

City Council to Approve Resolution No. 2025-32 City Wide Yard Sale 2026

FISCAL IMPACTS:

N/A

ATTACHMENTS:

1. Attachment #1 City Wide Yard Sale 2026 Special Events Application
 2. Attachment #2 City Wide Yard 2026 Site Plan
 3. Resolution No. 2025-32, City-Wide Yard Sale 2026
-

ATTACHMENT #1

Special Events Application

Application must be submitted a minimum of 45 days prior to event

-----Applicant Information-----

Event Sponsor Name: Umatilla Public Library & the Friends of the Umatilla Public Library

Address: 412 Hatfield Dr.

Umatilla FL 32784
City State Zip Code
Phone Number: 352-669-3284 Email: astultz@umatillafl.org

-----Event Information-----

Name of Event: City-Wide Yard Sale

Date(s) of Event: Saturday, 3/7/26 Times: 8 (6 am setup) am / pm to 1 am / pm

Location of Event: Grassy median between Hatfield and Central Ave. # of Attendees: 500

-----Application Submittal Checklist-----

all items must be included

- ◇ Certificate of Insurance with City of Umatilla named as additional insured – covered PRM
- ◇ Layout map with event schematic and emergency access routes
- ◇ Plan to address clean-up/waste removal – request city assistance with garbage cans
- ◇ Crowd control and traffic control measures – request city assistance with barricades
- ◇ Fire Extinguishers
- ◇ First Aid or Emergency Medical services
- ◇ Other information required by City Manager, Police and/or Fire Departments, Public Works

Reserved for City comments: _____

Application Approved ☐

Application Denied ☐

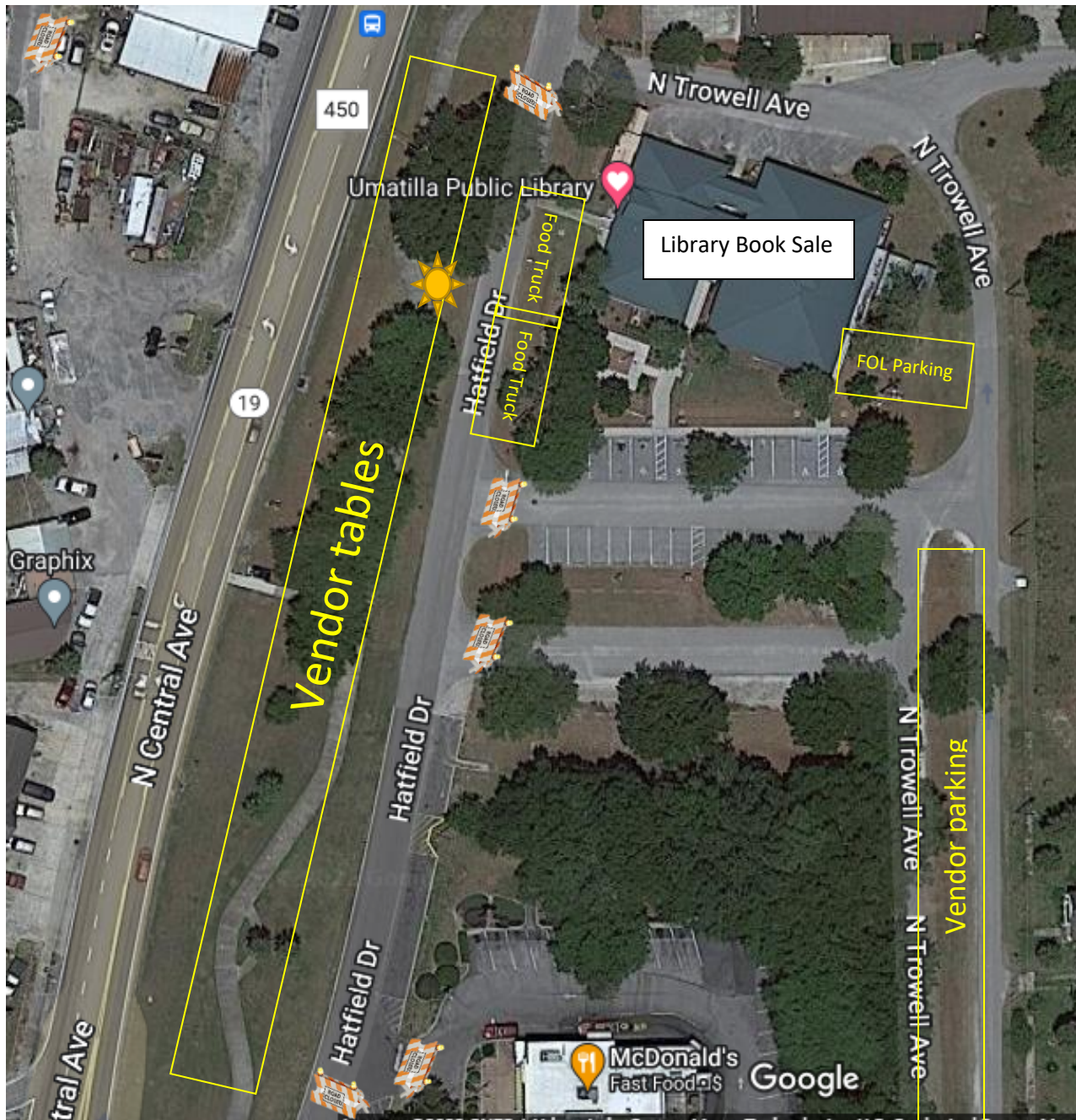
City Manager		Date <u>9/08/25</u>
Police Chief	<u>David A. Seeley</u>	Date <u>09/03/2025</u>
Fire Chief		Date <u>9/6/2025</u>
Public Works Director	<u>Vaughan Nilson</u>	Date <u>8.27.25</u>



City of Umatilla Florida

City Wide Yard Sale 2026

Site Plan



RESOLUTION 2025 - 32

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UMATILLA, FLORIDA, AUTHORIZING THE TWENTY FIFTH ANNUAL CITY-WIDE YARD SALE SPONSORED BY THE FRIENDS OF THE UMATILLA PUBLIC LIBRARY, TO BE HELD ON SATURDAY, MARCH 7, 2026, THROUGHOUT THE CITY OF UMATILLA AND ALONG THE SIDEWALK IN FRONT OF THE UMATILLA PUBLIC LIBRARY; ALLOWING WAIVER OF THE REQUIREMENT FOR A YARD SALE PERMIT FOR RESIDENTS OF THE CITY PARTICIPATING IN THIS EVENT; PROVIDING FOR AN EFFECTIVE DATE.

Whereas, the Friends of the Umatilla Public Library are sponsoring a fundraising event to directly benefit the Umatilla Public Library; and

Whereas, this event is known as the “City Wide Yard Sale” on Saturday, March 7, 2026, throughout the City of Umatilla and in the Umatilla Public Library parking lot; with a contingency “storm date” scheduled on Saturday, March 28, 2026; and

Whereas, the Friends of the Library request a waiver of the requirement to obtain a Yard Sale permit for residents participating in this event; and

Whereas, the Friends of the Library request use of the sidewalk area in front of the Umatilla Public Library as a venue to sell food and rent tables for this event;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Umatilla, Florida:

- 1. The City Council of the City of Umatilla grants permission to the request of the Friends of the Library to use the sidewalk area in front of the Umatilla Public Library during this event.
- 2. The City Council of the City of Umatilla waives the requirement for residents participating in this event to obtain a Yard Sale permit (Ordinance 1989 – A).

EFFECTIVE DATE: This Resolution shall take effect immediately upon its adoption by the City Council of the City of Umatilla, Lake County, Florida.

PASSED AND RESOLVED this 7th day of October, 2025, by the City Council of the City of Umatilla, Lake County, Florida.

Christopher R. Creech
Mayor

ATTEST:

Approved as to form:
STONE & GERKEN, P.A.

Jessica Burnham, CMC, FCRM
City Clerk

Jennifer Cotch
City Attorney



CITY OF UMATILLA

AGENDA ITEM STAFF REPORT

DATE: August 5, 2025

MEETING DATE: October 7, 2025

SUBJECT: Police Pension Board Appointments

BACKGROUND SUMMARY:

The Police Pension Board is made up of five members, two of whom are required by State Statute to be appointed by the City Council for two-year terms. The terms for the two Board members previously appointed by the City Council, Eric VanBusKirk and Eric Wimberly, ended July 16, 2025. Eric VanBusKirk has indicated he would like to be reappointed. Eric Wimberly does not wish to be reappointed. However, Will Wunsch, another Sheriff's Deputy and city resident, has expressed an interest in serving on this board.

The Fifth Board Member is agreed to and voted upon by the Retirement Board members. City Council Administrative Approval is then required. There are no residency requirements for this Board Member; it may be any person who has a desire to serve. The current two-year term ended March 13, 2025. Finance and Administration Director Regina Frazier was approved by the Police Pension Board to continue to serve in her capacity as the Fifth Board member during their Board meeting on May 5, 2025.

RECOMMENDATIONS:

Re-appoint Eric VanBusKirk, appoint Will Wunsch and approve the reappointment of Regina Frazier to the Police Pension Board

FISCAL IMPACTS:

N/A

ATTACHMENTS:

None



CITY OF UMATILLA AGENDA ITEM STAFF REPORT

DATE: October 1, 2025

MEETING DATE: October 7, 2025

SUBJECT: Settlement Agreement for 195 Bulldog Lane and 208 Lori Court

BACKGROUND SUMMARY:

The properties located at 195 Bulldog Lane and 208 Lori Court, owned by Betty J. Atkinson, were cited for multiple code enforcement violations between 2017 and 2019. Findings of violation were entered by the Special Master, and daily fines of \$50 accrued on both properties for several years. Compliance was achieved in 2021.

As of January 2025, fines totaled approximately \$100,578.07 (\$63,686.34 for 195 Bulldog Lane and \$36,891.73 for 208 Lori Court).

Following a request by counsel representing Ms. Atkinson, an agenda discussion on possible resolution of these fines was scheduled and held on January 7, 2025. At that meeting, City Council directed staff to draft a settlement agreement under which:

- Both properties would be cleared of all liens,
- Ms. Atkinson would make a payment of \$25,000, and
- Ms. Atkinson would grant the City a sidewalk easement.

Pursuant to Council's direction, staff and the City Attorney's office negotiated with Ms. Atkinson's counsel. The proposed Settlement Agreement reflects the Council's conditions:

- The City will release and satisfy all accrued code enforcement fines relating to both properties.
- Ms. Atkinson will pay the City \$25,000.
- Ms. Atkinson will grant the City a Sidewalk Easement Agreement, securing long-term public benefit and supporting the City's pedestrian safety and infrastructure goals.
- The Agreement represents a final resolution of the cases and prevents further legal disputes.

The Settlement Agreement and Easement require City Council approval to take effect.

RECOMMENDATIONS:

City Council to Approve the Settlement Agreement and Sidewalk Easement Agreement.

FISCAL IMPACTS:

\$25,000 revenue

\$75,578 fine reduction

ATTACHMENTS:

1. Settlement Agreement for 195 Bulldog Lane and 208 Lori Court
-

**SETTLEMENT AGREEMENT
BETWEEN
THE CITY OF UMATILLA, FLORIDA
AND
BETTY J. ATKINSON**

This Settlement Agreement ("Agreement") is made and entered into this ____ day of _____, 2025, by and between the **City of Umatilla**, a Florida municipal corporation ("City"), and **Betty J. Atkinson**, an individual, by and through her court-appointed Guardian, Mallory Sosinski ("Owner").

WHEREAS, Owner is the fee simple owner of real property located at 195 Bulldog Lane and 208 Lori Court in Umatilla, Florida 32784, more particularly described in **Exhibit "A"** attached hereto and incorporated herein by reference (together, the "Properties"); and

WHEREAS, certain code enforcement violations were issued against the Properties, resulting in the imposition of fines, penalties, and liens, including a lien recorded in Book 5155, Page 49 of the Official Records of Lake County, Florida, associated with 195 Bulldog Lane; and a lien recorded in Book 5291, Page 1557 of the Official Records of Lake County, Florida, associated with 208 Lori Court (collectively, the "Code Enforcement Liens"); and

WHEREAS, the City and Owner desire to resolve and settle all outstanding code enforcement fines and related liens affecting the Properties under the terms and conditions set forth herein;

WHEREAS, the City desires to obtain a permanent sidewalk easement over a portion of the property located at 195 Bulldog Lane, and Owner is willing to grant such easement to the City;

NOW, THEREFORE, in consideration of the mutual covenants and promises set forth below, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

Section 1. Settlement Payment. Owner shall pay the City the total sum of Twenty-Five Thousand Dollars (\$25,000.00) ("Settlement Payment") within ten (10) business days after full execution of this Agreement.

Section 2. Sidewalk Easement Dedication. Simultaneously with the execution and delivery of this Agreement, Owner has executed and delivered a Sidewalk Agreement with the City, an unexecuted and unrecorded copy of which is attached as **Exhibit "B."**

Section 3. Release of Code Enforcement Claims. Upon receipt of the full Settlement Payment, the City shall execute, and record releases of the [Code[MN1]] Enforcement Liens recorded against the Properties. Such releases shall fully discharge the Properties only from the fines, penalties, and liens arising from the specific code enforcement matters referenced in this Agreement, and shall not affect any other fines, penalties, liens, or actions related to other properties or unrelated code enforcement matters, if any.

Section 4. No Admission of Liability. This Agreement is entered into solely for the purpose of settling disputed claims. Neither the execution of this Agreement nor compliance with its terms shall constitute an admission of liability by either party.

Section 5. Authority to Execute. Owner represents and warrants that she is the sole owner of the Properties. Owner, through her court-appointed Guardian, Mallory Sosinski, and through the approval of the Circuit Court of the Fifth Judicial Circuit in and for Lake County, Florida, has full authority to enter into and perform this Agreement. The City represents and warrants that the undersigned has the authority to bind the City to the terms of this Agreement.

Section 6. Court Approval. This Agreement is expressly contingent upon and subject to the review and approval of the Guardianship Court for the Circuit Court of the Fifth Judicial Circuit in and for Lake County, Florida in the pending guardianship matter styled In Re: Guardianship of Betty Jean Atkinson, Case No. 2019-GA-002011. Owner and City acknowledge and agree that this Agreement shall have no force or effect unless and until it is approved by the Guardianship Court, and any required orders authorizing the settlement are entered.

Section 7. Entire Agreement. This Agreement, together with all exhibits, constitutes the entire agreement between the parties concerning the matters addressed herein. No other agreements, promises, or representations, whether written or oral, shall be binding unless set forth in writing and signed by all parties.

Section 8. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida.

Section 9. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original but all of which shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties have executed this Settlement Agreement as of the date first written above.

CITY OF UMATILLA, FLORIDA

Christopher R. Creech, Mayor

BETTY J. ATKINSON

Mallory Sosinski, as Guardian for Betty J. Atkinson

Exhibit A- LEGAL DESCRIPTIONS

**Parcel 1- 195 Bulldog Lane
Alternate Key: 1130662**

(Barn/Office): Start on the South boundary of the SE ¼ of Section 12, Township 18 South, Range 26 East, 896.25 feet East of the SW corner, run East on said boundary 431 feet more or less, to a point 25 feet South of SE corner of Lot 2, Block A of "N.J. Trowell's Plan of Umatilla", as recorded in Plat Book 1, Page 23 of Public Records of Lake County, Florida; thence run North 150 feet to a point on the East boundary of said Lot 2, thence run West 431 feet more or less to the NE corner of that part of Lot 3 of said subdivision owned by Jim Akard, thence South 150 feet to the point of beginning, containing 1.55 acres more or less, including that part now in street, less that part in said street.

Also:

From a point on the South boundary of the Southeast ¼ of Section 12, Township 18 South, Range 26 East, Lake County, Florida, 896.25 feet East of the Southwest corner thereof run North 150 feet to the point of beginning of this description. From said point of beginning run thence East 431 feet, more or less, to a point on the East line of Lot 2 of Block "A" of N.J. Trowell's Plan of Umatilla as recorded in Plat Book 1, Page 23, Public Records of Lake County, thence North 50.0 feet, thence West 431 feet, more or less to a point North of beginning, thence South 50.0 feet to the point of beginning.

Also:

Begin 876.25 feet East of the South-West corner of the South-East ¼, run thence North 150 feet, thence East 20 feet, thence South 150 feet, thence West 20 feet to point of beginning, all in Section 12, Township 18 South, Range 26 East.

**Parcel 2 – 208 Lori Court
Alternate Key: 2925779**

LOT 28 in BRYN MAWR ON THE LAKE, a subdivision located in the City of Umatilla, Florida, according to the Plat thereof recorded in Plat Book 29, Pages 3, 4, and 5, Public Records of Lake County, Florida.

Exhibit B

SIDEWALK EASEMENT AGREEMENT

This SIDEWALK EASEMENT AGREEMENT ("Easement Agreement") is made and entered into this ____ day of _____, 2025, by and between Mallory Sosinski, as Guardian for **Betty J. Atkinson**, whose address is P.O. Box 837, Umatilla, Florida 32784-0837 ("Atkinson"), and the **City of Umatilla**, a Florida municipal corporation, whose address is 1 South Central Avenue, Umatilla, Florida 32784 ("City").

WHEREAS, Atkinson is the owner of certain real property located at 195 Bulldog Lane, Umatilla, Florida 32784, more particularly described in **Exhibit 1** attached hereto and incorporated herein ("Property");

WHEREAS, City desires to acquire a perpetual, non-exclusive easement over a portion of the Property for the purpose of constructing, operating, maintaining, repairing, replacing, and using a public sidewalk;

WHEREAS, Atkinson agrees to grant such easement to City under the terms set forth herein.

NOW, THEREFORE, in consideration of the foregoing, the mutual covenants herein, and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

Section 1. Recitals. The recitals set forth above are true and correct and incorporated herein by this reference.

Section 2. Grant of Easement. Atkinson hereby grants and conveys to the City, its successors and assigns, a perpetual, non-exclusive easement ("Easement") over, across, and upon that portion of the Property described in **Exhibit 2** attached hereto and incorporated herein ("Easement Area"), for the access, construction, installation, operation, maintenance, repair, replacement, improvement, and use of a sidewalk for pedestrian access.

Section 3. Maintenance. The City shall be solely responsible for the maintenance, repair, and replacement of all sidewalks, improvements, facilities, and surfaces located within the Easement Area, placed therein by or on behalf of the City, including, without limitation, pavement, landscaping, drainage structures, utilities, signage, and any other installations, if any. Such maintenance and repair shall be performed at the City's sole cost and expense, and in a manner that is consistent with all applicable laws, regulations, and standards. The City shall keep the Easement Area in good condition, and repair at all times so as not to create a hazard, nuisance, or unreasonable interference with Atkinson's remaining property. The City shall promptly repair, replace, and/or restore any portion of the Easement Area or adjacent property disturbed or damaged by its activities to a condition equal to or better than that which existed immediately prior to such disturbance or damage.

Section 4. Successors and Assigns. The easement granted herein shall run with and be appurtenant to the Property and shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

Section 5. Governing Law. This Easement Agreement shall be governed by and construed in accordance with the laws of the State of Florida.

Section 6. Recording. This Easement Agreement shall be recorded in the Official Records of Lake County, Florida.

IN WITNESS WHEREOF, the parties have executed this Sidewalk Easement Agreement as of the date first written above.

WITNESSES:

GRANTOR:

Signature

MALLORY SOSINSKI, as Guardian for Betty J. Atkinson

Printed Name

Address

Signature

Printed Name

Address

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2025, by MALLORY SOSINSKI, as Guardian for BETTY J. ATKINSON who is ☐ personally known to me or ☐ who produced the following identification:

Notary Public Signature

Notary Public Name

My Commission Number:

My Expiration Date:

(seal)

Exhibit 1 – Legal Description of Property (195 Bulldog Lane)

(Barn/Office): Start on the South boundary of the SE ¼ of Section 12, Township 18 South, Range 26 East, 896.25 feet East of the SW corner, run East on said boundary 431 feet more or less, to a point 25 feet South of SE corner of Lot 2, Block A of “N.J. Trowell’s Plan of Umatilla”, as recorded in Plat Book 1, Page 23 of Public Records of Lake County, Florida; thence run North 150 feet to a point on the East boundary of said Lot 2, thence run West 431 feet more or less to the NE corner of that part of Lot 3 of said subdivision owned by Jim Akard, thence South 150 feet to the point of beginning, containing 1.55 acres more or less, including that part now in street, less that part in said street.

Also:

From a point on the South boundary of the Southeast ¼ of Section 12, Township 18 South, Range 26 East, Lake County, Florida, 896.25 feet East of the Southwest corner thereof run North 150 feet to the point of beginning of this description. From said point of beginning run thence East 431 feet, more or less, to a point on the East line of Lot 2 of Block “A” of N.J. Trowell’s Plan of Umatilla as recorded in Plat Book 1, Page 23, Public Records of Lake County, thence North 50.0 feet, thence West 431 feet, more or less to a point North of beginning, thence South 50.0 feet to the point of beginning.

Also:

Begin 876.25 feet East of the South-West corner of the South-East ¼, run thence North 150 feet, thence East 20 feet, thence South 150 feet, thence West 20 feet to point of beginning, all in Section 12, Township 18 South, Range 26 East.

Exhibit 2 – Easement Area

SKETCH OF DESCRIPTION

(NOT A FIELD SURVEY)

DESCRIPTION: (WRITTEN BY THIS SURVEYOR)

A PORTION OF LOT 2, BLOCK A OF "N.J. TROWELL'S PLAN OF UMATILLA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 23 OF PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGIN AT A NAIL AND DISK LB 6676 AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF BULLDOG LANE AND THE WEST MONUMENTED RIGHT OF WAY LINE OF ORANGE AVENUE; THENCE RUN N00°01'49"W ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 175.00 FEET TO A 5/8" IRON ROD AND CAP (LB7514) BEING A POINT ON THE NORTH LINE OF THAT CERTAIN PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 5679, PAGES 93-95, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN S89°15'25"W ALONG SAID NORTH LINE, A DISTANCE OF 13.00 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S00°01'49"E ALONG A LINE PARALLEL TO AFORESAID WEST RIGHT OF WAY LINE, A DISTANCE OF 175.00 FEET TO THE AFORESAID NORTH RIGHT OF WAY LINE OF BULLDOG LANE; THENCE RUN N89°15'25"E, ALONG SAID NORTH RIGHT OF WAY LINE, 13.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,275 SQUARE FEET, MORE OR LESS.

NOTES:

1. THIS SKETCH IS NOT A FIELD OR BOUNDARY SURVEY.
2. THE SURVEY MAP (AND/OR) REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THE INTENDED PURPOSE OF THIS SKETCH IS FOR ACQUISITION OF A PROPOSED SIDEWALK EASEMENT
4. THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5J-17.051 FLORIDA ADMINISTRATIVE CODE.
5. SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RIGHTS OF WAY AND OTHER MATTERS OF RECORD.
6. THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF TITLE COMMITMENT. THEREFORE, IT IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
7. BEARINGS SHOWN HEREON ARE BASED ON THE WEST MONUMENTED RIGHT OF WAY LINE OF ORANGE STREET HAVING A BEARING OF N00°01'49"W .

CERTIFIED TO:

CITY OF UMATILLA



DATE: 06/19/2025

SUZANNE M. OSBORNE, PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6120 FOR THE LICENSED FIRM OF
HALFF, LICENSED BUSINESS NO. 8348

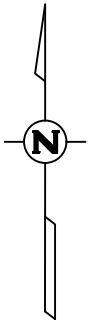
SHEET 1 OF 2

CLIENT	CITY OF UMATILLA
JOB NO.	053292.028
AUTOCAD FILE	053292.028 13ft Sidewalk SOD.dwg
DATE	06/19/2025
CHECKED BY:	SMF
DRAWN BY:	TRS
FLD. BOOK:	NONE
REVISIONS	DATE

SKETCH OF DESCRIPTION
IN SECTION 12, TOWNSHIP 18 SOUTH, RANGE 26 EAST
LAKE COUNTY, FLORIDA.
ORANGE AVE SIDEWALK EASEMENT
ALTERNATE KEY 1130662



SKETCH OF DESCRIPTION (NOT A FIELD SURVEY)



ALTERNATE KEY: 1130620
THOMAS G NASH
PARCEL IDENTIFICATION:
12-18-26-0800-00A-00000

ALTERNATE KEY: 1130671
FIRST BAPTIST CHURCH OF UMATILLA
PARCEL IDENTIFICATION:
12-18-26-0800-00A-00201

LOT 2
BLOCK "A"
TROWELL'S PLAN OF
UMATILLA
(PLAT BOOK 1, PAGE 23)

ALTERNATE KEY: 1130662
BETTY J ATKINSON
PARCEL IDENTIFICATION:
12-18-26-0800-00A-00200
ORB 5679, PG 93-95

LOT 3
BLOCK "A"
TROWELL'S PLAN OF
UMATILLA
(PLAT BOOK 1, PAGE 23)

5/8" IRON ROD &
CAP (LB7514)
S89°15'25"W
13.00'

N89°15'25"E 420.78'

NORTH LINE OF THAT
CERTAIN PARCEL RECORDED
IN ORB 5679, PG 93-95

S00°01'49"E
175.00'

WEST RIGHT OF WAY LINE OF
ORANGE AVENUE
(BY MONUMENTATION)

N00°01'49"W
175.00'

PROPOSED
13' SIDEWALK
EASEMENT

10' UTILITY EASEMENT
PER ORB 959 PG 1669

ORANGE AVENUE

CENTERLINE OF 24' RIGHT OF WAY (POSTED)
EASEMENT PER ORB 753 PG 40
(AS SHOWN ON MAINTENANCE MAP)

N89°15'25"E 418.67'

NORTH RIGHT OF WAY LINE OF BULLDOG LANE

BULLDOG LANE

25' PUBLIC RIGHT OF WAY

(POSTED)

SOUTH LINE OF
SECTION 12-18-26

N89°15'25"E
13.00'

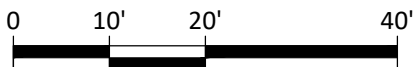
POINT OF BEGINNING

NAIL & DISK (LB 6676)
INTERSECTION OF THE NORTH
RIGHT OF WAY LINE OF
BULLDOG LANE AND WEST
RIGHT OF WAY LINE OF
ORANGE AVENUE

LEGEND

ORB OFFICIAL RECORDS BOOK
R/W RIGHT OF WAY
PG PAGE

GRAPHIC SCALE



SCALE: 1"=20'

SHEET 2 OF 2

CLIENT	CITY OF UMATILLA
JOB NO.	053292.028
AUTOCAD FILE	053292.028 13ft Sidewalk SOD.dwg
DATE	06/19/2025
CHECKED BY:	SMF
DRAWN BY:	TRS
FLD. BOOK:	NONE
REVISIONS	DATE

SKETCH OF DESCRIPTION

IN SECTION 12, TOWNSHIP 18 SOUTH, RANGE 26 EAST
LAKE COUNTY, FLORIDA.

ORANGE AVENUE SIDEWALK EASEMENT
ALTERNATE KEY 1130662



902 NORTH SINCLAIR AVE. OFFICE: 352.343.8481
TAVARES, FLORIDA 32778 FAX: 352.343.8495
LICENSED BUSINESS #8348



CITY OF UMATILLA

AGENDA ITEM STAFF REPORT

DATE: September 10, 2025

MEETING DATE: October 7, 2025

SUBJECT: First Reading of Ordinance No. 2025-J, Sangster and Master Management Group Keene Road PUD

BACKGROUND SUMMARY:

The owner is seeking a rezoning from Planned Unit Development (PUD) to Low Density Residential (R-3). The existing PUD (Ordinance 2006-A) allowed for 40 single family homes with a minimum lot width of 75' at the front setback line (2.1 units/acre). The applicant would like to utilize the existing lots associated with the underlying plat consisting of 5 lots of approximately one (1) acre, two (2) lots of approximately six (6) acres and one (1) lot of approximately 2 acres for a total of 8 lots (0.43 units/acre).

RECOMMENDATIONS:

City Council to Approve First Reading of Ordinance No. 2025-J, Sangster and Master Management Group Keene Road PUD

FISCAL IMPACTS:

N/A

ATTACHMENTS:

1. Attachment #1 Staff Report Keene Road_08-19-2025_SDL
 2. Attachment #2 Ordinance No. 2006- A Existing PUD - Keene Road
 3. Attachment #3 Gibson and Gothersmans Plat
 4. Ordinance No. 2025-J, Sangster and Mesh Management Group Keene Road PUD
-

ATTACHMENT #1

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

REZONING

Owner: Robert Sangster and MESH Management Group, LLC

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

Number of Acres: 18.6 ± acres

Existing Zoning: Planned Unit Development (PUD)

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

Proposed Zoning: Low Density Residential (R-3)

Date: August 19, 2025

Description of Project

The owner is seeking a rezoning from Planned Unit Development (PUD) to Low Density Residential (R-3). The existing PUD (Ordinance 2006-A) allowed for 40 single family homes with a minimum lot width of 75' at the front setback line (2.1 units/acre). The applicant would like to utilize the existing lots associated with the underlying plat consisting of 5 lots of approximately one (1) acre, two (2) lots of approximately six (6) acres and one (1) lot of approximately 2 acres for a total of 8 lots (0.43 units/acre).

	Surrounding Zoning	Surrounding Land Use
North	Public Facilities District (PFD)	Institutional
South	Planned Unit Development (PUD)	Single Family Medium Density (5 units/acre)
East	General Commercial (C-2)	Lake County Rural Transition (1 unit/5 acres)
West	Agriculture (A)	Lake County Rural Transition (1 unit/5 acres)

Assessment

Rezoning

The applicant is requesting that the site be rezoned from Planned Unit Development (PUD) to Low Density Residential (R-3). The R-3 zoning category allows for 3 units/acre with a minimum lot size of ½ acre since central utilities are not available. The minimum net living area is 1,500 square feet with a minimum lot width of 85'. It is the applicant's intent to utilize the existing

plat which consists of 5 lots (lots 3, 4, 5, 6, 7) of approximately one (1) acre, two (2) lots of approximately six acres (lots 8 and 9) and one (1) lot of approximately 2 acres (lot 1) for a total of 8 lots (0.43 units/acre). The lot widths along Keene Road are approximately 148' for the one (1) acre lots, and 396' for the 2-acre lot. Access to lots 8 and 9 to Keene Road will be via an easement located on the east side of lot 1 as direct access to SR 19 does not appear to be permissible due to the steep bank.

Adjacent zoning consists of PFD (Lakeview Terrace), PUD (Twin Lakes), A (residential lots ranging in size from 1 acre to 4 acres), and C-2. The lots associated with Lakeview Terrace are approximately 0.25 acres (10,890 SF). The proposed zoning of R-3 is compatible with adjacent zoning and the lot sizes associated with the underlying plat are also compatible with existing development.

Trip Generation Analysis

A trip generation analysis was conducted on the existing and proposed zoning. The result indicates that the amendment would decrease traffic by 302 daily trips. SR 19 is designated as an arterial roadway under the jurisdiction of FDOT with an adopted Level of Service (LOS) of D. Keene Road is a local roadway under the jurisdiction of Lake County with an adopted LOS of D. The rezoning will not degrade the LOS.

Proposed Land Use Program

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
Single Family	8 Units	210	75	8	5	3
TOTAL GROSS TRIPS (PROPOSED)			75	8	5	3

* 11th Edition

Existing Land Use Program

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
Single Family	40 Units	210	377	38	24	14
TOTAL GROSS TRIPS (EXISTING)			377	38	24	14

Net Difference (Proposed Net Trip Generation Minus Existing Net Trip Generation)

Land Use	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
TOTAL NET TRIPS (PROPOSED – EXISTING)	-30	-19	-11

School Impact Analysis

The rezoning will reduce school impacts by 10 students as outlined below.

Existing PUD Residential Units: 40 SF units

Proposed R-3 Residential Units: 8 SF units

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

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

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

SCHOOL	SF Units	STUDENT GENERATION RATE	STUDENTS GENERATED	MF UNITS	STUDENT GENERATION RATE	STUDENTS GENERATED	GRAND TOTAL
ELEMENTARY	40	0.140	6	0	0.091	0	6
MIDDLE	40	0.072	3	0	0.037	0	3
HIGH	40	0.100	4	0	0.041	0	4
GRAND TOTAL			13				13

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

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

SCHOOL	SF Units	STUDENT GENERATION RATE	STUDENTS GENERATED	MF UNITS	STUDENT GENERATION RATE	STUDENTS GENERATED	GRAND TOTAL
ELEMENTARY	8	0.140	1	0	0.091	0	1
MIDDLE	8	0.072	1	0	0.037	0	1
HIGH	8	0.100	1	0	0.041	0	1
GRAND TOTAL			3				3

Potable Water Analysis

The rezoning to R-3 will not degrade the LOS and there is sufficient capacity as shown in Table 3 below.

Table 3 – Water Analysis Based on Zoning

Ordinance #	Acres	Proposed City Zoning	Maximum Development	Water Demand (gross) (mgpd)	Capacity or Deficit (mgpd)
City of Umatilla Current Capacity					0.278*
Sangster and MESH	18.6	R-3	8 SF units	0.0024	0.0024
Total	18.6				0.275

* Includes Yancey Zoning

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

2.0 Persons per household

Sanitary Sewer Analysis

The subject site is within the City of Umatilla's Utility Service area; however, central sewer is not available. The lots will be served by individual septic tanks.

Environmental Analysis

Prior to development, an environmental analysis will be required. Should protected species occur, appropriate regulatory permits will need to be secured. The subject site is partially located within the 100-year flood plain associated with the lake. Appropriate upland buffers and setbacks will be maintained adjacent to the lake and associated wetlands.

Recommendation

Staff recommends approval.

ORDINANCE 2006 - A

AN ORDINANCE EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, PURSUANT TO THE PROVISIONS OF FLORIDA STATUTE 171.044; ANNEXING 19.5+/- ACRES ZONED A IN LAKE COUNTY AND APPLYING THE DESIGNATION OF RPUD, RESIDENTIAL PLANNED UNIT DEVELOPMENT IN THE CITY OF UMATILLA FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY BKB PARTNERSHIP, LOCATED IN THE NORTHWEST AREA OF THE PRESENT CITY LIMITS OF THE CITY OF UMATILLA, SOUTH OF KEENE ROAD AND WEST OF SR 19; ESTABLISHING ZONING THEREFORE AND; DIRECTING THE CITY ADMINISTRATOR 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 AN EFFECTIVE DATE.

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 shall be designated as Residential Planned Unit Development (RPUD) in accordance with Chapter 6, Section 2(l) of the Land Development Regulations of the City of Umatilla, Florida.

LEGAL DESCRIPTION: SEE ATTACHMENT A

Terms: This Ordinance shall mean and include the following land uses and supersedes any and all ordinances previously granted for the site legally described herein.

A. Land Use:

1. A maximum of 40 single-family detached dwelling units shall be permitted within the PUD.

B. Design

1. Setbacks:

Front	25 feet
Rear	15 feet
Side	15 feet
Side-road	15 feet
2. Setbacks for all structures will be taken from the edge of the landscape buffer for those areas where a landscape buffer is provided.
3. Dimensional Requirements

Minimum Lot Width	75 feet at front setback
Maximum Building Height	30 feet
Maximum Building Coverage	30%
4. A bus stop for children shall be provided at the main entrance.
5. Sidewalks shall be provided on both sides of the road and shall be four (4) feet in width per the Land Development Regulations (LDR) section Section 8(b)(1).

C. Landscaping

1. State Road 19 / Rail Road ROW. Landscaping shall consist of a Type A-1 or Type A-2 buffer as defined in LDR Chapter 15, Section 3 (b)(1)(A).
2. Keene Road. Landscaping shall consist of a Type A-1 or Type A-2 buffer as defined in LDR Chapter 15, Section 3 (b)(1)(A).
3. South Property Boundary. Landscaping shall consist of a Type A-1 or Type A-2 buffer as defined in LDR Chapter 15, Section 3 (b)(1)(A).
4. West Property Boundary. The minimum upland buffer of 15 feet will serve as the buffer in this area.
5. Around Outparcel. Landscaping shall consist of a Type A-1 or Type A-2 buffer as defined in LDR Chapter 15, Section 3 (b)(1)(A). In addition a continuous hedge shall be provided in this area.
6. The landscape buffers along the north, south, and east of the property, as well as around the outparcel should be placed in tracts that will be dedicated to the homeowners association. Fencing of the rear of the properties should not include the landscape buffers that are in dedicated tracts.

D. Buffers:

1. All wetlands on-site shall be preserved without alteration and shall be placed in a conservation easement.
2. A minimum upland buffer of 15 feet with an average of 25 feet shall be maintained.
3. A solid six (6) foot high cypress wood fence with minimum one-half inch slats or masonry wall shall be provided along Keene Road.
4. It shall be included in the deed restrictions that any other fencing on the property shall be consistent with the initial fence that is to be installed along Keene Road.

E. Open Space

25% open space shall be provided. Of the 25% required open space, only 20% shall be comprised of wetlands.

F. Wetlands:

Wetlands and open water bodies shall be placed in a conservation easement.

G. Transportation

Compliance shall be required with all State, County and City rules pertaining to any potential road improvements that may be necessitated by the development of this PUD.

H. Utilities

1. Separate lines for future reclaimed water shall be provided. Until such a time that reclaimed water is available, potable water may be used in the reclaimed lines.
2. Separate meters shall be provided.

3. All extensions of the sewer and / or water lines that are to serve this project shall be paid for by the developer of the project.

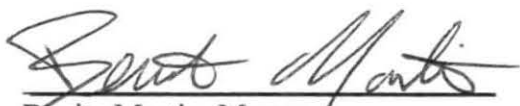
Section 2: Severability.

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: 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 7th day of February, 2006.


Benita Martin, Mayor
City of Umatilla

ATTEST:


Timothy C Scobie
City Administrator

(SEAL)

Approved as to Form:


Leslie Campione
City Attorney

Passed First Reading
Passed Second Reading

1/17/2006
2/7/2006



ATTACHMENT A

Legal Description

Lots 1 to 9 inclusive, of ALTOONA, Gibson & Gotherman Addition according to public records of Lake County, Florida; N $\frac{1}{2}$ of NW $\frac{1}{4}$ of NE $\frac{1}{4}$, West $\frac{3}{4}$ of NE $\frac{1}{4}$ of NE $\frac{1}{4}$, North 880 feet of E $\frac{1}{4}$ of NE $\frac{1}{4}$ of NE $\frac{1}{4}$. Sec. 1, Twp. 18S, Rge. 26 East; Lots 24, 25, 26, 27 of ALTOONA, Hinson's Plan according to said public records. From S $\frac{1}{4}$ Corner of Sec. 31, Twp. 17S Rge. 27 East, run West 299 ft. for point of beginning, run North 3 deg. 37 min. East 863.3 ft., Westerly to West line of Lot 28 of said Hinson's Plan of Altoona, South to point West of Point of beginning, East to point of beginning; Gov. Lot 4 of Sec. 31, Twp. 17 S., Rge. 27 East.

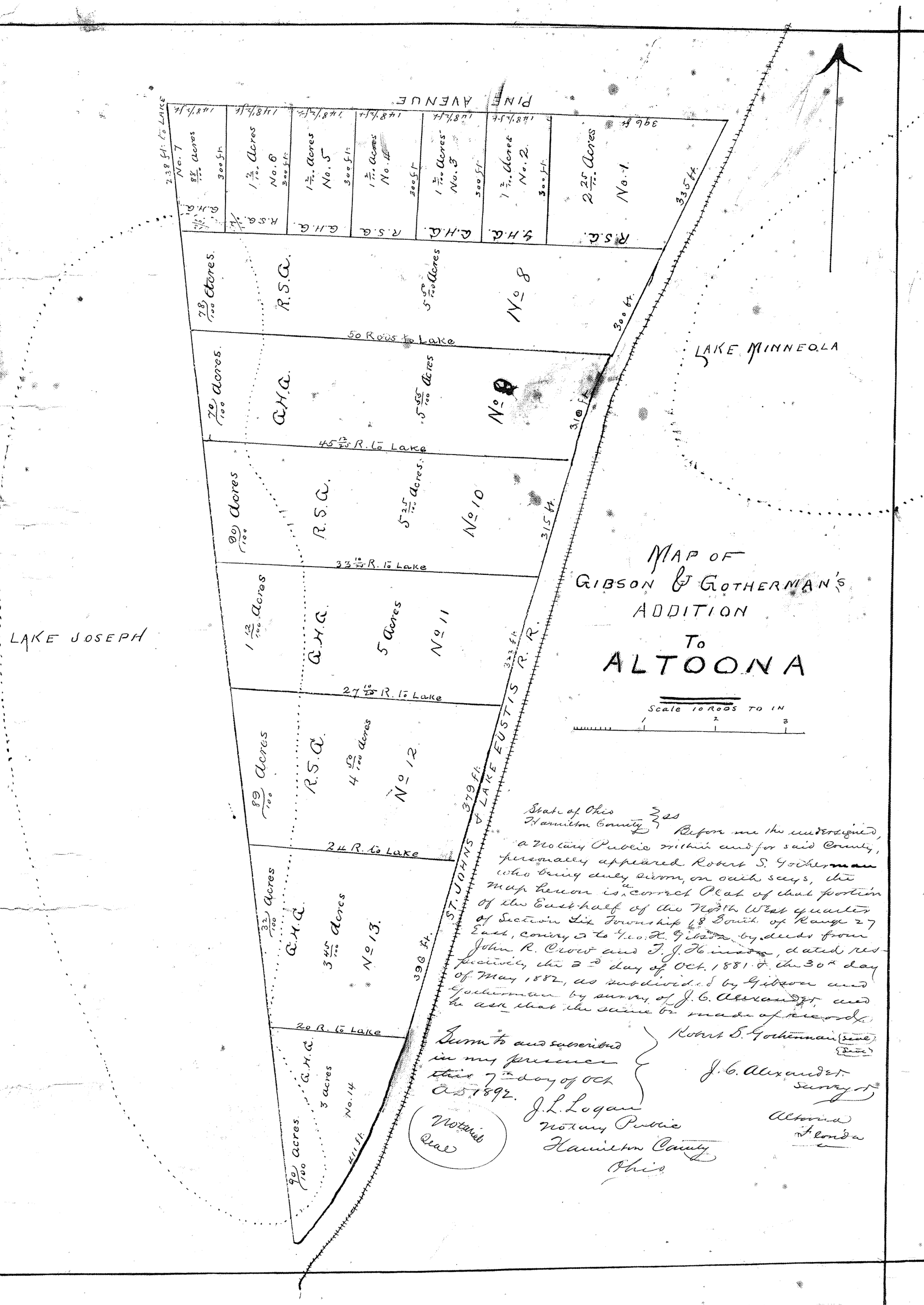
ATTACHMENT #3

1

38

1

38



I hereby certify this Plat was filed
for record in the office of the Clerk of
Circuit Court in and for Lake County,
Florida, on the 12th day of October, 1892,
and that the same was recorded on the
20th day of October, 1892, in Plat Book 1,
Page 38.

Witness my hand and official
seal at Tallahassee, Fla.
H. H. Duncan Clerk

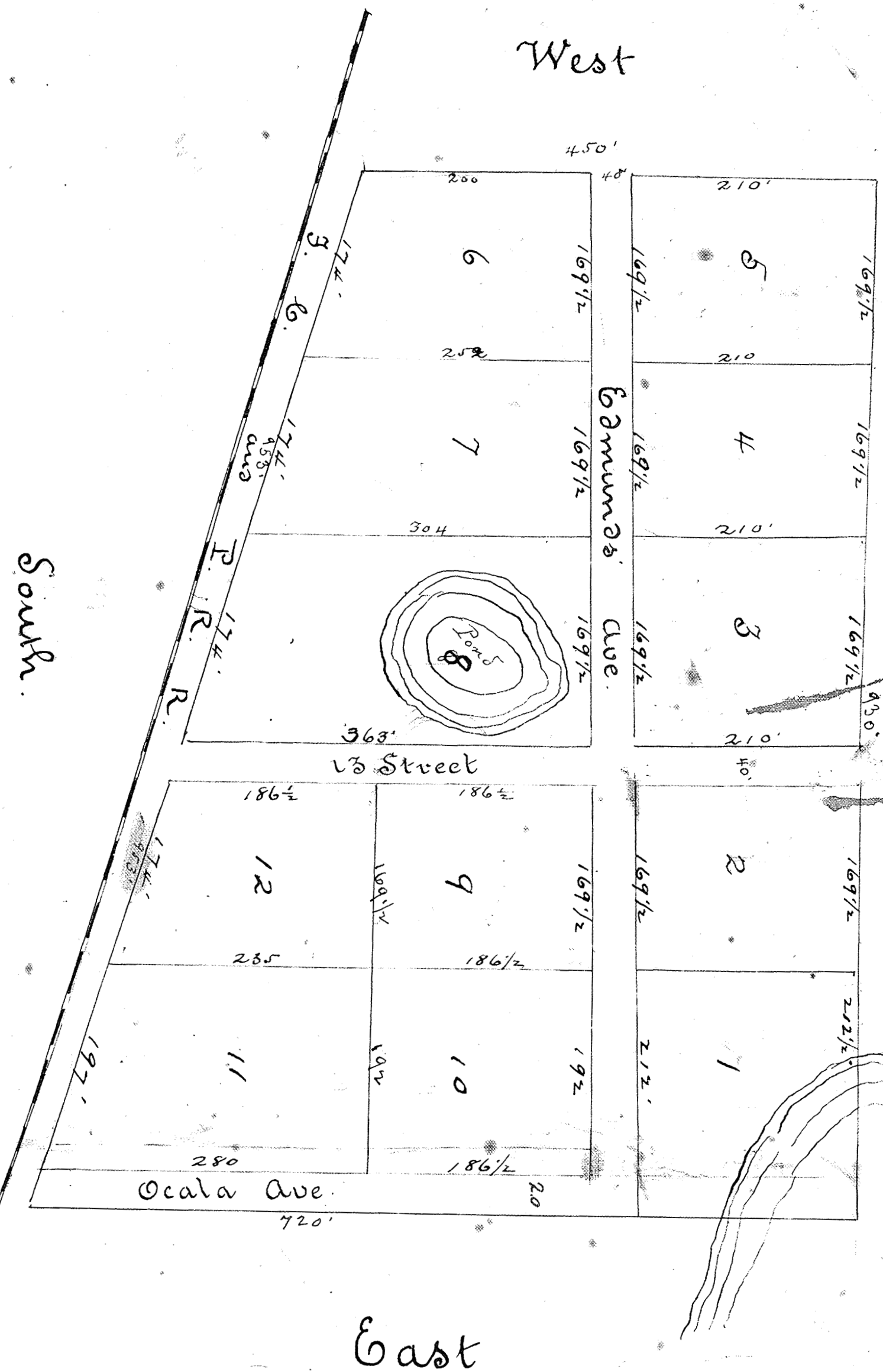
I hereby certify that the above is a
true and correct copy of the origi-
nal map - Witness my hand
this the 20th day of October, 1892.

I, H. H. Duncan, Clerk Circuit Court in and for Lake County, Florida,
certify that this plat was filed in my office for record December 31st A.D.,
1892, and afterwards recorded in Plat Book No. 1, at page 38.

Witness my hand and seal of office
H. H. Duncan Clerk

Court
Seal

Scale 10.
Scale 1 Inch = 100 feet



I hereby certify that the above is a true copy of
the original.

Witness my hand January 6th 1893.

H. H. Duncan Clerk

Commissioner of
Land and Survey
State of Florida

ORDINANCE 2025-J

AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, RECLASSIFYING 18.6± ACRES OF LAND ZONED PLANNED UNIT DEVELOPMENT (PUD) TO THE DESIGNATION OF LOW DENSITY RESIDENTIAL (R-3) FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY ROBERT SANGSTER AND MESH MANAGEMENT GROUP, LLC LOCATED SOUTH OF KEENE ROAD AND WEST OF SR 19; 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 Robert Sangster and MESH Management Group, LLC as Owner, to rezone approximately 18.6 acres of land from Planned Unit Development (PUD) to Low Density Residential (R-3);

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 Low Density Residential (R-3), 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: Lots 1, 3, 4, 5, 6, 7, 8, and 9, Map of Gibson & Gotherman's Addition to Altoona, according the plat thereof as recorded in Plat Book 1, Page 38, Public Records of Lake County, Less the North 25.00 feet of Lots 1 through 7, Map of Gibson & Gotherman's Addition to Altoona.

Alternate Key # 1039886 and 3848025

Section 2: Zoning Classification.

That the property shall be designated as Low Density Residential (R-3), in accordance with Chapter 6, Section 2(b) 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 Low Density Residential shall be developed according to the Land Development Regulations.

Section 3: The City Manager, or designee, is hereby directed to amend, alter, and implement the official zoning map of the City of Umatilla, Florida, to include said designation consistent with this Ordinance.

Section 4: Severability.

If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

Section 5: Scrivener's Errors.

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

Section 6: Effective Date.

This Ordinance shall become effective immediately upon passage by the City Council of the City of Umatilla.

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

Christopher R. Creech, Mayor
City of Umatilla, Florida

ATTEST:

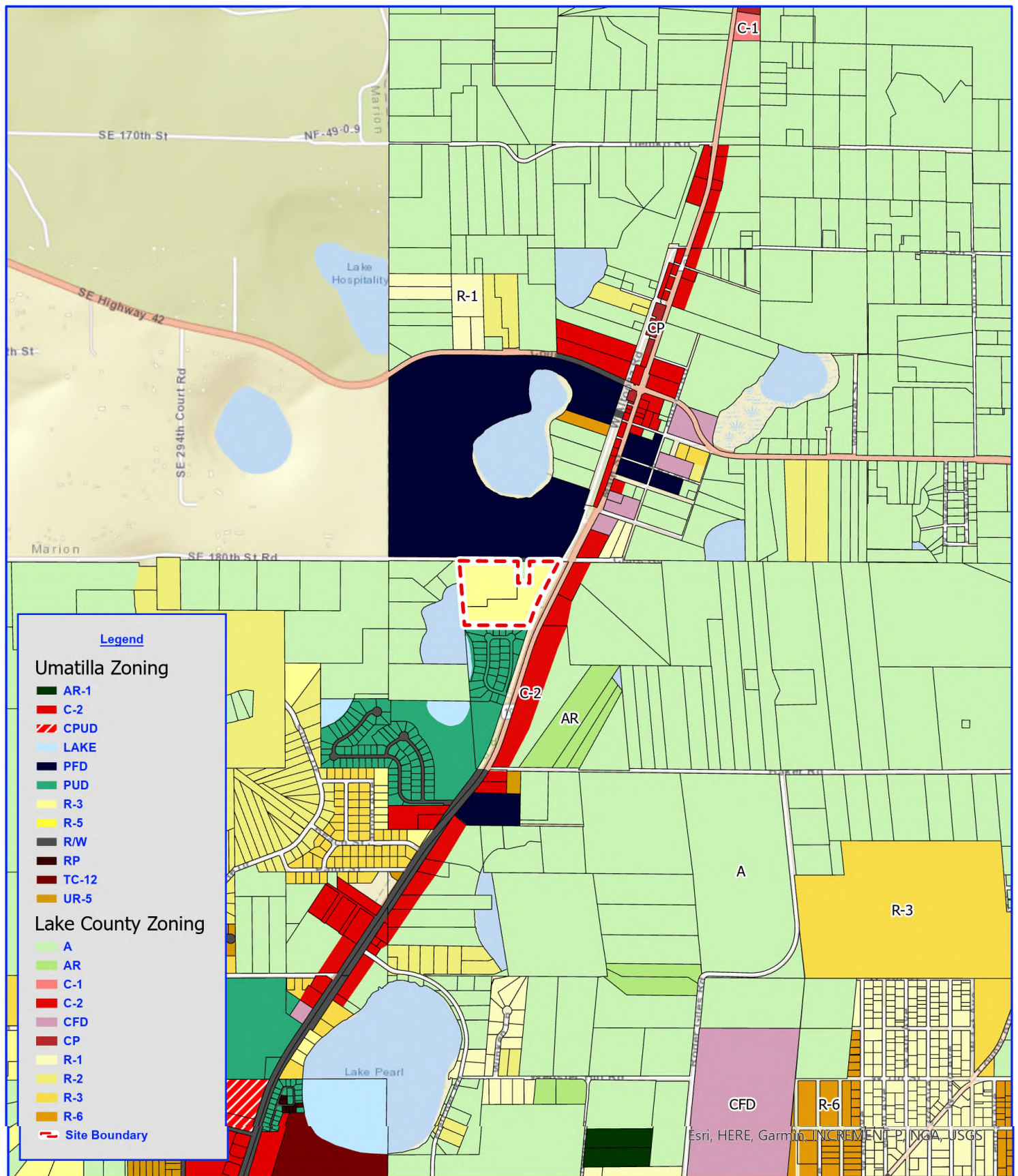
Approved as to Form:

Jessica Burnham, CMC, FCRM
City Clerk

Jennifer Cotch
City Attorney

Passed First Reading _____
Passed Second Reading _____
(SEAL)

EXHIBIT A



410 0 410 820 1,200 1,600 2,100
Feet
Scale: 1:20,000

**Robert Sangster and
MESH Management Group, LLC**

Umatilla, Florida
Proposed Zoning Map

Project:399/25/14

File: Zoning

Name: MESH

PM: S. Lindh

Date: August 22, 2025

Created By: T. Kalebaugh



LAND PLANNING GROUP
URBAN AND REGIONAL PLANNERS



Business Impact Estimate Exemption

Ordinance 2025- J, Sangster and Mesh Management Group Keene Road PUD

Summary of Ordinance: **AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, RECLASSIFYING 18.6± ACRES OF LAND ZONED PLANNED UNIT DEVELOPMENT (PUD) TO THE DESIGNATION OF LOW DENSITY RESIDENTIAL (R-3) FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY ROBERT SANGSTER AND MESH MANAGEMENT GROUP, LLC LOCATED SOUTH OF KEENE ROAD AND WEST OF SR 19; 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: September 24, 2025

MEETING DATE: October 7, 2025

SUBJECT: Lake Fern Properties, LLC Site Plan

BACKGROUND SUMMARY:

This is a site plan approval request from Lake Fern Properties, LLC for the development of a 90,000 sq.ft. office/warehouse facility with a 15,000 sq.ft. fabrication and mechanical facility, together with a fueling depot and wash down area.

The City staff is requesting an expedited review and approval process as this project is an economic development-driven site and, as such, is expected to employ over 150 people over the next ten years. Because of the expedited process, the applicant and staff have worked diligently to provide the City Council with a site plan that shows the basic layout and access of the site along with color rendering of the building facade and onsite/offsite signage. Missing are the landscape plans, lighting plans, Water/Sewer FDEP permits, and SJRWMD Stormwater Permits.

If approved by Council, the staff will begin reviewing the construction drawings that will later be permitted for construction. By approval of this expedited review process, all requirements of the city's Land Development Code will be required, reviewed and approved prior to commencement of construction.

RECOMMENDATIONS:

Approval, subject to plans meeting all requirements of the city's LDR's during the construction plan approval process.

FISCAL IMPACTS:

N/A

ATTACHMENTS:

1. Attachment #1 Staff Report Lake Ferns Revised
 2. Attachment #2 Ordinance No. 2022-116, Industrial Park PUD Rezoning
 3. RCM Building renderingv2
 4. RCM property sign
 5. RMC Lake Fern Industrial Park Offsite Sign Color
 6. Offsite Sign Location
 7. Lake Ferns Properties Site Plan
-

ATTACHMENT #1

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

Site Plan

Owner: Lake Ferns Properties, LLC, Francis Allen Bates, III, Manager

Engineer: Halff Associates, Inc., Bret Tobias, P.E.

Number of Acres: 22.20 ± acres

General Location: North of Lake Fern Road and West of Golden Gem Drive

Existing Zoning: Industrial Planned Unit Development (IPUD)

Existing Land Use: Industrial

Date: September 26, 2025

Description of Project

The applicant is seeking site plan approval for a 90,000 SF office/warehouse facility and 15,000 SF fabrication and mechanical facility with associated fuel tanks, fuel pumps and washdown area. The fuel tanks, fuel pumps and washdown area are located in the southwestern portion of the site, adjacent to the Industrial PUD zoning. Employees will access the site from Golden Gem Drive and all truck access will be via an exit onto Lake Fern Road.

	Surrounding Zoning	Surrounding Land Use
North	PFD and UR-5	Multi-family high density and SF medium density
South	Industrial PUD & MHRP	Industrial & Mobile home high density
East	MHRP	Mobile home high density
West	PFD	Multi-family high density

Assessment

The approved PUD Ordinance granted a waiver to the parking requirements on the subject parcel for manufacturing from 1 space per 600 square feet to 1 space per 1500 square feet for manufacturing. Parking for warehouse and office will meet code requirements. Total required parking per the PUD Ordinance is 100 spaces. The parking provided by the applicant indicates office parking of 113 spaces, warehouse parking of 51 spaces; however, the required parking does not include the fabrication/mechanical shop which required 1 space per 1500 square feet (10 spaces). Please revise plan to include the total number of required spaces (174 spaces). The plans indicate the proposed parking provided is 204 spaces which exceeds the minimum parking required by 30 spaces.

Outside storage is planned in the northern portion of the site (laydown area). Chapter 8, Section 1(f)(4) requires outside storage areas to be screened from any public right of way or adjoining properties. The plans indicate this area would be

screened from the public right of way (Golden Gem Drive) and adjacent property to the north zoned residential by the enhanced landscape buffer which includes a 3' berm with black vinyl fencing with slates. The proposed warehouse/facility and fabrication/mechanical facility would block the view from the south. Buffers would provide screening from the west.

Review of the site plan indicates enhanced landscaping buffers of 25' are provided adjacent to Golden Gem Drive, a portion of the northern boundary adjacent to the UR-5 zoning, and to the south adjacent to the mobile home park consistent with the approved concept plan associated with the Master Developers Agreement (Ordinance 2022-116). A 25' landscape buffer is proposed adjacent to the remaining property perimeter with the exception adjacent to the wetland and adjacent to the Industrial PUD zoning where no landscape buffers are required.

Recommendation

The site plan is consistent with the Master Developers Agreement (Ordinance 2022-116). Planning staff recommends approval subject to the minor edits as noted above and subject to submittal of landscaping plans, and tree survey at time of construction plan submittal.

ATTACHMENT #2

ORDINANCE 2022-116

AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, RECLASSIFYING 42.52 ± ACRES OF LAND ZONED PUBLIC FACILITIES DISTRICT TO THE DESIGNATION OF INDUSTRIAL PLANNED UNIT DEVELOPMENT (PUD) FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY CITY OF UMATILLA LOCATED NORTH OF LAKE 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 received from the City of Umatilla to rezone approximately 42.52 acres of land from Public Facilities District (PFD) to Industrial Planned Unit Development (IPUD);

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 IPUD, Industrial Planned Unit Development, as defined in the Umatilla Land Development Regulations. The property is more particularly described and depicted as set forth on Exhibit "A" and as depicted on the map attached hereto as Exhibit "B" and incorporated herein by reference.

LEGAL DESCRIPTION: Exhibit "A"

Alternate Key # 3785106

Section 2: Zoning Classification.

That the property shall be designated as IPUD, Industrial Planned Unit Development District, 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 properties within the Planned Unit Development District and shall be developed according to the Master Developer's Agreement attached hereto as Exhibit "C".

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 20 day of December 2022.

Kent Adcock
Kent Adcock, Mayor
City of Umatilla, Florida

ATTEST:

Jessica Burnham
Jessica Burnham
City Clerk

Approved as to Form:

Kevin Stone
Kevin Stone
City Attorney



Passed First Reading 12/6/2022
Passed Second Reading 12/20/2022
(SEAL)

EXHIBIT "A"
LEGAL DESCRIPTION

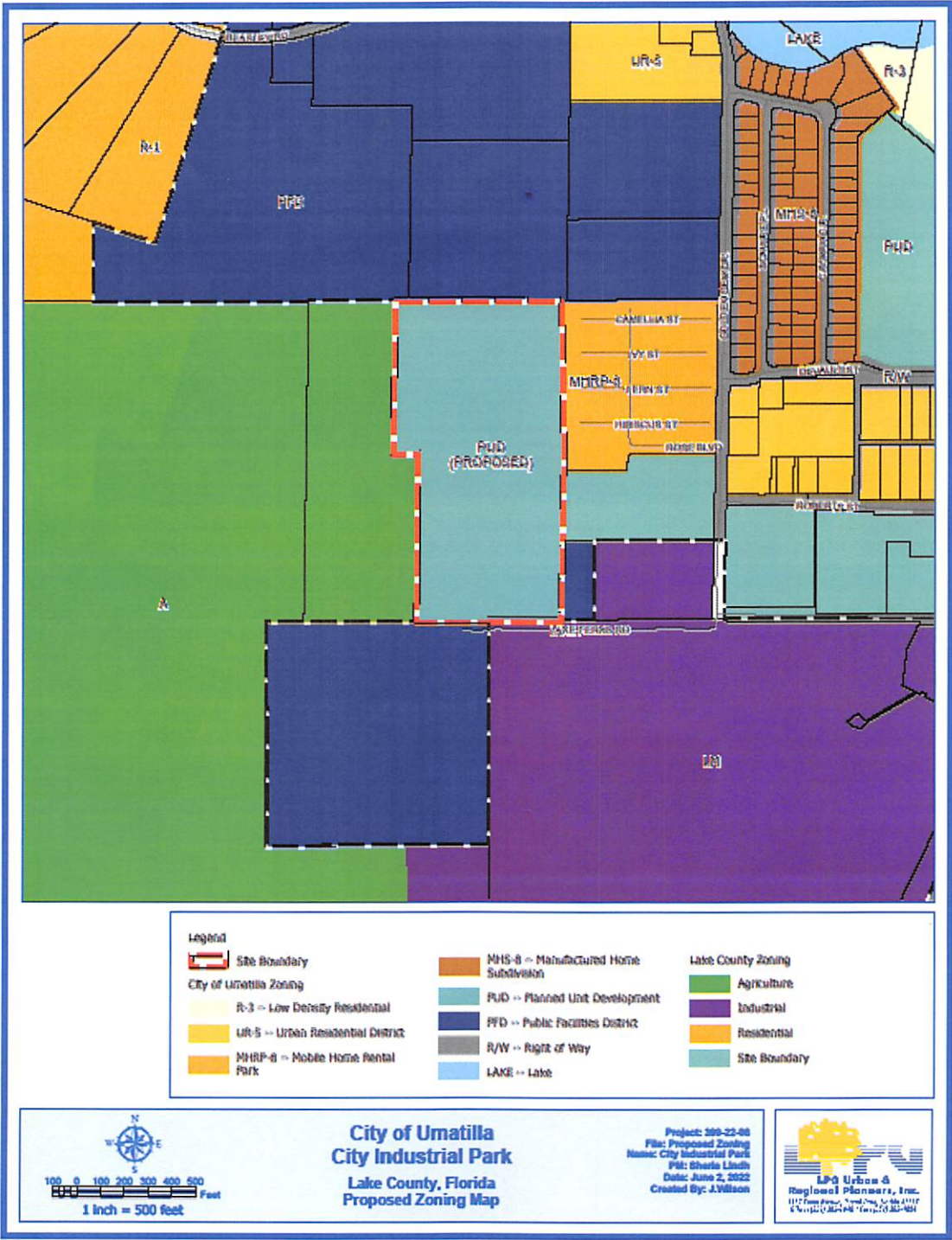
Parcel 1:

A part of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 14, Township 18 South, Range 26 East, Lake County, Florida, described as follows: Commence at the Southwest corner of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 14; run thence North $89^{\circ}47'05''$ East along the South line of said Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, 53.0 feet to the Point of Beginning of this description; from said Point of Beginning, run North $00^{\circ}16'20''$ East parallel with the West line of said Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, 700.00 feet; thence South $89^{\circ}47'05''$ West, 53.00 feet to a point on the West line of said Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; thence North $00^{\circ}16'20''$ East along said West line 630.34 feet to the Northwest corner of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; thence North $89^{\circ}51'06''$ East along the North line of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, 639.41 feet; thence South $00^{\circ}40'54''$ East, 997.16 feet; thence South $00^{\circ}28'02''$ West, 332.43 feet to a point on the South line of said Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; thence South $89^{\circ}47'05''$ West along said South line of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, 601.88 feet to the Point of Beginning. Subject to all easements, rights of way and restrictions of record, if any.

Parcel 2:

The East 59.0 feet of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 14, Township 18 South, Range 26 East, Lake County, Florida. Less the South 700.0 feet thereof. Subject to all easements, rights of way and restrictions of record, if any.

EXHIBIT 'B'



MASTER DEVELOPER'S AGREEMENT

This Developer's Agreement (the "Agreement") is made this 20 day of December, 2022, by and between the **CITY OF UMATILLA, a Florida municipal corporation** ("City"), whose address is 1 South Central Avenue, Umatilla, Florida 32784, and **City of Umatilla** ("Owner"), whose address is 1 South Central Avenue, Umatilla, Florida, 32784, hereinafter referred to collectively as the "Parties."

RECITALS

1. The Owner desires to rezone approximately 42.52± 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 "Public Facilities District (PFD)" with a future land use designation on the City of Umatilla Future Land Use Map of "Utility."

3. Owner application for a small scale comprehensive plan amendment to designate the future land use of the Property to be industrial with a corresponding change in the future land use map was approved by the Umatilla City Council on December 6, 2022.

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 comprehensive plan amendment and rezoning of the Property 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 and have further offered to adhere to certain development standards outlined herein.

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 a small-scale comprehensive plan amendment and 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 adopts an ordinance amending the comprehensive future land use map and rezoning the Property. The parties hereto understand and acknowledge that the City is in no way bound to amend the future land use map or rezone the Property. The City shall have the full and complete right to approve or deny the application for rezoning. However, if the City denies the application for rezoning this Agreement shall be void and shall be of no further force and effect.

Section 3. Land Use/Development. Development of the Property shall be substantially consistent with City Industrial Park

Abstract

-

-

connect to the City's Utilities when they become available, Owner shall be allowed to place and utilize septic tanks and install dry lines prior to the date that the City's Utilities become available to the Property.

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 is issued.

Owner agrees to pay all other impact fees and any impact fees adopted after the execution of this Agreement as building permits are issued. If impact fees increase from the time they are paid until the building permit is issued, Owner shall pay the incremental increased amount at the time building permits are issued. Prepayment of utility impact fees and acceptance by City of such fees shall reserve capacity. No capacity is reserved until or unless such fees have been paid pursuant to an agreement with City. Owner agrees and understands that no capacity has been reserved and that Owner assumes the risk that capacity will be available. Accordingly, if capacity is available at the time of preliminary plat and City is willing to allocate such capacity to Owner, Owner shall enter into a reservation agreement and any other utility agreements or easements related to the Property as requested by City from time to time.

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

Section 11. Landscaping/Buffers. Developer has reviewed City's Land Development Regulations relating to landscaping and agrees to comply with such regulations. Owner shall, at its sole expense, install underground irrigation systems on all common areas of the Property, as well as exercise any other measures reasonably necessary to ensure the long-term maintenance of the landscaping.

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 existing applicable City of Umatilla Land Development Regulations pertaining to tree removal and replacement, subject to limitations or modifications by Florida Statute.

Section 12. Stormwater Management. Owner agrees to provide at Owner's expense a 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, 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 commercial property owners within the City.

Section 14. Signage. All signs shall be in compliance with all applicable regulations contained within the City of Umatilla's Land Development Regulations, unless City grants a waiver or variance pursuant to the City's Land Development Regulations.

Section 15. 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 16. 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 Regulations 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 17. 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

- d. Maximum building height shall be limited to fifty feet (50').
- e. Parking: The Phillips Manufacturing site will be required to provide a minimum of 100 parking spaces for employee and visitors. All other sites within the Industrial Park will be required to meet the parking requirements of the Umatilla Land Development Code for the proposed uses.

Section 6. Site Access and Transportation Improvements.

The Phillips Manufacturing site will have three vehicular access points to the site.

- 1) A temporary truck access on Golden Gem Drive which will be removed with the completion of Lake Fern Road by the City of Umatilla,
- 2) An employee parking access on Golden Gem Drive and
- 3) A truck access and second shift employee exit on the future Lake Fern Road.

The industrial lots to be created by the City of Umatilla will have vehicular access points to the individual sites to the east of the newly City of Umatilla created Lake Fern Road.

- a. The Permittee shall provide all necessary improvements within and adjacent to the development as required by Lake County and City of Umatilla.
- b. All roads within the development shall have a forty foot (40') right of way and shall be designed and constructed by the owner as a twenty-four foot (24') wide road, with a ribbon curb and swale. The structural design of the pavement of the roads shall meet or exceed the City of Umatilla's requirements, as the type of traffic anticipated will require a heavier road section.
- d. All roads or related transportation improvements associated with the Development will be privately owned and maintained. The City of Umatilla will not be responsible for the maintenance or repair of any of the roads or transportation improvements. The Permittee shall establish an appropriate legal entity (the "Property Owners' Association") that will be responsible to pay the cost and perform the services to maintain the roads and transportation improvements.
- e. A traffic/transportation study shall be submitted prior to preliminary subdivision or site plan approval for review and determination of any necessary access or off-site improvements if required by the Florida Department of Transportation, Lake County or the City of Umatilla. Additional traffic impact analysis may be required during development as determined by the City of Umatilla, Lake County or the Florida Department of Transportation. Said improvements will be the responsibility of the Permittee.
- f. The Property shall be fully vested from Transportation Concurrency pursuant to compliance with this Section 6.

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, and wastewater service (hereafter, "Utilities") exclusively through purchase from City when the City makes such water and sewer services sufficient to service all uses of the Property available to the Property. The rates to be charged by City for Utilities to the Property shall be those rates and charges made by the City to its customers which are from time to time approved by the City Council or by any other governmental regulatory body from time to time having jurisdiction over such matters. 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 within the Property 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 eventual point of connection at the edge of the Property. All such improvements must be constructed to City requirements and transferred to City as a contribution in aid of construction. Although it is the Owner's intent to

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 18. 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 19. 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 20. 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. The parties hereby covenant that they will enforce this Agreement and that it is a legal, valid, and binding agreement.

Section 21. 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 22. Exhibits. All exhibits attached hereto are hereby incorporated in and made a part of this Agreement as if set forth in full herein.

Section 23. 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:	City Manager City of Umatilla P.O. Box 2286 Umatilla, FL 32784-2286 352-669-3125 Telephone

Copy to:	Kevin Stone Stone & Gerken, P.A. 4850 N. Highway 19A Mount Dora, FL 32757 352-357-0330 Telephone
----------	--

Section 24. 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 25. 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 twenty (20) 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 26. Amendment. Amendments to the provisions of this Agreement shall be made by the parties only in writing by formal amendment.

Section 27. 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 20 day of December, 2022.

WITNESSES:

Printed Name: Amaryllis Rey

Printed Name: Elizabeth Denise

ATTEST:

City Clerk

Printed Name: Regina Frazier

Printed Name: cameron pack

CITY OF UMATILLA, FLORIDA

By: Kent Adcock
Kent Adcock, Mayor

City of Umatilla, Florida

By: Scott Blankenship
Printed Name: Scott Blankenship
As its: 12/20/22

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

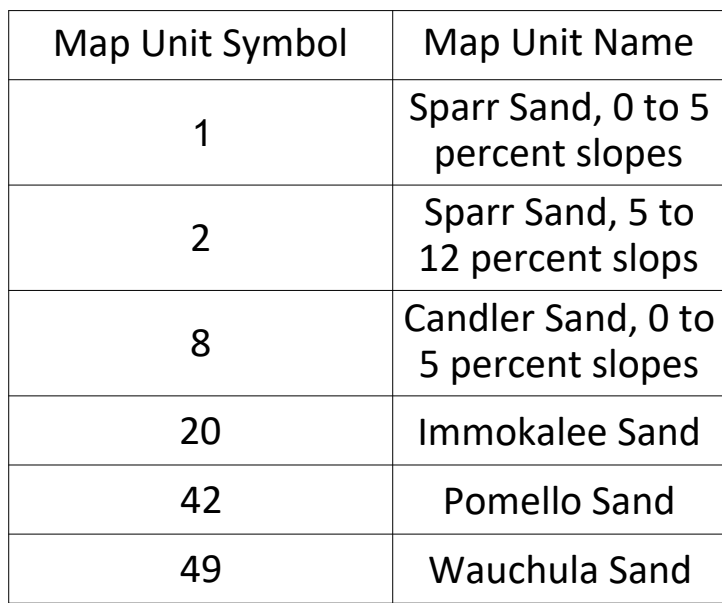
A part of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 14, Township 18 South, Range 26 East, Lake County, Florida, described as follows: Commence at the Southwest corner of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 14; run thence North $89^{\circ}47'05''$ East along the South line of said Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, 53.0 feet to the Point of Beginning of this description; from said Point of Beginning, run North $00^{\circ}16'20''$ East parallel with the West line of said Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, 700.00 feet; thence South $89^{\circ}47'05''$ West, 53.00 feet to a point on the West line of said Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; thence North $00^{\circ}16'20''$ East along said West line 630.34 feet to the Northwest corner of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; thence North $89^{\circ}51'06''$ East along the North line of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, 639.41 feet; thence South $00^{\circ}40'54''$ East, 997.16 feet; thence South $00^{\circ}28'02''$ West, 332.43 feet to a point on the South line of said Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; thence South $89^{\circ}47'05''$ West along said South line of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, 601.88 feet to the Point of Beginning. Subject to all easements, rights of way and restrictions of record, if any.

Parcel 2:

The East 59.0 feet of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 14, Township 18 South, Range 26 East, Lake County, Florida. Less the South 700.0 feet thereof. Subject to all easements, rights of way and restrictions of record, if any.



Zoning: UR-5



Umatilla Industrial

Umatilla, Florida



ORB 832, PG 1341

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4;
ALSO THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4
OF THE SOUTHEAST 1/4, ALL IN SECTION 14, TOWNSHIP 18 SOUTH, RANGE 26 EAST, PUBLIC RECORDS
OF LAKE COUNTY, FLORIDA.

ORB 850, PG 215

THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, CONTAINING 5.04 ACRES, MORE
OF LESS, SUBJECT TO RIGHT OF WAY FOR GOLDEN GEM ROAD ALONG THE EAST SIDE THEREOF.

ORB 857, PG 2484

THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 IN SECTION 14, TOWNSHIP 18
SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

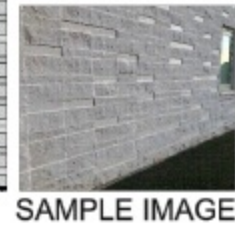
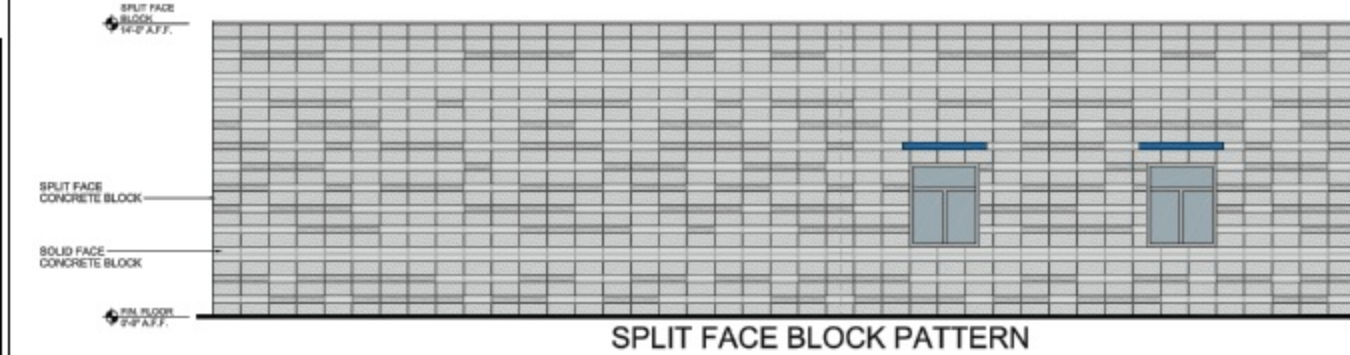
ORB 1719, PG 602

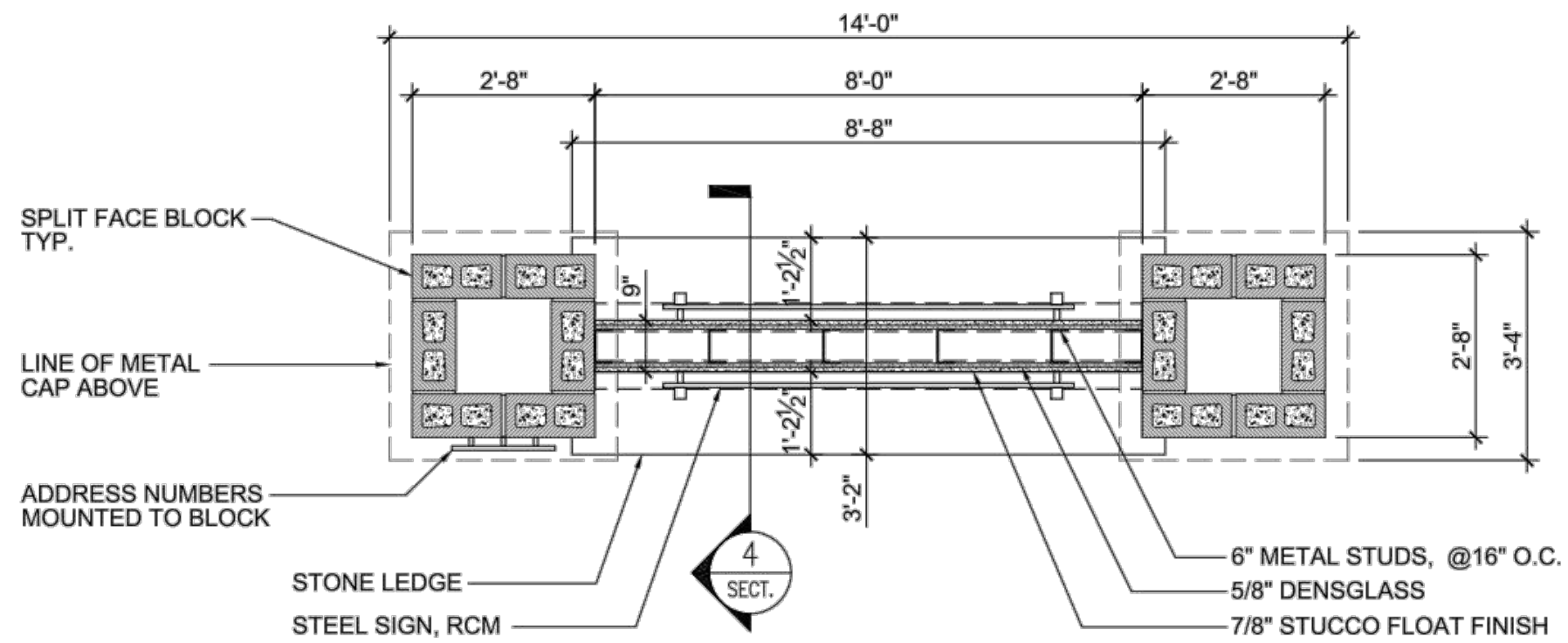
PARCEL 1:

A PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 18 SOUTH,
RANGE 26 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST
CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 14; RUN THENCE NORTH
89°47'05" EAST ALONG THE SOUTH LINE OF SAID
SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, 53.0 FEET
TO THE POINT OF BEGINNING OF THIS DESCRIPTION;
FROM SAID POINT OF BEGINNING, RUN NORTH
00°16'20" EAST PARALLEL WITH THE WEST LINE OF SAID
SOUTHWEST 1/4 OF THE SOUTHEAST 1/4,
700.0 FEET; THENCE SOUTH 89°47'05" WEST, 53.0 FEET
TO A POINT ON THE WEST LINE OF SAID
SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE
NORTH 00°16'20" EAST ALONG SAID WEST LINE
630.34 FEET TO THE NORTHWEST CORNER OF THE
SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE
NORTH 89°51'06" EAST ALONG THE NORTH LINE OF THE
SOUTHWEST 1/4 OF THE SOUTHEAST 1/4,
639.41 FEET; THENCE SOUTH 00°40'54" EAST, 997.16
FEET; THENCE SOUTH 00°28'02" WEST, 332.43
FEET TO A POINT ON THE SOUTH LINE OF SAID
SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE
SOUTH 89°47'05" WEST ALONG SAID SOUTH LINE OF
THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4,
601.88 FEET TO THE POINT OF BEGINNING. SUBJECT TO
ALL EASEMENTS, RIGHTS-OF-WAY AND
RESTRICTIONS OF RECORD, IF ANY.

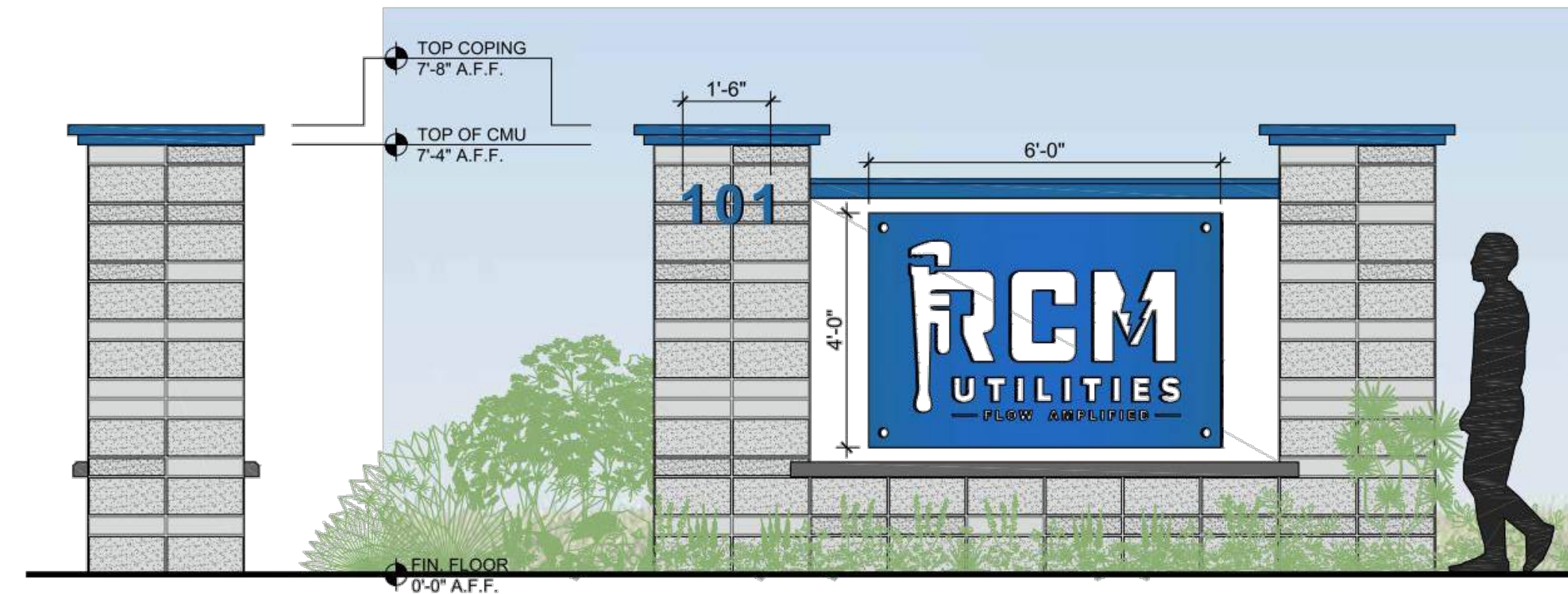
PARCEL 2:

THE EAST 59.0 FEET OF THE SOUTHEAST 1/4 OF THE
SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 18
SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA. LESS
THE SOUTH 700.0 FEET THEREOF. SUBJECT
TO ALL EASEMENTS, RIGHTS-OF-WAY AND
RESTRICTIONS OF RECORD, IF ANY.



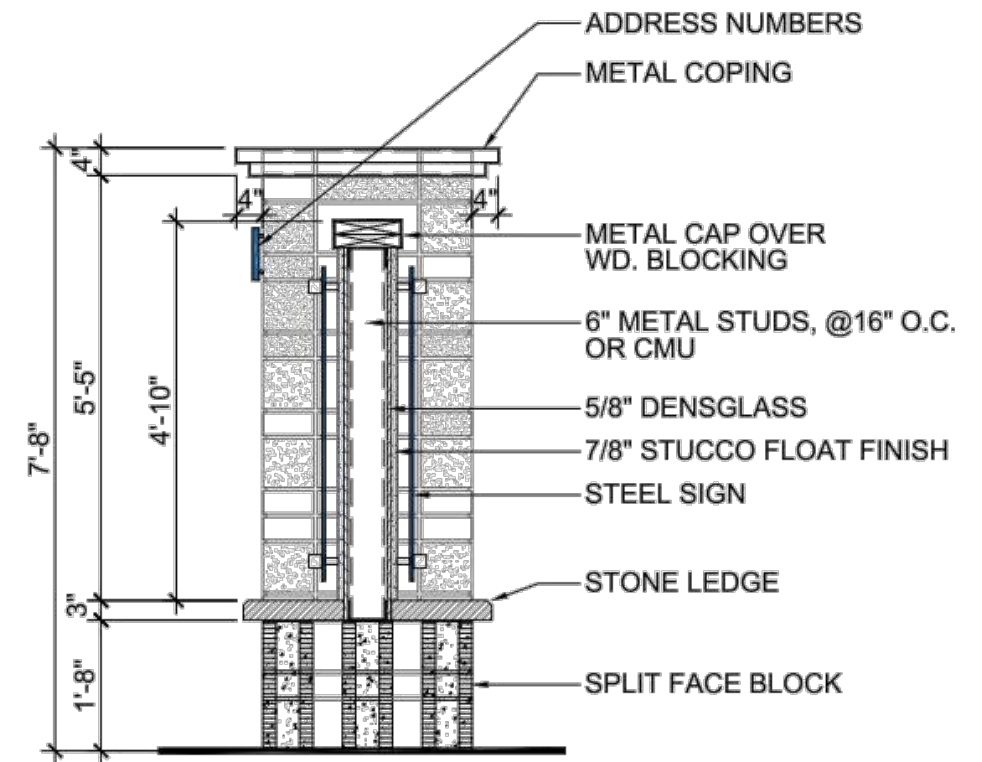


1. PLAN VIEW

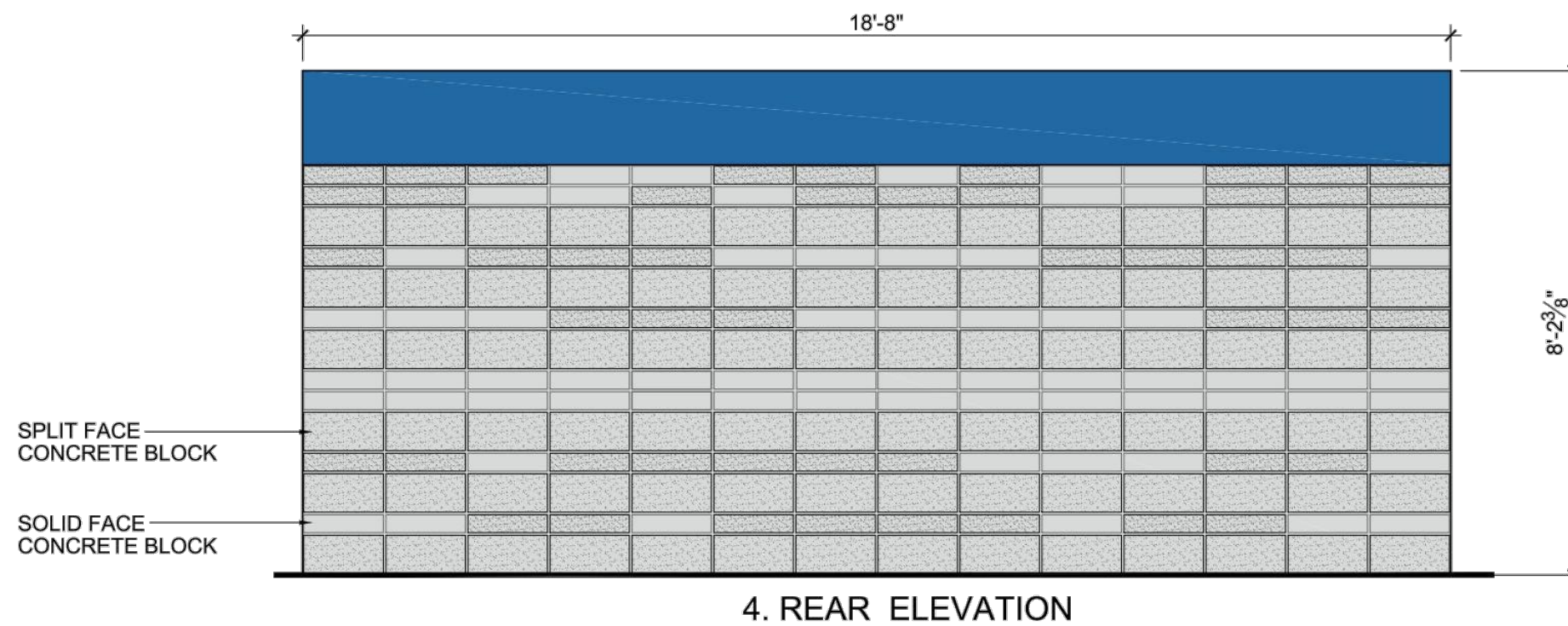
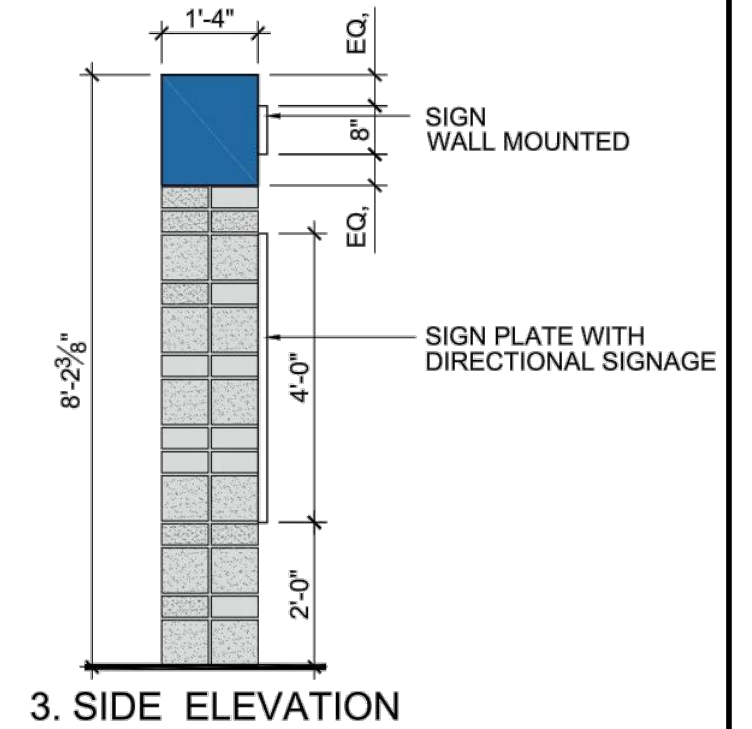
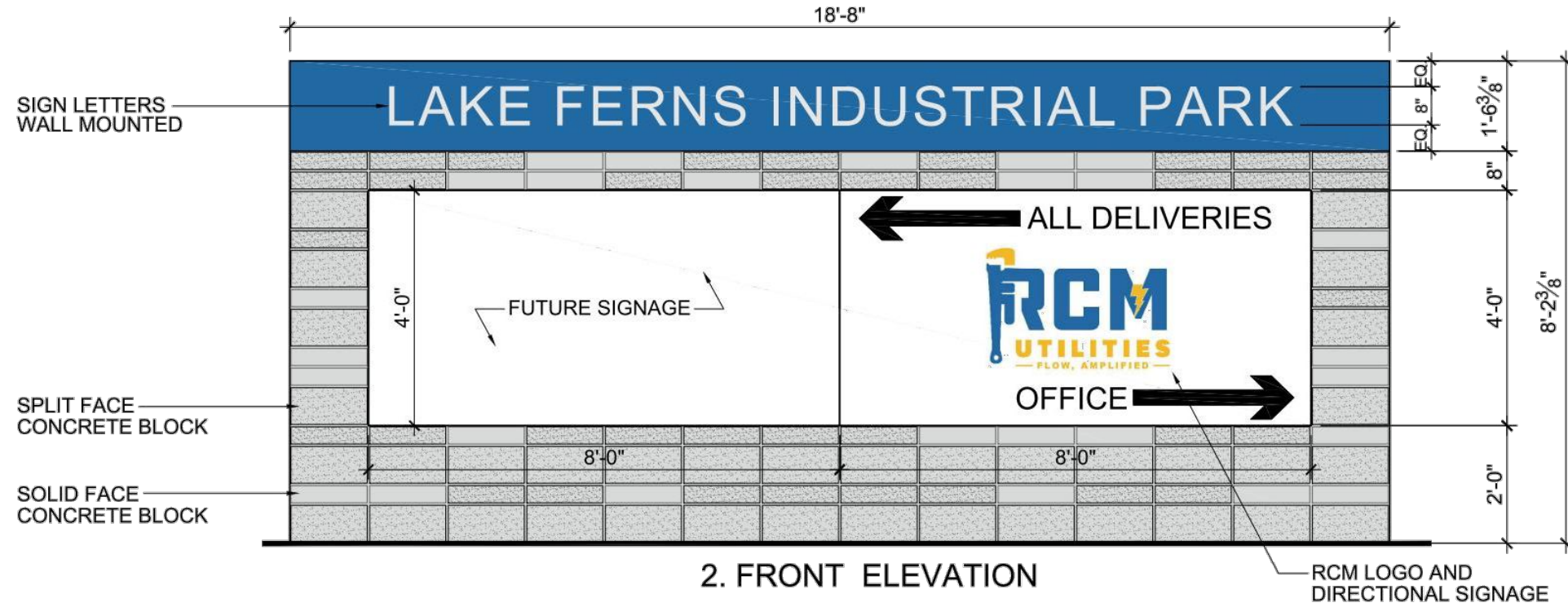
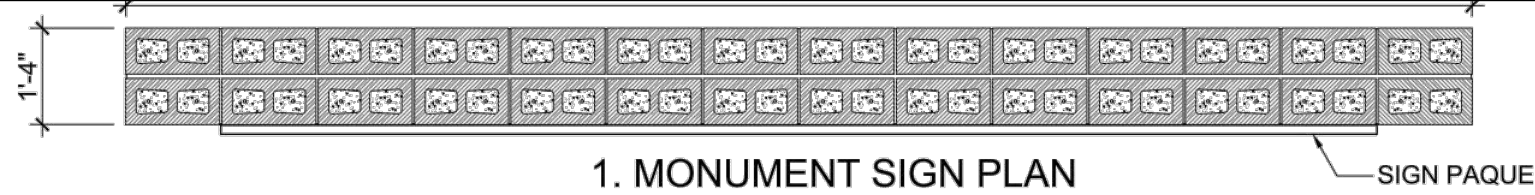


2. SIDE ELEVATION

3. FRONT ELEVATION



4. SECTION



OFFSITE SIGN

SCALE: NTS

PRIVATE EASEMENT
TO BE NEGOTIATED.
FINAL LOCATION OF 16X8
SIGN TO BE DETERMINED.

GOLDEN GEM
DRIVE

INSTRUMENT OF RECORD WAS FORWARDED AT THE TIME OF
SURVEY REGARDING THE RIGHT OF WAY OF THE N-S
ALIGNMENT OF GOLDEN GEM DRIVE. IT IS UNKNOWN TO
THIS SURVEYOR IF ANY PUBLIC ENTITY HAS RECEIVED
DEDICATED INTERESTS ALONG SAID ROUTE. THEREFORE,
THE RIGHT OF WAY OF GOLDEN GEM DRIVE MAY ONLY BE
REPRESENTED BY THE WIDTH OF THE EXISTING PAVEMENT.
RIGHT OF WAY OF THIS PORTION OF GOLDEN GEM DRIVE IS
PURSUANT TO FLORIDA STATUTE 95.361.

GOLDEN GEM DRIVE

LAKE FERNS ROAD



SITE PLAN
FOR
LAKE FERNS PROPERTIES

UMATILLA, FL 32784
SEPTEMBER 2025

SECTION 14, TOWNSHIP 18 SOUTH, RANGE 26 EAST

ENGINEER

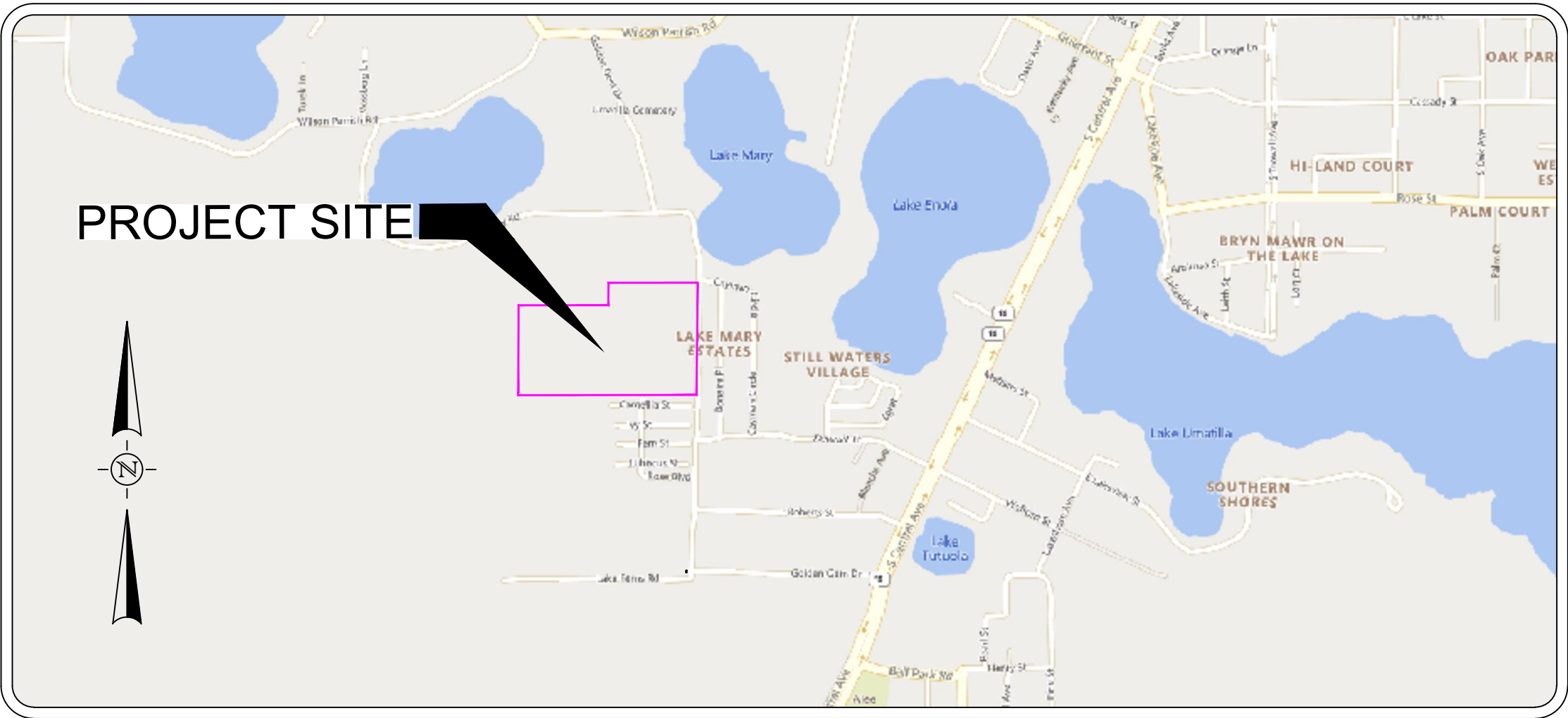
HALFF ASSOCIATES, INC.
902 N. SINCLAIR AVE
TAVARES, FL. 32778
CONTACT: BRETT TOBIAS, P.E.
EMAIL: BTOBIAS@HALFF.COM
TEL.: (352) 557-9225

SURVEYOR

HALFF ASSOCIATES, INC.
902 N. SINCLAIR AVE
TAVARES, FL. 32778
CONTACT: SUZANNE OSBORNE, PSM
EMAIL: SOSBORNE@HALFF.COM
TEL.: (352) 557-9209

OWNER

LAKE FERNS PROPERTIES, LLC
1451 PINE GROVE ROAD
EUSTIS, FL. 32726
CONTACT: FRANCIS ALLEN BATES III
EMAIL: ALLEN@RCMUTILITIES.COM
TEL.: 352-561-2990



PROJECT SITE

PROJECT MAP

NOT TO SCALE

Sheet List Table	
Sheet Number	Sheet Title
C-100	Cover
C-200	Aerial
C-300	Geometry

SURVEYED DATE:

JUNE 19, 2023

BENCHMARK(S):

SITE BENCHMARK 1
N: 1667897.2950'
E: 438953.3280'
ELEVATION: 79.28' (NAVD88)

SITE BENCHMARK 2
N: 1668722.4130'
E: 438994.2020'
ELEVATION: 79.85' (NAVD88)

LEGAL DESCRIPTION:

PARCEL 1:
THE NORTH ONE-HALF OF THE SOUTH ONE-HALF OF THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER; ALSO THE SOUTH ONE-HALF OF THE SOUTH ONE-HALF OF THE NORTH ONE-HALF OF THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 14, TOWNSHIP 18 SOUTH, RANGE 26 EAST, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 2:
THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 14, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

PARCEL 3:
THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 14, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

OWNER/CLIENT:

LAKE FERNS PROPERTIES, LLC
1451 PINE GROVE ROAD
EUSTIS, FL. 32726
TEL.: (352) 561-2990

PREPARED BY:

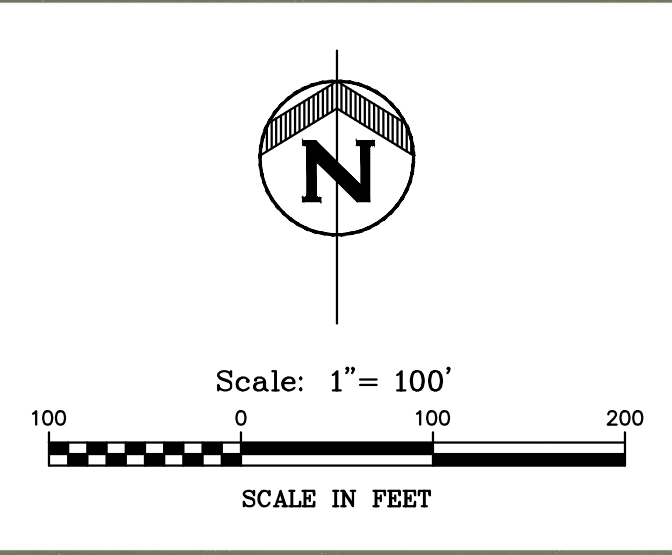

1201 NORTH BOWSER ROAD
RICHARDSON, TEXAS 75081-2275
TEL. (214) 346-6200 FAX (214) 739-0095
www.halff.com



Know what's below.
Call before you dig.

THE INFORMATION SHOWN ON THESE DRAWINGS INDICATING SIZE, TYPE AND LOCATION OF UNDERGROUND, SURFACE, AND AERIAL UTILITIES IS NOT GUARANTEED TO BE EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT THE GEORGETOWN AREA "ONE CALL" SYSTEM AT 1-800-344-8377 (DIG TESS) 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION FOR EXISTING UTILITY LOCATIONS. THE CONTRACTOR SHALL ALSO BE FULLY RESPONSIBLE FOR FIELD VERIFYING LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES AFFECTED BY CONSTRUCTION FOR THIS PROJECT IN ORDER TO AVOID DAMAGING THOSE UTILITIES, AND SHALL IMMEDIATELY ARRANGE FOR REPAIR AND RESTORATION OF CONTRACTOR- DAMAGED UTILITIES TO THE UTILITY COMPANY'S APPROVAL AT THE EXPENSE OF THE CONTRACTOR.

FILE NAME: A:\62000\62364\01\LD\CADD\IP62364.001 - Lake Ferns Properties BASE.dwg DATE: September 26, 2025, TIME: 9:23 AM, USER: ah4672



Lake Ferns Properties
Site Development
Umatilla, Florida

Lake Ferns Properties, LLC
1451 Pine Grove Road
Eustis, FL 32726



3500 KINGS HIGHWAY, SUITE 200
RICHMOND, TX 75481
TEL (214) 346-6200

REVISION NO.	DATE	DESCRIPTION

THE SEAL, ORIGINALLY APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:
BRETT J. TOBIAS, PE 69017
NAME FL LICENSE NO:
8/26/2025
DATE
THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICES OF:
HALFF

FLA CA 33380 & FL LC 26000645 FL
FIRM / BUSINESS NO. STATE

PROJECT NO.: 062364.001
ISSUED: SEPT. 2025
DRAWN BY: MC
CHECKED BY: DKB
SCALE: 1" = 100'
SHEET TITLE:

AERIAL SHEET

C-200

UMATILLA POLICE DEPARTMENT PRESS RELEASE

September 16, 2025 through September 22, 2025

ARRESTS

09/19/2025	2:43 p.m.	Garner, Shannon Umatilla	Battery on person 65 years of age or older; ADDED: probable cause violation of probation Battery on person 65 years of age or older.
------------	-----------	--------------------------	--

CRIMINAL CITATIONS REQUIRING COURT APPEARANCE

n/a			
-----	--	--	--

REPORTS FILED

09/16/2025	12:52 p.m.	Officers responded to the Circle K located at 391 North Central Avenue a person was trespassed.
09/16/2025	2:34 p.m.	Officers responded to a suspicious vehicle incident blocking an intersection at Palm Street and State Road 19. Vehicle was gone on arrival.
09/16/2025	4:17 p.m.	Officers assisted the Department of Children and Families to commence a case at a residence in the area of Devault Street.
09/17/2025	9:42 a.m.	Officers assisted the Public Works Department with road clean up in the area of South Trowell Avenue.
09/18/2025	5:51 p.m.	Officers responded to the area of South Kentucky Avenue reference a person falling off of a motorized bike and needing medical attention. They were turned over to EMS.
09/19/2025	12:52 p.m.	Officers responded to the area of Beach Street in reference to a stolen trailer. Trailer was recovered and returned to owner.
09/19/2025	9:31 p.m.	Officers responded to a residence on County Road 42 to assist the Lake County Sheriffs Office with a fight in progress. When officers arrived both parties advised nothing physical happened and was verbal only.
09/20/2025	9:38 p.m.	Officers responded to a suspicious person incident to assist the Lake County Sheriffs Office in the area of State Road 19 and East Altoona Road. The person was turned over to EMS.

UMATILLA POLICE DEPARTMENT PRESS RELEASE

September 16, 2025 through September 22, 2025

ARRESTS

09/21/2025	10:00 a.m.	Officers responded to a residence in the area of Devault Street reference possible elderly extortion. A report was taken.
ARRESTS		1
DISPATCHED CALLS		134
TRAFFIC STOPS		36
TRAFFIC CITATIONS ISSUED		5

UMATILLA POLICE DEPARTMENT PRESS RELEASE

September 23, 2025 through September 29, 2025

ARRESTS

09/26/2025	3:54 p.m.	Wright, Clifton Paisley	Grand Theft 3 rd degree, \$300 or more but less than \$5,000.
09/27/2025	9:19 a.m.	Ellis, Ralph Umatilla	Disturbing the peace.

CRIMINAL CITATIONS REQUIRING COURT APPEARANCE

n/a			
-----	--	--	--

REPORTS FILED

09/24/2025	1:36 a.m.	Officers responded to the area of Cassady Street reference a person needing medical attention. Person was turned over to EMS.
09/24/2025	7:54 p.m.	Officers responded to 633 Umatilla Boulevard, Recovery Village reference a person needing medical attention. Person was turned over to EMS.
09/25/2025	2:06 a.m.	Officers responded to Ball Park Road reference a suspicious person. Park hours were provided.
09/25/2025	12:21 p.m.	Officers responded to Save A Lot located at 933 North Central Avenue reference wanting a person trespassed. Person was gone on arrival.
09/26/2025	12:29 a.m.	Officers responded to residence in the area of East Collins Street for a noise complaint. Music was turned down.
09/26/2025	2:08 p.m.	Officers responded to United Southern Bank located at 690 North Central Avenue reference a person screaming and yelling outside. Person was gone on arrival.
09/26/2025	5:21 p.m.	Officers responded to a residence in the area of Lakeview Street reference a verbal dispute in progress. Dispute was only verbal in nature.
09/27/2025	2:56 a.m.	Officers responded to Taco Bell located at 356 North Central Avenue reference a business alarm. All was secure and 10-4.

UMATILLA POLICE DEPARTMENT PRESS RELEASE

September 23, 2025 through September 29, 2025

ARRESTS

09/27/2025	7:55 p.m.	Officers responded to Umatilla Family Practice located at 390 South Central Avenue reference a business alarm. All was secure.
09/28/2025	3:51 a.m.	Officers responded to Eagles club located at 835 Maxwell Road reference a business alarm. All was secure and 10-4.
09/28/2025	8:14 p.m.	Officers responded to a noise complaint in the area of Cassady Street. They turned the music down.
09/29/2025	11:26 p.m.	Officers responded to a residence in the area of Winogene Avenue reference a verbal dispute. One party agreed to leave for the night.
ARRESTS		2
DISPATCHED CALLS		134
TRAFFIC STOPS		37
TRAFFIC CITATIONS ISSUED		7