



UMATILLA LAND PLANNING AGENCY MEETING

December 16, 2025 at 6:00 PM

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

AGENDA

Please silence your electronic devices

CALL TO ORDER

ROLL CALL

AGENDA REVIEW

PUBLIC COMMENT

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

PUBLIC HEARING / ORDINANCES / RESOLUTIONS

1. First Reading of Ordinance No. 2025-K, Moss Annexation
2. First Reading Ordinance No. 2025-K1, Moss SSCPA
3. First Reading of Ordinance No. 2025-K2, Moss PUD Rezoning

DISCUSSION ITEMS

ADJOURNMENT

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

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



CITY OF UMATILLA

AGENDA ITEM STAFF REPORT

DATE:

MEETING DATE: December 16, 2025

SUBJECT: First Reading of Ordinance No. 2025-K, Moss Annexation

BACKGROUND SUMMARY:

The property owner is requesting annexation of an approximately 11.56-acre site, consisting of 4.92 acres of wetlands/waterbodies and 6.64 acres of uplands. The site currently contains multiple structures, including a barn, barn dominium, pole barn, and covered area. Annexation will bring the site into the City's jurisdiction to allow for proper regulation of existing activities and support the owner's plan to construct a new two-story residence and continue operating Sunset Ranch, an event and wedding venue.

RECOMMENDATIONS:

Approval of First Reading of Ordinance No. 2025-K, Moss Annexation

FISCAL IMPACTS:

N/A

ATTACHMENTS:

1. Attachment #1 Project Review Staff Report _Moss_ 10-31-2025 _SL
 2. Moss Annexation Location Map
 3. Ordinance No. 2025-K, Moss Annexation
 4. business-impact-estimate- _Ord 2025-K
-

ATTACHMENT #1

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

ANNEXATION, SSCPA AND REZONING

Owner: Jason and Desiree Moss

General Location: South of Keene Road and east of Carrie Lane

Number of Acres: 11.56 ± acres

Existing Zoning: Agriculture

Existing Land Use: Rural Transition (1 unit/5 net acres)

Proposed Zoning: Planned Unit Development (PUD)

Proposed Land Use: Agriculture (1 unit/acre)

Date: October 31, 2025

Description of Project

The owner is seeking annexation, small-scale comp plan amendment and rezoning for approximately 11.56 ± acre site of which approximately 4.92 ± acres is classified as wetlands/waterbodies and 6.64 ± acres of uplands. There is an existing barn (2,880 sf) which contains restrooms, barn dominium (1,080 sf) which contains a 720 sf living area, a pole barn (1,220 sf), and a 292 sf covered area. The owners would like to construct a 2-story residence. The subject site is currently utilized for events (baby and bridal showers, birthdays, retirement parties, senior luncheons, corporate meetings, reunions, etc.) and wedding venues known as Sunset Ranch. Hours of operation are 8 am to 10 pm, six days a week with Sunday operating hours from 8 am to 6 pm. Wedding ceremonies are typically held outdoors with limited music (approximately 45 minutes) with the reception held indoors (music by DJ, dining, and dancing). Food service is provided by outside carters, local restaurants, and food trucks. There is an onsite dumpster for waste disposal. The site is served by induvial well and septic tanks. The subject site is partially located within the 100-year flood.

	Surrounding Zoning	Surrounding Land Use
North	A	Rural Transition (1 unit/5 net acres)
South	PUD (Twin Lakes)	City Residential SF Medium Density (5 units/acres)
East	A	Rural Transition (1 unit/5 acres)
West	R-2	City and Rural Transition (1 unit/5 net acres)

ATTACHMENT #1

Assessment

Annexation

The subject site is contiguous to the city limits along the southern property boundary and a portion of the eastern boundary; therefore, is eligible for voluntary annexation.

Small Scale Comprehensive Plan Map Amendment

The applicant is requesting an amendment from Lake County Rural Transition (1 units/5 net acre) per Future Land Use (FLU) Policy I-1.3.3 to City of Umatilla Agriculture (1 unit/acre) per FLU Policies 1-2.1.1 and 1-2.8.1 on 11.56 ± acres. The existing adjacent Land Uses are City Single Family Medium Density (5 units/acre) and Lake County Rural Transition (1 unit/5 net acre). The subject property is within the City's Utility Service Area.

The proposed Agriculture category is compatible with the adjacent properties, provides for the continued residential and agricultural use, promotes orderly compact growth and is consistent with the comprehensive plan (FLU Policy 1-2.1.1, 1-2.8.1, 1-1.10.1, and 1-1.10.2).

For comprehensive plan purposes a maximum development scenario was utilized. Under the existing land use the maximum residential development potential is 1 residential units per Lake County Future Land Use (FLU) Policy I-1.3.3. The proposed land use of Agriculture allows the maximum development potential of 7 residential units per FLU Policy 1-2.1.2. The net result is an increase of 6 residential units; however, it should be noted that the proposed zoning is Planned Unit Development (PUD) which would limit density.

The data and analysis indicate that there is a need for additional residential lands to meet the projected need for the planning year 2035. The addition of 7 units would assist in meeting this need.

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

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

1. Agriculture - 1 unit/acre. Development shall be limited to detached single-family and agricultural pursuits such as but not limited to grove care taking and maintenance, produce stands, nursery, keeping and grazing of cattle and horses and production of field crops.

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The City shall designate land use on the Future Land Use Map to accommodate needs identified within the Comprehensive Plan supporting document (i.e., Data Inventory & Analysis). The City shall allocate a reasonable amount of land above identified needs to avoid economic impacts, which a controlled supply of land places on land values and market potential.

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Land use patterns delineated on the Future Land Use Map shall promote orderly, compact growth. The City shall encourage growth and development in existing developed areas where public facilities and services are presently in place and in those areas where public facilities can provide the most efficient

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service. Land shall not be designated for growth and development if abundant undeveloped land is already present within developed areas served by facilities and services.

Trip Generation Analysis

A trip generation analysis was conducted on the existing and proposed land use utilizing a maximum development scenario. The result indicates that the amendment would increase traffic by 55 trips. Keene Road is a local roadway with an adopted LOS of D. Carrie Lane is a 25' Right of Way dedicated to Lake County. The amendment will not degrade the LOS.

Proposed Land Use Program

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
Single Family	7 Units	210	66	7	4	3
TOTAL GROSS TRIPS (PROPOSED)			66	7	4	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	1 Units	210	10	1	1	0
TOTAL GROSS TRIPS (EXISTING)			10	1	1	0

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)	6	3	3

School Impact Analysis

The amendment will increase school impacts by 2 students as outlined below.

Existing County Land Use Residential Units: 1 SF units

Proposed Development Residential Units: 7 SF units

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

ATTACHMENT #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	1	0.140	0	0	0.091	0	0
MIDDLE	1	0.072	1	0	0.037	0	1
HIGH	1	0.100	1	0	0.041	0	1
GRAND TOTAL							2

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	7	0.140	1	0	0.091	0	1
MIDDLE	7	0.072	1	0	0.037	0	1
HIGH	7	0.100	1	0	0.041	0	1
GRAND TOTAL							3

Potable Water Analysis

The subject site is within the City of Umatilla's Utility Service Area; however, central water is currently not available and the closest connection is over 2,000 feet. The annexation agreement states that the owner will connect to the city's utility when it becomes available. Available means when the city's potable water system comes within 300'. In the meantime, the owner may utilize an individual well. There is an existing 4" well onsite.

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Sanitary Sewer Analysis

The subject site is within the City of Umatilla's Utility Service area; however, central sewer is currently not available. The annexation agreement states that the owner will connect to the city's utility when it becomes available. Available means when the city's sanitary sewer system comes within 1,000'. In the meantime, the owner may utilize a septic tank consistent with FLU Policy 1-3.8.2 and PF Policy 4-1.2.2. There is an existing septic tank associated with the enclosed barn and barndominium. A proposed septic tank will be installed for the single family residence.

Solid Waste Analysis

The LOS for solid waste is 5 lbs per day per capita. The estimated population is 15 and the estimated solid waste is 75 lbs per day. The proposed amendment will not cause a deficiency in the LOS.

Environmental Analysis

The subject site is partially located within the 100-year flood plain associated with Twin Lake. Appropriate upland buffers will be required adjacent to wetlands/waterbodies pursuant to the city's land development regulations. Should protected species occur, prior to development appropriate regulatory permits will be required.

Rezoning

The applicant is requesting that the site be rezoned from Lake County Agriculture (A) to City of Umatilla Planned Unit Development (PUD) to allow for event and wedding venue, enclosed barn, barndominium, pole barn and proposed 2-story single family residence. It should be noted that the property owner currently lives in the barndominium while they await the construction of the proposed 2-story single family residence. Future development may include a mother-in-law suite associated with the single family residence, outdoor kitchen, groom's suite to existing barndominium, gazebo for outdoor ceremonies, dock(s) and a pool for the single family residence. The rezoning to PUD is compatible with the adjacent zonings of Agriculture and is consistent with FLU Policy 1-1.11.1: Application of Planned Unit Developments. The agriculture zoning district within Lake County would allow for the event and wedding venue should a Conditional Use Permit be issued by Lake County. It should also be noted that for properties with bonified agriculture activities are exempt from having to obtain zoning approval pursuant to the Chapter 570.85, Florida Statutes.

A 50' upland buffer adjacent to the wetlands will be established pursuant to Chapter 17, Section 4 and a 50' setback from the Ordinary High Water Line (OHWL) for all habitable structures and septic tanks will be a minimum of 100' from the OHWL per Chapter 17, Section 9.

A 20' Type "B" perimeter landscape buffer will be established adjacent to the perimeter upland property boundary per Chapter 15, Section 5 (b).

The event and wedding venue will be subject to the City of Umatilla Noise Ordinance, which regulates specific uses which may create a noise disturbance from the hours of 9:00 pm to 6:00 am. It should be noted that loudspeakers, musical instruments, cd players or similar devices may not create a noise disturbance from the property boundaries. It should also be noted that the wedding venue is subject to the same noise regulations as the adjacent single family homes within the city limits.

The PUD zoning will allow the continued use of the event and wedding venue, residential and limited agricultural pursuits.

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Recommendation

Annexation

The proposed voluntary annexation is contiguous and compact to the city limits along the southern and eastern boundary. Staff recommends approval.

SSCPA

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

Rezoning

The proposed rezoning of Planned Unit Development (PUD) is consistent with the comprehensive plan and land development regulations as previously outlined. Staff recommends approval.



F J HINSON'S PLAN OF THE TOWN OF ALTOONA

KEENE RD

GIBSON & GOTHERMAN ADD SUB

TWIN LAKES ESTATES PHASE II

TWIN LAKES ESTATES PHASE III TRACT B

TWIN LAKES ESTATES, UMATILLA

TWIN LAKES ESTATES PHASE II TRACT C REPLAT

TWIN LAKES ESTATES PHASE II, UMATILLA

SILVER BEACH HEIGHTS

TARPON DEVELOPMENT

GRANDRIDGE ESTATES SUB

GLENDALÉ

ORDINANCE 2025-K

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UMATILLA, FLORIDA, AMENDING THE BOUNDARIES OF THE CITY OF UMATILLA, LAKE COUNTY, FLORIDA, TO INCLUDE WITHIN THE CITY LIMITS APPROXIMATELY 11.56 ± ACRES OF LAND GENERALLY LOCATED SOUTH OF KEENE ROAD AND EAST OF CARRIE LANE; PROVIDING FINDINGS; DIRECTING THE CITY CLERK TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL TO THE CLERK OF THE CIRCUIT COURT, THE LAKE COUNTY MANAGER, AND THE SECRETARY OF STATE OF THE STATE OF FLORIDA; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a petition has been submitted for annexation of approximately 11.56 acres of land generally located south of Keene Road and east of Carrie Lane ("Property") by Jason A. Moss and Desiree M. Moss ("Owner"); and

WHEREAS, the petition bears the signature of all applicable parties; and

WHEREAS, the notice of the proposed annexation has been properly published as required by law; and

WHEREAS, the City Council finds that the Property is contiguous to the City of Umatilla, is reasonably compact, and that the annexation will not create any enclaves, all in accordance with Chapter 171, Florida Statutes;

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

Section 1. Annexation. The following described property consisting of approximately 11.56 acres of land generally located south of Keene Road and east of Carrie Lane, is hereby incorporated into and made part of the City of Umatilla, Florida. The Property is more particularly described and depicted below and as depicted on the map attached hereto as Exhibit "A" and incorporated herein by reference.

LEGAL DESCRIPTION: Parcel 1:

Begin 453 feet East of the Northwest (NW) corner of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of Section 1, Township 18 South, Range 26 East, Lake County, Florida as a Point of Beginning: thence run East 867 feet, thence South 390 feet, thence West to the Lakeshore, to a point that is due East of a point 440 feet South of the POB, thence West to a point that is 440 feet South of the POB, thence North to the POB.

Parcel 2:

That portion of the South 440 feet of the East Quarter (E ¼) of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section 1, Township 18 South, Range 26 East, Lake County, Florida that lies east of the Lake.

Alternate Key # 1185203

Section 2. Filing and Notification. The City Clerk shall forward a certified copy of this Ordinance to the Clerk of the Circuit Court, the County Manager of Lake County, Florida, and the Secretary of State of Florida within seven (7) days after its passage on second and final reading.

Section 3. Severability. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

Section 4. Comprehensive Plan and Zoning. The Property annexed in this Ordinance is subject to the Land Use Plan of the Lake County Comprehensive Plan and county zoning regulations until the City adopts the Comprehensive Plan Amendment to include the property annexed in the City Comprehensive Plan.

Section 5. Municipal Utilities. The Property is located within the City's Chapter 180, Florida Statutes, Utility District. The Owner hereby agrees that the City shall be the sole provider of water and wastewater services to the Property subject to this Ordinance when such services become available subject to the rules and regulations established by State and Federal regulatory agencies, and applicable City ordinances, policies, and procedures. For the purposes of this Section 5, 'available' shall mean when the City's potable water system comes within 300 feet of the private water system or any of the central lines of such private system and when the City's wastewater system comes within 1,000 feet of the private treatment system or any central lines of such private system. Distances shall be measured as a curb line distance within the right of way or the centerline distance within an easement. The Owner further agrees that when the City provides notice that such utilities are available; the owner shall connect to the applicable system within twelve (12) months of the date of the City's written notice.

Section 6: Scrivener's Errors. Scrivener's errors in the legal description may be corrected without a public hearing or at public meeting, by re-recording the original ordinance or a certified copy of the ordinance and attaching the correct legal description.

Section 7. This Ordinance shall become effective immediately upon passage by the City Council of the City of Umatilla.

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

Christopher R. Creech, Mayor
City of Umatilla, Florida

ATTEST:

Approved as to Form:

Jessica Burnham, CMC, FCRM
City Clerk

Jennifer Cotch
City Attorney

Passed First Reading _____
Passed Second Reading _____
(SEAL)

Ordinance No. 2025-K

EXHIBIT "A"

LEGAL DESCRIPTION:

Parcel 1:

Begin 453 feet East of the Northwest (NW) corner of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 1, Township 18 South, Range 26 East, Lake County, Florida as a Point of Beginning: thence run East 867 feet, thence South 390 feet, thence West to the Lakeshore, to a point that is due East of a point 440 feet South of the POB, thence West to a point that is 440 feet South of the POB, thence North to the POB.

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Business Impact Estimate Exemption

Ordinance 2025- K, Moss Annexation

Summary of Ordinance: ORDINANCE 2025-K

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UMATILLA, FLORIDA, AMENDING THE BOUNDARIES OF THE CITY OF UMATILLA, LAKE COUNTY, FLORIDA, TO INCLUDE WITHIN THE CITY LIMITS APPROXIMATELY 11.56 ± ACRES OF LAND GENERALLY LOCATED SOUTH OF KEENE ROAD AND EAST OF CARRIE LANE; PROVIDING FINDINGS; DIRECTING THE CITY CLERK TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL TO THE CLERK OF THE CIRCUIT COURT, THE LAKE COUNTY MANAGER, AND THE SECRETARY OF STATE OF THE STATE OF FLORIDA; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

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

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

¹ See Section 166.041(4), Florida Statutes.

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



CITY OF UMATILLA AGENDA ITEM STAFF REPORT

DATE: **MEETING DATE: December 16, 2025**
SUBJECT: First Reading Ordinance No. 2025-K1, Moss SSCPA

BACKGROUND SUMMARY:

The applicant is seeking a small-scale comprehensive plan amendment to update the land use designation for the 11.56-acre property. This amendment is needed to accommodate the site's current use as an event and wedding venue and to support the proposed construction of a two-story residence. The property includes existing event facilities, operates six days a week, and is partially located in the 100-year flood zone, requiring land use adjustments to ensure consistency with City planning policies.

RECOMMENDATIONS:

Approval of First Reading of Ordinance No. 2025-K1, Moss SSCPA

FISCAL IMPACTS:

N/A

ATTACHMENTS:

1. Attachment #1 Project Review Staff Report _Moss_ 10-31-2025 _SL
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ANNEXATION, SSCPA AND REZONING

Owner: Jason and Desiree Moss

General Location: South of Keene Road and east of Carrie Lane

Number of Acres: 11.56 ± acres

Existing Zoning: Agriculture

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Proposed Zoning: Planned Unit Development (PUD)

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ATTACHMENT #1

Sanitary Sewer Analysis

The subject site is within the City of Umatilla's Utility Service area; however, central sewer is currently not available. The annexation agreement states that the owner will connect to the city's utility when it becomes available. Available means when the city's sanitary sewer system comes within 1,000'. In the meantime, the owner may utilize a septic tank consistent with FLU Policy 1-3.8.2 and PF Policy 4-1.2.2. There is an existing septic tank associated with the enclosed barn and barndominium. A proposed septic tank will be installed for the single family residence.

Solid Waste Analysis

The LOS for solid waste is 5 lbs per day per capita. The estimated population is 15 and the estimated solid waste is 75 lbs per day. The proposed amendment will not cause a deficiency in the LOS.

Environmental Analysis

The subject site is partially located within the 100-year flood plain associated with Twin Lake. Appropriate upland buffers will be required adjacent to wetlands/waterbodies pursuant to the city's land development regulations. Should protected species occur, prior to development appropriate regulatory permits will be required.

Rezoning

The applicant is requesting that the site be rezoned from Lake County Agriculture (A) to City of Umatilla Planned Unit Development (PUD) to allow for event and wedding venue, enclosed barn, barndominium, pole barn and proposed 2-story single family residence. It should be noted that the property owner currently lives in the barndominium while they await the construction of the proposed 2-story single family residence. Future development may include a mother-in-law suite associated with the single family residence, outdoor kitchen, groom's suite to existing barndominium, gazebo for outdoor ceremonies, dock(s) and a pool for the single family residence. The rezoning to PUD is compatible with the adjacent zonings of Agriculture and is consistent with FLU Policy 1-1.11.1: Application of Planned Unit Developments. The agriculture zoning district within Lake County would allow for the event and wedding venue should a Conditional Use Permit be issued by Lake County. It should also be noted that for properties with bonified agriculture activities are exempt from having to obtain zoning approval pursuant to the Chapter 570.85, Florida Statutes.

A 50' upland buffer adjacent to the wetlands will be established pursuant to Chapter 17, Section 4 and a 50' setback from the Ordinary High Water Line (OHWL) for all habitable structures and septic tanks will be a minimum of 100' from the OHWL per Chapter 17, Section 9.

A 20' Type "B" perimeter landscape buffer will be established adjacent to the perimeter upland property boundary per Chapter 15, Section 5 (b).

The event and wedding venue will be subject to the City of Umatilla Noise Ordinance, which regulates specific uses which may create a noise disturbance from the hours of 9:00 pm to 6:00 am. It should be noted that loudspeakers, musical instruments, cd players or similar devices may not create a noise disturbance from the property boundaries. It should also be noted that the wedding venue is subject to the same noise regulations as the adjacent single family homes within the city limits.

The PUD zoning will allow the continued use of the event and wedding venue, residential and limited agricultural pursuits.

ATTACHMENT #1

Recommendation

Annexation

The proposed voluntary annexation is contiguous and compact to the city limits along the southern and eastern boundary. Staff recommends approval.

SSCPA

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

Rezoning

The proposed rezoning of Planned Unit Development (PUD) is consistent with the comprehensive plan and land development regulations as previously outlined. Staff recommends approval.



ORDINANCE 2025-K1

AN ORDINANCE OF THE CITY OF UMATILLA, LAKE COUNTY, FLORIDA, PURSUANT TO SECTION 163.3187(1)(b), FLORIDA STATUTES; AMENDING THE FUTURE LAND USE DESIGNATION OF 11.56 ± ACRES OF LAND FROM LAKE COUNTY RURAL TRANSITION TO CITY AGRICULTURE UNDER THE CITY OF UMATILLA COMPREHENSIVE PLAN; FOR PROPERTY OWNED BY JASON AND DESIREE MOSS GENERALLY LOCATED SOUTH OF KEENE ROAD AND EAST OF CARRIE LANE; DIRECTING THE CITY CLERK TO TRANSMIT THE AMENDMENT TO THE APPROPRIATE GOVERNMENTAL AGENCIES PURSUANT TO CHAPTER 163, FLORIDA STATUTES; AUTHORIZING THE CITY MANAGER TO AMEND SAID COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a petition has been received from Jason A. Moss and Desiree M. Moss (the “Owner”) requesting that the Future Land Use designation of certain real property within the City limits of the City of Umatilla (the “City”) from Lake County Rural Transition to City Agriculture, pursuant to the City’s Comprehensive Plan; and

WHEREAS, the proposed Future Land Use amendment is consistent with and furthers the goals, objectives, and policies of the City’s Comprehensive Plan and is compatible with the surrounding land uses; and

WHEREAS, the proposed amendment constitutes a small-scale comprehensive plan amendment under Section 163.3187(1)(b), Florida Statutes; and

WHEREAS, the City’s Local Planning Agency (LPA) has reviewed the proposed amendment and provided its recommendation to the City Council; and

WHEREAS, the City Council conducted public hearings on the proposed amendment, considered the recommendations of the LPA and City staff, and received all public comments, favorable or unfavorable; and

WHEREAS, the City finds that the Owner of the Property has been properly notified and that all procedural and substantive requirements of applicable law has been satisfied;

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

Section 1: Purpose and Intent. The Future Land Use designation of the following described property, being situated in the City of Umatilla, Florida, is hereby amended from Lake County Rural Transition to City Agriculture, as depicted on Exhibit “A”, attached hereto and incorporated herein by reference.

LEGAL DESCRIPTION: Parcel 1:
Begin 453 feet East of the Northwest (NW) corner of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of Section 1, Township 18 South, Range 26 East, Lake County, Florida
as a Point of Beginning: thence run East 867 feet, thence South 390 feet, thence West to the Lakeshore, to a point that is due East of a point 440 feet South of the POB, thence West to a point that is 440 feet South of the POB, thence North to the POB.

Parcel 2:

That portion of the South 440 feet of the East Quarter (E ¼) of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section 1, Township 18 South, Range 26 East, Lake County, Florida that lies east of the Lake.

Alternate Key # 1185203

Section 2: Implementation. A certified copy of this Ordinance shall be filed in the City Clerk's office as a permanent record of the City, and that matters and contents therein are made a part of this Ordinance by reference as fully and completely as if set forth herein, and such copy shall remain on file in said office available for public inspection.

The City Clerk is hereby directed to transmit a copy of this Ordinance to the appropriate governmental agencies as required by Chapter 163, Florida Statutes.

The City Manager is hereby authorized and directed to update the City's Comprehensive Plan Future Land Use Map to reflect the amendment adopted herein.

Section 3: Severability. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

Section 4: Conflicts. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

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 31 days after adoption, provided no challenge is filed pursuant to Section 163.3187, Florida Statutes. If this Ordinance is challenged within 30 days after its adoption, this Ordinance shall not become effective until a final order is issued by the state land planning agency or the Florida Administration Commission determining that it is in compliance.

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

Christopher R. Creech, Mayor

ATTEST:

Approved as to Form:

Jessica Burnham, CMC, FCRM
City Clerk

Jennifer Cotch
City Attorney

Ordinance No. 2025-K1

Passed First Reading _____
Passed Second Reading _____
(SEAL)

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel 1:

Begin 453 feet East of the Northwest (NW) corner of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 1, Township 18 South, Range 26 East, Lake County, Florida as a Point of Beginning: thence run East 867 feet, thence South 390 feet, thence West to the Lakeshore, to a point that is due East of a point 440 feet South of the POB, thence West to a point that is 440 feet South of the POB, thence North to the POB.

Parcel 2:

That portion of the South 440 feet of the East Quarter (E $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 1, Township 18 South, Range 26 East, Lake County, Florida that lies east of the Lake.



Business Impact Estimate Exemption

Ordinance 2025- K1, Moss SSCPA

Summary of Ordinance: ORDINANCE 2025-K1

AN ORDINANCE OF THE CITY OF UMATILLA, LAKE COUNTY, FLORIDA, PURSUANT TO SECTION 163.3187(1)(b), FLORIDA STATUTES; AMENDING THE FUTURE LAND USE DESIGNATION OF 11.56 ± ACRES OF LAND FROM LAKE COUNTY RURAL TRANSITION TO CITY AGRICULTURE UNDER THE CITY OF UMATILLA COMPREHENSIVE PLAN; FOR PROPERTY OWNED BY JASON AND DESIREE MOSS GENERALLY LOCATED SOUTH OF KEENE ROAD AND EAST OF CARRIE LANE; DIRECTING THE CITY CLERK TO TRANSMIT THE AMENDMENT TO THE APPROPRIATE GOVERNMENTAL AGENCIES PURSUANT TO CHAPTER 163, FLORIDA STATUTES; AUTHORIZING THE CITY MANAGER TO AMEND SAID COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR AN EFFECTIVE DATE.

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

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

MEETING DATE: December 16, 2025

SUBJECT: First Reading of Ordinance No. 2025-K2, Moss PUD Rezoning

BACKGROUND SUMMARY:

The applicant is requesting rezoning of the 11.56-acre property, which contains existing event facilities and is known as Sunset Ranch. Rezoning is necessary to align the site's zoning with its ongoing commercial event operations and the owner's plan to add a new two-story residence. Current uses include weddings, parties, corporate events, and dining activities, with indoor receptions, limited outdoor ceremony music, and onsite waste disposal via dumpster. The rezoning will formalize these uses and ensure appropriate regulation within the City.

RECOMMENDATIONS:

Approval of First Reading of Ordinance No. 2025-K2, Moss PUD Rezoning

FISCAL IMPACTS:

N/A

ATTACHMENTS:

1. Attachment #1 Project Review Staff Report Moss
 2. Moss Annexation Location Map
 3. Ordinance No. 2025-K2, Moss PUD
 4. Development Agreement Moss
 5. business-impact-estimate-_Ord 2025-K2
-

ATTACHMENT #1

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

ANNEXATION, SSCPA AND REZONING

Owner: Jason and Desiree Moss

General Location: South of Keene Road and east of Carrie Lane

Number of Acres: 11.56 ± acres

Existing Zoning: Agriculture

Existing Land Use: Rural Transition (1 unit/5 net acres)

Proposed Zoning: Planned Unit Development (PUD)

Proposed Land Use: Agriculture (1 unit/acre)

Date: October 31, 2025

Description of Project

The owner is seeking annexation, small-scale comp plan amendment and rezoning for approximately 11.56 ± acre site of which approximately 4.92 ± acres is classified as wetlands/waterbodies and 6.64 ± acres of uplands. There is an existing barn (2,880 sf) which contains restrooms, barn dominium (1,080 sf) which contains a 720 sf living area, a pole barn (1,220 sf), and a 292 sf covered area. The owners would like to construct a 2-story residence. The subject site is currently utilized for events (baby and bridal showers, birthdays, retirement parties, senior luncheons, corporate meetings, reunions, etc.) and wedding venues known as Sunset Ranch. Hours of operation are 8 am to 10 pm, six days a week with Sunday operating hours from 8 am to 6 pm. Wedding ceremonies are typically held outdoors with limited music (approximately 45 minutes) with the reception held indoors (music by DJ, dining, and dancing). Food service is provided by outside carters, local restaurants, and food trucks. There is an onsite dumpster for waste disposal. The site is served by induvial well and septic tanks. The subject site is partially located within the 100-year flood.

	Surrounding Zoning	Surrounding Land Use
North	A	Rural Transition (1 unit/5 net acres)
South	PUD (Twin Lakes)	City Residential SF Medium Density (5 units/acres)
East	A	Rural Transition (1 unit/5 acres)
West	R-2	City and Rural Transition (1 unit/5 net acres)

ATTACHMENT #1

Assessment

Annexation

The subject site is contiguous to the city limits along the southern property boundary and a portion of the eastern boundary; therefore, is eligible for voluntary annexation.

Small Scale Comprehensive Plan Map Amendment

The applicant is requesting an amendment from Lake County Rural Transition (1 units/5 net acre) per Future Land Use (FLU) Policy I-1.3.3 to City of Umatilla Agriculture (1 unit/acre) per FLU Policies 1-2.1.1 and 1-2.8.1 on 11.56 ± acres. The existing adjacent Land Uses are City Single Family Medium Density (5 units/acre) and Lake County Rural Transition (1 unit/5 net acre). The subject property is within the City's Utility Service Area.

The proposed Agriculture category is compatible with the adjacent properties, provides for the continued residential and agricultural use, promotes orderly compact growth and is consistent with the comprehensive plan (FLU Policy 1-2.1.1, 1-2.8.1, 1-1.10.1, and 1-1.10.2).

For comprehensive plan purposes a maximum development scenario was utilized. Under the existing land use the maximum residential development potential is 1 residential units per Lake County Future Land Use (FLU) Policy I-1.3.3. The proposed land use of Agriculture allows the maximum development potential of 7 residential units per FLU Policy 1-2.1.2. The net result is an increase of 6 residential units; however, it should be noted that the proposed zoning is Planned Unit Development (PUD) which would limit density.

The data and analysis indicate that there is a need for additional residential lands to meet the projected need for the planning year 2035. The addition of 7 units would assist in meeting this need.

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

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

1. Agriculture - 1 unit/acre. Development shall be limited to detached single-family and agricultural pursuits such as but not limited to grove care taking and maintenance, produce stands, nursery, keeping and grazing of cattle and horses and production of field crops.

Policy 1-1.10.1: Land Use Allocation.

The City shall designate land use on the Future Land Use Map to accommodate needs identified within the Comprehensive Plan supporting document (i.e., Data Inventory & Analysis). The City shall allocate a reasonable amount of land above identified needs to avoid economic impacts, which a controlled supply of land places on land values and market potential.

Policy 1-1.10.2: Promote Orderly, Compact Growth.

Land use patterns delineated on the Future Land Use Map shall promote orderly, compact growth. The City shall encourage growth and development in existing developed areas where public facilities and services are presently in place and in those areas where public facilities can provide the most efficient

ATTACHMENT #1

service. Land shall not be designated for growth and development if abundant undeveloped land is already present within developed areas served by facilities and services.

Trip Generation Analysis

A trip generation analysis was conducted on the existing and proposed land use utilizing a maximum development scenario. The result indicates that the amendment would increase traffic by 55 trips. Keene Road is a local roadway with an adopted LOS of D. Carrie Lane is a 25' Right of Way dedicated to Lake County. The amendment will not degrade the LOS.

Proposed Land Use Program

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
Single Family	7 Units	210	66	7	4	3
TOTAL GROSS TRIPS (PROPOSED)			66	7	4	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	1 Units	210	10	1	1	0
TOTAL GROSS TRIPS (EXISTING)			10	1	1	0

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)	6	3	3

School Impact Analysis

The amendment will increase school impacts by 2 students as outlined below.

Existing County Land Use Residential Units: 1 SF units

Proposed Development Residential Units: 7 SF units

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

ATTACHMENT #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	1	0.140	0	0	0.091	0	0
MIDDLE	1	0.072	1	0	0.037	0	1
HIGH	1	0.100	1	0	0.041	0	1
GRAND TOTAL							2

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	7	0.140	1	0	0.091	0	1
MIDDLE	7	0.072	1	0	0.037	0	1
HIGH	7	0.100	1	0	0.041	0	1
GRAND TOTAL							3

Potable Water Analysis

The subject site is within the City of Umatilla's Utility Service Area; however, central water is currently not available and the closest connection is over 2,000 feet. The annexation agreement states that the owner will connect to the city's utility when it becomes available. Available means when the city's potable water system comes within 300'. In the meantime, the owner may utilize an individual well. There is an existing 4" well onsite.

ATTACHMENT #1

Sanitary Sewer Analysis

The subject site is within the City of Umatilla's Utility Service area; however, central sewer is currently not available. The annexation agreement states that the owner will connect to the city's utility when it becomes available. Available means when the city's sanitary sewer system comes within 1,000'. In the meantime, the owner may utilize a septic tank consistent with FLU Policy 1-3.8.2 and PF Policy 4-1.2.2. There is an existing septic tank associated with the enclosed barn and barndominium. A proposed septic tank will be installed for the single family residence.

Solid Waste Analysis

The LOS for solid waste is 5 lbs per day per capita. The estimated population is 15 and the estimated solid waste is 75 lbs per day. The proposed amendment will not cause a deficiency in the LOS.

Environmental Analysis

The subject site is partially located within the 100-year flood plain associated with Twin Lake. Appropriate upland buffers will be required adjacent to wetlands/waterbodies pursuant to the city's land development regulations. Should protected species occur, prior to development appropriate regulatory permits will be required.

Rezoning

The applicant is requesting that the site be rezoned from Lake County Agriculture (A) to City of Umatilla Planned Unit Development (PUD) to allow for event and wedding venue, enclosed barn, barndominium, pole barn and proposed 2-story single family residence. It should be noted that the property owner currently lives in the barndominium while they await the construction of the proposed 2-story single family residence. Future development may include a mother-in-law suite associated with the single family residence, outdoor kitchen, groom's suite to existing barndominium, gazebo for outdoor ceremonies, dock(s) and a pool for the single family residence. The rezoning to PUD is compatible with the adjacent zonings of Agriculture and is consistent with FLU Policy 1-1.11.1: Application of Planned Unit Developments. The agriculture zoning district within Lake County would allow for the event and wedding venue should a Conditional Use Permit be issued by Lake County. It should also be noted that for properties with bonified agriculture activities are exempt from having to obtain zoning approval pursuant to the Chapter 570.85, Florida Statutes.

A 50' upland buffer adjacent to the wetlands will be established pursuant to Chapter 17, Section 4 and a 50' setback from the Ordinary High Water Line (OHWL) for all habitable structures and septic tanks will be a minimum of 100' from the OHWL per Chapter 17, Section 9.

A 20' Type "B" perimeter landscape buffer will be established adjacent to the perimeter upland property boundary per Chapter 15, Section 5 (b).

The event and wedding venue will be subject to the City of Umatilla Noise Ordinance, which regulates specific uses which may create a noise disturbance from the hours of 9:00 pm to 6:00 am. It should be noted that loudspeakers, musical instruments, cd players or similar devices may not create a noise disturbance from the property boundaries. It should also be noted that the wedding venue is subject to the same noise regulations as the adjacent single family homes within the city limits.

The PUD zoning will allow the continued use of the event and wedding venue, residential and limited agricultural pursuits.

ATTACHMENT #1

Recommendation

Annexation

The proposed voluntary annexation is contiguous and compact to the city limits along the southern and eastern boundary. Staff recommends approval.

SSCPA

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

Rezoning

The proposed rezoning of Planned Unit Development (PUD) is consistent with the comprehensive plan and land development regulations as previously outlined. Staff recommends approval.



ORDINANCE 2025-K2

AN ORDINANCE OF THE CITY OF UMATILLA, LAKE COUNTY, FLORIDA, REZONING APPROXIMATELY 11.56 ± ACRES OF LAND FROM LAKE COUNTY AGRICULTURE TO CITY RESIDENTIAL PLANNED UNIT DEVELOPMENT (PUD), FOR PROPERTY OWNED BY JASON AND DESIREE MOSS, GENERALLY LOCATED SOUTH OF KEENE ROAD AND EAST OF CARRIE LANE; APPROVING A MASTER DEVELOPER'S AGREEMENT FOR THE PROPERTY; PROVIDING FOR CONDITIONS AND CONTINGENCIES; DIRECTING UPDATES TO THE OFFICIAL ZONING MAP: PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a petition has been submitted by Jason A. Moss and Desiree M. Moss (the "Owner") requesting that approximately 11.56 acres of land be rezoned from Lake County Agriculture to City Residential Planned Unit Development (PUD);

WHEREAS, the petition bears the signature of all required property owners; and

WHEREAS, the notice of the proposed rezoning was duly published in accordance with applicable law; and

WHEREAS, the City Council has reviewed the petition, the recommendations of City staff, and all comments received at a duly advertised public hearing; and

WHEREAS, City Council has determined that the proposed rezoning and accompanying Master Developer's Agreement are consistent with the City's Comprehensive Plan and Land Development Regulations and serve the public health, safety, and welfare;

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

Section 1: Purpose and Intent. The zoning classification of the property described below (the "Property") is hereby amended from Lake County Agriculture to Residential Planned Unit Development (PUD), as defined in the City of Umatilla Land Development Regulations. The Property is more particularly described and depicted as set forth below and on "Exhibit A", attached hereto and incorporated herein by reference.

LEGAL DESCRIPTION: Parcel 1:

Begin 453 feet East of the Northwest (NW) corner of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of Section 1, Township 18 South, Range 26 East, Lake County, Florida as a Point of Beginning: thence run East 867 feet, thence South 390 feet, thence West to the Lakeshore, to a point that is due East of a point 440 feet South of the POB, thence West to a point that is 440 feet South of the POB, thence North to the POB.

Parcel 2:

That portion of the South 440 feet of the East Quarter (E ¼) of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section 1, Township 18 South, Range 26 East, Lake County, Florida that lies east of the Lake.

Alternate Key # 1185203

Section 2: Zoning Classification. The Property shall be designated as Residential PUD, in accordance with Chapter 6, Section 2(k) of the City of Umatilla Land Development Regulations. The Property shall be developed in accordance with the City's Land Development Regulations and the Master Developer's Agreement, attached hereto as Exhibit "B" and incorporated herein by reference. All conditions, commitments, and representations set forth in the Master Developer's Agreement and any approved development plans shall be binding upon the Owner and any successors in interest.

Section 3: Zoning Map Amendment. The City Manager, or designee, is hereby directed to amend, alter, and implement the Official Zoning Map of the City of Umatilla to reflect the designation of the Property as Residential Planned Unit Development (PUD), 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"

LEGAL DESCRIPTION

Parcel 1:

Begin 453 feet East of the Northwest (NW) corner of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 1, Township 18 South, Range 26 East, Lake County, Florida as a Point of Beginning: thence run East 867 feet, thence South 390 feet, thence West to the Lakeshore, to a point that is due East of a point 440 feet South of the POB, thence West to a point that is 440 feet South of the POB, thence North to the POB.

Parcel 2:

That portion of the South 440 feet of the East Quarter (E $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 1, Township 18 South, Range 26 East, Lake County, Florida that lies east of the Lake.

MASTER DEVELOPER'S AGREEMENT

This Developer's Agreement (the "Agreement") is made this ____ day of _____, 2026, by and between the **CITY OF UMATILLA, a Florida municipal corporation** ("City"), whose address is 1 South Central Avenue, Umatilla, Florida 32784, and **Jason A. Moss and Desiree M. Moss** ("Owner"), whose address is 41705 Carrie Lane, Altoona, Florida, 32702, hereinafter referred to collectively as the "Parties."

RECITALS

1. The Owner desires to rezone approximately 11.56 ± 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 Owner desires to rezone the Property as set forth herein.
3. The Property is currently located within the City of Umatilla having a Future Land Use designation of "Agriculture" on the City's Future Land Use Map and zoned Lake County Agriculture (A).
4. Owner has filed applications rezoning from Lake County Agriculture (A) to City "Planned Unit Development" for the Property.
5. 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.
6. The City of Umatilla has determined that the 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.

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

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

Section 2. Conditions Precedent. Owner has filed an application for rezoning for the Property. It is understood and agreed to by the City and the Owner that this Agreement shall not be binding or enforceable as to any Party unless and until: a) the City adopts an ordinance approving the rezoning and this Agreement; and b) this Agreement is executed by both Parties and recorded in the Official Records of Lake County, Florida. The parties hereto understand and acknowledge that the City is in no way bound to amend or rezone the Property. The City shall have the full and complete right to approve or deny the application for zoning amendment. However, if the City denies the application for zoning amendment, 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 the "Conceptual Plan" prepared by ____ dated ____ 2025, and attached as **Exhibit "B"** (the "Plan"). All development shall be consistent with City's Residential Planned Unit Development (PUD) zoning district as it currently exists and subject to City approval.

Section 4. Permitted Uses. Permitted Uses of the Property are as follows:

- a. Single Family Detached Residential Dwelling Unit
- b. Accessory buildings and/or structures
- c. Home Occupations
- d. One (1) accessory dwelling unit
- e. Event/wedding venue, as an accessory commercial use to the residential use of the Property and subject to the operational standards set forth in Section 5.
- f. Short-term Vacation Rental
- g. Bed and Breakfast Inn

Section 5. Development Standards. Development Standards for the Property shall be as follows:

Setbacks

- a. Minimum Setback requirements shall be:

Front: Road Right of Way - Twenty-five feet (25')

Side: Road Right of Way - Twenty-five feet (25')

Another Lot - Ten feet (10'),

Rear: Road Right of Way - Twenty-five feet (25')

Another Lot - Fifteen feet (15')

Lake - Fifty feet (50')

Required landscape buffers shall supersede the minimum setbacks permitted by this section.

Accessories Setback: All accessory structures shall be located no closer to the property line than five feet (5').

- b. Maximum building height shall be limited to thirty-five feet (35').
- c. The maximum density shall not exceed 1 unit/acre.
- d. The minimum lot size shall be one (1) acre.
- e. The minimum lot width shall be one hundred feet (100').

Accessory dwelling units.

- f. The Owner may utilize the existing accessory dwelling unit as a temporary residence until the detached single-family residence is constructed provided the detached single-family residence is constructed within eighteen (18) months of the effective date of this Agreement; provided, however, that the City Manager may, for good cause shown, grant one (1) extension of such eighteen (18) month period, not to exceed ninety (90) days, by written approval delivered to the Owner prior to the expiration of the initial eighteen (18) month period. If the detached single-family residence is not constructed and issued a certificate of occupancy within eighteen (18) months of the effective date of this Agreement, as it may be extended pursuant to the preceding sentence, the Owner's right to use the existing accessory dwelling unit as a primary residence shall automatically terminate, and such structure shall thereafter be used only as an accessory dwelling unit consistent with this Agreement and the City's Land Development Regulations.
- g. The existing accessory dwelling may be utilized for short-term vacation rental, bed and breakfast inn, honeymoon sweet, or similar use once the detached single-family residence is issued a certificate of occupancy.

Event/Wedding Operating Conditions.

- h. All guests associated with the event and wedding venue shall depart by 10 p.m. EST.
- i. Music shall not create a noise disturbance pursuant to Article IV of the City Code of Ordinances.
- j. A food truck vendor may be utilized in association with the event and wedding venue.
- k. Due to public safety, all special events generating 250 visitors or more shall comply with the Special Event regulations of Article I, Section 6-6 of the Code of Ordinances, regardless of whether or not alcoholic beverages are served.
- l. Any proposed monument sign shall not exceed four feet (4') in height.

- m. Any zoning standard not specifically listed in this Agreement shall be in compliance with the AR-1 zoning district standards and other applicable sections of the Land Development Regulations.

Section 6. Site Access and Transportation Improvements. Vehicular access to the project site shall be provided by access onto Carrie Lane.

- a. The Owner shall provide all necessary improvements within and adjacent to the development as required by Lake County and City of Umatilla.
- b. A waiver to Chapter 9, Section 8(a) regarding roadways and streets is authorized. Access to the property may be provided by a twenty-five-foot (25') easement with a minimum of twenty feet (20') of all-weather stabilized surface capable of supporting emergency vehicles connected to Keene Road. The location of any additional easement shall be approved by the City Manager.
- 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.

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. Subject to the terms herein, Owner and its successors and assigns agree to obtain water, (hereafter, "Utilities") exclusively through purchase from City when the City makes such water 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 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. Septic systems may be used temporarily until central sewer service is available within 1,000 feet of the Property, at which time Owner shall connect to City utilities. Owner shall connect to City central sewer within one hundred eighty (180) days after written notice from the City that central sewer service is available within one thousand (1,000) feet of the Property.

Section 9. Impact Fees. Owner shall be required to pay impact fees as established by City from time to time, including but not limited to water, police, and fire impact fees, as well as any impact fees adopted after the execution of the Agreement, at the adopted impact fee rate schedule at the time of building permit is 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.

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 water and drainage.

Section 11. Landscaping/Buffers. A Type "A" landscape buffer shall be installed and maintained along the entire north boundary of the Property, consistent with the City's Land Development Regulations. Such buffer shall be installed prior to issuance of a certificate of occupancy for any structure. Owner has reviewed City's Land Development Regulations relating to landscaping and agrees to comply with such regulations. 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 property owners within the City.

Section 14. Signage. Signage 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. In the event of a conflict between this Agreement and the City's Land Development Regulations, the specific standards expressly set forth in this Agreement shall control.

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 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. Owner shall notify the City in writing of any transfer of ownership. This Agreement shall be recorded in the Official Records of Lake County at Owner's expense.

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, not 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 Stone & Gerken, P.A. 4850 N. Highway 19A Mount Dora, FL 32757 352-357-0330 Telephone
As to Owner:	Jason A. and Desiree M. Moss 41705 Carrie Lane Altoona, FL 32702 352-455-5899

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 ten (10) 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 ____ day of _____, 2026.

CITY OF UMATILLA, FLORIDA

By: _____
Christopher Creech, Mayor

ATTEST:

Jessica Burnham
City Clerk

WITNESSES:

JASON A. MOSS

Printed Name: _____

Printed Name: _____

STATE OF FLORIDA)
COUNTY OF LAKE)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2025, by JASON A. MOSS, who is personally known to me ☐ or has produced _____ as identification.

(Signature of Notary Public – State of Florida)

Name of Notary Public: _____
(Print, Type, or Stamp Commissioned Name of Notary Public)

Commission No.: _____
My Commission Expires: _____

DESIREE M. MOSS

Printed Name: _____

Printed Name: _____

STATE OF FLORIDA)
COUNTY OF LAKE)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2025, by DESIREE M. MOSS, who is personally known to me ☐ or who has produced _____ as identification.

(Signature of Notary Public – State of Florida)

Name of Notary Public: _____
(Print, Type, or Stamp Commissioned Name of Notary Public)

Commission No.: _____
My Commission Expires: _____



Business Impact Estimate Exemption

Ordinance 2025- K2, Moss Rezoning PUD

Summary of Ordinance: AN ORDINANCE OF THE CITY OF UMATILLA, LAKE COUNTY, FLORIDA, REZONING APPROXIMATELY 11.56 + ACRES OF LAND FROM LAKE COUNTY AGRICULTURE TO CITY RESIDENTIAL PLANNED UNIT DEVELOPMENT (PUD), FOR PROPERTY OWNED BY JASON AND DESIREE MOSS, GENERALLY LOCATED SOUTH OF KEENE ROAD AND EAST OF CARRIE LANE; APPROVING A MASTER DEVELOPER'S AGREEMENT FOR THE PROPERTY; PROVIDING FOR CONDITIONS AND CONTINGENCIES; DIRECTING UPDATES TO THE OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.

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

- ☒ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. A development order or development permit, as defined in s. 163.3164, F.S.; a development agreement as authorized by ss. 163.3220-163.3243, F.S.; or a

¹ See Section 166.041(4), Florida Statutes.

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.