



UMATILLA LAND PLANNING AGENCY MEETING

February 3, 2026 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

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.

MINUTES

1. Approval of Meeting Minutes
- December 16, 2025, Land Planning Agency Minutes

PUBLIC HEARING / ORDINANCES / RESOLUTIONS

2. First Reading of Ordinance No. 2026-B, First Baptist Church of Umatilla Rezoning **(Continued to February 17th)**
3. First Reading of Ordinance No. 2026-B1, First Baptist Church of Umatilla Small Scale Comp Plan Amendment **(Continued to February 17th)**

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.



UMATILLA LAND PLANNING AGENCY MEETING

December 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 and the Invocation and called the Regular City Council Meeting to order at 6:00 pm.

ROLL CALL

MEMBERS PRESENT

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

NOT PRESENT

ALSO PRESENT

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

AGENDA REVIEW

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

PUBLIC COMMENT

Mayor Creech opened public comment.

No one spoke

Mayor Creech close public comment.

PUBLIC HEARING / ORDINANCES / RESOLUTIONS

****The Following items 1-3 were heard together***

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

Attorney Cotch read the Ordinances by title.

Ordinance No. 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.

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.

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.

Sherie Lindh, LPA, provided an overview of the item and mentioned The property owners are requesting annexation of an approximately 11.56-acre site, which includes 4.92 acres of wetlands and 6.64 acres of uplands, currently containing multiple structures such as a barn, barn dominium, pole barn, and covered area. Annexation would bring the site into the City's jurisdiction to regulate existing activities and support the owner's plans to

construct a new two-story residence and continue operating Sunset Ranch as an event and wedding venue. The applicant is also seeking a small-scale comprehensive plan amendment to update the land use designation and a rezoning of the property to align with its ongoing commercial event operations. The property operates six days a week, includes indoor receptions, limited outdoor ceremony music, and onsite waste disposal, and is partially located within the 100-year flood zone, necessitating land use adjustments to ensure consistency with City planning policies.

Mayor Creech opened public comment

Desiree Moss, applicant, spoke regarding her property and the request for annexation into the City.

Penny Price, 41916 Carrie Lane, spoke about how this events cause traffic and how she is in residential subdivision

Ivonnia Morello, 41760 Carrie Lane, who lives directly across the street from the venue, stated that she has a clear line of sight and does not have an issue with the property. She expressed support for the venue, noted that sound from events is not a problem, and estimated that traffic might involve approximately 25 cars.

Michael Price, 41914 Carrie Lane, spoke regarding the smaller parties held at the venue, stating that he experiences all of the traffic and that it results in a significant amount of vehicles.

Alan Thompson, DA Construction, stated that the structures on the property meet current codes. He commented positively on the growth occurring in the area and noted that the events at the venue are well-managed and well-organized, which he believes will bring significant business to the community.

Mike Brocivus, 281 Terrace, stated that he has visited the venue several times and confirmed that the structures are up to code and well-maintained to ensure safety. He noted that permits are in place for well service and described the venue as nice.

Leah Shepard stated that the only issue they have is some people mistakenly coming onto their property while trying to reach the event. She inquired whether they would be forced to annex, and it was confirmed that annexation cannot be forced.

Stephanie Richardson, 18450 Demko Road, spoke regarding the character of the applicant, stating that if she requested something, it would be done.

Jason Moss, applicant, stated that the septic system has been upgraded. He noted that they regulate traffic as best they can and have not received any complaints since owning the property, although previous owners may have received complaints.

Mayor Creech closed public comment.

Council discussed buffers and site plan approvals. Ms. Lindh addressed the road and traffic, noting that the road is maintained by Lake County. She explained that the only way to improve the roadway would be if the adjacent property owner agrees to dedicate an additional 25 feet. She also stated that there have been no complaints regarding the Moss property through July 2025.

MOTION BY COUNCIL MEMBER ADAMS TO APPROVE ORDINANCE NO. 2025-K, MOSS ANNEXATION; SECONDED BY COUNCIL MEMBER CROCKETT. MOTION PASSED BY A ROLL

CALL VOTE.

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

MOTION BY COUNCIL MEMBER ADAMS TO APPROVE ORDINANCE NO. 2025-K1, MOSS SSCPA; SECONDED BY COUNCIL MEMBER CROCKETT. MOTION PASSED BY ROLL CALL VOTE.

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

MOTION BY COUNCIL MEMBER ADAMS TO APPROVE ORDINANCE NO. 2025-K2, MOSS PUD REZONING; SECONDED BY COUNCIL MEMBER CROCKETT. MOTION PASSED BY ROLL CALL VOTE.

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

DISCUSSION ITEMS

ADJOURNMENT

With no further business for discussion, the meeting adjourned at approximately 7:12 p.m.

Jessica Burnham, CMC, FCRM
City Clerk

Christopher R Creech, Mayor



CITY OF UMATILLA AGENDA ITEM STAFF REPORT

DATE: January 29, 2026

MEETING DATE: February 3, 2026

**SUBJECT: First Reading of Ordinance No. 2026-B, First Baptist Church of Umatilla Rezoning
(Continued to February 17th)**

BACKGROUND SUMMARY:

The applicant is requesting a continuance to February 17th.

The applicant is requesting a rezoning and small-scale Comprehensive Plan amendment for five parcels totaling approximately 31.45 acres to Public Facilities District (PFD) and Institutional (I). Approximately 3.26 acres of the site consist of wetlands and water bodies. One parcel currently contains a single-family residence that the church proposes to use as a secondary building and as an access point to serve the adjoining parcels to the east. The remaining parcels are undeveloped, with a portion of the property fronting East Lake.

RECOMMENDATIONS:

Approval of First Reading of Ordinance No. 2026-B, First Baptist Church of Umatilla Rezoning

FISCAL IMPACTS:

N/A

ATTACHMENTS:

1. Attachment #1 FBC Staff Report
 2. Ordinance No. 2026-B, First Baptist Church of Umatilla Rezoning_Revised 01-16-2026_SDL
 3. FBC_Development Agreement_jmc 1.26.26
 4. business-impact-estimate-_Ord 2026-B
-

CITY OF UMATILLA
PROJECT REVIEW STAFF REPORT BY LPG URBAN & REGIONAL PLANNERS, LLC
REZONING AND SMALL SCALE COMP PLAN AMENDMENT

Owner: First Baptist Church of Umatilla

General Location: East of N. Orange Ave. and South of E. Collins Street (CR 450)

Number of Acres: 31.45 ± acres

Existing Zoning: Residential Professional (RP), Urban Residential (UR-5), and Low Density Residential (R-3)

Proposed Zoning: Public Facilities District (PFD)

Existing Land Use: Single Family Low Density (3 units/acre), Single Family Medium Density (5 units/acre), and Multi-Family Medium Density (8 units/acre)

Proposed Land Use: Institutional

Date: November 19, 2025

Description of Project

The owner is seeking the rezoning and small scale comp plan amendment of five parcels to Public Facilities District (PFD) and Institutional (I) totaling 31.45 ± acres of which approximately 3.26 ± acres are classified as wetlands and water bodies. One parcel (alt key # 1406552) is developed with a single-family residence which the church would like to utilize as a secondary building to the existing church facilities and provide driveway access road to the adjoining properties to the east. The remaining parcels are undeveloped and a portion of the property fronts along East Lake.

	Surrounding Zoning	Surrounding Land Use
North	Residential Professional (RP) Public Facilities District (PFD)	Multi-Family Medium Density (8 units/acre) Institutional
South	Residential Professional (RP)	Multi-Family Medium Density (8 units/acre)
East	Low Density Residential (R-3)	Single Family Low Density (3 units/acre)
West	Public Facilities District (PFD)	Institutional

Assessment

Small Scale Comprehensive Plan Map Amendment

The applicant is requesting an amendment from Single Family Low Density (3 units/acre) (approximately 14.86 acres), Single Family Medium Density (5 units/acre) (approximately 12.85 acres), and Multi-Family Medium Density (8 units/acre) (approximately 3.77 acres) to Institutional (.75 ISR) per FLU Policies 1-2.1.1 and 1-2.8.1. The existing adjacent Land Uses are City Single Family Low Density (3 units/acre), Multi-Family Medium Density (8 units/acre) and Institutional (I). The subject property is within the City's Utility Service Area.

The proposed Institutional category is compatible with the adjacent properties, provides for the continued religious 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 uses the maximum residential development potential is 139 units. The proposed land use of Institutional allows the maximum development potential of 920,967 square feet per FLU Policy 1-2.1.1. The net result is a decrease of 178 residential units and an increase of 920,967 square feet.

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.

15. Institutional - 75% maximum impervious surface ratio per parcel, which includes building coverage. Development shall be limited to public facilities as specified in Policy 1-2.1.5.

Policy 1-1.10.1: Land Use Allocation.

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

Policy 1-1.10.2: Promote Orderly, Compact Growth.

Land use patterns delineated on the Future Land Use Map shall promote orderly, compact growth. The City shall encourage growth and development in existing developed areas where public facilities and services are presently in place and in those areas where public facilities can provide the most efficient service. Land shall not be designated for growth and development if abundant undeveloped land is already present within developed areas served by facilities and services.

Trip Generation Analysis

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 333 PM Peak Hour Trips. E. Collins Street (CR 450) is a collector roadway with an adopted LOS of D. E. Orange Ave. is a local roadway with an adopted LOS of D. Prior to development, a traffic impact analysis will be required.

Proposed Land Use Program

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
Church	921 KSF	560	6,401	451	203	248
TOTAL GROSS TRIPS (PROPOSED)			6,401	451	203	248

10th 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	109 Units	210	1,028	103	65	38
Multi Family	30 Units	220	202	15	10	5
TOTAL GROSS TRIPS (EXISTING)			1,230	118	75	43

* 11th Edition**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)	333	128	205

School Impact Analysis

The amendment will decrease school impacts by 39 students as outlined below.

Existing Land Use Residential Units: 109 SF units/30 MF units

Proposed Development Residential Units: 0 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

Lake County Student Generation Rates	
Multi-Family 551-800 SF	
Type	Student Multipliers per Dwelling Unit
High School	0.041
Middle School	0.037
Elementary School	0.091
Total	0.169

SCHOOL	SF Units	STUDENT GENERATION RATE	STUDENTS GENERATED	MF UNITS	STUDENT GENERATION RATE	STUDENTS GENERATED	GRAND TOTAL
ELEMENTARY	109	0.140	15	30	0.091	3	18
MIDDLE	109	0.072	8	30	0.037	1	9
HIGH	109	0.100	11	30	0.041	1	12
GRAND TOTAL			34			5	39

Potable Water Analysis

The subject site is within the City of Umatilla's Utility Service Area. The city currently owns, operates and maintains a central potable water treatment and distribution system. The permitted plant capacity is 2.290 MGD and the permitted consumptive use permit capacity is .733 MGD (SJRWMD CUP 2646-6). The City has a negative capacity of -0.0149 MGD (includes Yancey amendment) for concurrency purposes and an analysis was conducted of the proposed amendment based on maximum intensity land

use and the City's Level of Service (LOS) standards (Table 1). The analysis concludes that the proposed amendment will cause a deficiency (-0.046).

Chapter 9, Section 2(c) of the LDRs outlines the standards to be met for concurrency. Item 2 indicates that the necessary facilities and services are in place at the time a development permit is issued, or a development permit is issued subject to the condition that the necessary facilities and services will be in place by a specified date when the impacts of the development are anticipated to occur. It should be noted that the City is in the process of increasing the consumptive use permit capacity and is scheduled within 2026.

Concurrency for potable water facilities is not required to be demonstrated at the comprehensive plan amendment stage. Any concurrency determination shall be addressed at the time of development order or development permit review, consistent with the City's adopted Level of Service standards and Chapter 9 of the Land Development Regulations.

Sanitary Sewer Analysis

The subject site is within the City of Umatilla's Utility Service area; however, sewer is not available. Development will be served by onsite disposal systems.

Solid Waste Analysis

The LOS for solid waste is 5 lbs per day per capita. The estimated number of employees is 10 and the estimated solid waste is 50 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 East 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 proposed rezoning would allow the expansion of the existing campus located at 570 Hatfield Drive (17.84 ± acres) for a total of 49.29 ± acres as institutional uses. The additional properties would be utilized as a secondary church building, private 22' driveway, grassed parking area, and special events such as fireworks, festivals, and baptisms. Phase II future plans would include an amphitheater by the lake and/or a private school. Plans include adding 900' of fencing with gates on the property along Collins (CR 450).

It is staff's understanding that the proposed driveway on alt key #1406552 would accommodate pedestrian, golf cart, and vehicular traffic and would be utilized in conjunction with special events occurring on the adjacent properties including the lake front property. The proposed plans indicate that the private driveway would end along the eastern boundary of the subject parcel. The amount of traffic generated by special events adjacent to residential areas raise a concern regarding noise and traffic generation along a residential street, especially during early morning hours. If approved, to address the noise issue, it is highly recommended that a 6' high solid fence and a 20' Type "B" buffer be installed along the northern and southern property boundary of this parcel.

The proposed private driveway does not extend into the area where the proposed special events would be occurring. The applicant is proposing providing grass parking; however, handicapped parking and access should be addressed. Additionally, due to public safety, traffic generation, and compliance with LDR regulations Chapter 6, Section 2(j)(3)(A) which states approved PFD uses shall front on an arterial or collector roadway (CR 450 is designated as a collector). The main access to special events should be provided by E Collins Street (CR 450) in compliance with the LDRs. A driveway connection permit with Lake County will be required. Staff recommends that should the driveway connection be approved along Orange Ave. by the City Council, the applicant should provide evidence that the driveway connection permit has been issued by Lake County prior to the city issuing a connection permit for the Orange Ave. driveway.

Due to public safety, all special events associated with First Baptist Church of Umatilla generating 250 visitors or more shall comply with the Special Event regulations of Article I, Section 6-6 of the Code of Ordinances even if alcoholic beverages are not proposed.

Any proposed fireworks associated with First Baptist Church of Umatilla shall be coordinated with the Umatilla Fire Department and any fees for stand by fire protection shall be the responsibility of the property owner.

Recommendation

Staff recommends approval of the land use amendment as it is in compliance with the comprehensive plan. Staff recommends approval of the PFD zoning with the following conditions:

Main access shall be from CR 450 (E Collins).

Driveway connection permit to CR 450 shall be issued by Lake County prior to applying for a driveway connection permit from the city for Orange Ave.

Installation of the driveway apron for CR 450 shall be completed prior to finalizing the Orange Ave. driveway.

A 6' high solid fence and a 20' Type "B" buffer be installed along the northern and southern property boundary of alt key #1406552.

Due to public safety, all special events associated with First Baptist Church of Umatilla properties generating 250 visitors or more shall comply with the Special Event regulations of Article I, Section 6-6 of the Code of Ordinances even if alcoholic beverages are not proposed.

Any proposed fireworks associated with First Baptist Church of Umatilla shall be coordinated with the Umatilla Fire Department and any fees for stand by fire protection shall be the responsibility of the property owner.

Table 1 – Water Analysis

Ordinance #	Acres	Existing Land Use	Proposed Land Use	Maximum Development	Water Demand (gross) (mgpd)	Capacity or Deficit (mgpd)
City of Umatilla Current Capacity						-0.0149 *
FBC	31.45	MF Med Density SF Med Density SF Low Density	Institutional (0.75 ISR)	920,967 SF	0.0267	-0.0267
Total	31.45	139 Units		920,967		- 0.0416

*Includes Yancey Amendment

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

Commercial based on 850 gpd per acre

Persons per household – 2.0

Table 2 – 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
FBC	31.45	PFD	920,967 SF	0.0267	0.0267
Total	31.45				0.2513

ORDINANCE 2026-B

AN ORDINANCE OF THE CITY OF UMATILLA, LAKE COUNTY, FLORIDA, REZONING APPROXIMATELY 31.45 ± ACRES OF LAND FROM RESIDENTIAL PROFESSIONAL (RP), LOW DENSITY RESIDENTIAL (R-3), AND URBAN RESIDENTIAL (UR-5) TO PUBLIC FACILITIES DISTRICT (PFD), FOR PROPERTY OWNED BY THE FIRST BAPTIST CHURCH OF UMATILLA, GENERALLY LOCATED SOUTH OF CR 450 AND EAST OF N. ORANGE AVE.; APPROVING A MASTER DEVELOPER'S AGREEMENT FOR THE PROPERTY; PROVIDING FOR CONDITIONS OF APPROVAL; 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 First Baptist Church of Umatilla (the "Owner") requesting that approximately 31.45 acres of land be rezoned from Residential Professional, Low Density Residential, and Urban Residential to Public Facilities District (PFD);

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 Residential Professional, Low Density Residential, and Urban Residential to Public Facilities District (PFD), as defined in the City of Umatilla Land Development Regulations. The Property is more particularly described and depicted as set forth on "Exhibit A" (Legal Description) attached hereto and incorporated herein by reference.

LEGAL DESCRIPTION: See Exhibit "A"

Alternate Key Nos. 3809534, 1406595, 1122406, 1406552, and 1406650

Section 2: Zoning Classification. The Property shall be designated as Public Facilities District, in accordance with Chapter 6, Section 2(j) of the City of Umatilla Land Development Regulations and the Master Developer's Agreement, attached hereto as Exhibit "B" and incorporated by 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 Public Facilities District (PFD), 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 or other non-substantive 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 _____, 2026.

Christopher 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 “A”

From the Northwest Corner of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 12, Township 18 South, Range 26 East, Lake County, Florida, Run South 00°20'26" West along the West line of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, a distance of 466.62 feet (7.07 Chains) to the Point of Beginning of this description; From said Point of Beginning; Thence North 88°54'41" East, 130.00 feet; Thence South 00°20'26" West, 89.68 feet; Thence South 88°54'41" West, 130.00 feet to the West line of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; Thence North 00°20'26" East, Along said West line of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, a distance of 89.68 feet to the Point of Beginning.

AND

Parcel “B”

From the Northwest Corner of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 12, Township 18 South, Range 26 East, Lake County, Florida, Run South 00°20'26" West, Along the West line of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, a distance of 556.30 feet to the Point of Beginning of this Description; From said Point of Beginning Run North 88°54'41" East 130.00 feet; Thence North 00°20'26" East, 89.68 feet; Thence North 88°54'41" East 198.02 feet; Thence South 00°20'26" West 139.68 feet; Thence South 88°54'41" West 328.02 feet to the West line of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, a distance of 50.00 feet to the Point of Beginning.

AND

That part of the West 659.28 feet of Government Lot 4 in Section 7, Township 18 South, Range 27 East, Lake County, Florida, being more particularly described as follows:

Commencing at a railroad spike at the Northwest corner of said Government Lot 4 run thence South 00°17'57" West along the West line of said Government Lot 4 and also being the West line of said Section 7, a distance of 29.47 feet to the Southerly maintained right of way of County Road No. 450 and the Point of Beginning; thence North 89°00'40" West 1276.95 feet to the South line of said Section 7; thence South 88°18'57" West along the South line of said Section 7, a distance of 512.45 feet to the Southwest corner of said Section 7; thence North 00°17'57" East, along the West line of said Section 7, a distance of 1287.40 feet to the Point of Beginning.

AND

Commence at the Northeast corner of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 12, Township 18 South, Range 26 East, in Lake County, Florida and run South along the East line of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ a distance of 465.00 feet to the Point of Beginning of this description; from said Point of Beginning run South 88°57'04" West, 988.13 feet, thence South 00°22'20" West, 265.98 feet; thence North 86°58'10" East, 991.98 feet to the said East line of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 12; thence North along the said East line of the Southeast $\frac{1}{4}$ a distance of 231.66 feet to the Point of Beginning.

AND

The North 241.56 feet of the South 584.1 feet of the East 992 feet of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 12, Township 18 South, Range 26 East, Lake County, Florida.

AND

Commence at the Northeast corner of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 12, Township 18 South, Range 26 East, in Lake County, Florida and run South along the East line of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ a distance of 696.66 feet to the Point of Beginning of this description; from said Point of Beginning run South $86^{\circ}58'10''$ West 991.38 feet, thence South $00^{\circ}22'20''$ West, 4.22 feet to a point designated as Point "A"; thence return to the Point of Beginning and run South along the East line of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ a distance of 35.88 feet, thence run Northwesterly to Point "A".

AND

The West 83.38 feet of the North 466.62 feet of the East 362 feet of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 12, Township 18 South, Range 26 East, Lake County, Florida. Less and except right of way of State Road No. S-450 a/k/a E. Collins Street.

AND

Beginning at the Northeast corner of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 12, Township 18 South, Range 26 East, Lake County, Florida, of the Tallahassee Meridian, run thence South 6.75 chains (445.50 feet), run thence West 7.07 chains (466.62 feet) to the Point of Beginning. Less and Except the West 188 feet thereof. Also, Less and except right of way of State Road No. S-450 a/k/a E. Collins Street.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Parcel A:

A portion of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 12, Township 18 South, Range 26 East, Lake County, Florida, being more particularly described as follows:

Commencing at the Northeast corner of the Southeast $\frac{1}{4}$ of said Section 12, run South $00^{\circ}17'57''$ West along the East line of said Southeast $\frac{1}{4}$, a distance of 29.47 feet to a Point on the Southerly right of way line of East Collins Street and the Point of Beginning; thence continue South $00^{\circ}17'57''$ West, along the East line of said Southeast $\frac{1}{4}$ and the West line of the land described in Official Records Book 6206, Page 2082, of the Public Records of Lake County, Florida, a distance of 435.48 feet, to a point on said Southerly maintained right of way line of East Collins Street; thence run North $89^{\circ}14'26''$ East, along said Southerly maintained right of way line, for a distance of 278.62 feet to the Point of Beginning.

Parcel B:

A portion of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 12, Township 18 South, Range 26 East, Lake County, Florida, being more particularly described as follows:

Commencing at the Northeast corner of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 12, run South $00^{\circ}17'57''$ West, along the East line of said Southeast $\frac{1}{4}$, a distance of 29.47 feet to a point on the Southerly maintained right of way line of East Collins Street; thence run South $89^{\circ}14'26''$ West, along said Southerly maintained right of way line, for a distance of 278.62 feet to the Point of Beginning; thence run South $00^{\circ}17'57''$ West for a distance of 435.48 feet to the North line of the land described in Official Records Books 6206, Page 2080, of the Public Records of Lake County, Florida; thence run South $89^{\circ}15'01''$ West, along said North line, for a distance of 83.38 feet; thence, departing said North line, run North $00^{\circ}17'57''$ East for a distance of 435.47 feet to a point on said Southerly maintained right of way line of East Collins Street; thence run North $89^{\circ}14'26''$ East, along said Southerly maintained right of way line, for a distance of 83.38 feet, to the Point of Beginning.

MASTER DEVELOPER'S AGREEMENT

This Master 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 **First Baptist Church of Umatilla, a Florida Non-Profit Corporation** ("Owner"), whose address 550 Hatfield Drive, Umatilla, Florida 32784, hereinafter referred to collectively as the "Parties."

RECITALS

1. The Owner desires to rezone 31.45 ± 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 " Low Density Residential (R-3), Urban Residential (UR-5), and Residential Professional (RP) with a Future Land Use designations "Single Family Low Density," "Single Family Medium Density," and "Multi-Family Medium Density, " as adopted by the City of Umatilla.

3. Owner has filed applications for rezoning for the Property as Public Facilities District and a comprehensive plan map amendment to Institutional.

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

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

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

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

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

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

Section 2. Conditions Precedent. Owner has filed an application for 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, b) the City adopts an ordinance amending the future land use, and c) the City adopts an ordinance rezoning the Property. The parties hereto understand and acknowledge that the City is in no way bound to amend the future land use map and rezone the Property. The City shall have the full and complete right to approve or deny the applications for small scale comprehensive plan map amendment and rezoning.

Section 3. Land Use/Development. All development shall be consistent with the City's "PFD" (Public Facilities District) zoning district and shall be subject to approval by the City in accordance with its adopted legislative and administrative procedures.. Prior to the issuance of any site development permits or the commencement of vertical or horizontal construction activities on the Property, the Owner shall obtain approval of a Conceptual Development Plan ("CDP") by the City Council. Development of permanent principal structures, including but not limited to an amphitheater or private school, shall require approval of a CDP by the City Council. Approval of a CDP shall require an amendment to this Agreement only if the approved CDP modifies an express development standard or obligation contained herein.

Notwithstanding the foregoing, Special Events on the Property may be authorized prior to CDP approval, provided such Special Events are approved by the City through a Special Event Plan or similar administrative approval process.

The City's approval of Special Events may establish limitations and conditions including, but not limited to, event type, frequency, duration, attendance thresholds, parking, traffic control, noise mitigation, security, and public safety requirements.

Approval of Special Events shall not authorize construction of permanent improvements unless and until a CDP has been approved by the City Council.

All land uses must conform to uses and densities/intensities allowed within the land use designations assigned to the Property on the Future Land Use Map of the City's adopted Comprehensive Plan. As set forth further below, all land use issues addressed herein must be adopted by City through its regular procedures before being effective. Failure of this Agreement to address any particular permit, condition, term, or restriction shall not relieve Owner of the necessity of complying with the law governing said permitting requirements, conditions, term, or restriction.

Section 4. Permitted Uses. Permitted Uses shall be:

- a. Secondary Church Building
- b. Private 22' Driveway on alternate key #1406552
- c. Special events, including but not limited to such as fireworks, festivals, and baptisms, which may occur prior to or independent of construction, subject to the compliance with applicable City special event regulations.
- d. Amphitheater
- e. Private School

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

- a. Maximum Impervious Surface Ratio (ISR) – Seventy-Five Percent (75%).
- b. Minimum Perimeter Building Setbacks as measured from the property line:
 - North – Adjacent to CR 450 – Thirty-five feet (35')
 - North – Twenty feet (20')
 - South – Twenty feet (20')
 - East – Twenty feet (20')
 - West – Twenty-five feet (25')
 - Adjacent to lake – Fifty feet (50')
- c. Interior buildings shall be setback a minimum of ten feet (10') from edge of pavement.
- d. Maximum building height shall be limited to thirty-five feet (35').
- e. Parking: The Applicant will be required to meet the parking requirements of the Umatilla Land Development Regulations for the proposed uses.
- f. For clarity and avoidance of doubt, the open space requirement associated with the development of the Property shall be 25% of the total developable acreage of the Property.
- g. 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 even if alcoholic beverages are not proposed.
- h. All fireworks shall be coordinated with the Umatilla Fire Department and any fees for stand by fire

protection shall be the responsibility of the property owner.

- i. Outdoor activities shall not create a noise disturbance pursuant to Article IV of the City Code of Ordinances.
- j. Any zoning standard not specifically listed in this Agreement shall be in compliance with the PFD zoning district standards and other applicable sections of the Land Development Code.

Section 6. Site Access and Transportation Improvements. Vehicular access to the Property shall be provided by one (1) primary access point on CR 450 with a secondary access point on N. Orange Avenue. The secondary access permit shall not be issued until such time as the primary access permit has been issued by Lake County and no final sign off of access permit shall be issued by the City until such time as the primary access has been constructed and approved by Lake County. Other potential vehicular and pedestrian accesses will be reviewed during the development review process.

- a. The Owner 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 be designed and constructed by the developer to meet the applicable City of Umatilla minimum requirements.
- d. The City of Umatilla will not be responsible for the maintenance or repair of any of the roads or transportation improvements. The project entrance may be gated, in which event the Owner shall establish an appropriate legal entity that will be responsible to pay the cost and perform the services to maintain the roads and transportation improvements.
- e. A traffic/transportation study in accordance with the traffic analysis requirements of the City Land Development Code shall be submitted prior to construction plan approval for review and determination of any necessary access or off-site improvements including any which may be required by the Florida Department of Transportation and Lake County. Said improvements will be the responsibility of the Owner and must be in place prior to or concurrent with the impacts of development.

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

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

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

capacity for the Property provided that Owner is in full compliance with the terms and conditions of this Agreement.

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

Section 11. Landscaping/Buffers. Developer has reviewed City's Land Development Code 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. A twenty (20) foot wide Type "B" buffer shall be provided along the perimeter property boundaries. A 6' solid fence shall be provided within the buffer for the full property boundary along the northern and southern boundary on alternate key #1406552 and shall be installed prior to the City's acceptance thereof.

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

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

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

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

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

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

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

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

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

prior to CDP approval shall not be construed as approval of development, site layout, infrastructure, or permanent improvements, nor shall such approval confer vested rights with respect to future development of the Property.

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

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

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

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

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

As to City:	City Manager City of Umatilla P.O. Box 2286 Umatilla, FL 32784-2286 352-669-3125 Telephone
Copy to:	Mayor City of Umatilla P.O. Box 2286 Umatilla, Florida 32784-2286 352-669-3125 Telephone Kevin Stone Stone & Gerken, P.A. 4850 N. Highway 19A Mount Dora, FL 32757 352-357-0330 Telephone
As to Owner:	First Baptist Church of Umatilla 550 Hatfield Drive Umatilla, FL 32784 352-669-3214 Telephone

Copy to:	
----------	--

Section 25. 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 26. 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 27. Amendment. Amendments to the provisions of this Agreement shall be made by the parties only in writing by formal amendment.

Section 28. 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 R. Creech, Mayor

ATTEST:

Jessica Burnham
City Clerk

FIRST BAPTIST CHURCH OF UMATILLA

Printed Name: _____

Printed Name: _____

By: _____
Printed Name: _____
As its: _____

STATE OF FLORIDA)
COUNTY OF LAKE)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2026, by _____, 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: _____

**“EXHIBIT A”
LEGAL DESCRIPTION**

Parcel “A”

From the Northwest Corner of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 12, Township 18 South, Range 26 East, Lake County, Florida, Run South 00°20'26" West along the West line of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, a distance of 466.62 feet (7.07 Chains) to the Point of Beginning of this description; From said Point of Beginning; Thence North 88°54'41" East, 130.00 feet; Thence South 00°20'26" West, 89.68 feet; Thence South 88°54'41" West, 130.00 feet to the West line of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; Thence North 00°20'26" East, Along said West line of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, a distance of 89.68 feet to the Point of Beginning.

AND

Parcel “B”

From the Northwest Corner of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 12, Township 18 South, Range 26 East, Lake County, Florida, Run South 00°20'26" West, Along the West line of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, a distance of 556.30 feet to the Point of Beginning of this Description; From said Point of Beginning Run North 88°54'41" East 130.00 feet; Thence North 00°20'26" East, 89.68 feet; Thence North 88°54'41" East 198.02 feet; Thence South 00°20'26" West 139.68 feet; Thence South 88°54'41" West 328.02 feet to the West line of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, a distance of 50.00 feet to the Point of Beginning.

AND

That part of the West 659.28 feet of Government Lot 4 in Section 7, Township 18 South, Range 27 East, Lake County, Florida, being more particularly described as follows:

Commencing at a railroad spike at the Northwest corner of said Government Lot 4 run thence South 00°17'57" West along the West line of said Government Lot 4 and also being the West line of said Section 7, a distance of 29.47 feet to the Southerly maintained right of way of County Road No. 450 and the Point of Beginning; thence North 89°00'40" West 1276.95 feet to the South line of said Section 7; thence South 88°18'57" West along the South line of said Section 7, a distance of 512.45 feet to the Southwest corner of said Section 7; thence North 00°17'57" East, along the West line of said Section 7, a distance of 1287.40 feet to the Point of Beginning.

AND

Commence at the Northeast corner of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 12, Township 18 South, Range 26 East, in Lake County, Florida and run South along the East line of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ a distance of 465.00 feet to the Point of Beginning of this description; from said Point of Beginning run South 88°57'04" West, 988.13 feet, thence South 00°22'20" West, 265.98 feet; thence North 86°58'10" East, 991.98 feet to the said East line of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 12; thence North along the said East line of the Southeast $\frac{1}{4}$ a distance of 231.66 feet to the Point of Beginning.

AND

The North 241.56 feet of the South 584.1 feet of the East 992 feet of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 12, Township 18 South, Range 26 East, Lake County, Florida.

AND

Commence at the Northeast corner of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 12, Township 18 South, Range 26 East, in Lake County, Florida and run South along the East line of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ a distance of 696.66 feet to the Point of Beginning of this description; from said Point of Beginning run South 86°58'10" West 991.38 feet, thence South 00°22'20" West, 4.22 feet to a point designated as Point “A”; thence return to the Point of Beginning and run South along the East line of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ a distance of 35.88 feet, thence run Northwesterly to Point “A”.

AND

The West 83.38 feet of the North 466.62 feet of the East 362 feet of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 12, Township 18 South, Range 26 East, Lake County, Florida. Less and except right of way of State Road No. S-450 a/k/a E. Collins Street.

AND

Beginning at the Northeast corner of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 12, Township 18 South, Range 26 East, Lake County, Florida, of the Tallahassee Meridian, run thence South 6.75 chains (445.50 feet), run thence West 7.07 chains (466.62 feet) to the Point of Beginning. Less and Except the West 188 feet thereof. Also, Less and except right of way of State Road No. S-450 a/k/a E. Collins Street.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Parcel A:

A portion of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 12, Township 18 South, Range 26 East, Lake County, Florida, being more particularly described as follows:

Commencing at the Northeast corner of the Southeast $\frac{1}{4}$ of said Section 12, run South $00^{\circ}17'57''$ West along the East line of said Southeast $\frac{1}{4}$, a distance of 29.47 feet to a Point on the Southerly right of way line of East Collins Street and the Point of Beginning; thence continue South $00^{\circ}17'57''$ West, along the East line of said Southeast $\frac{1}{4}$ and the West line of the land described in Official Records Book 6206, Page 2082, of the Public Records of Lake County, Florida, a distance of 435.48 feet, to a point on said Southerly maintained right of way line of East Collins Street; thence run North $89^{\circ}14'26''$ East, along said Southerly maintained right of way line, for a distance of 278.62 feet to the Point of Beginning.

Parcel B:

A portion of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 12, Township 18 South, Range 26 East, Lake County, Florida, being more particularly described as follows:

Commencing at the Northeast corner of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 12, run South $00^{\circ}17'57''$ West, along the East line of said Southeast $\frac{1}{4}$, a distance of 29.47 feet to a point on the Southerly maintained right of way line of East Collins Street; thence run South $89^{\circ}14'26''$ West, along said Southerly maintained right of way line, for a distance of 278.62 feet to the Point of Beginning; thence run South $00^{\circ}17'57''$ West for a distance of 435.48 feet to the North line of the land described in Official Records Books 6206, Page 2080, of the Public Records of Lake County, Florida; thence run South $89^{\circ}15'01''$ West, along said North line, for a distance of 83.38 feet; thence, departing said North line, run North $00^{\circ}17'57''$ East for a distance of 435.47 feet to a point on said Southerly maintained right of way line of East Collins Street; thence run North $89^{\circ}14'26''$ East, along said Southerly maintained right of way line, for a distance of 83.38 feet, to the Point of Beginning.



Business Impact Estimate Exemption

Ordinance 2026- B, First Baptist Church Rezoning

Summary of Ordinance:

AN ORDINANCE OF THE CITY OF UMATILLA, LAKE COUNTY, FLORIDA, REZONING APPROXIMATELY 31.45 ± ACRES OF LAND FROM RESIDENTIAL PROFESSIONAL (RP), LOW DENSITY RESIDENTIAL (R-3), AND URBAN RESIDENTIAL (UR-5) TO PUBLIC FACILITIES DISTRICT (PFD), FOR PROPERTY OWNED BY THE FIRST BAPTIST CHURCH OF UMATILLA, GENERALLY LOCATED SOUTH OF CR 450 AND EAST OF N. ORANGE AVE.; APPROVING A MASTER DEVELOPER'S AGREEMENT FOR THE PROPERTY; PROVIDING FOR CONDITIONS OF APPROVAL; 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

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: January 29, 2026

MEETING DATE: February 3, 2026

SUBJECT: First Reading of Ordinance No. 2026-B1, First Baptist Church of Umatilla Small Scale Comp Plan Amendment **(Continued to February 17th)**

BACKGROUND SUMMARY:

(Continued to February 17th)

The applicant is requesting a Comprehensive Plan Future Land Use amendment to change the subject property from a combination of Single-Family Low Density, Single-Family Medium Density, and Multi-Family Medium Density to Institutional. The surrounding land uses include Single-Family Low Density, Multi-Family Medium Density, and Institutional, and the site is located within the City's Utility Service Area. The proposed Institutional designation is compatible with adjacent development, supports the continued religious use of the property, promotes orderly and compact growth, and is consistent with the City's Comprehensive Plan. Under the existing land use designations, the maximum residential development potential is 139 dwelling units. Under the proposed Institutional designation, the property would allow up to 920,967 square feet of institutional development, resulting in a reduction in residential density and an increase in institutional square footage.

RECOMMENDATIONS:

Approval of First Reading of Ordinance No. 2026-B1, First Baptist Church of Umatilla Small Scale Comp Plan Amendment

FISCAL IMPACTS:

N/A

ATTACHMENTS:

1. Attachment #1 Staff Report
 2. Ordinance No. 2026-B1, First Baptist Church of Umatilla SSCPA
 3. business-impact-estimate-_Ord 2026-B1
-

CITY OF UMATILLA
PROJECT REVIEW STAFF REPORT BY LPG URBAN & REGIONAL PLANNERS, LLC
REZONING AND SMALL SCALE COMP PLAN AMENDMENT

Owner: First Baptist Church of Umatilla

General Location: East of N. Orange Ave. and South of E. Collins Street (CR 450)

Number of Acres: 31.45 ± acres

Existing Zoning: Residential Professional (RP), Urban Residential (UR-5), and Low Density Residential (R-3)

Proposed Zoning: Public Facilities District (PFD)

Existing Land Use: Single Family Low Density (3 units/acre), Single Family Medium Density (5 units/acre), and Multi-Family Medium Density (8 units/acre)

Proposed Land Use: Institutional

Date: November 19, 2025

Description of Project

The owner is seeking the rezoning and small scale comp plan amendment of five parcels to Public Facilities District (PFD) and Institutional (I) totaling 31.45 ± acres of which approximately 3.26 ± acres are classified as wetlands and water bodies. One parcel (alt key # 1406552) is developed with a single-family residence which the church would like to utilize as a secondary building to the existing church facilities and provide driveway access road to the adjoining properties to the east. The remaining parcels are undeveloped and a portion of the property fronts along East Lake.

	Surrounding Zoning	Surrounding Land Use
North	Residential Professional (RP) Public Facilities District (PFD)	Multi-Family Medium Density (8 units/acre) Institutional
South	Residential Professional (RP)	Multi-Family Medium Density (8 units/acre)
East	Low Density Residential (R-3)	Single Family Low Density (3 units/acre)
West	Public Facilities District (PFD)	Institutional

Assessment

Small Scale Comprehensive Plan Map Amendment

The applicant is requesting an amendment from Single Family Low Density (3 units/acre) (approximately 14.86 acres), Single Family Medium Density (5 units/acre) (approximately 12.85 acres), and Multi-Family Medium Density (8 units/acre) (approximately 3.77 acres) to Institutional (.75 ISR) per FLU Policies 1-2.1.1 and 1-2.8.1. The existing adjacent Land Uses are City Single Family Low Density (3 units/acre), Multi-Family Medium Density (8 units/acre) and Institutional (I). The subject property is within the City's Utility Service Area.

The proposed Institutional category is compatible with the adjacent properties, provides for the continued religious 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 uses the maximum residential development potential is 139 units. The proposed land use of Institutional allows the maximum development potential of 920,967 square feet per FLU Policy 1-2.1.1. The net result is a decrease of 178 residential units and an increase of 920,967 square feet.

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.

15. Institutional - 75% maximum impervious surface ratio per parcel, which includes building coverage. Development shall be limited to public facilities as specified in Policy 1-2.1.5.

Policy 1-1.10.1: Land Use Allocation.

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

Policy 1-1.10.2: Promote Orderly, Compact Growth.

Land use patterns delineated on the Future Land Use Map shall promote orderly, compact growth. The City shall encourage growth and development in existing developed areas where public facilities and services are presently in place and in those areas where public facilities can provide the most efficient service. Land shall not be designated for growth and development if abundant undeveloped land is already present within developed areas served by facilities and services.

Trip Generation Analysis

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 333 PM Peak Hour Trips. E. Collins Street (CR 450) is a collector roadway with an adopted LOS of D. E. Orange Ave. is a local roadway with an adopted LOS of D. Prior to development, a traffic impact analysis will be required.

Proposed Land Use Program

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
Church	921 KSF	560	6,401	451	203	248
TOTAL GROSS TRIPS (PROPOSED)			6,401	451	203	248

10th 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	109 Units	210	1,028	103	65	38
Multi Family	30 Units	220	202	15	10	5
TOTAL GROSS TRIPS (EXISTING)			1,230	118	75	43

* 11th Edition**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)	333	128	205

School Impact Analysis

The amendment will decrease school impacts by 39 students as outlined below.

Existing Land Use Residential Units: 109 SF units/30 MF units

Proposed Development Residential Units: 0 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

Lake County Student Generation Rates	
Multi-Family 551-800 SF	
Type	Student Multipliers per Dwelling Unit
High School	0.041
Middle School	0.037
Elementary School	0.091
Total	0.169

SCHOOL	SF Units	STUDENT GENERATION RATE	STUDENTS GENERATED	MF UNITS	STUDENT GENERATION RATE	STUDENTS GENERATED	GRAND TOTAL
ELEMENTARY	109	0.140	15	30	0.091	3	18
MIDDLE	109	0.072	8	30	0.037	1	9
HIGH	109	0.100	11	30	0.041	1	12
GRAND TOTAL			34			5	39

Potable Water Analysis

The subject site is within the City of Umatilla's Utility Service Area. The city currently owns, operates and maintains a central potable water treatment and distribution system. The permitted plant capacity is 2.290 MGD and the permitted consumptive use permit capacity is .733 MGD (SJRWMD CUP 2646-6). The City has a negative capacity of -0.0149 MGD (includes Yancey amendment) for concurrency

purposes and an analysis was conducted of the proposed amendment based on maximum intensity land use and the City's Level of Service (LOS) standards (Table 1). The analysis concludes that the proposed amendment will cause a deficiency (-0.046).

Chapter 9, Section 2(c) of the LDRs outlines the standards to be met for concurrency. Item 2 indicates that the necessary facilities and services are in place at the time a development permit is issued, or a development permit is issued subject to the condition that the necessary facilities and services will be in place by a specified date when the impacts of the development are anticipated to occur. It should be noted that the City is in the process of increasing the consumptive use permit capacity and is scheduled within 2026.

Sanitary Sewer Analysis

The subject site is within the City of Umatilla's Utility Service area; however, sewer is not available. Development will be served by onsite disposal systems.

Solid Waste Analysis

The LOS for solid waste is 5 lbs per day per capita. The estimated number of employees is 10 and the estimated solid waste is 50 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 East 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 proposed rezoning would allow the expansion of the existing campus located at 570 Hatfield Drive (17.84 ± acres) for a total of 49.29 ± acres as institutional uses. The additional properties would be utilized as a secondary church building, private 22' driveway, grassed parking area, and special events such as fireworks, festivals, and baptisms. Phase II future plans would include an amphitheater by the lake and/or a private school. Plans include adding 900' of fencing with gates on the property along Collins (CR 450).

It is staff's understanding that the proposed driveway on alt key #1406552 would accommodate pedestrian, golf cart, and vehicular traffic and would be utilized in conjunction with special events occurring on the adjacent properties including the lake front property. The proposed plans indicate that the private driveway would end along the eastern boundary of the subject parcel. The amount of traffic generated by special events adjacent to residential areas raise a concern regarding noise and traffic generation along a residential street, especially during early morning hours. If approved, to address the noise issue, it is highly recommended that a 6' high solid fence and a 20' Type "B" buffer be installed along the northern and southern property boundary of this parcel.

The proposed private driveway does not extend into the area where the proposed special events would be occurring. The applicant is proposing providing grass parking; however, handicapped parking and access should be addressed. Additionally, due to public safety, traffic generation, and compliance with

LDR regulations Chapter 6, Section 2(j)(3)(A) which states approved PFD uses shall front on an arterial or collector roadway (CR 450 is designated as a collector). The main access to special events should be provided by E Collins Street (CR 450) in compliance with the LDRs. A driveway connection permit with Lake County will be required. Staff recommends that should the driveway connection be approved along Orange Ave. by the City Council, the applicant should provide evidence that the driveway connection permit has been issued by Lake County prior to the city issuing a connection permit for the Orange Ave. driveway.

Due to public safety, all special events associated with First Baptist Church of Umatilla generating 250 visitors or more shall comply with the Special Event regulations of Article I, Section 6-6 of the Code of Ordinances even if alcoholic beverages are not proposed.

Any proposed fireworks associated with First Baptist Church of Umatilla shall be coordinated with the Umatilla Fire Department and any fees for stand by fire protection shall be the responsibility of the property owner.

Recommendation

Staff recommends approval of the land use amendment as it is in compliance with the comprehensive plan. Staff recommends approval of the PFD zoning with the following conditions:

Main access shall be from CR 450 (E Collins)

Driveway connection permit to CR 450 shall be issued by Lake County prior to applying for a driveway connection permit from the city for Orange Ave.

Installation of the driveway apron for CR 450 shall be completed prior to finalizing the Orange Ave. driveway.

A 6' high solid fence and a 20' Type "B" buffer be installed along the northern and southern property boundary of alt key # #1406552.

Due to public safety, all special events associated with First Baptist Church of Umatilla properties generating 250 visitors or more shall comply with the Special Event regulations of Article I, Section 6-6 of the Code of Ordinances even if alcoholic beverages are not proposed.

Any proposed fireworks associated with First Baptist Church of Umatilla shall be coordinated with the Umatilla Fire Department and any fees for stand by fire protection shall be the responsibility of the property owner.

Table 1 – Water Analysis

Ordinance #	Acres	Existing Land Use	Proposed Land Use	Maximum Development	Water Demand (gross) (mgpd)	Capacity or Deficit (mgpd)
City of Umatilla Current Capacity						-0.0149 *
FBC	31.45	MF Med Density SF Med Density SF Low Density	Institutional (0.75 ISR)	920,967 SF	0.0267	-0.0267
Total	31.45	139 Units		920,967		- 0.0416

*Includes Yancey Amendment

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

Commercial based on 850 gpd per acre

Persons per household – 2.0

ATTACHMENT #1

Table 2 – 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
FBC	31.45	PFD	920,967 SF	0.0267	0.0267
Total	31.45				0.2513

ORDINANCE 2026-B1

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 31.45 ± ACRES OF LAND FROM SINGLE FAMILY LOW DENSITY, SINGLE FAMILY MEDIUM DENSITY, AND MULTI-FAMILY MEDIUM DENSITY TO INSTITUTIONAL UNDER THE CITY OF UMATILLA COMPREHENSIVE PLAN; FOR PROPERTY OWNED BY FIRST BAPTIST CHURCH OF UMATILLA GENERALLY LOCATED SOUTH OF CR 450 AND EAST OF N. ORANGE AVE.; 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 First Baptist Church of Umatilla (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 Single Family Low-Density, Single-Family Medium Density, and Multi-Family Medium Density to Institutional, 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 applies to approximately 31.45 ± acres of land and does not increase the allowable residential density under the City of Umatilla Comprehensive Plan, consistent with Section 163.3187(1)(b), Florida Statutes; 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 have 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 Single Family Low-Density, Single-Family Medium Density, and Multi-Family Medium Density to Institutional, as set forth on Exhibit “A” and depicted on Exhibit “B”, attached hereto and incorporated herein by reference.

LEGAL DESCRIPTION: See Exhibit A

Alternate Key #'s 3809534, 1406595, 1122406, 1406552, and 1406650

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 or other non-substantive 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 _____, 2026.

Christopher Creech, Mayor

ATTEST:

Approved as to Form:

Jessica Burnham, CMC, FCRM
City Clerk

Jennifer Cotch
City Attorney

Passed First Reading _____
Passed Second Reading _____
(SEAL)

ORDINANCE NO. 2026-B1

**“EXHIBIT A”
LEGAL DESCRIPTION**

Parcel “A”

From the Northwest Corner of the Southeast ¼ of the Southeast ¼ of Section 12, Township 18 South, Range 26 East, Lake County, Florida, Run South 00°20'26" West along the West line of the Southeast ¼ of the Southeast ¼, a distance of 466.62 feet (7.07 Chains) to the Point of Beginning of this description; From said Point of Beginning; Thence North 88°54'41" East, 130.00 feet; Thence South 00°20'26" West, 89.68 feet; Thence South 88°54'41" West, 130.00 feet to the West line of the Southeast ¼ of the Southeast ¼; Thence North 00°20'26" East, Along said West line of the Southeast ¼ of the Southeast ¼, a distance of 89.68 feet to the Point of Beginning.

AND

Parcel “B”

From the Northwest Corner of the Southeast ¼ of the Southeast ¼ of Section 12, Township 18 South, Range 26 East, Lake County, Florida, Run South 00°20'26" West, Along the West line of the Southeast ¼ of the Southeast ¼, a distance of 556.30 feet to the Point of Beginning of this Description; From said Point of Beginning Run North 88°54'41" East 130.00 feet; Thence North 00°20'26" East, 89.68 feet; Thence North 88°54'41" East 198.02 feet; Thence South 00°20'26" West 139.68 feet; Thence South 88°54'41" West 328.02 feet to the West line of the Southeast ¼ of the Southeast ¼, a distance of 50.00 feet to the Point of Beginning.

AND

That part of the West 659.28 feet of Government Lot 4 in Section 7, Township 18 South, Range 27 East, Lake County, Florida, being more particularly described as follows:

Commencing at a railroad spike at the Northwest corner of said Government Lot 4 run thence South 00°17'57" West along the West line of said Government Lot 4 and also being the West line of said Section 7, a distance of 29.47 feet to the Southerly maintained right of way of County Road No. 450 and the Point of Beginning; thence North 89°00'40" West 1276.95 feet to the South line of said Section 7; thence South 88°18'57" West along the South line of said Section 7, a distance of 512.45 feet to the Southwest corner of said Section 7; thence North 00°17'57" East, along the West line of said Section 7, a distance of 1287.40 feet to the Point of Beginning.

AND

Commence at the Northeast corner of the Southeast ¼ of the Southeast ¼ of Section 12, Township 18 South, Range 26 East, in Lake County, Florida and run South along the East line of the Southeast ¼ of the Southeast ¼ a distance of 465.00 feet to the Point of Beginning of this description; from said Point of Beginning run South 88°57'04" West, 988.13 feet, thence South 00°22'20" West, 265.98 feet; thence North 86°58'10" East, 991.98 feet to the said East line of the Southeast ¼ of the Southeast ¼ of said Section 12; thence North along the said East line of the Southeast ¼ a distance of 231.66 feet to the Point of Beginning.

AND

The North 241.56 feet of the South 584.1 feet of the East 992 feet of the Southeast ¼ of the Southeast ¼ of Section 12, Township 18 South, Range 26 East, Lake County, Florida.

AND

Commence at the Northeast corner of the Southeast ¼ of the Southeast ¼ of Section 12, Township 18 South, Range 26 East, in Lake County, Florida and run South along the East line of the Southeast ¼ of the Southeast ¼ a distance of 696.66 feet to the Point of Beginning of this description; from said Point of Beginning run South 86°58'10" West 991.38 feet, thence South 00°22'20" West, 4.22 feet to a point designated as Point “A”; thence return to the Point of Beginning and run South along the East line of the Southeast ¼ of the Southeast ¼ a distance of 35.88 feet, thence run Northwesterly to Point “A”.

AND

The West 83.38 feet of the North 466.62 feet of the East 362 feet of the Southeast ¼ of the Southeast ¼ of Section 12, Township 18 South, Range 26 East, Lake County, Florida. Less and except right of way of State Road No. S-450 a/k/a E. Collins Street.

AND

Beginning at the Northeast corner of the Southeast ¼ of the Southeast ¼ of Section 12, Township 18 South, Range 26 East, Lake County, Florida, of the Tallahassee Meridian, run thence South 6.75 chains (445.50 feet), run thence West 7.07 chains (466.62 feet) to the Point of Beginning. Less and Except the West 188 feet thereof. Also, Less and except right of way of State Road No. S-450 a/k/a E. Collins Street.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Parcel A:

A portion of the Southeast ¼ of the Southeast ¼ of Section 12, Township 18 South, Range 26 East, Lake County, Florida, being more particularly described as follows:

Commencing at the Northeast corner of the Southeast ¼ of said Section 12, run South 00°17'57" West along the East line of said Southeast ¼, a distance of 29.47 feet to a Point on the Southerly right of way line of East Collins Street and the Point of Beginning; thence continue South 00°17'57" West, along the East line of said Southeast ¼ and the West line of the land described in Official Records Book 6206, Page 2082, of the Public Records of Lake County, Florida, a distance of 435.48 feet, to a point on said Southerly maintained right of way line of East Collins Street; thence run North 89°14'26" East, along said Southerly maintained right of way line, for a distance of 278.62 feet to the Point of Beginning.

Parcel B:

A portion of the Southeast ¼ of the Southeast ¼ of Section 12, Township 18 South, Range 26 East, Lake County, Florida, being more particularly described as follows:

Commencing at the Northeast corner of the Southeast ¼ of the Southeast ¼ of said Section 12, run South 00°17'57" West, along the East line of said Southeast ¼, a distance of 29.47 feet to a point on the Southerly maintained right of way line of East Collins Street; thence run South 89°14'26" West, along said Southerly maintained right of way line, for a distance of 278.62 feet to the Point of Beginning; thence run South 00°17'57" West for a distance of 435.48 feet to the North line of the land described in Official Records Books 6206, Page 2080, of the Public Records of Lake County, Florida; thence run South 89°15'01" West, along said North line, for a distance of 83.38 feet; thence, departing said North line, run North 00°17'57" East for a distance of 435.47 feet to a point on said Southerly maintained right of way line of East Collins Street; thence run North 89°14'26" East, along said Southerly maintained right of way line, for a distance of 83.38 feet, to the Point of Beginning.



Business Impact Estimate Exemption

Ordinance 2026- B1, First Baptist Church SSCPA

Summary of Ordinance:

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 31.45 ± ACRES OF LAND FROM SINGLE FAMILY LOW DENSITY, SINGLE FAMILY MEDIUM DENSITY, AND MULTI-FAMILY MEDIUM DENSITY TO INSTITUTIONAL UNDER THE CITY OF UMATILLA COMPREHENSIVE PLAN; FOR PROPERTY OWNED BY FIRST BAPTIST CHURCH OF UMATILLA GENERALLY LOCATED SOUTH OF CR 450 AND EAST OF N. ORANGE AVE.; 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;

¹ See Section 166.041(4), Florida Statutes.

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