



# UMATILLA CITY COUNCIL MEETING

March 17, 2026 at 6:00 PM

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

## AGENDA

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*Please silence your electronic devices*

### **PLEDGE OF ALLEGIANCE AND INVOCATION**

### **CALL TO ORDER**

### **ROLL CALL**

### **AGENDA REVIEW**

### **MINUTES REVIEW**

1. Approval of Meeting Minutes  
- February 17, 2026, Regular City Council Minutes

### **PRESENTATIONS**

2. Golf Cart Presentation

### **PUBLIC COMMENT**

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

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

### **CONSENT AGENDA**

3. US Marshals Service Funds
4. SECO Easement for Lake Fern Industrial Park
5. Release of Maintenance Bond Magnolia Pointe Phase One

### **PUBLIC HEARING / ORDINANCES / RESOLUTIONS**

6. First Reading of Ordinance No. 2026-C, Twin Lakes PUD Amendment
7. Resolution No. 2026-03, Uniform Collection Agreement between Lake County Tax Collector and The City of Umatilla

### **NEW BUSINESS**

8. City of Umatilla Grant Policy
9. Request for Letter of Support - Meaningful Milestones Academy USDA Application

## **REPORTS**

### 10. Staff Reports

## **ADJOURNMENT**

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

Any invocation that may be offered before the official start of the Council meeting is and shall be the voluntary offering of a private citizen to and for the benefit of the Council pursuant to Resolution 2014-43. The views and beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Council and do not necessarily represent their individual religious beliefs, nor are the views or beliefs expressed intended to suggest allegiance to or preference for any particular religion, denomination, faith, creed, or belief by the Council or the City. No person in attendance at this meeting is or shall be required to participate in any invocation and such decision whether or not to participate will have no impact on his or her right to actively participate in the public meeting.

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



## UMATILLA CITY COUNCIL MEETING

February 17, 2026, at 6:00 PM

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

### MINUTES

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#### **PLEDGE OF ALLEGIANCE AND INVOCATION**

#### **CALL TO ORDER**

Having been duly advertised as required by law, Mayor Creech called the Regular City Council Meeting to order at 6:01 p.m., led the Pledge of Allegiance, and delivered the invocation.

#### **ROLL CALL**

##### **MEMBERS PRESENT**

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

##### **NOT PRESENT**

Bear Crockett, Council Member

##### **ALSO PRESENT**

Aaron Mercer, City Manager  
Adam Bolton, Assistant City Manager  
Jeniffer Cotch, City Attorney  
Jessica Burnham, City Clerk  
Regina Frazier, Finance Director  
David Seeley, Chief of Police  
Vaughan Nilson, Public Works Director  
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.**

#### **MINUTES REVIEW**

1. Approval of Meeting Minutes  
- February 3, 2026, Regular City Council Minutes

**MOTION BY VICE MAYOR DURBIN TO APPROVE FEBRUARY 3, 2026, REGULAR CITY COUNCIL MINUTES; SECONDED BY COUNCIL MEMBER ADAMS. MOTION PASSED BY A UNANIMOUS VOICE VOTE.**

## **PRESENTATIONS**

## **PUBLIC COMMENT**

Charelle Burgess, Umatilla Chamber of Commerce, provided the monthly report. She reported that the Chamber currently has 137 members. She noted the February 12th Annual Awards event and shared that she spoke at the Florida League of Cities regarding the importance of strong partnerships. Upcoming events include the Chamber Breakfast on March 5th, the Chili and BBQ Cook-Off on March 7th, and the 33rd Anniversary celebration for Dan's Discount & Feed on March 14th. She also noted golf tournaments scheduled for April 2nd and April 10th.

## **CONSENT AGENDA**

## **PUBLIC HEARING / ORDINANCES / RESOLUTIONS**

## **NEW BUSINESS**

### **2. SECO Energy Utility Easement — Airport Property**

Mr. Mercer provided an overview of the item, noting that SECO Energy is requesting a 20-foot utility easement across City-owned property located on the east side of the airport, north of Twin Ponds Road. The easement is needed to allow SECO to provide three-phase power service to property owner Kevin Kimball on Twin Ponds Road. The subject parcel consists of approximately 7 acres of vacant land that was acquired using FDOT/FAA funding to serve as a buffer for the airport. Due to the easement's close proximity to the airport, SECO is required to install underground power along the easement.

**MOTION BY VICE MAYOR DURBIN TO APPROVE THE SECO ENERGY UTILITY EASEMENT - AIRPORT PROPERTY; SECONDED BY COUNCIL MEMBER FETTEROLF. MOTION PASSED BY A UNANIMOUS VOICE VOTE.**

### **3. Tuition Reimbursement Policy**

Ms. Frazier provided background on the item, explaining that while the City has historically encouraged employee professional development through various training opportunities and certification incentives, it does not currently have a formal tuition reimbursement program. The proposed policy would allow employees to pursue higher education on their own time while being reimbursed for eligible expenses. The policy outlines eligibility requirements, covered expenses, and the service commitment required to participate, as well as the application, approval, and reimbursement procedures. Reimbursement would be capped at \$3,000 per employee per fiscal year, subject to available funding.

During the discussion, Vice Mayor Durbin suggested recognizing employees who obtain degrees through the program. Mayor Creech suggested that employees be required to work for the City for a specified period before applying for reimbursement and remain employed for a period of time afterward. The Council also discussed establishing an annual allocation for the program during the budget process.

**MOTION BY COUNCIL MEMBER ADAMS TO APPROVE THE TUITION REIMBURSEMENT POLICY; SECONDED BY VICE MAYOR DURBIN. MOTION PASSED BY A UNANIMOUS VOICE VOTE.**

**DISCUSSION**

4. 410 North Orange Avenue

Mr. Mercer presented the agenda item regarding the property located at 410 North Orange Avenue, owned by Patricia Thompson, which has been the subject of code enforcement fines for several months. He reported that Case No. 1 totals \$11,438.94, while Case No. 2 is currently accruing fines at \$250 per day and totaled \$68,235.13 as of February 17, 2026. Additional costs include \$6,754.07 in Code Enforcement hard costs, \$2,250 in attorney's fees, and \$13,512.38 in delinquent utility accounts, bringing the total amount owed to \$102,190.52.

During the discussion, Mayor Creech noted that the property has been blighted for years and expressed the importance of developing a plan to have it rehabilitated. It was noted that Mr. Sean Wooten has been assisting in locating family members and has identified the owner's aunt, as well as a potential buyer for the property. Vice Mayor Durbin suggested recovering the City's hard costs while waiving the remaining fines. Council Member Fetterolf suggested rounding the amount to approximately \$10,000. Discussion also included establishing a timetable for bringing the property into compliance. Council further discussed reviewing the delinquent utility account to remove late fees and determine the adjusted balance.

Consensus was reached to prepare an offer of approximately \$15,000 to resolve the outstanding amounts. Attorney Cotch was directed to draft an agreement that would waive the majority of the fines while holding the responsible parties accountable for completing the necessary improvements to the property. Mr. Mercer stated he would contact Mr. Sean Wooten to discuss the proposed offer.

**REPORTS**

5. Staff Reports

Mr. Bolton reported that the League of Cities lunch was hosted at the City for the second time. He noted that Charelle Burgess was the guest speaker and that her presentation was well received

Mr. Mercer had nothing to report.

Attorney Cotch had nothing to report.

Council Member Fetterolf mentioned that the Citizen of the Year at the Lakeview Chamber event was the Umatilla High School Football Coach.

Vice Mayor Durbin had nothing to report.

Council Member Adams reported that the Lakeview Chamber event had a great turnout and thanked the City for their continued support of the museum.

Mayor Creech stated that the monument for the high school football team is on schedule and suggested holding a ceremony once it is completed.

Chief Seeley reported that the Police Department held an in-service training session yesterday, during which the FBI presented information on scams.

Ms. Frazier mentioned that the City's annual training day was held yesterday. Sergeant McNeal taught a CPR class, followed by a workers' compensation training session.

Ms. Lambert had nothing to report.

Ms. Stultz stated that the citywide yard sale is scheduled for March 7th and that all booth spaces have already been sold.

## **ADJOURNMENT**

With no further business for discussion, the meeting adjourned at approximately 6:33 p.m.

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Christopher R Creech, Mayor

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Jessica Burnham, CMC, FCRM  
City Clerk



**CITY OF UMATILLA  
AGENDA ITEM STAFF REPORT**

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**DATE:** February 19, 2026

**MEETING DATE:** March 17, 2026

**SUBJECT:** Golf Cart Presentation

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**BACKGROUND SUMMARY:**

The presentation is an overview of golf cart ordinances in the Cities of Mount Dora and Tavares, highlighting key differences, some common pros and cons, and policy considerations.

**RECOMMENDATIONS:**

Presentation

**FISCAL IMPACTS:**

None

**ATTACHMENTS:**

1. Attachment #1 Mount Dora, FL Code of Ordinances
  2. Attachment #2 Tavares Golf Cart Ordinance
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# ATTACHMENT #1

## ARTICLE V. - GOLF CARTS AND LOW SPEED VEHICLES

Footnotes:

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**Editor's note**— Ord. No. 2024-12, § 2, adopted June 4, 2024, repealed the former Art. V., §§ 42-200—42-207, and enacted a new Art. V as set out herein. The former Art. V pertained to similar subject matter and derived from Ord. No. 2023-06, § 3, 6-20-2023; Ord. No. 2024-06, § 2, 3-5-2024.

### Sec. 42-200. - Definitions.

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

*City right-of-way* shall mean the paved area of an improved street, road, or designated golf cart trail, as applicable, located within the jurisdiction of the City of Mount Dora.

*Golf cart* shall mean a motor vehicle for personal, non-commercial use that is designed and manufactured for operation on a golf course for sporting or recreation purposes and that is not capable of exceeding speeds of 20 miles per hour.

*Low speed vehicle ("LSV")* shall mean any four-wheeled vehicle with a top speed greater than 20 miles per hour but not greater than 25 miles per hour, including but not limited to neighborhood electric vehicles and must comply with the requirements of F.S. § 316.2122.

*Operator* shall mean the person operating a golf cart, in accordance with the age restrictions set forth herein, or LSV on a city right-of-way.

(Ord. No. 2024-12, § 4, 6-4-2024)

### Sec. 42-201. - Authorized use of city right-of-way by LSV and golf carts.

- (a) The operation of a LSV on a designated city right-of-way shall be in accordance with state law, specifically F.S. § 316.2122, including but not limited to proper registration, insurance and equipment. A properly registered LSV may be operated on a city right-of-way with a posted speed limit of no more than 35 miles per hour, 24 hours a day, every day of the year, unless the city right-of-way is closed for a special event or other city purpose.
- (b) The operation of a golf cart on a city right-of-way shall be in accordance with F.S. § 316.212, and as further restricted by this article.
- (c) The following additional restrictions shall apply to the operation of a golf cart on a city right-of-way:
  - (1)

Golf carts must be properly equipped as set forth herein and registered with the city through the registration process created by the city in its sole discretion.

- (2) A properly registered golf cart may only be operated on a city right-of-way with posted speed limits of no more than 30 miles per hour, unless city right-of-way is otherwise posted as "NO GOLF CARTS ALLOWED".
- (3) A properly registered golf cart may be operated by a on a city right-of-way 24 hours a day, every day of the year, unless the city right-of-way is closed for a special event or other city purpose.
- (d) Under no circumstances does this article grant permission to operate a LSV or properly registered golf cart on a county, state, or federal roadway or in a manner which is inconsistent with the laws, rules or regulations required thereby.
- (e) All off-highway vehicles as defined by F.S. § 317.0003, including but not limited to ATV, OHM, and ROV are prohibited from traveling on a city right-of-way, regardless of the permissions granted to golf carts and LSVs as set forth herein.

(Ord. No. 2024-12, § 4, 6-4-2024)

Sec. 42-202. - Golf cart equipment regulations.

- (a) For safety purposes, in order to register a golf cart in the city and operate the same on a city right-of-way, the golf cart must be appropriately equipped with the following properly functioning items that are in usable and operable condition at all times:
  - (1) A clear windshield mounted at the front of the vehicle so as to reasonably protect the face of the golf cart operator from wind and debris while the golf cart is underway. Such windshield must be in good repair, free of cracks, and not be covered, marred, stained, or painted over so as to obstruct the operator's field of vision when operating the golf cart.
  - (2) Driver's side exterior mirror.
  - (3) Either an interior rearview mirror or a passenger's side exterior mirror.
  - (4) Two headlamps mounted on the front of the golf cart and facing forward, which show a white light. An object, material, or covering that alters the headlamp's light color may not be placed, displayed, installed, affixed, or applied over a headlamp. Light bars are prohibited.
  - (5) Two tail lamps mounted on the rear of the golf cart facing rearward, which must emit a red light plainly visible from a distance of 1,000 feet to the rear of the golf cart. Such tail lamps must be enabled to additionally function as brake lamps so that they automatically emit a distinctively brighter red light when the brakes of the golf cart are applied.
  - (6) Brakes and parking brake.
  - (7)

Front and rear turn signals. When signaling, front turn signals must emit a flashing amber light while rear facing turn signals must emit a flashing light that is either amber or red in color.

- (8) A reliable steering apparatus.
  - (9) Rear and side reflex reflectors.
  - (10) A horn installed into the golf cart so as to be easily operated by the operator of the golf cart and that is plainly audible when activated.
  - (11) Rear facing seats must include safety grab bars/rails.
  - (12) Golf carts may be equipped with a trailer, the dimensions of which may not exceed 40 inches wide and 60 inches long. The total weight of the material or other items hauled in the trailer may not exceed the weight limit specified by the manufacturer of the trailer or the manufacturer's towing capacity for the golf cart to which the trailer is attached. Golf carts equipped with trailers must be equipped with a properly installed trailer hitch or hitch pin accessibly that is appropriate to the linkage used by the attached trailer. Golf cart trailers may not be used to transport or otherwise carry (i) passengers or (ii) vehicles such as boats, ATVs, and other motorized vehicles, including additional golf carts. Trailers not otherwise designed to be towed by a golf cart are not permitted.
  - (13) In public areas, golf carts must be parked on improved parking surfaces, specifically designated for vehicle parking, and shall not be parked on other surfaces which have not been designated as parking areas.
- (b) The number of occupants in any golf cart operated pursuant to this article is restricted to the number of seats on the golf cart. For the purposes of this provision, both pets and persons qualify as "occupants," and a standard golf cart bench seat is deemed to allow seating for two occupants.
  - (c) The operator of the golf cart shall be responsible for ensuring that no occupants of a golf cart are standing at any time while the golf cart is in motion.

(Ord. No. 2024-12, § 4, 6-4-2024)

Sec. 42-203. - Age restrictions and insurance.

- (a) Any operator of a golf carts on a city right-of-way must meet the following requirements:
  - (1) Must be 18 years of age to operate a golf cart on the designated roadways unless he or she possesses a valid learner's driver license or valid driver's license.
  - (2) Operators of golf carts on designated roadways must possess a valid form of government-issued photographic identification.
- (b) Golf Carts being operated on a city right-of-way must be covered under a valid insurance policy including coverage for personal injury and property damage, with minimum amounts of \$10,000.00 per occurrence, \$10,000.00 in the aggregate. Proof of valid insurance coverage must

be in the golf cart at the time of operation on a city right-of-way.

(Ord. No. 2024-12, § 4, 6-4-2024)

Sec. 42-204. - Registration required; rejection.

- (a) Prior to being operated on a city right-of-way, a golf cart must be registered with the city as set forth herein.
- (b) Golf carts must be registered annually with the city through an application process as determined by the city in its sole discretion. The initial registration fee shall be \$25.00, with an annual renewal fee of \$10.00. Annual fees may be changed from time to time by the city in its sole discretion through the adoption of a resolution.
- (c) Upon approval, the golf cart owner will receive an annual registration sticker from the city which shall be affixed to the windshield on the driver's side, lower corner, and face outward. While the registration is issued to the golf cart owner, the registration sticker is personal to a specific golf cart and is not transferrable.
- (d) The city reserves the right to reject or not renew a golf cart registration application if the application is incomplete, all of the minimum requirements have not been met and/or if the applicant has been found in violation of this article on two or more occasions within a 12-month period.
- (e) The city manager may revoke an owner's golf cart registration(s) by written revocation letter, as set forth herein, at any time for the following reasons:
  - (1) Operating or allowing a golf cart to be operated in a reckless manner or in such a manner so as to cause injury to pedestrians, other golf cart operators, or bicyclists;
  - (2) Operating or allowing a golf cart to be operated in such a manner so as to result in damage to public or private property;
  - (3) Operating or allowing a golf cart to be operated with general disregard of the regulations of the article, resulting in two or more moving violations in accordance herewith within a single 12-month period; or
  - (4) Providing false information to the city on a registration application.
- (f) The city manager or designee shall issue a revocation letter to the registered owner of a golf cart, setting forth the specific reasons for revocation. The revocation letter shall be sent to the registered owner of the golf cart, by certified mail, return receipt requested. The registered golf cart owner may appeal the revocation within five days of receipt of the revocation letter by submitting a written appeal to the city clerk to be heard by the city council. The appeal shall be limited to the issues of the revocation and shall be placed on the next available city council agenda for consideration. The decision of the city council related to the appeal shall be final.
- (g)

If the registered golf cart owner fails to timely file an appeal or the city council upholds the revocation, the revocation shall be valid for a period of one year. Upon expiration of the one-year period, the individual may re-apply for a golf cart registration with the city.

(Ord. No. 2024-12, § 4, 6-4-2024)

Sec. 42-205. - Exemptions.

(a) Operation of a golf cart on the following city rights-of-way are exempt from the other provisions of this article; however, such operation is subject to the requirements of this section and any violations shall be classified as other violations of this article as set forth in section 42-206(b):

- (1) Andover Court;
- (2) Arcadian Court;
- (3) Brightmoor Court;
- (4) Chase Court;
- (5) Citrus Court;
- (6) Country Club Boulevard;
- (7) Covey Circle;
- (8) Edgewater Drive;
- (9) Falconbridge Place;
- (10) Friars Court;
- (11) Greenbriar Trail;
- (12) Heathland Court;
- (13) Hunters Green Court;
- (14) Laurel Ridge Drive;
- (15) Oakcrest Circle;
- (16) Park Forest Boulevard;
- (17) Pine Hollow Drive;
- (18) St. Andrews Way;
- (19) St. Ives Court;
- (20) St. James Way;
- (21) Shadowood Circle;
- (22) Spring Creek Court;
- (23) Stafford Spring Boulevard; and
- (24) Wyngate Court.

- (b) Any golf cart being operated on the above city rights-of-way must be operated by a person who is at least 18 years of age and has a valid driver's license. If operated during the hours between sunrise and sunset, the golf cart must be equipped with efficient brakes, reliable steering apparatus, safe tires, a rearview mirror, and red reflectorized warning devices in both the front and rear. If operated during the hours between sunset and sunrise, the golf cart must be equipped with efficient brakes, reliable steering apparatus, safe tires, a rearview mirror, red reflectorized warning devices in both the front and rear, head lights, tail lights, brake lights, turn signals, and a windshield.

(Ord. No. 2024-12, § 4, 6-4-2024)

Sec. 42-206. - Penalties and enforcement.

- (a) *Registration violation.* Operation of a golf cart on a city right-of-way without a registration or with an expired registration will subject the operator to a separate fine for each such violation. The initial penalty amount for a registration violation shall be \$100.00 for each occurrence. The city may adjust this fine amount from time to time through the adoption of a resolution.
- (b) *Other violations of this article.* Operation of a golf cart or LSV in violation of this article will subject the operator to a separate fine for each such violation. The initial penalty amount for any other violation of this article not otherwise specified shall be \$25.00 for each occurrence. The city may adjust this fine amount from time to time through the adoption of a resolution.
- (c) *Moving violation.* A golf cart and/or LSV must be operated on a city right-of-way in accordance with all applicable traffic laws as promulgated by the state and may receive a citation for traffic violations in the same manner as an operator of a motor vehicle. The use of a golf cart or LSV resulting in violations of the Florida "Uniform Traffic Control" statute and the Florida "Uniform Disposition of Traffic Infractions Act" are enforceable as provided in F.S. chapters 316 and 318, and the penalties set forth therein. All other city ordinances pertaining to the use of motor vehicles are also applicable to the operation of golf carts and LSV to the extent that such may be applied.
- (d) An officer who has probable cause to believe that a person has committed an act in violation of this article or F.S. chapter 316 or 318, may issue a municipal citation therefor.
- (e) A municipal citation issued shall include the following information:
- (1) Name of operator, address, date of birth;
  - (2) Date, time, and location of issuance;
  - (3) Golf cart description;
  - (4) Violation charged;
  - (5) Amount of fine;
  - (6) Department case number;

- (7) Issuing officer's signature;
  - (8) Name and address of issuing agency;
  - (9) Number of days allowed to pay the penalty;
  - (10) Instructions for contesting the penalty; and
  - (11) Instructions for paying the penalty.
- (f) Any person issued a municipal citation pursuant to this article may, within ten days of issuance of a citation;
- (1) Pay the penalty;
  - (2) Contest the citation for a registration violation or other violation of this article to the city magistrate by providing written notice to the city clerk;
  - (3) Contest the citation for a moving violation in county court.

Payments postmarked and mailed within the ten-day period shall be considered timely.

- (g) Any person electing to contest the penalty shall be deemed to have waived the penalty limitation specified on the citation. The county court or magistrate, as applicable, after hearing shall make a determination as to whether a violation has been committed. If the commission of a violation has been proven, the county court or magistrate, as applicable, may impose a penalty not to exceed \$500.00.
- (h) If a person fails to pay the fine or elect to contest the penalty, either by mail or in person within the ten-day period set forth herein, shall be deemed to have waived the penalty limitation specified on the citation and the right to contest the citation.
- (i) If the citation was for a registration violation or other violation of this article, the matter shall be placed on the docket of the city magistrate for further proceedings and the hearing date shall be provided to the person who received the citation by certified mail, return receipt requested. The magistrate may impose a penalty not to exceed \$500.00.
- (j) If the citation was for a moving violation, the matter shall be forwarded to the clerk of court for placement on the county court docket for further proceedings. The county court may impose a penalty not to exceed \$500.00.

(Ord. No. 2024-12, § 4, 6-4-2024)

Sec. 42-207. - Alternate enforcement and collections.

- (a) The city may enforce the provisions of this article in any manner authorized in accordance with applicable law and may seek any legal remedy as may be authorized by applicable law.
- (b) The city manager is hereby authorized to pursue collection activities related to any fines imposed against violators of this article in such manner, and using such processes, as may be in the best interests of the city and may authorize collection agencies and/or the city attorney to pursue

collections in a manner consistent with applicable law.

(Ord. No. 2024-12, § 4, 6-4-2024)

## ATTACHMENT #2

- **Sec. 13-61. - Golf carts.**

(a) *Definition of golf cart.* Pursuant to F.S. § 320.01(22), a "golf cart" is defined as a motor vehicle that is designed and manufactured for operation on a golf course for sporting or recreational purposes and that is not capable of exceeding speeds of twenty (20) miles per hour.

(b) *Authorization to operate golf carts within and between golf cart communities.* Golf carts meeting the definition set forth in subsection (a) above may be operated within communities approved by resolution adopted by the city council as "golf cart communities" on those streets designated for golf cart usage. Golf carts may also be operated between golf cart communities that are adjacent, if specifically approved by the city council in the approving resolution. The city council may also revoke any such approval by resolution. The provision of appropriate signage designating such areas and regulating use of golf carts shall be the responsibility of each golf cart community and shall be a condition of the approving resolution. Speed-modified golf carts or "hybrid" golf carts are not authorized for use on streets within golf cart communities.

(c) *Equipment and minimum standards.* All golf carts operated within golf cart communities shall meet the minimum equipment standards established by Florida Statutes. Golf carts that are operated between the hours before sunrise and after sunset, if permitted by the approving resolution, shall have additional equipment requirements, and at a minimum, must have headlights, brake lights, turn signals, a windshield, and reflective devices on the sides of the golf cart that could include reflective tape.

(d) *Hours of operation.* Golf carts meeting the minimum equipment standards established in subsection (c) above for operation between the hours before sunrise and after sunset, may be operated between the hours of 5:00 a.m. and 10:00 p.m., if permitted by the approving resolution. Golf carts that do not meet the minimum equipment standards for operation between the hours before sunrise and after sunset shall only be permitted to operate during the hours between sunrise and sunset.

(e) *Compliance with traffic laws.* Golf carts shall comply with all applicable local and state traffic laws, and may be ticketed for traffic violations in the same manner as motor vehicles.

(f) *Enforcement.* The city shall have the authority to enforce the provisions set forth herein and applicable traffic laws, provided however, that the enforcement of rules and regulations established by golf cart communities shall be the sole responsibility of each community.

(Ord. No. 2003-42, §§ 1—6, 11-5-03)

## ATTACHMENT #2

**Editor's note**— Ord. No. 2003-42, §§ 1—6, adopted Nov. 5, 2003, did not specifically amend the Code. Hence its inclusion herein as section 13-61 was at the discretion of the editor.

- **Sec. 13-62. - Low-speed vehicles.**

(a) *Definition of low speed vehicle.* Pursuant to F.S. § 320.01(42), a low-speed vehicle is any four-wheeled electric vehicle whose top speed is greater than twenty (20) miles per hour but not greater than twenty-five (25) miles per hour, including neighborhood electric vehicles. Said vehicles must conform to the safety standards in 49 C.F.R. Section 571.500 and F.S. § 316.2122. For purposes of this section, "golf carts" as defined in F.S. § 320.01(22) or "speed modified golf carts" shall not be considered "low-speed vehicles" and shall be subject to the specific rules and regulations governing golf carts adopted by the city.

(b) *Authorization to operate low-speed vehicles.* Low-speed vehicles may be operated within the city limits where the posted speed limit is thirty-five (35) miles per hour or less. Pursuant to F.S. § 316.2122(1), this does not prohibit a low-speed vehicle from crossing a road or street at an intersection where the road or street has a posted speed limit of more than thirty-five (35) miles per hour.

(c) *Equipment and minimum standards.* According to the requirements set forth in F.S. § 316.2122, a low-speed vehicle must be equipped with headlamps, stop lamps, turn signal lamps, tail lamps, reflex reflectors, parking brakes, rearview mirrors, windshields, seat belts and vehicle identification numbers. A low-speed vehicle must be registered and insured in accordance with F.S. § 320.02. Any person operating a low-speed vehicle must have in his or her possession a valid driver's license.

(d) *Hours of operation.* Low-speed vehicles may be operated at any time.

(e) *Compliance with traffic laws.* Low-speed vehicles shall comply with all local and state traffic laws, and may be ticketed for traffic violations in the same manner as motor vehicles.

(f) *Enforcement.* The city shall have the authority to enforce the provisions set forth herein and applicable traffic laws, provided however, that the enforcement of additional rules and regulations established by communities in which they are operating shall be the sole responsibility of said communities.

(Ord. No. 2008-05, 2-27-08)

- **Sec. 13-63. - Operation of golf carts in the community redevelopment area.**

## ATTACHMENT #2

(a) *Definition of "golf cart"*. Pursuant to F.S. § 320.01(22), a "golf cart" is defined as a motor vehicle that is designed and manufactured for operation on a golf course for sporting or recreational purposes and that is not capable of exceeding speeds of twenty (20) miles per hour.

(b) *Authorization to operate golf carts within the community redevelopment area*. Golf carts meeting the definition set forth in subsection (a) may be operated within the boundaries of the community redevelopment area (CRA) on such streets designated therein for golf cart usage. Such signage will reference this ordinance as required by F.S. § 316.212(7).

(c) *Equipment and minimum standards*. All golf carts operated within the community redevelopment area shall meet the minimum equipment standards established by state statutes. Golf carts that are operated between the hours before sunrise and after sunset must be equipped with headlights, brake lights, rear view mirror, turn signals, and a windshield.

(d) *Hours of operation*. Golf carts meeting the equipment standards established in subsection (c) for operation between the hours before sunrise and after sunset, may be operated at anytime during the day or night. Golf carts that do not meet these additional standards shall only be operated during the hours between sunrise and sunset.

(e) *Compliance with traffic laws*. Golf carts shall comply with all applicable local and state traffic laws, and may be ticketed for traffic and parking violations in the same manner as motor vehicles.

(f) *Operation*. The number of occupants of a golf cart must equal the number of seats. No person is to stand while the golf cart is in motion.

(g) *Enforcement*. The city shall have the authority to enforce the provisions set forth herein and applicable traffic laws.

(h) *Conflicts*. All resolutions or parts of resolutions in conflict with any of the provisions of this section are hereby repealed. This section shall not repeal prior resolutions or provisions that established specific golf cart communities, nor prevent the establishment of additional golf cart communities within the city.

(Ord. No. 2008-05, 2-27-08; Ord. No. 2010-18, § 1, 8-18-10)

- **Sec. 13-64. - Operation of golf carts on public city roads.**

(a) *Definitions*.

## ATTACHMENT #2

*Golf cart*, pursuant to F.S. § 320.01(22), is defined as a motor vehicle that is designed and manufactured for operation on a golf course for sporting or recreational purposes and that is not capable of exceeding speeds of twenty (20) miles per hour.

*Public city road* shall mean any thoroughfare maintained by the city that is commonly used for vehicular traffic.

(b) *Authorization to operate golf carts on public city roads.* Golf carts meeting the definition set forth in subsection (a) may be operated on all public city roads within the city limits where the posted speed limit is thirty-five (35) miles per hour or less. Golf carts may not operate on or cross state highways unless authorized by the department of transportation pursuant to F.S. § 316.212(2).

(c) *Equipment and minimum standards.* All golf carts operated on public city roads shall meet the minimum equipment standards established by state statutes. Golf carts that are operated between the hours before sunrise and after sunset must be equipped with headlights, brake lights, rear view mirror, turn signals, and a windshield.

(d) *Hours of operation.* Golf carts meeting the equipment standards established in subsection (c) for operation between the hours before sunrise and after sunset may be operated at anytime during the day or night. Golf carts that do not meet these additional standards shall only be operated during the hours between sunrise and sunset.

(e) *Compliance with traffic laws.* Golf carts shall comply with all applicable local and state traffic laws, and may be ticketed for traffic and parking violations in the same manner as motor vehicles.

(f) *Operation.* Drivers of golf carts must be at least sixteen (16) years of age. The number of occupants of a golf cart must equal the number of seats. No person is to stand while the golf cart is in motion.

(g) *Enforcement.* The city shall have the authority to enforce the provisions set forth herein and applicable traffic laws.

(h) *Conflicts.* All resolutions or parts of resolutions in conflict with any of the provisions of this section are hereby repealed. This section shall not repeal prior resolutions or provisions that established specific golf cart communities, nor prevent the establishment of additional golf cart communities within the city.

(Ord. No. 2009-08, § 1, 5-20-09; Ord. No. 2010-18, § 1, 8-18-10)

- **Sec. 13-65. - Operation of golf carts on county roads.**

(a) *Definitions.*

## ATTACHMENT #2

*County road* shall mean any thoroughfare maintained by the Lake County that is commonly used for vehicular traffic.

*Golf cart*, pursuant to F.S. § 320.01(22), is defined as a motor vehicle that is designed and manufactured for operation on a golf course for sporting or recreational purposes and that is not capable of exceeding speeds of twenty (20) miles per hour.

(b) *Authorization to operate golf carts on county roads.* Golf carts meeting the definition set forth in subsection (a) may be operated on the following county roads within the city limits where the posted speed limit is thirty-five (35) miles per hour or less. Golf carts may not operate on or cross state highways unless authorized by the department of transportation pursuant to F.S. § 316.212(2).

(1) Alfred Street within the Community Development Area;

(2) Dora Avenue;

(3) Dead River Road;

(4) Other county roads that may receive future designation for this use from Lake County pursuant to F.S. § 316.212(1).

(c) *Equipment and minimum standards.* All golf carts operated on county roads shall meet the minimum equipment standards established by state statutes. Golf carts that are operated between the hours before sunrise and after sunset must be equipped with headlights, brake lights, rear view mirror, turn signals, and a windshield.

(d) *Hours of operation.* Golf carts meeting the equipment standards established in subsection (c) for operation between the hours before sunrise and after sunset, may be operated at anytime during the day or night. Golf carts that do not meet these additional standards shall only be operated during the hours between sunrise and sunset.

(e) *Compliance with traffic laws.* Golf carts shall comply with all applicable local and state traffic laws, and may be ticketed for traffic and parking violations in the same manner as motor vehicles.

(f) *Operation.* Drivers of golf carts must be at least sixteen (16) years of age. The number of occupants of a golf cart must equal the number of seats. No person is to stand while the golf cart is in motion.

(g) *Enforcement.* The city shall have the authority to enforce the provisions set forth herein and applicable traffic laws.

## ATTACHMENT #2

(h) *Conflicts.* All resolutions or parts of resolutions in conflict with any of the provisions of this section are hereby repealed. This section shall not repeal prior resolutions or provisions that established specific golf cart communities, nor prevent the establishment of additional golf cart communities within the city.

(Ord. No. 2009-08, § 1, 5-20-09; Ord. No. 2010-18, § 1, 8-18-10)

- **Sec. 13-66. - Reserved.**

**Editor's note**— Ord. No. 96-10, adopted July 24, 1996, repealed the provisions of former § 13-66, which pertained to bus stops, as derived from Code 1974, § 15.208; Ord. No. 87-22, adopted June 17, 1987.



**CITY OF UMATILLA  
AGENDA ITEM STAFF REPORT**

---

**DATE: February 25, 2026**

**MEETING DATE: March 17, 2026**

**SUBJECT: US Marshals Service Funds**

---

**BACKGROUND SUMMARY:**

The US Marshal account was created in 2005 to receive forfeited or seized funds that resulted from an investigation conducted in partnership with the U.S. Marshals Service. The funds were used once in 2011 and have remained unused since that time. Florida Statute 932.7055(5)(b), requires authorization from the city council to use these funds for law enforcement purposes.

The Department currently has \$3,036.99 of seized funds. Staff is requesting an allocation of \$377.24 for online training on a variety of law enforcement-related topics with the remaining \$2,659.75 to be used to purchase new duty holsters.

**RECOMMENDATIONS:**

Approval to utilize seized US Marshal Service Funds currently held by the City of Umatilla

**FISCAL IMPACTS:**

\$3,048.24 plus any additional interest accrued

**ATTACHMENTS:**

None

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**CITY OF UMATILLA**  
**AGENDA ITEM STAFF REPORT**

---

**DATE:** March 4, 2026

**MEETING DATE:** March 17, 2026

**SUBJECT:** SECO Easement for Lake Fern Industrial Park

---

**BACKGROUND SUMMARY:**

This request is to dedicate utility easements as shown on the attached to SECO for service to the Lake Fern Industrial Park.

**RECOMMENDATIONS:**

Staff recommend approval of easement dedication

**FISCAL IMPACTS:**

N/A

**ATTACHMENTS:**

1. 224206 Easement Corporation LLC Partnership etc 2024 (1)
  2. Exhibit A SECO Easements
-

PERPETUAL UTILITY EASEMENT

WO#: \_\_\_\_\_ Doc Stamps: 0.70

Prepared By: \_\_\_\_\_

SUMTER ELECTRIC COOPERATIVE, INC.  
d/b/a SECO Energy  
P.O. Box 301  
Sumterville, Florida 33585-0301

Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_

Parcel ID/Alternate Key Number: \_\_\_\_\_

(Whenever used herein, the terms "grantor" and "grantee" include all parties to this instrument and the heirs, legal representatives, assigns of individuals, and the successors and assigns of corporations.)

Space above this line reserved for Recording Office Use.

**THE GRANTOR(S)** \_\_\_\_\_

In consideration of the sum of \$10.00 or other good and valuable consideration, the sufficiency of which is acknowledged and received from the Grantee, SUMTER ELECTRIC COOPERATIVE, INC., a Florida not for profit corporation, d/b/a SECO Energy, PO Box 301, Sumterville, FL 33585 a corporation existing under the laws of the State of Florida, its successors and assigns ("Grantee"), does hereby on \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_, grant and convey to the Grantee an easement, (i) to place, construct, operate, repair, maintain, upgrade, remove, inspect, relocate, and replace an overhead and/or underground electric transmission and/or overhead and/or underground distribution line and/or communications system and all associated appurtenances in connection with such overhead and/or underground facilities, and (ii) for ingress and egress to facilitate access for the purposes in clause (i) over and on or under the real property in \_\_\_\_\_ County, Florida, as described as:

**See Exhibit "A", attached hereto and made a part hereof (the "Easement Area").**

Grantee shall at all times have the following rights within the Easement Area: (i) the right to erect, install, improve, repair, rebuild, and/or remove said facilities, including the right to increase or decrease the number of wires, voltage, and/or supporting structures; (ii) the right to patrol and inspect its facilities, whether on foot, in vehicle(s), or by aerial device; and (iii) the right to keep the Easement Area clear of all structures, improvements, trees, plants, shrubs, crops, vegetation, and/or any other obstruction that, in Grantee's sole discretion, might reasonably endanger its facilities or appurtenances thereto, including, without limitation, the right to trim, cut, clear, and apply herbicides to any trees, branches, undergrowth and vegetation within the Easement Area. Grantor further agrees that Grantee shall have no obligation to repair or replace any landscaping or other vegetation located within the Easement Area that is disturbed, removed, or otherwise destroyed or impacted by Grantee's use of the Easement Area. Grantee shall further have the right to enter Grantor's Property to trim, cut, and clear, any trees, branches, undergrowth, and/or vegetation located outside of the Easement Area that in Grantee's sole discretion may endanger its facilities. The Grantee shall at all times retain ownership of its facilities installed within the Easement Area.

Grantor hereby agrees that no building, shed, tree, or other permanent structure shall be constructed, planted, or located on or within the Easement Area, nor shall ground elevation be temporarily or permanently altered by more than +/- one (1) foot without the prior written approval of the Grantee. Grantor shall be responsible for any damage to Grantee's facilities caused by or resulting from Grantor's failure to obtain such prior written approval. If a fence is now or in the future located within the Easement Area, Grantor agrees that Grantee may cut its own lock and/or gate into said fence and Grantor will hold Grantee harmless from any damage or other losses resulting from Grantee's use of the Easement Area.

Failure to utilize this easement within any particular time period shall not constitute an abandonment nor shall any particular configuration of facilities located within the easement constitute an estoppel to Grantee's future reconfiguration of facilities so long as the terms and limitations of this grant of easement are satisfied.

Grantor reserves the right to use said Easement Area for any other purpose which will not interfere with Grantee's rights established herein. In granting the above, it is understood that Grantee will make reasonable efforts to locate power line assemblies in a location which will cause the least interference in the use of the property, if in doing so it will not materially increase the cost of construction or maintenance.

Grantor hereby covenants that it is the owner of the fee simple title to the Property and the Easement Area and Grantor will defend the title thereto against all persons claiming through, by or under the Grantor. All covenants, terms, provisions, limitations, conditions, or otherwise granted herein shall inure to the benefit of and be binding upon the parties hereto and their respective heirs, successors, or assigns. This easement is intended to run with the land and be binding upon any subsequent owner of the Easement Area and/or the Property.

PERPETUAL UTILITY EASEMENT

Signed in presence of:

Grantor(s):

Witness 1

Signature

Name of Grantor

Typed or printed name

Signature

Post Office Address

Print name of Signer

Witness 2

Signature

Title of Signer

Typed or printed name

Post Office Address

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_ day of \_\_\_\_\_, 202\_\_, by \_\_\_\_\_ as the \_\_\_\_\_ of \_\_\_\_\_, a \_\_\_\_\_, on behalf of the company. He/She is  personally known to me or  provided \_\_\_\_\_ as identification.

My Commission Expires: \_\_\_\_\_  
My Commission Number is: \_\_\_\_\_

Notary Signature

Printed Name

(SEAL)

# SKETCH OF DESCRIPTION

(NOT A FIELD SURVEY)

## DESCRIPTION:

A STRIP OF LAND 20.00 FEET WIDE LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1719, PAGES 602 THROUGH 604, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE ON A BEARING RELATED TO FLORIDA STATE PLANE COORDINATES, EAST ZONE, ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14; N00°24'01"E FOR 1330.27 FEET TO THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1719, PAGES 602 THROUGH 604, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE N89°58'46"E ALONG SAID NORTH LINE FOR 629.42 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTERLINE (SAID POINT BEING 10.00 FEET WEST OF WHEN MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE EAST LINE OF SAID OFFICIAL RECORDS BOOK 1719, PAGES 602 THROUGH 604); THENCE ALONG SAID PARALLEL LINE THE FOLLOWING TWO (2) COURSES: S00°33'10"E FOR 997.16 FEET; THENCE S00°35'47"W FOR 332.41 FEET TO A LINE 10.00 FEET NORTH OF WHEN MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE SOUTH LINE OF SAID OFFICIAL RECORDS BOOK 1719, PAGES 602 THROUGH 604, ALSO BEING THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14; THENCE S89°54'55"W ALONG SAID PARALLEL LINE FOR 581.60 FEET TO A LINE 10.00 FEET EAST OF WHEN MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE WEST LINE OF SAID OFFICIAL RECORDS BOOK 1719, PAGES 602 THROUGH 604; THENCE DEPARTING AFORESAID PARALLEL LINE, N00°22'31"E FOR 689.94 FEET TO THE POINT OF TERMINUS.

CONTAINING 51,822 SQUARE FEET OR 1.19 ACRES, MORE OR LESS.

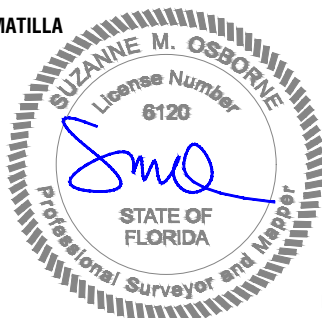
SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD, IF ANY.

## NOTES:

1. THIS SKETCH OF DESCRIPTION (AND/OR) REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SKETCH WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES LISTED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.
3. HORIZONTAL DATUM AND BEARINGS SHOWN HEREON ARE FLORIDA STATE PLANE COORDINATE EAST ZONE (901) BASED ON TRIMBLE VIRTUAL REFERENCE STATION NETWORK AND IS BASED ON NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (SPCS'83-2011) AND REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 14, TOWNSHIP 18 SOUTH, RANGE 26 EAST AS BEING N 89°54'55" E. ALL DISTANCES SHOWN ARE IN UNITED STATES SURVEY FEET.
4. THE POSITION OF SAID ADJOINING PROPERTIES IS APPROXIMATE. RECORDING DATA FOR ADJOINING PROPERTIES WAS OBTAINED FROM THE LAKE COUNTY PUBLIC ACCESS SYSTEM.
5. THE INSTRUCTIONS FOR THIS SKETCH WERE SUPPLIED BY THE CLIENT AND COPIES OF THE ORIGINAL DEEDS WERE OBTAINED FROM THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. THIS SKETCH WAS ORDERED BY THE CITY OF UMATILLA, FLORIDA.
6. THIS SKETCH HAS BEEN PREPARED UNDER THE DIRECTION AND SUPERVISION OF THE UNDERSIGNED BELOW IN ACCORDANCE WITH THE ADOPTED "STANDARDS OF PRACTICE" FOR LAND SURVEYING AS REQUIRED BY CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATE STATUTES.
7. THIS SKETCH WAS PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES **NOT** REPRESENT A BOUNDARY SURVEY.
8. THE PURPOSE OF THIS SKETCH OF DESCRIPTION IS TO CREATE A UTILITY EASEMENT LYING WITHIN THE PROPOSED LAKE FERNS ROAD INDUSTRIAL PARK, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 18 SOUTH, RANGE 26 EAST. THE DESCRIPTION FOR THIS SKETCH WAS WRITTEN BY THIS FIRM.

## CERTIFIED TO:

CITY OF UMATILLA



DATE: 2/11/2026

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

## SHEET 1 OF 2

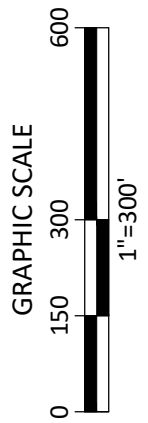
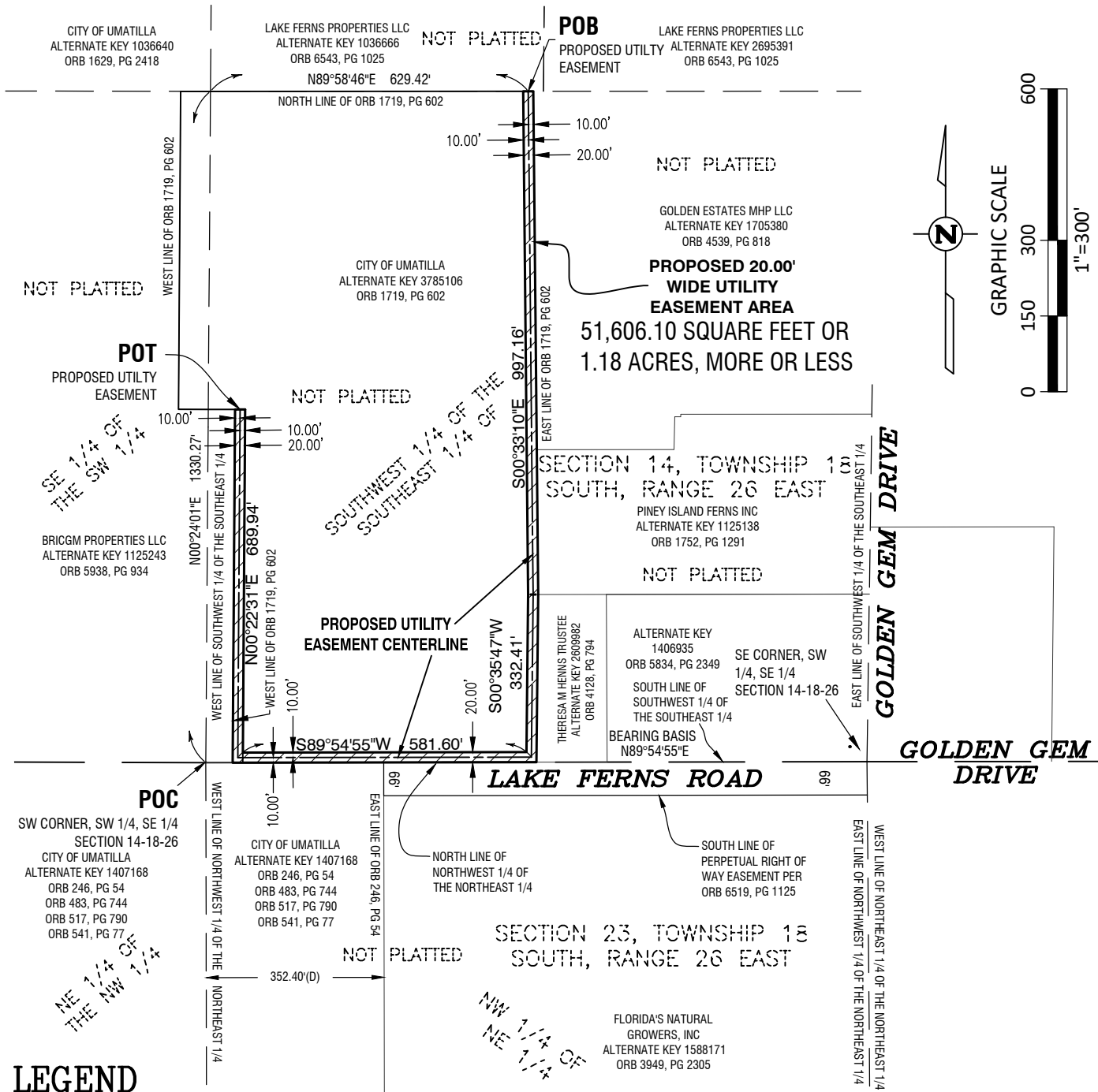
CLIENT: CITY OF UMATILLA	
JOB #: 53292.021 3000	
AUTOCAD FILE: 53292.021 Umatilla Industrial Park Utility Easement SOD	
DATE: 1/14/2026	CHECKED BY: SMO
DRAWN BY: SMB/JEG	FIELD BOOK: NONE
REVISIONS	DATE
REVISE SKETCH/DESCRIPTION	02/09/26

**SKETCH OF DESCRIPTION**  
 IN SECTION 14, TOWNSHIP 18 SOUTH, RANGE 26 EAST  
 LAKE COUNTY, FLORIDA.  
**PROPOSED UTILITY EASEMENT  
 FOR UMATILLA INDUSTRIAL PARK**



# SKETCH OF DESCRIPTION

(NOT A FIELD SURVEY)




## LEGEND

- LB LICENSED BUSINESS
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- ORB OFFICIAL RECORD BOOK
- PG PAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- POT POINT OF TERMINUS
- SOD SKETCH OF DESCRIPTION

<b>SHEET 2 OF 2</b>	
CLIENT:	CITY OF UMATILLA
JOB #:	53292.021 3000
AUTOCAD FILE:	53292.021 Umatilla Industrial Park Utility Easement SOD
DATE:	1/14/2026
CHECKED BY:	SMO
DRAWN BY:	SMB/JEG
FIELD BOOK:	NONE
REVISIONS	DATE
REVISE SKETCH/DESCRIPTION	02/09/26

**SKETCH OF DESCRIPTION**  
 IN SECTION 14, TOWNSHIP 18 SOUTH, RANGE 26 EAST  
 LAKE COUNTY, FLORIDA.

**PROPOSED UTILITY EASEMENT  
 FOR UMATILLA INDUSTRIAL PARK**



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



**CITY OF UMATILLA  
AGENDA ITEM STAFF REPORT**

---

**DATE:** March 4, 2026

**MEETING DATE:** March 17, 2026

**SUBJECT:** Release of Maintenance Bond Magnolia Pointe Phase One

---

**BACKGROUND SUMMARY:**

The developer of Magnolia Point has successfully completed all warranty work and final paving required by the City for Phase One.

A final staff inspection was recently conducted, and the results were that all public infrastructure met or exceeded the City standard construction specifications.

**RECOMMENDATIONS:**

Approve release of maintenance bond

**FISCAL IMPACTS:**

N/A

**ATTACHMENTS:**

1. Maintenance Bond for Forestar Magnolia Pointe Phase 1
-

**MAINTENANCE BOND**

Bond No. 4473577

KNOW ALL MEN BY THESE PRESENTS:

That Forestar (USA) Real Estate Group Inc.  
2221 E Lamar Blvd, Suite 790 Arlington, TX 76006,  
as Principal, hereinafter called Contractor, and Markel Insurance Company  
4521 Highwoods Parkway, Glen Allen, VA 23060, as Surety, hereinafter called Surety, are held  
and firmly bound unto City of Umatilla  
P.O. Box 2286 South Central Umatilla, FL 32784, as Obligee, hereinafter  
called Owner, in the penal sum of Seven Hundred Eighty Seven Thousand One Hundred Eighty Nine  
Dollars and 65/100 Dollars (\$ 787,189.65), for payment whereof Contractor  
and Surety bind themselves, their heirs, executors, administrators, successors, and assigns,  
jointly and severally, firmly by these presents.

WIIEREAS, Contractor has constructed various public improvements:  
Magnolia Pointe - Phase 1 sanitary, storm, potable water, reuse, onsite paving, and offsite force main

in accordance with the General Conditions, the Drawings and Specifications, which Plans are by  
reference incorporated herein, and made a part hereof, and is referred to as the Plans.

NOW, THEREFORE, the condition of this obligation is such that, if Contractor shall remedy any  
defects due to faulty materials or workmanship, and pay for any damage to other work resulting  
therefrom, which shall appear within a period of 24 months from the date of substantial  
completion of the work provided for in the Plans, then this obligation to be void; otherwise to  
remain in full force and effect.

PROVIDED, HOWEVER, that Owner shall give Contractor and Surety notice of observed  
defects with reasonable promptness.

SIGNED and sealed this 18th day of March, 2024.

In the presence of:

[Signature]  
Regan Van Arman

Forestar (USA) Real Estate Group Inc.  
Principal (Seal)

By: [Signature]  
Alex Madison Vice President Title

Markel Insurance Company  
Surety

By: [Signature]  
Jynell Marie Whitehead Attorney-in-Fact



# JOINT LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That SureTec Insurance Company, a Corporation duly organized and existing under the laws of the State of Texas and having its principal office in the County of Harris, Texas and Markel Insurance Company (the "Company"), a corporation duly organized and existing under the laws of the state of Illinois, and having its principal administrative office in Glen Allen, Virginia, does by these presents make, constitute and appoint:

Catherine Thompson, Amy R. Waugh, Jynell Marie Whitehead, Noah William Pierce, Bryan M. Caneschi, Gentry Stewart, Kyle Williams

Their true and lawful agent(s) and attorney(s)-in-fact, each in their separate capacity if more than one is named above, to make, execute, seal and deliver for and on their own behalf, individually as a surety or jointly, as co-sureties, and as their act and deed any and all bonds and other undertaking in surety ship provided, however, that the penal sum of any one such instrument executed hereunder shall not exceed the sum of:

Fifty Million and 00/100 Dollars (\$50,000,000.00)

This Power of Attorney is granted and is signed and sealed under and by the authority of the following Resolutions adopted by the Board of Directors of SureTec Insurance Company and Markel Insurance Company:

"RESOLVED, That the President, any Senior Vice President, Vice President, Assistant Vice President, Secretary, Assistant Secretary, Treasurer or Assistant Treasurer and each of them hereby is authorized to execute powers of attorney, and such authority can be executed by use of facsimile signature, which may be attested or acknowledged by any officer or attorney, of the company, qualifying the attorney or attorneys named in the given power of attorney, to execute in behalf of, and acknowledge as the act and deed of the SureTec Insurance Company and Markel Insurance Company, as the case may be, all bond undertakings and contracts of suretyship, and to affix the corporate seal thereto."

IN WITNESS WHEREOF, Markel Insurance Company and SureTec Insurance Company have caused their official seal to be hereunto affixed and these presents to be signed by their duly authorized officers on the 1st day of September, 2023.

SureTec Insurance Company

By: Michael C. Keimig  
Michael C. Keimig, President



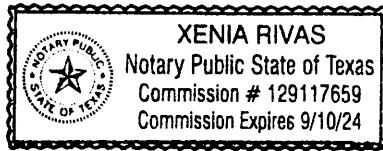
Markel Insurance Company

By: Lindey Jennings  
Lindey Jennings, Vice President

State of Texas  
County of Harris:

On this 1st day of September, 2023 A. D., before me, a Notary Public of the State of Texas, in and for the County of Harris, duly commissioned and qualified, came THE ABOVE OFFICERS OF THE COMPANIES, to me personally known to be the individuals and officers described in, who executed the preceding instrument, and they acknowledged the execution of same, and being by me duly sworn, disposed and said that they are the officers of the said companies aforesaid, and that the seals affixed to the proceeding instrument are the Corporate Seals of said Companies, and the said Corporate Seals and their signatures as officers were duly affixed and subscribed to the said instrument by the authority and direction of the said companies, and that Resolutions adopted by the Board of Directors of said Companies referred to in the preceding instrument is now in force.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed my Official Seal at the County of Harris, the day and year first above written.



By: Xenia Rivas  
Xenia Rivas, Notary Public  
My commission expires 9/10/2024

We, the undersigned Officers of SureTec Insurance Company and Markel Insurance Company do hereby certify that the original POWER OF ATTORNEY of which the foregoing is a full, true and correct copy is still in full force and effect and has not been revoked.

IN WITNESS WHEREOF, we have hereunto set our hands, and affixed the Seals of said Companies, on the 18th day of March, 2024.

SureTec Insurance Company

By: M. Brent Beaty  
M. Brent Beaty, Assistant Secretary

Markel Insurance Company

By: Andrew Marquis  
Andrew Marquis, Assistant Secretary

Any Instrument Issued in excess of the penalty stated above is totally void and without any validity. 3310020  
For verification of the authority of this Power you may call (713) 812-0800 on any business day between 8:30 AM and 5:00 PM CST.



Date: 1/17/2024  
 Rev'd Date: 3/4/2024

ITEM NO.	ITEM DESCRIPTION	Unit	Qty	Unit Cost	Amount
<b>Sanitary</b>					
1	Wet Well w/AGRU (Top Slab by RCM)	EA	1	\$ 153,119.32	\$ 153,119.32
2	Valve Vault (Top Slab by RCM)	EA	1	\$ 26,007.43	\$ 26,007.43
3	Manholes 0/6	EA	3	\$ 6,812.50	\$ 20,437.50
4	Manholes 6/8	EA	4	\$ 7,892.70	\$ 31,570.80
5	Manholes 8/10	EA	2	\$ 9,022.14	\$ 18,044.28
6	Manholes 10/12	EA	4	\$ 13,516.29	\$ 54,065.16
7	Manholes 12/14	EA	5	\$ 15,307.64	\$ 76,538.20
8	Manholes 14/16	EA	7	\$ 17,413.67	\$ 121,895.69
9	Manholes 16/18	EA	5	\$ 19,293.85	\$ 96,469.25
10	Lines Manholes 16/18	EA	2	\$ 32,663.25	\$ 65,326.50
11	Drop Connection	EA	2	\$ 1,573.55	\$ 3,147.10
12	8" PVC 8/10	LF	640	\$ 36.41	\$ 23,302.40
13	8" PVC 10/12	LF	2292	\$ 38.91	\$ 89,181.72
14	8" PVC 12/14	LF	1172	\$ 42.46	\$ 49,763.12
15	8" PVC 14/16	LF	2199	\$ 49.77	\$ 109,444.23
16	8" PVC 16/18	LF	1172	\$ 60.88	\$ 71,351.36
17	Double Laterals	EA	92	\$ 1,738.50	\$ 159,942.00
18	Single Laterals	EA	68	\$ 1,257.29	\$ 85,495.72
19	RCM Utilities (Pumps, panel, piping, top slabs & Misc)	LS	1	\$ 244,750.00	\$ 244,750.00
<b>Sanitary Subtotal</b>					<b>\$ 1,499,851.78</b>
<b>Forcemain</b>					
1	Connect to Existing	EA	1	\$ 1,941.73	\$ 1,941.73
2	6" PVC (DR-18)	LF	1791	\$ 30.93	\$ 55,395.63
3	4" PVC (DR-18)	LF	36	\$ 19.31	\$ 695.16
4	Valves and fittings	LS	1	\$ 44,956.79	\$ 44,956.79
<b>Sanitary Subtotal</b>					<b>\$ 102,989.31</b>
<b>Storm</b>					
1	Type "P" Manholes 0/6	EA	2	\$ 4,903.67	\$ 9,807.34
2	Type "P" Manholes 6/8	EA	1	\$ 5,501.58	\$ 5,501.58
3	Type "J" Manholes 6/8	EA	1	\$ 7,655.49	\$ 7,655.49
4	Type "J" Manholes 8/10	EA	4	\$ 10,300.33	\$ 41,201.32
5	Type "J" Manholes 10/12	EA	1	\$ 9,499.36	\$ 9,499.36
6	Type "J" Manholes	EA	1	\$ 9,670.19	\$ 9,670.19
7	Type "J" Manholes 12/14	EA	1	\$ 10,674.71	\$ 10,674.71
8	Type P-5 Curb Inlets 0/6	EA	10	\$ 8,915.79	\$ 89,157.90
9	Type P-5 Curb Inlets 6/8	EA	2	\$ 9,616.91	\$ 19,233.82



Date: 1/17/2024  
 Rev'd Date: 3/4/2024

ITEM NO.	ITEM DESCRIPTION	Unit	Qty	Unit Cost	Amount
10	Type P-5 Curb Inlets 8/10	EA	2	\$ 10,335.48	\$ 20,670.96
11	Type P-6 Curb Inlets 0/6	EA	29	\$ 10,071.44	\$ 292,071.76
12	Type P-6 Curb Inlets 6/8	EA	3	\$ 10,772.56	\$ 32,317.68
13	Type P-6 Curb Inlets 8/10	EA	1	\$ 11,491.13	\$ 11,491.13
14	Type J-5 Curb Inlets 6/8	EA	3	\$ 11,117.25	\$ 33,351.75
15	Type J-5 Curb Inlets 8/10	EA	1	\$ 13,176.70	\$ 13,176.70
16	Type J-5 Curb Inlets	EA	2	\$ 14,332.35	\$ 28,664.70
17	Type J-6 Curb Inlets 6/8	EA	3	\$ 12,078.72	\$ 36,236.16
18	Type J-6 Curb Inlets 8/10	EA	3	\$ 14,332.35	\$ 42,997.05
19	Type J-6 Curb Inlets 12/14	EA	1	\$ 14,520.07	\$ 14,520.07
20	Type "D" Control Structures	EA	1	\$ 8,047.82	\$ 8,047.82
21	18" HDPE 0/6	LF	455	\$ 46.76	\$ 21,275.80
22	18" HDPE 6/8	LF	448	\$ 47.62	\$ 21,333.76
23	18" HDPE 8/10	LF	676	\$ 49.77	\$ 33,644.52
24	18" HDPE 10/12	LF	322	\$ 51.12	\$ 16,460.64
25	18" HDPE 16/18	LF	165	\$ 57.08	\$ 9,418.20
26	24" HDPE 0/6	LF	350	\$ 69.89	\$ 24,461.50
27	24" HDPE 6/8	LF	636	\$ 70.88	\$ 45,079.68
28	24" HDPE 8/10	LF	1118	\$ 72.03	\$ 80,529.54
29	24" HDPE 10/12	LF	228	\$ 73.62	\$ 16,785.36
30	30" HDPE 0/6	LF	769	\$ 102.93	\$ 79,153.17
31	30" HDPE 8/10	LF	972	\$ 105.43	\$ 102,477.96
32	30" HDPE 10/12	LF	182	\$ 108.98	\$ 19,834.36
33	30" HDPE 12/14	LF	143	\$ 121.86	\$ 17,425.98
34	36" HDPE 10/12	LF	250	\$ 120.83	\$ 30,207.50
35	36" HDPE 12/14	LF	501	\$ 123.88	\$ 62,063.88
36	36" HDPE 16/18	LF	55	\$ 158.10	\$ 8,695.50
37	24" U Endwall	EA	1	\$ 5,041.74	\$ 5,041.74
	<b>Storm Subtotal</b>				<b>\$ 1,329,836.58</b>
	<b>Water</b>				
1	12" Directional Bore	LF	40	\$ 473.13	\$ 18,925.20
2	12" x 12" Reverse Wet Tap	EA	1	\$ 18,382.34	\$ 18,382.34
3	12" PVC (DR-18)	LF	266	\$ 89.11	\$ 23,703.26
4	12" DIP Road Crossings	LF	40	\$ 94.49	\$ 3,779.60
5	8" PVC (DR-18)	LF	8047	\$ 45.64	\$ 367,265.08
6	8" DIP Road Crossings	LF	300	\$ 64.96	\$ 19,488.00
7	Fire Hydrant Assembly	EA	18	\$ 8,115.29	\$ 146,075.22
8	Jumper Assembly	EA	1	\$ 2,030.99	\$ 2,030.99
9	2" B/O Assembly	EA	2	\$ 4,692.47	\$ 9,384.94
10	Double Services	EA	100	\$ 1,297.32	\$ 129,732.00



Date: 1/17/2024  
 Rev'd Date: 3/4/2024

ITEM NO.	ITEM DESCRIPTION	Unit	Qty	Unit Cost	Amount
11	Single Services	EA	49	\$ 912.99	\$ 44,736.51
12	Valves and Fittings	LS	1	\$ 134,821.81	\$ 134,821.81
	<b>Water Subtotal</b>				<b>\$ 918,324.95</b>
	<b>Reuse</b>				
1	Reuse Backflow Preventer with Cault	LF	1	\$ 36,814.23	\$ 36,814.23
2	8" PVC (DR-18)	EA	8483	\$ 45.65	\$ 387,248.95
3	8" DIP Road Crossings	EA	540	\$ 64.22	\$ 34,678.80
4	Double Services	EA	100	\$ 1,221.88	\$ 122,188.00
5	Single Services	EA	41	\$ 1,017.19	\$ 41,704.79
6	2" B/O Assembly	EA	2	\$ 4,692.47	\$ 9,384.94
7	Valves and Fittings	LF	1	\$ 167,310.61	\$ 167,310.61
	<b>Reuse Subtotal</b>				<b>\$ 799,330.32</b>
	<b>On Site Paving</b>				
1	Stabilized Fire Access	SY	1350	\$ 30.56	\$ 41,256.00
2	12" Stabilized Subbase	SY	38300	\$ 6.74	\$ 258,142.00
3	8" Limerock	SY	25750	\$ 19.61	\$ 504,957.50
4	2" SP-9.5 asphalt (2-1" Lifts)	SY	25750	\$ 23.95	\$ 616,712.50
5	2' Curb and Gutter	LF	1600	\$ 22.85	\$ 36,560.00
6	2' Miami Curb	LF	15700	\$ 18.93	\$ 297,201.00
7	Median Curb	LF	1525	\$ 24.03	\$ 36,645.75
8	5' Sidewalk	LF	3275	\$ 30.31	\$ 99,265.25
9	8' Sidewalk w/ Wire Mesh	LF	3600	\$ 52.67	\$ 189,612.00
10	5' Handicap Ramp w/ Truncated Domes	EA	24	\$ 1,378.64	\$ 33,087.36
11	8' Handicap Ramps w/ Truncated Domes	EA	6	\$ 2,129.29	\$ 12,775.74
12	Striping and Signage	LS	1	\$ 38,356.56	\$ 38,356.56
	<b>On Site Paving Subtotal</b>				<b>\$ 2,164,571.66</b>
<b>On-Site Total</b>					<b>\$ 6,814,904.60</b>
	<b>OFF SITE FORCE MAIN</b>				
1	12" PVC (DR-18)	LF	1188	\$ 125.35	\$ 148,915.80
2	10" PVC (DR-18)	LF	8	\$ 182.11	\$ 1,456.88
3	6" PVC (DR-18)	LF	4261	\$ 71.05	\$ 302,744.05
4	6" DIP	LF	748	\$ 116.84	\$ 87,396.32
5	8" directional bore - 7 bores	LF	1620	\$ 205.82	\$ 333,428.40
6	Air release valve & vault	EA	7	\$ 11,420.80	\$ 79,945.60

Magnolia Pointe Phase 1 Infrastructure & Offsite  
 City of Umatilla  
 Maintenance Bond



**Dewberry®**

Date: 1/17/2024  
 Rev'd Date: 3/4/2024

ITEM NO.	ITEM DESCRIPTION	Unit	Qty	Unit Cost	Amount
7	Valves and fittings	LS	1	\$ 103,104.83	\$ 103,104.83
	Off-Site Total				\$ 1,056,991.88
<b>Magnolia Pointe Phase 1 On-Site &amp; Off Site Grand Total</b>					<b>\$ 7,871,896.48</b>
<b>City of Umatilla (2 YR) Maintenance Bond @ 10%</b>					<b>\$ 787,189.65</b>



Digitally signed by Christopher J Allen  
 Reason: This item has been digitally signed and sealed by Christopher J Allen PE on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.  
 Date: 2024.03.14 16:20:57 -0400

Christopher Allen  
 Lic #: 77719  
 Dewberry Engineers, INC  
 800 N. Magnolia Ave., Suite 1000  
 Orlando, Florida 32803  
 Certification of Authorization No. 8794



**CITY OF UMATILLA**  
**AGENDA ITEM STAFF REPORT**

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**DATE:** March 6, 2026

**MEETING DATE:** March 17, 2026

**SUBJECT:** First Reading of Ordinance No. 2026-C, Twin Lakes PUD Amendment

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**BACKGROUND SUMMARY:**

The property owner is seeking an amendment to the existing Planned Unit Development (PUD) approved under Ordinance 1998-J. The current PUD and concept plan allow 160 single-family homes (2.37 units/acre) with a minimum lot size of 10,000 sq. ft., a minimum living area of 1,200 sq. ft., a golf course with a 3,000 sq. ft. pro shop, and 25.17 acres (37%) of open space, which includes the golf course and buffers. To date, 114 lots have been platted. The proposed amendment would repurpose the golf pro shop area (3.65 acres) for a 40-bed Assisted Living Facility and reduce the total open space to 16.67 acres.

**RECOMMENDATIONS:**

Approval of Ordinance No. 2026-C, Twin Lakes PUD Amendment

**FISCAL IMPACTS:**

N/A

**ATTACHMENTS:**

1. Attachment #1 Staff Report\_Twin Lakes
  2. Ordinance No. 2026-C, Twin Lakes PUD Amendment
  3. Twin Lakes DA\_SIGNED
  4. Twin Lakes ACLF Conceptual Site Plan
-

**ATTACHMENT #1**

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

**PUD AMENDMENT**

**Owner:** Twin Lakes Reserve & Golf Club Inc., Kenneth Whitmarsh

**General Location:** West of SR 19 and south of Keene Road

**Number of Acres:** 67.41 ± acres

**Existing Zoning:** Planned Unit Development (PUD)

**Existing Land Use:** Single Family Medium Density (5 units/acre)

**Date:** January 22, 2026

**Description of Project**

The owner is seeking an amendment to the Planned Unit Development (PUD). The existing PUD (Ordinance 1998-J) and concept plan allowed for 160 single family homes (2.37 units/acre) with a minimum lot size of 10,000 square feet, a minimum living area of 1,200 square feet, golf course, 25.17 acres of open space (37%) which included the golf course and buffers, and a 3,000 square foot golf pro shop. To date 114 lots have been platted. The applicant would like to amend the PUD to allow a 40 bed Assisted Living Facility in the former area of the golf pro shop (3.65 acres) and reduce the open space to 16.67 acres.

	<b>Surrounding Zoning</b>	<b>Surrounding Land Use</b>
<b>North</b>	Planned Unit Development (PUD)	Single Family Medium Density (5 units/acre)
<b>South</b>	Commercial (C-2)	Commercial
<b>East</b>	Commercial (C-2), PFD	Lake County Rural, City Commercial and City Institutional
<b>West</b>	UR-5	Single Family Medium Density

**Assessment**

**PUD Amendment**

The project area is approximately 18.41 acres and consists of the former golf course and former golf pro shop. The applicant is requesting a PUD Amendment to allow a 40-bed ALF in the area where the previous golf pro shop was located, amend open space from 25.17 acres (37%) to 16.67 acres (27%). The golf course tract was never platted; therefore, to assure that the minimum open space required remains undeveloped the applicant is proposing to convey the

## ATTACHMENT #1

property to the Community Association/HOA by restricted deed prior to site development. It is unclear if it is the applicant's intent to plat this area and if it is the intent for the HOA to maintain such open space.

The project area for the proposed ACLF is 3.65 acres and includes the existing parking lot, stormwater management area and landscape buffer.

Adjacent city zoning consists of PUD (Keene Road), PFD (Church), UR-5 (residential lots) and C-2. The proposed PUD Amendment is compatible with adjacent zoning and would further the city's goal in providing for communities for a lifetime.

### *Trip Generation Analysis*

A trip generation analysis was conducted on the proposed amendment by the applicant. The result indicates that the amendment would decrease traffic by 57 daily trips. SR 19 is designated as an arterial roadway under the jurisdiction of FDOT with an adopted Level of Service (LOS) of D. The amendment will not degrade the LOS.

#### **Proposed Land Use Program**

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
ALF	40 beds	254	104	10	4	6
<b>TOTAL GROSS TRIPS (PROPOSED)</b>			<b>104</b>	<b>10</b>	<b>4</b>	<b>6</b>

\* 11<sup>th</sup> Edition

#### **Existing Land Use Program**

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
Retail	3.0 KSF	822	161	11	1	10
<b>TOTAL GROSS TRIPS (EXISTING)</b>			<b>161</b>	<b>11</b>	<b>1</b>	<b>10</b>

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

Land Use	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
<b>TOTAL NET TRIPS (PROPOSED – EXISTING)</b>	<b>-1</b>	<b>3</b>	<b>-4</b>

### *School Impact Analysis*

The subject site is a 55+ community and proposed PUD amendment will not impact schools

# ATTACHMENT #1

## Potable Water Analysis

The PUD Amendment will not degrade the LOS and there is sufficient capacity as shown in Table 3 below.

**Table 3 – Water Analysis Based on PUD Amendment**

Ordinance #	Acres	Proposed City Zoning	Maximum Development	Water Demand (gross) (mgpd)	Capacity or Deficit (mgpd)
City of Umatilla Current Capacity					0.275*
Twin Lake Estates	18.6	PUD	40 bed/ALF	.003	.003
Total	18.6				0.272

\* Includes Keene Road

Estimated water demand based on PF Policy 4-1.10.1 of LOS of 850 gpd per commercial acre (3.65 acres)

## Sanitary Sewer Analysis

The subject site is within the City of Umatilla’s Utility Service area; however, central sewer is not available. The proposed ALF will be served by an onsite septic system.

## Environmental Analysis

An environmental analysis was conducted by Meryman Environmental and within the proposed ALF site several gopher tortoise burrows were observed. Prior to development, the appropriate regulatory permits will be secured.

## Recommendation

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Staff recommends approval as the PUD Amendment will reduce impacts and is compatible with the adjacent zonings and is consistent with FLU Policy 1-1.11.1: Application of Planned Unit Developments.

Staff also recommends the following conditions:

The subject ALF site (3.65 acres) shall be platted

The required open space for the entire PUD shall be conveyed as open space in perpetuity (16.67 acres) and should be platted as a tract unless City Council agrees to other terms.

**ORDINANCE 2026-C**

**AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, AMENDING ORDINANCE NO. 1998-J, AS AMENDED, TO ADOPT A MASTER DEVELOPMENT AGREEMENT RELATING TO REAL PROPERTY CURRENTLY ZONED RESIDENTIAL PLANNED UNIT DEVELOPMENT CONSISTING OF 67.41 ± ACRES FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY TWIN LAKES RESERVE & GOLF CLUB, INC. LOCATED SOUTH OF KEENE ROAD AND WEST OF SR 19; AMENDING THE OPEN SPACE; REPLACING THE GOLF PRO SHOP WITH A 40-BED ASSISTED LIVING FACILITY; AMENDING THE CONCEPTUAL SITE PLAN; PROVIDING FOR CONDITIONS AND CONTINGENCIES; DIRECTING THE CITY MANAGER TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL TO THE CLERK OF THE CIRCUIT COURT, AND THE LAKE COUNTY MANAGER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Owner desires to amend the Planned Unit Development conditions previously approved by Ordinance No. 2006-A for certain real property consisting of approximately 67.41 ± acres located south of Keene Road and west of SR 19, as legally described in Exhibit “A” attached hereto and incorporated herein by reference (the “Property”); and

**WHEREAS**, the petition bears the signature of all required parties; and

**WHEREAS**, the required notice of the proposed rezoning has been properly published; and

**WHEREAS**, the City Council reviewed said petition, the staff report, and any comments—favorable or unfavorable—from the public and surrounding property owners at a duly advertised public hearing; and

**WHEREAS**, upon review, certain terms pertaining to the development of the Property have been duly approved, and

**WHEREAS**, the City Council has determined that this amendment is consistent with the City of Umatilla Comprehensive Plan and Land Development Regulations.

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

**Section 1: Purpose and Intent.** That the zoning classification of the Property, being situated in the City of Umatilla, Florida, shall hereafter be designated as Residential Planned Unit Development (RPUD), as defined in the Umatilla Land Development Regulations.

**Section 2: Zoning Classification.** That the Property shall be designated as RPUD, in accordance with Chapter 6, Section 2(k) of the Land Development Regulations of the City of Umatilla, Florida. The Property rezoned pursuant to this section shall be subject to the Umatilla Land Development Regulations pertaining to properties within the Planned Unit Development District and shall be developed according to the Master Developer’s Agreement attached hereto as Exhibit “B” and made a part hereof by reference.

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

**Section 4: Severability.** If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

**Section 5: Scrivener's Errors.** Scrivener's errors in the legal description may be corrected without a public hearing or at public meeting, by re-recording the original ordinance or a certified copy of the ordinance and attaching the correct legal description.

**Section 6: Effective Date.** This Ordinance shall become effective immediately upon passage by the City Council of the City of Umatilla.

**PASSED AND ORDAINED** in regular session of the City Council of the City of Umatilla, Lake County, Florida, this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Christopher R. Creech, Mayor  
City of Umatilla, Florida

ATTEST:

Approved as to Form:

\_\_\_\_\_  
Jessica Burnham, CMC, FCRM  
City Clerk

\_\_\_\_\_  
Jennifer Cotch  
City Attorney

Passed First Reading \_\_\_\_\_  
Passed Second Reading \_\_\_\_\_  
(SEAL)

**Exhibit "A"**

**PARCEL "A"**

That portion of Gibson and Gotherman Addition to Altoona, as recorded in Plat Book 1, Page 38, Public Records of Lake County, Florida, lying south of Twin Lakes Estates Phase III (3), as recorded in Plat Book 58, Pages 26 and 27, Public Records of Lake County, Florida.

AND

**PARCEL "B"**

The South 860.00 feet of Government Lot 2, Section 6, Township 18 South, Range 27 East, Lake County, Florida, lying West of the West line of "Gibson and Gotherman" Addition to Altoona, as recorded in Plat Book 1, Page 38, Public Records of Lake County, Florida,; LESS AND EXCEPT all of that portion of Twin Lakes Estates, as recorded in Plat Book 43, pages 97 and 98, Public Records of Lake County, Florida; LESS AND EXCEPT all of that portion of Twin lakes Estates Phase II (2), as recorded in Plat Book 49, Pages 39 and 40, Public Records of Lake County, Florida.

AND

**PARCEL "C"**

That part of Government Lot 3, Section 6, Township 18 South, Range 27 East, Lake County, Florida, lying North of Block E in Silver Beach Heights, as recorded in Plat Book 14, Pages 25 and 25-A, Public Records of Lake County, Florida, and West of the Westerly right of way of abandoned railroad; LESS begin at the Northeast corner of Lot 4, Block E, of said Silver Beach Heights, run East along the North line of Block E 306.05 feet, more or less, to the Westerly right of way of State Road No. 19 and Designated Point A. Return to the point of beginning and run North parallel to the East line of Tarpon Avenue of platted Silver Beach Heights 305.58 feet, thence East parallel to the North line of Aforesaid Block E 551.19 feet, more or less, to the Westerly right of way of aforesaid railroad, thence Southwesterly along said abandoned railroad right of way and the Westerly right of way of State Road No. 19 to Designated Point A; ALSO LESS begin at the Northeast corner of Lot 4, Block E of aforesaid Silver Beach Heights, run North parallel to the East line of Tarpon Avenue of platted Silver Beach Heights 305.58 feet, thence West parallel to the North line of aforementioned Block E 239.83 feet, more or less, to the West line of aforementioned Government Lot 3, thence South along said West line being parallel to the East line of aforesaid Tarpon Avenue 305.58 feet, more or less, to the North line of Block E, thence East along said North line 239.83 feet, more or less, to the Point of Beginning. LESS AND EXCEPT all of that portion of Twin Lakes Estates, as recorded in Plat Book 43, Pages 97 and 98, Public Records of Lake County, Florida; LESS AND EXCEPT all of that portion of Twin Lakes Estates Phase II (2), as recorded in Plat Book 49, Pages 39 and 40, Public Records of Lake County, Florida.

AND

**TRACT "A" PHASE II**

Tract "A", Twin Lakes Estates Phase II (2), according to the plat thereof recorded in Plat Book 49, Pages 39 and 40, Public Records of Lake County, Florida.

AND

TRACT "B" PHASE III

Tract "B", Twin Lakes Estates Phase III (3), according to the plat thereof recorded in Plat Book 58, Pages 26 and 27, Public Records of Lake County, Florida.

PARCEL "D" Official Records Book 2251, Pages 486 through 488, LAKE County

Beginning 535.52 feet North of the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 6, Township 18 South, Range 27 East; thence run North 305.58 feet; thence East 12 chains and 4 links to the Right of Way of the St. Johns and Lake Eustis Railroad (now the Atlantic Coast Line Railroad); thence South 35° West to a point due East of the Point of Beginning; thence West 628.3 feet to Point of Beginning.

EXCEPT (LESS), however, from the above-described parcel, the following: The South 190 feet of the above-described parcel, except the West 380 feet thereof; the North line of above excepted tract being 335 feet; the West line being 190 feet; the South line being 208.3 feet (166 feet West of Highway); and the East line being the West line of the Right of Way of A.C.L. R.R.

PARCEL NO. 1 Official Records Book 2251, Pages 464 through 466, LAKE County

PARCEL 1, being conveyed by John David McTureous, Mary McTureous Carter, and Ann McTureous Campbell, as Successor Co-Trustees of the Mildred C. McTureous Revocable Trust Agreement dated March 9, 1989:

Beginning 535.52 feet North of the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 6, Township 18 South, Range 27 East; thence run West 180.1 feet, thence North 777.48 feet, thence East 180.1 feet, thence South 777.48 feet to the Point of Beginning.

AND

PARCEL NO. 2

PARCEL 2, being conveyed by Mildred C. McTureous, an unmarried woman:

The South 190 feet of the following tract, EXCEPT the West 380 feet thereof (the North line of the tract hereby described as 335 feet, more or less; being 166 feet, more or less, West of the Highway; and the East line is the West line of the Right of Way of the A.C.L. R.R.), to-wit:

Beginning 535.52 feet North of the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 6, Township 18 South, Range 27 East; thence run North 305.58 feet; then East 12 chains and 4 links to the Right of Way of the St. Johns and Lake Eustis Railroad (now the Atlantic Coast Line Railroad); thence South 35° West to a point due East of the Point of Beginning; thence West 628.3 feet to 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 **Twin Lakes Reserve & Golf Club, Inc., a Florida corporation** ("Owner"), whose address is 2412 Ben Franklin Drive, Deland, Florida, 32720, hereinafter referred to collectively as the "Parties."

### RECITALS

1. The Owner desires to amend the Planned Unit Development ("PUD") conditions previously approved by Ordinance No. 1998-J, as amended by Ordinance 2026-\_\_, consisting of approximately 18.6 ± acres of the larger 67.41+/- acre Planned Unit Development 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 "Residential Planned Unit Development (RPUD)" with a future land use designation on the City of Umatilla Future Land Use Map of "Residential Single Family Medium Density."

3. The City Council has determined that the amendment to the PUD conditions and proposed development are consistent with the City's Comprehensive Plan, Land Development Regulations, and the public interest.

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 amendment to the PUD conditions of the Property and the proposal for its development presents, among other things, an opportunity for the City to secure quality planning and growth, protection of the environment, and a strengthened and revitalized tax base.

6. Owner will fund certain public improvements and infrastructure to facilitate the development of the Property and have further offered to adhere to certain development standards outlined herein.

7. The Property is within the City's Chapter 180, Florida Statutes, utility district, and Owner has requested and City desires to provide water 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 an amendment to the RPUD zoning conditions for the Property. It is understood and agreed to by the City and the Owner that this Agreement shall not be binding or enforceable as to any Party unless and until: a) the City adopts an ordinance approving the RPUD amendment and this Agreement; and b) this Agreement is executed by both Parties and recorded in the Official Records of Lake County, Florida. The Parties hereto understand and acknowledge that the City is in no way bound to amend or rezone the Property. The City Council shall have the full and complete right to approve or deny the application for zoning amendment. However, if the City Council denies the application for zoning amendment, this Agreement shall be void and shall be of no further force and effect.

**Section 3. Land Use/Development.** Development of the Property shall be substantially consistent with the Conceptual Plan prepared by Huffstetler Landscape Architecture & Planning attached as **Exhibit "B"** (the "Plan"). All development shall be consistent with City's "Residential Planned Unit Development" (RPUD) zoning district as it currently exists or as amended, and subject to City approval.

**Section 4. Permitted Uses.** Permitted Uses of the Property are as follows:  
a. One (1) Assisted Living Facility containing no more than forty (40) beds; and  
b. Customary and incidental accessory buildings and structures subordinate to the primary use.

No expansion of the number of beds, change in use, or intensification of development shall be permitted except by formal amendment to this Agreement and approval by ordinance of the City Council.

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

- a. Minimum Setback requirements shall be:
  - Front: Road Right of Way - Fifty feet (50')
  - Side: Road Right of Way – Twenty-five feet (25')
  - Another Lot – Ten feet (10'),
  - Rear: Another Lot – Twenty-five feet (25')
  - Lake – Fifty feet (50')Required landscape buffers shall supersede the minimum setbacks permitted by this section.  
Accessories Structure Setback: All accessory structures shall be located no closer to the property line than five feet (5').
- b. Maximum building height shall be limited to thirty-five feet (35').
- c. The Assisted Living Facility shall meet the Non-Residential Design Standards of Chapter 6, Section 5 of the City's Land Development Regulations.

**Section 6. Site Access and Transportation Improvements.** Vehicular access to the project site shall be provided by access onto Twin Lake Circle and State Road 19.

- a. The Permittee shall provide all necessary improvements within and adjacent to the development as required by Florida Department of Transportation (FDOT) and City of Umatilla.
- b. All roads or related transportation improvements associated with the Development will be privately owned and maintained. The City shall have no obligation to accept, maintain, repair, or improve any private road or transportation improvement serving the Property.

**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 and Wastewater.** Subject to the terms herein, Owner and their successors and assigns agree to obtain water and wastewater service (hereafter, "Utilities") exclusively through purchase from City when the City makes such water and sewer services sufficient to service all uses of the Property available to the Property. The rates to be charged by City for Utilities to the Property shall be those rates and charges made by the City to its customers which are from time to time approved by the City Council or by any other governmental regulatory body from time to time having jurisdiction over such matters. Owner covenants and warrants to City that it will not engage in the business of providing such Utilities to the Property or within City's F.S. Chapter 180 utility district. Notwithstanding the foregoing, private wells for irrigation purposes will be allowed within the Property so long as such wells are approved and permitted by the St. Johns River Water Management District (the "District") and comply with the rules and regulations of the District. Owner shall construct, at Owner's expense, all on-site utility facilities as well as pay for the extension of facilities from City's eventual point of connection at the edge of the Property. All such improvements must be constructed to City requirements and transferred to City as a contribution in aid of construction. Onsite sewage treatment and disposal 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. The Owner shall provide the City utility easements related to the Property as requested by the City from time to time. 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. Connection to central sanitary sewer shall be required within twelve (12) months of availability of such service within one thousand (1,000) feet of the Property, unless a longer period is approved by the City Council by written extension.

Any onsite wastewater treatment system, including but not limited to enhanced nutrient reducing onsite sewage treatment and disposal systems or distributed wastewater treatment systems (DWTS) permitted pursuant to Florida law, shall be designed, permitted, installed, operated, and maintained solely at Owner's expense and responsibility. Owner shall obtain all required permits from the Florida Department of Environmental Protection and any other applicable regulatory agency. The City shall have no ownership, operational, maintenance, monitoring, or regulatory responsibility for any such onsite or distributed wastewater treatment system unless and until expressly accepted by the City by written agreement approved by the City Council.

**Section 9. Impact Fees.** Owner shall be required to pay impact fees as established by City from time to time, including water, police, and fire impact fees. The amount to be paid shall be the adopted impact fee rate schedule at the time of building permit is issued.

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

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

**Section 11. Landscaping/Buffers.** Developer has reviewed City's Land Development Regulations relating to landscaping and agrees to comply with such regulations. A twenty-five-foot (25') Type "B" landscape buffer shall be installed along the western property boundary adjacent to the residential. A fifteen-foot (15') Type "B" landscape buffer shall be installed adjacent to Twin Lakes Circle. A fifteen-foot (15') Type "A" landscape buffer shall be installed along State Road 19. Owner shall, at its sole expense, install underground irrigation systems on all common areas of the Property, as well as exercise any other measures reasonably necessary to ensure the long-term maintenance of the landscaping.

Owner acknowledges City's goal of achieving a greater level of tree preservation within the City. In aid of such goal, Owner agrees to comply with all existing applicable City of Umatilla Land Development Regulations pertaining to tree removal and replacement, subject to limitations or modifications by Florida Statute.

Failure to install or maintain required landscaping and buffers shall constitute a violation of this Agreement and the City's Land Development Regulations and may be enforced accordingly.

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

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

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

**Section 15. Environmental Considerations.** The Owner agrees to comply with all federal, state, county, and city laws, rules and regulations regarding any environmental issues affecting the Property.

**Section 16. Compliance with City Laws and Regulations.** Except as expressly modified herein, all development of the Property shall be subject to compliance with the City Land Development Regulations and City Code provisions, as amended, as well as regulations of county, state, local, and federal agencies. All improvements and infrastructure shall be constructed to City standards.

**Section 17. Due Diligence.** The City and Owner further agree that they shall commence all reasonable actions necessary to fulfill their obligations hereunder and shall diligently pursue the same throughout the existence of this Agreement. The City shall further provide all other municipal services to the Property as are needed by Owner from time to time in accordance with the City's applicable policies for the provision of said services.

**Section 18. Enforcement/Effectiveness.** A default by either Party under this Agreement shall entitle the other Party to all remedies available at law. This is a non-statutory development agreement which is not subject to or enacted pursuant to the provisions of Sections 163.3220 – 163.3243, *Florida Statutes*. Nothing in this Agreement shall be construed to limit or waive the City's police powers or its authority to enforce applicable laws, ordinances, or regulations.

**Section 19. Governing Law.** This Agreement shall be construed in accordance with the laws of the State of Florida and venue for any action hereunder shall be in the Circuit Court of Lake County, Florida.

**Section 20. Binding Effect; Assignability.** This Agreement, once effective, shall be binding upon and enforceable by and against the Parties hereto and their assigns. This Agreement shall be assignable by the Owner to successive owners. Owner shall, however, provide written notice to the City of any and all such assignees. The rights and obligations set forth in this Agreement shall run with the land and be binding on all successors and/or assignees. The Parties hereby covenant that they will enforce this Agreement and that it is a legal, valid, and binding agreement. Owner shall notify the City in writing within thirty (30) days of any transfer of ownership. This Agreement shall be recorded in the Official Records of Lake County at Owner's expense.

**Section 21. Waiver; Remedies.** No failure or delay on the part of either Party in exercising any right, power, or privilege hereunder will operate as a waiver thereof, nor will any waiver on the part of either Party or any right, power, or privilege hereunder operate as a waiver of any other right, power, privilege hereunder, not will any single or partial exercise of any right, power, or privilege hereunder preclude any other further exercise thereof or the exercise of any other right, power, or privilege hereunder.

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

**Section 23. Notice.** Any notice to be given shall be in writing and shall be sent by certified mail, return receipt requested, to the Party being noticed at the following addresses or such other address as the Parties shall provide from time to time:

<b>As to City:</b>	City Manager City of Umatilla
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	P.O. Box 2286 Umatilla, FL 32784-2286 352-669-3125 Telephone
<b>Copy to:</b>	Mayor City of Umatilla P.O. Box 2286 Umatilla, FL 32784-2286 352-669-3125 Telephone  Kevin Stone Stone & Gerken, P.A. 4850 N. Highway 19A Mount Dora, FL 32757 352-357-0330 Telephone
<b>As to Owner:</b>	Twin Lakes Reserve & Golf Club, Inc. Kenneth Whitmarsh 2412 Ben Franklin Drive Deland, FL, 32720
<b>Copy to:</b>	GavKee Contracting Services, Inc. 614 E Hwy 50, Box 307 Clermont, FL 34711 Telephone: 321-689-2306

**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 Agreement is found invalid or unenforceable in any court of competent jurisdiction, such invalidity or unenforceability shall not affect the other parts of this 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 Agreement is declared severable.

**IN WITNESS WHEREOF**, the Parties have set their hands and seals this \_\_\_\_\_ day of \_\_\_\_\_ 2026.

CITY OF UMATILLA, FLORIDA

By: \_\_\_\_\_  
Christopher Creech, Mayor

ATTEST:

\_\_\_\_\_  
Jessica Burnham, CMC, FCRM  
City Clerk

WITNESSES:

TWIN LAKES RESERVE & GOLF CLUB, INC.

Cali Canlas  
Printed Name: CALI CANLAS  
Mengel  
Printed Name: Letty Vergel

By: [Signature]  
Printed Name: Kenneth Whitmarsh  
As its: President

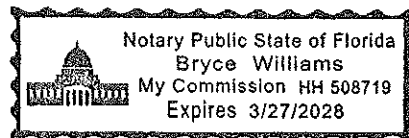
STATE OF FLORIDA        )  
COUNTY OF LAKE        )

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 11 day of MARCH 2026, by WENNETH WHITMARSH, as PRESIDENT of TWIN LAKES RESERVE & GOLF CLUB, INC., a Florida corporation, on behalf of the company. He/she is personally known to me  or has produced FLORIDA DL as identification.

[Signature]  
(Signature of Notary Public - State of Florida)

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

Commission No.: HH508719  
My Commission Expires: 03/27/2028







**CITY OF UMATILLA**  
**AGENDA ITEM STAFF REPORT**

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**DATE:** March 6, 2026

**MEETING DATE:** March 17, 2026

**SUBJECT:** Resolution No. 2026-03, Uniform Collection Agreement between Lake County Tax Collector and The City of Umatilla

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**BACKGROUND SUMMARY:**

The City Council is requested to approve a Uniform Collection Agreement with the Lake County Tax Collector for the collection of the City’s solid waste and stormwater assessments using the uniform method authorized by Florida law.

Florida Statutes allow cities to collect certain service assessments (such as solid waste and stormwater) on the annual property tax bill. This is known as the “uniform collection method.”

On December 16, 2025, the City Council adopted Resolution No. 2025-35 expressing its intent to use this method beginning with Fiscal Year 2026.

To implement that decision, the City must enter into an agreement with the Lake County Tax Collector.

**RECOMMENDATIONS:**

Approval of Resolution No. 2026-03, Uniform Collection Agreement between Lake County Tax Collector and the City of Umatilla

**FISCAL IMPACTS:**

Total unknown, but not to exceed 2% of the assessment collected

**ATTACHMENTS:**

1. Attachment #1 Resolution No. 2025-35, Non-Ad Valorem Solid Waste and Stormwater Assessment
  2. RESOLUTION 2026-03 Uniform Collection Agreement
  3. Uniform Collection Agreement with Lake County Tax Collector
-

**RESOLUTION NO. 2025-35**

**A RESOLUTION OF THE CITY OF UMATILLA, FLORIDA ELECTING TO USE THE UNIFORM METHOD OF COLLECTING NON-AD VALOREM SPECIAL ASSESSMENTS LEVIED WITHIN THE INCORPORATED AREA OF THE CITY; STATING A NEED FOR SUCH LEVY; PROVIDING FOR THE MAILING OF THIS RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City of Umatilla, Florida (the “City”) is contemplating the imposition of special assessments for the provision of solid waste and stormwater services; and

**WHEREAS**, the City intends to use the uniform method for collecting non-ad valorem special assessments for the cost of providing solid waste and stormwater services to property within the incorporated area of the City as authorized by section 197.3632, Florida Statutes, as amended, because this method will allow such special assessments to be collected annually commencing in November 2026, in the same manner as provided for ad valorem taxes; and

**WHEREAS**, the City held a duly advertised public hearing prior to the adoption of this Resolution, proof of publication of such hearing being attached hereto as Exhibit A.

**NOW, THEREFORE BE IT RESOLVED:**

1. Commencing with the Fiscal Year beginning on October 1, 2026, and with the tax statement mailed for such Fiscal Year and continuing thereafter until discontinued by the City, the City intends to use the uniform method of collecting non-ad valorem assessments authorized in section 197.3632, Florida Statutes, as amended, for collecting non-ad valorem assessments for the cost of providing solid waste and stormwater services. Such non-ad valorem assessments shall be levied within the incorporated area of the City. A legal description of such area subject to the assessment is attached hereto as Exhibit B and incorporated by reference.

2. The City hereby determines that the levy of the assessments is needed to fund the cost of solid waste and stormwater services within the incorporated area of the City.

3. Upon adoption, the City Clerk is hereby directed to send a copy of this Resolution by United States mail to the Florida Department of Revenue, the Lake County Tax Collector, and the Lake County Property Appraiser by January 10, 2026.

4. This Resolution shall be effective upon adoption.

**PASSED AND ADOPTED** at the regular meeting of the City Council of the City of Umatilla, Florida, held on the 16th day of December, 2025.

CITY OF UMATILLA, FLORIDA



BY: Christopher R. Creech  
Christopher R. Creech, Mayor

Jessica Burnham  
Jessica Burnham, CMC, FCRM City Clerk

Jennifer M. Cotch  
Jennifer Cotch, City Attorney

**EXHIBIT A**

**PROOF OF PUBLICATION**

**NOTICE OF INTENT TO USE UNIFORM METHOD OF COLLECTING NON-AD VALOREM ASSESSMENTS**

The City of Umatilla, Florida (the "City") hereby provides notice, pursuant to section 197.3632(3)(a), Florida Statutes, of its intent to use the uniform method of collecting non-ad valorem special assessments to be levied within the incorporated area of the City, for the cost of providing solid waste collection and stormwater utility services commencing for the Fiscal Year beginning on October 1, 2026 and continuing until discontinued by the City. The City will consider the adoption of a resolution electing to use the uniform method of collecting such assessments authorized by section 197.3632, Florida Statutes, at a public hearing to be held at 6:00 p.m. on December 16, 2025, at the Council Chambers, 1 S. Central Avenue, Umatilla, Florida. Such resolution will state the need for the levy and will contain a legal description of the boundaries of the real property subject to the levy. Copies of the proposed form of resolution, which contains the legal description of the real property subject to the levy, are on file at the Clerk's Office, 1 S. Central Avenue, Umatilla, Florida. All interested persons are invited to attend.

In the event any person decides to appeal any decision by the City with respect to any matter relating to the consideration of the resolution at the above-referenced public hearing, a record of the proceeding may be needed and in such an event, such person may need to ensure that a verbatim record of the public hearing is made, which record includes the testimony and evidence on which the appeal is to be based. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the City Clerk at (352) 669- 3125 at least 48 hours prior to the proceeding.

By Order of: Umatilla City Council

Publish on the City's website and in the Northlake Outpost on:

November 13, 2025

November 20, 2025

November 27, 2025

December 4, 2025

Affidavit of Publication  
NORTH LAKE OUTPOST  
Serving North Lake County Florida  
Located in Umatilla, Lake County, Florida  
STATE OF FLORIDA,  
COUNTY OF LAKE

Before the undersigned authority personally appeared  
Matt A. Newby

Matt A. Newby

who on oath says that he or she is Publisher of the  
North Lake Outpost, a weekly newspaper published  
at 131 North Central Avenue, Umatilla, in Lake  
County, Florida; that the attached copy of  
advertisement, being a legal notice in the matter of

THE CITY OF UMATILLA  
NOTICE OF INTENT TO USE UNIFORM  
METHOD OF COLLECTING NON-AD  
VALOREM ASSESSMENTS

was published in said newspaper in the issue of:

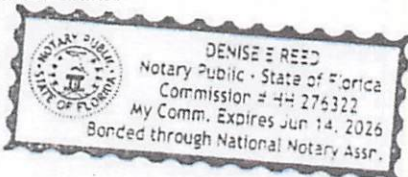
11-13-25, 11-20-25, 11-27-25 and 12-4-25.

Affiant further says that the said publication is a  
newspaper Published at 131 North Central Avenue,  
Umatilla, in said Lake County, Florida, and that the  
said newspaper has heretofore been continuously  
published in said Lake County, Florida each week  
and has been entered as periodicals matter at the post  
office in Umatilla, in said Lake County, Florida, for a  
period of one year next preceding the first publication  
of the attached copy of advertisement; and affiant  
further says that he or she has neither paid nor  
promised any person, firm or corporation any  
discount, rebate, commission or refund for the  
purpose of securing this advertisement for  
publication in the said newspaper.

Sworn to and subscribed before me this 4<sup>th</sup> day of  
DECEMBER 2025.

Denise E. Reed  
Notary Public

Denise E. Reed  
Printed Name



1 **EXHIBIT B**

2 **LEGAL DESCRIPTION**

3  
4  
5 **CITY CHARTER**

6 **Section 1. - Boundaries.**

7 Commencing at the Northeast corner of Section Thirteen (13), Township Eighteen (18) South,  
8 Range Twenty-Six (26) East, run North one-half (1/2) mile to the point of beginning; thence run East  
9 one-quarter (1/4) mile; thence South one and one-half (1 1/2) miles on the sub-division line; thence  
10 running North one and one-half (1 1/2) miles on the sub-division line; thence run East one and one-  
11 quarter (1 1/4) miles on the sub-division line to the point of beginning; Also begin at a point 4.37  
12 chains South of the Northeast corner of Section Twenty-three (23), Township Eighteen (18) South,  
13 Range Twenty-six (26) East; thence run South 6.83 chains; thence North 64 degrees West 2.97  
14 chains; thence North 26 degrees East 6.14 chains to the point of beginning; Also beginning at the  
15 Northeast corner of said Section, Township and Range; thence run East 5 chains; thence South  
16 11.2 chains; thence West 5 chains; thence North 11.2 chains to place of beginning;

17 Also the right of way of State Road numbered 19, from the South City Limits to and including  
18 its Intersection with State Road 450;

19 Also all of Blocks A, B, C and D, of Giles & Hauck's Subdivision; ALSO in Section 23, Township  
20 18 South, Range 26 East, beginning at a point 739.2 feet South of the Northeast corner of said  
21 Section, run North 64;deg; West to RR, Southwesterly along RR to point 130 feet Northeasterly  
22 from the Northwest corner of Giles & Hauck's Subdivision, SE...to the Northeast corner of Giles &  
23 Hauck's Subdivision, thence North to the point of beginning; ALSO in Section 23, Township 18  
24 South, Range 26 East, Beginning at the Northeast corner of Giles & Hauck's Subdivision Westerly  
25 to the Highway, thence North-Easterly along said highway 130 feet, Southeasterly to point of  
26 beginning; Also the right of way of State Road numbered 19, from the North City Limits of the City  
27 of Umatilla, to and including its Intersection with County Road numbered District 5-8074;

28 Also in Section 6, Township 18 South, Range 27 East, beginning 1,253.46 feet East of the  
29 Northwest corner of the Southwest quarter, run South 89;deg;38' East 432.75 feet; thence South  
30 0;deg;22' West 313.8 feet; thence North 88;deg;52' West 608.25 feet; thence North 30;deg;14' East  
31 352.7 feet to the point of beginning; Also the right of way of State Road numbered 450 from the  
32 East City Limits of the City of Umatilla, to and including its Intersection with County Road number  
33 District 5-7878; and the right of way of County Road number District 5-7878, to and including its  
34 Intersection with and all contact with the property owned by the City of Umatilla used for garbage  
35 and trash disposal and dumping;

36 Also the West 1/2 of the SW 1/4 of the NW 1/4 of the SE 1/4 of Section 8, Township 18 South,  
37 Range 27 East; the N 1/2 of the NW 1/4 of the SE 1/4 of Section 8, Township 18 South, Range 27  
38 East; and the East 3/4 of the S 1/2 of the NW 1/4 of the SE 1/4 of Section 8, Township 18 South, Range  
39 27 East, containing 40 acres more or less;

40 Also the right of way of State Road No. 44-A from the East City Limits of the City of Umatilla,  
41 to and including its i Intersection with the property owned by the City of Umatilla operating as the  
42 City Airport, and including the Intersection of County Road numbered District 5-7672, and the right  
43 of way of County Road numbered District 5-7672, to and including its Intersection with County Road  
44 numbered District 5-7776, and the right of way of County Road numbered District 5-7776, to and  
45 including its Intersection with the City of Umatilla street-Cassidy, and the City Limits of the City of  
46 Umatilla;

47 Also commencing at the quarter Section corner on the South line of Section 18, Township 18  
48 South, Range 27 East, run thence North 3;deg;15' East 724.8 feet for the point of beginning;  
49 continue thence North 3;deg;15' East 1,505 feet, thence run North 43;deg;40' West 534 feet, thence  
50 run South 3;deg;15' West 1,502.7 feet, thence run South 43;deg;40' East 535.6 feet to the point of  
51 beginning; containing 13.465 acres; ALSO, commencing at the quarter Section corner on the South  
52 line of Section 18, Township 18 South, Range 27 East, run thence North 3;deg;15' East 2,259 feet

1 for the point of beginning; continue thence North 3;deg;15' East 1,013.25 feet, thence run North  
2 83;deg;38' West 168 feet, thence run North 78;deg;45' West 224.4 feet, thence run South 3;deg;15'  
3 West 688.9 feet, thence run South 43;deg;40' East, 534 feet to the point of beginning; containing  
4 7.583 acres.

5 **PLUS**

6  
7 **1984-I**

8 **Adopted 08.07.1984**

9 Begin at the Northwest corner of the East 1/2 of the Northwest 1/4 of the Northwest 1/4  
10 of the Northwest 1/4 of Section 24, Township 18 South, Range 26 East, Lake County,  
11 Florida, run south 0°13'27" East along the West line of said East 1/2 of the Northwest 1/4  
12 of the Northwest 1/4 of the Northwest 1/4 of Section 24 a distance of 369.57 feet, thence  
13 South 89°46'33" East 69.39 feet, thence North 05°16'13" East 270.17 feet, thence North  
14 27°43'48" East 113.59 feet to a point on the North line of said Section 24, thence North  
15 89°42'10" west along said North line of Section 24 a distance of 150.48 feet to the point  
16 of beginning and point of terminus.

17  
18 **1984-J**

19 **Adopted 10.12.1984**

20 That part of the south 1/2 of the Northeast 1/4 of Section 12, Township 18 South, Range  
21 26 East, Lake County, Florida, lying East of the Easterly right of way line of the abandoned  
22 railroad, less: Begin at the intersection of the North line of said south 1/2 of the Northeast  
23 1/4, said Section 12 and the Easterly right of way line of the abandoned railroad, run thence  
24 North 89°36'24" West 223.17 feet, thence South 23°39'43" West 300 feet, thence South  
25 89°36'34" West 212.61 feet to a point on the aforesaid Easterly right of way line of the  
26 abandoned railroad, thence from a radial bearing of south 71°19'36" East, run Northeasterly  
27 along the said Easterly right of way line of the abandoned railroad, being the arc of a curve  
28 concave to the Southeast, having a radius of 2730.07 feet, thru a central angle of 6°12'44"  
29 a distance of 296.00 feet to the point of beginning and point of terminus.

30  
31 **1984-O**

32 **Adopted 11.06.1984**

33 From the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 23,  
34 Township 18 South, Range 26 East, Lake County, Florida, run thence South 01°01'20"  
35 East along the East line of the said Southeast 1/4 of the Northeast 1/4 a distance of 65.87  
36 feet to the South right-of-way line of State Road No. 450, continue thence South 01°01'20"  
37 East along said line of the southeast 1/4 of the Northeast 1/4 a distance of 250.00 feet for a  
38 Point of Beginning, run thence South 89°42'00" west 285.68 feet to a point on the  
39 Southeasterly line of Lot 10, according to the Plat of Clara Commercial Estates, as recorded  
40 in Plat Book 25, Page 42, Public Records of Lake County, Florida, thence South 25°34'03"  
41 West along the Southeasterly line of Lots 7 through 10, inclusive, a distance of 296.13 feet,  
42 thence North 89°42'00" East 418.25 feet to a point on the aforesaid East line of the  
43 Southeast 1/4 of the Northeast 1/4 of Section 23, thence North 01°01'20" West along said  
44 East line of the southeast 1/4 of the Northeast 1/4 of Section 23, a distance of 266.48 feet  
45 to the Point of Beginning. Subject to right-of-way for County Road along the East side  
46 thereof. (Containing 2 acres -not including County Road right-of-way)

47 **AND ALSO:**

1 From the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 23,  
2 Township 18 South, Range 26 East, Lake County, Florida, run thence South 01°01'20"  
3 East along the East line of the said Southeast 1/4 of the Northeast 1/4 a distance of 65.87  
4 feet to the South right-of-way line of State Road No. 450, continue thence South 01°01'20"  
5 East along said line of the southeast 1/4 of the Northeast 1/4 a distance of 516.48 feet for a  
6 Point of Beginning, run thence South 89°42'00" West 418.25 feet to a point on the  
7 Southeasterly line of Lot 7, according to the Plat of Clara Commercial Estates, as recorded  
8 in Plat Book 25, Page 42, Public Records of Lake County, Florida, thence South 25°34'03"  
9 West along the Southeasterly line of Lots 5 through 7, inclusive, a distance of 192.66 feet  
10 to a point on the North line of Tract "A" of aforesaid Clara Commercial Estates, thence  
11 North 89°57' East along said North line of said Tract "A" 174.53 feet, thence South  
12 01°01'20" East along the East line of said Tract "A" a distance of 253.00 feet to a point  
13 330.00 feet North of the South line Southeast 1/4 of the Northeast 1/4 of said Section 23,  
14 thence South 89°57'00" East parallel with the said South line of the Southeast 1/4 of the  
15 Northeast 1/4 of Section 23, a distance of 330.00 feet to a point on the East line of the said  
16 Southeast 1/4 of the Northeast 1/4, thence North 01°01'20" East along the said East line of  
17 the said Southeast 1/4 of the Northeast 1/4 429.43 feet to the Point of Beginning. Subject to  
18 right-of-way for County Road along the East side thereof. (Containing 3.50 acres)

19  
20 **Ordinance 1984-R**  
21 **Adopted 12.18.1984**

22 The North 418 ft. of the south 1/2 of NE 1/4 lying East of the Easterly right-of-way line of  
23 abandoned railroad, less that part of the South 118.0 feet thereof lying West of a line  
24 1134.71 feet West of and parallel with the East line of the said South 1/2 of the Northeast  
25 1/4 of Section 12, Township 18 South, Range 26 East, Lake County, Florida.

26  
27 **Ordinance 1985-H**  
28 **Adopted 11.05.1985**

29 The North 1/2 of the South 1/2 of the East 1/2 of the Northwest 1/4 of the Southeast 1/4;  
30 AL.SQ: The South 1/2 of the South 1/2 of the North 1/2 of the East 1/2 of the Northwest  
31 1/4 of the Southeast 1/4, all in Section 14, Township 18 South, Range 26 East, Lake  
32 County, Florida.

33  
34 **Ordinance 1985 I**  
35 **Adopted 11.05.1985**

36 The South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 14,  
37 Township 18 South, Range 26 East, Lake County, Florida, containing 5.04 acres, more or  
38 less.

39  
40 **Ordinance 1986-B**  
41 **Adopted 01.21.1986**

42 The Southwest 1/4 of the Northwest 1/4 of the Southeast 1/4 in Section 14, Township 18  
43 South, Range 26 East, Lake County, Florida.

44  
45 **Ordinance 1986-D**  
46 **Adopted 05.06.1986**

1 The North ½ of the Northeast ¼ of Northwest ¼ of Southeast ¼, Section 14, Township 18  
2 South, Ranges 26 East. ALSO the North ½ of the South ½ of the Northeast ¼ of the  
3 Northwest ¼ of Southeast ¼, Section 14, Township 18 South, Range 26 East, all located  
4 in Lake County, Florida.

5  
6 **Ordinance 1986-K**  
7 **Adopted 10.21.1986**

8 Begin at SW corner of SW 1/4 of NE 1/4, run N 858.85 ft., s. 78°10'E. 910.14 ft., to R.R.,  
9 SW'ly along R.R. to S. line of SW 1/4 of NE 1/4, W to POB, Section 12, Twp. 18S., Rge.  
10 26E. LESS THE FOLLOWING DESCRIBED PARCELS:

11 Legal for Parcel in N.W. Corner: Fran the center of Section 12, Township 18 South, Range  
12 26 East, Lake County, Florida, run N. 01°06'35"E. along the North-South mid-section line  
13 645.53 ft. to the POB. From said POB, continue N. 01°06'35"E., 188.84 ft. to the Southerly  
14 line of that property described in O.R. Book 697, page 2365, and a point hereby designated  
15 as Point "A"; return to the POB and run N. 89°41'25"E., 277.97 ft.; thence N. 01°08'14"E.,  
16 119 .24 ft. to the Southerly line of that property described in O.R . Book 697, page 2365;  
17 thence Northwesterly along said Southerly line 284.93 ft. to the POB. LESS right-of-way  
18 for Maxwell Road (Dist. 5- 7866). ALSO LESS right-of-way for County Road Dist., 5-  
19 7867.

20 PARCEL NO. 1:

21 From the center of Section 12, Township 18 South, Range 26 East, Lake County, Florida,  
22 run N. 01°06'35"E. along the North-South mid-section line 25.38 ft.; thence N. 89°41'  
23 25"E., 29.68 ft. to a concrete monument; thence N. 01°08'14"E. 782.16 ft. to a concrete  
24 monument; thence S. 75°52' 11 "E., 615 .53 ft. to the POB; from said POB run N.  
25 18°17'44"E., 22.04 ft. to the Southerly line of that property described in O.R. Book 697,  
26 page 2365 and a point hereby designated as Point "B"; return to the POB and run S.  
27 18°17'44"W., 164.00 ft.; thence S. 75°S2'11"E. 256.43 ft.to a line that is 60.0 ft. from the  
28 centerline of the S.C.L. Railroad when measured at right angles thereto; thence N. 17°50  
29 '00"E. parallel with said centerline 187.30 ft. to the Southerly line of that property described  
30 in O.R. Book 697, page 2365; thence Northwesterly along said Southerly line 255 .01 ft.  
31 to the aforescribed Point "B" . LESS right-of -way for Co. Rd. Dist. 5- 7867. ALSO  
32 LESS right-of-way for S.R. No, 19.

33  
34 **Ordinance 1986-L**  
35 **Adopted 10.21.1986**

36 From the center of Section 12, Township 18 South, Range 26 East, Lake County, Florida,  
37 run N. 01°06'35"E. along the North-South mid-section line 645 .53 ft. to the POB. From  
38 said POB, continue N. 01°06'35"E., 188.8 4 ft. to the Southerly line of that property  
39 described in O.R. Book 697, page 2365, and a point hereby designated as Point "A "; return  
40 to the POB and run N. 89°41'25"E., 277.97 ft. ; thence N. 01° 08'14"E., 119.2 4 ft. to the  
41 Southerly line of that property described in O.R. Book 697, page 2365; thence  
42 Northwesterly along said Southerly line 284 .93 ft. to the POB. LESS right-of-way for  
43 Maxwell Road (Dist. 5-7866). ALSO LESS right-of-way for County Road Dist., 5-7867.

44  
45 PARCEL NO. 1:

1 From the center of Section 12 , Township 18 South, Range 26 East, Lake County, Florida,  
2 run N.  
3 01°06'35 "E. along the North-South mid-section line 25.38 ft.; thence N. 89°41'25"E., 29.68  
4 ft. to a concrete monument; thence N. 01°08'14"E. 782.16 ft. to a concrete monument;  
5 thence S. 75°52 '11 "E., 615 .53 ft. to the POB; from said POB run N. 18°17'44"E., 22.04  
6 ft. to the Southerly line of that property described in O.R. Book 697, page 2365 and a point  
7 hereby designated as Point "B"; return to the POB and run S. 18°17 '44"W., 164.00 ft.;  
8 thence S. 75°S2'11"E. 256.43 ft.to a line that is 60.0 ft. from the centerline of the S.C. L.  
9 Railroad when measured at right angles thereto; thence N. 17°50 '00"E. parallel with said  
10 centerline 187.30 ft. to the Southerly line of that property described in O.R. Book 697, page  
11 2365; thence Northwesterly along said Southerly line 255.01 ft; to the aforescribed Point  
12 "B". LESS right-of-way for Co. Rd. Dist. 5-7867. ALSO LESS right-of-way for S.R. No.  
13 19.  
14

15 **Ordinance 1986-N**  
16 **Adopted 10.21.1986**

17 The South 466.69' of the North 933.38' of the East 114.29' of the Northeast 1/4 of the  
18 Northwest 1/4, AND ALSO: The South 466.69' of the North 933.38' of the West 352.4' of  
19 the Northwest 1/4 of the Northeast 1/4, all in Section 23, Township 18 South, Range 26  
20 East, in Lake County, Florida.

21 AND ALSO: The West 466.69' of the East 580.98' of the North 933.38' of the Northeast  
22 1/4 of the Northwest 1/4 of Section 23, Township 18 South, Range 26 East, Lake County,  
23 Florida.  
24

25 **Ordinance 1986-T**  
26 **Adopted 11.18.1986**

27 All that part of the SE 1/4 of the NE 1/4 of Section 11, Township 18 South, Range 26 East,  
28 lying East of Lake Crescent, also that part of the NE 1/4 of the SE 1/4 of Section 11,  
29 Township 18 South, Range 26 East, lying NE of Lake Crescent, Lake County, Florida.

30 The property is also described as: All of Lake Crescent Highland Subdivision, according  
31 to the plat thereof recorded in Plat Book 8, Page 96, Public Records of Lake County,  
32 Florida.  
33

34 **Ordinance 1987-B**  
35 **Adopted 04.07.1987**

36 Begin at the Northwest Corner (NW Cor) of the Southeast Quarter (SE ¼) of the Northwest  
37 Quarter (NE ¼) of Section 12, Township 18 South, Range 26 East, run thence East 1320  
38 feet to the Northeast Corner (NE Cor) of the Southeast Quarter (SE ¼) of the Northwest  
39 Quarter (NW ¼) of said Section 12, thence run South 1°00' West 300 feet, thence run South  
40 89°09' West 665.0 feet to a concrete Monument, thence continue Westerly on the same  
41 course to a point on the West line of the Southeast Quarter (SE ¼) of said Section 12, 300  
42 feet South of the Point of Beginning, thence run North 300 feet to Point of Beginning.  
43

44 **Ordinance 1987-C**  
45 **Adopted 04.07.1987**

1 That part of the Southwest ¼ of the Northeast ¼ of Section 12, Township 18 south, Range  
2 26 East in Lake County, Florida, bounded and described as follows: Begin at the Northwest  
3 corner of the Southwest ¼ of the Northeast ¼, of said Section 12, run thence North  
4 88°32'50" East along the North line of the said Southwest ¼ of the Northeast ¼, a distance  
5 of 368 feet; run thence South 17°19' West 530,5 feet to the Northerly line of the right of  
6 way of Clay Road; (County No. 5-7867); run thence North 77°10 '30" West along the said  
7 Northerly line of the right of way of said Clay Road 215.26 feet to the West line of the  
8 Southwest ¼ of the Northeast ¼ of said Section 12 (center line of Maxwell Road and  
9 County No, 5-7866); run thence North along the West line of the said Southwest ¼ of the  
10 Northeast ¼ , 448,82 feet to the point of beginning. Less and except the West 25 feet thereof  
11 for road purposes.

12  
13 **Ordinance 1987-D**

14 **Adopted 04.07.1987**

15 Begin at the SE corner of the NE ¼ of the NW ¼ of Section 12, Twp. 18 South, Range 26  
16 East run North 239.5 feet, run thence West 329.6 feet, thence South 27.5 feet, thence West  
17 89 feet, thence South 212 feet, thence East 418 .6 feet to point of beginning.

18  
19 **Ordinance 1987-Q**

20 **Adopted 06.16.1987**

21 Beg. at NW corner of the SW ¼ of NE ¼, Sec. 12, Tp 18S., Rge. 26E, run S. 496.22',  
22 thence S 76°55'55" E 483.33 ft. along the N boundary of property of W.R. McCown for  
23 P.O.B., run thence S 76°55'55" E 400 ft. along the N boundary of W.R. McCown to the  
24 Westerly right-of-way of S.R. 19, thence Northeasterly along said right-of-way 200 ft.  
25 thence N 76°55'55" W 400 ft., thence Southwesterly 200 ft. to P.O.B., Lake County,  
26 Florida.

27  
28 **Ordinance 1987-Z [Deannexation]**

29 **Adopted 12.15.1987**

30 WILLIS STEWART

31 That portion of the following described property lying East of the East Line of the  
32 Southwest ¼ of the Northeast ¼ of Section 14, Township 18 South, Range 26 East, Lake  
33 County, Florida: Begin 15 feet East of the Southeast corner of the Southwest ¼ of the  
34 Northeast ¼ of Section 14, Township 18 South, Range 26 East, Lake County, Florida, Run  
35 thence West along the ½ Section line of said Section 14 a distance of 343 feet, thence North  
36 12 degrees 10 minutes West 277.5 feet, thence East to Lake Shore, thence Southerly along  
37 Lakeshore to the point of beginning.

38  
39 IRENE SEWELL

40 That portion of the following described property lying East of the East Line of the  
41 Southwest 1/4 of the Northeast 1/4 of Section 14, Township 18 South, Range 26 East,  
42 Lake County, Florida: Starting at the established center of Section 14, Township 18 South,  
43 Range 26 East: (this established center being marked by an earthen jug buried about a foot  
44 underground) and run due East, with the mid-section line of the said Section 14, 992 feet  
45 to a point 3213 feet West of the Southeast corner of the Southwest 1/4 of the Northeast 1/4  
46 of said Section 14; thence turn to the left an angle of 102 degrees 10 minutes with a bearing

1 of North 12 degrees 10 minutes West, 277.5 feet to Corner, and Point of Beginning for this  
2 description; continue with the same bearing 253.5 feet to the Northwest corner of this  
3 property, thence turn to the right an angle of 79 degrees 10 minutes, and bearing of North  
4 67 degrees East, 45.5 feet to Southwest corner of property of M. H. Guerrant, marked by  
5 small cement post, thence continue with same bearing to the low water mark of Lake Mary;  
6 thence Southeasterly, with the said low-water mark 440 feet more or less, to a point due  
7 East of the Point of Beginning; thence West 460 feet, more or less, to the Point of  
8 Beginning; containing 2.84 acres, be the same more or less.

9  
10 **Ordinance 1988-A**  
11 **Adopted 04.05.1988**

12 The North 330 feet of the South 660 feet of the East 731.28 feet of the Southeast ¼ or the  
13 Northwest ¼. Less the East 155 feet of the South 107 feet. Less Road right of ways, all  
14 being in Section 12, Township 18 South, Range 26 East.

15  
16 **Ordinance 1988-E**  
17 **Adopted 04.05.1988 [Deannexation]**

18 From the S.W. corner of the N.E. ¼ of Section 11, Township 18 South, Range 26 East,  
19 Lake County, Florida, run 89°53'30"E., along the South line of the M.E. ¼, 200.00 feet to  
20 the East line of Lakenridge Subdivision, according to the plat thereof as recorded in Plat  
21 Book 13, page 25 of the Public Records of Lake County, Florida; thence N.0°21'10"W.  
22 along said East line of Lakenridge Subdivision, 20.06 feet; thence N. 70°13'43"E., 150.00  
23 feet to the Point of Beginning of this description; from said Point of Beginning continue  
24 N.70°13'43"E., 150 feet;

25 Thence S.89°53'30"E. to the East line of the S.E. ¼ of the N.E. ¼ and point hereby  
26 designated as Point "D"; return to the Point of Beginning and run S.83°11'50"E., 700.00  
27 feet; thence S.20°49'15"E. to the South line of the North ½ of the N.E. ¼ of the S.E. ¼;  
28 thence Easterly along said South line of the North ½ of the N.E. ¼ of the S.E. ¼ to the S.E.  
29 corner of the North ½ of the N.E. ¼ of the S.E. ¼; thence Northerly along the East line of  
30 the N.E. ¼ of the S.E. ¼ and the East line of the S.E. ¼ of the N.E. ¼ to intersect the  
31 aforementioned Point "D". LESS that part of Lake Crescent lying East of the above  
32 described property. ALSO LESS that part lying North of the North line of the S.E. ¼.  
33 ALSO LESS that part lying West of the East line of the North ½ of the N.W. ¼ of all the  
34 S.E. ¼. Subject to all easements, rights-of-ways and restrictions of record.

35  
36 **Ordinance 1988-H**  
37 **Adopted 12.20.1988**

38 PARCEL "1"

39 The South 315 feet of the West 123 feet of the Northwest ¼ of the Northwest ¼ of Section  
40 24, Township 18 South, Range 26 East, in Lake County, Florida, Less the Right 61 ~~60~~ Way  
41 for State Road No. 450.

42  
43 PARCEL "2"

44 The North 266.48 feet of the South 581.48 feet to the West 273.4 feet of the Northwest ¼  
45 of the Northwest ¼ of Section 24, Township 18 South, Range 26 East, in Lake County,  
46 Florida,

1 ALSO:

2 That part of Blocks "A" and "B" in Giles Hauck Subdivision, in Lake County, Florida,  
3 according to the plat thereof recorded in Plat Book S, Page 28, Public Records of Lake  
4 County, Florida, and that part of the Northeast ¼ of the Northeast ¼ of Section 23,  
5 Township 18 South, Range 26 East, in Lake County, Florida, all bounded and described as  
6 follows: From a point where the east line of said Section 23 intersects the North right of  
7 way line of State Road No. 450, said right of way line being 50 feet North of center line of  
8 said State Road No. 450, run thence North along the East line of said Section 23, the same  
9 also being the East line of said Giles Hauck Subdivision, for 179.60 feet to the point of  
10 beginning of this description. From said point of beginning, run thence West and parallel  
11 with the North right of way line of said State Road No. 450, a distance of 244.25 feet to  
12 the easterly line of the new right of way line of State Road No. 19 (said right of way line  
13 of State Road No. 19 is 132 feet from center line of present State Road No. 19 when  
14 measured at right angles thereto), said point being hereby designated as Point "A". Begin  
15 again at the point of beginning and run thence North along the East line of said Giles Hauck  
16 Subdivision and East line of said Section 23 a distance of 388.2 feet, more or less, to a  
17 point that is 739.20 feet South of the North line of said Section 23, thence North 64 degrees  
18 West 46 feet, more or less, to the Easterly line of the said new right of way of State Road  
19 No. 19, thence Southwesterly along said right of way line to the above designated Point  
20 "A".

21  
22 **Ordinance 1990-C**

23 **Adopted 12.18.1990**

24 Northwest ¼ of the Southeast ¼ and North 403.4 feet of the Southwest ¼ of southeast ¼,  
25 Section 18, Township 18, Range 27 East, Lake County, Florida.

26  
27 **Ordinance 1991-A**

28 **Adopted 04.09.1991**

29  
30 Commencing at the ¼ Section corner of the South Line of Section 18, Twp. 18 s., Rge.  
31 27E., Lake County, Florida, run thence N.3 degrees 15' a distance of 724.8 ft.; thence N.  
32 43 degrees 29'W. 535.6 feet for the point of beginning' Continued N. 43 degrees 29'W.  
33 517.4 feet: thence N.46 degrees 18'E 551.9 ft.; thence S.3 degrees 15' W. 757.95 ft. to the  
34 Point of Beginning, being a part of Lot 8 W .A. Whitcomb's Subdivision, LESS road right  
35 of way on the Southwest side of property.

36  
37 **Ordinance 1996-02**

38 **Adopted 12.17.1996**

39 From a ½" pipe as the Northwest corner of the Southwest ¼ of Section 18, Township 18  
40 South, Range 27 East, Lake County, Florida, which bears S90°00'99"W, 267.30 feet from  
41 a 4" round concrete monument, run thence N00°00'00"E, 25.00 feet; thence N90°  
42 S43°47'15"E, 43.35 feet to the Point of Beginning; thence continue S43°47'15"E, 1026.20  
43 feet; thence S46°12'45"W, 905 feet, more or less, to the shoreline of Lake Umatilla and a  
44 point hereby designated as Point "A"; return to the Point of Beginning and run thence  
45 S29°00'00"W, 2S3.89 feet; thence N84°45'00" W, 70.47 feet; thence S54°17'00" W, 54.00  
46 feet; thence S42°50'00"W, 96.00 feet; thence S42°22'39"W, 226.52 feet to a 5/8" rod and

1 cap (PLS 3351) at the point of intersection on the East line of Lot 8, Orange Court Partial  
2 Replat, according to the plat thereof as recorded in Plat Book 16, page 51, Public Records  
3 of Lake County, Florida; thence run along the Easterly line of said Orange Court Partial  
4 Replat the following courses; S26°53'14" W, 131.55 feet to a 4"x4" concrete monument;  
5 S21°40'21" E, 272.82 feet to a 4"x4" concrete monument; S 11°32'39" W, 103.00 feet to a  
6 5/8" rod and cap (PLS 3351); S05°27'24"E, 85.80 feet to a 1/2" rod (with no cap) at the  
7 shoreline of said Lake Umatilla; thence leaving said Easterly line of said Orange Court  
8 Partial Replat run thence Easterly and Southeasterly along the shoreline of said Lake  
9 Umatilla to the above designated Point "A:" and the end of this description.

10 Subject to road right of way of County Road 44-A as recorded in Deed Book 333, page  
11 459 of the Public Records of Lake County, Florida,

12 ALSO Subject to the right of way of County Road 44-A.

13  
14 **Ordinance 1998-I**

15 **Adopted 10.20.1998**

16 Lots 10,11,12,13 and 14 of Gibson and Gotherman Addition to Altoona as recorded in Plat  
17 Book 1, Page 38, Public Records of Lake County, Florida. Book 922

18 ALSO

19 The South 860.00 feet of Government Lot 2, Section 6, Township 18 South, Range 27 East,  
20 Lake County, Florida, lying West of the West line of "Gibson and Gotherman" Addition  
21 to Altoona as recorded in Plat Book 1, Page 38, Public Records of Lake County, Florida.

22 ALSO

23 That part of Government Lot 3, Section 6, Township 18 South, Range 27 East, Lake  
24 County, Florida, lying North of Block "E" in Silver Beach Heights, as recorded in Plat  
25 Book 14, Pages 25 and 25A, Public Records of Lake County, Florida, and West of the  
26 westerly right of way of abandoned railroad; less begin at the Northeast corner of lot 4,  
27 Block "E" of said Silver Beach Heights, run East along the North line of Block "E" 306.05  
28 feet, more or less, to the Westerly right of way of State Road No.19 and Designated Point  
29 "A". Return to the point of beginning and run North parallel to the East line of Tarpon  
30 Avenue of platted Silver Beach Heights 305.58 feet, thence East parallel to the North line  
31 of aforesaid Block "E" 551.19 feet, more or less, to the Westerly right of way of aforesaid  
32 railroad, thence Southwesterly along said abandoned railroad right of way and the Westerly  
33 right of way of State Road No. 19 to Designated Point "A" ; also less begin at the Northeast  
34 corner of Lot 4, Block "E" of aforesaid Silver Beach Heights, run North parallel to the East  
35 line of Tarpon Avenue of platted Silver Beach Heights 305.58 feet, thence West parallel to  
36 the North line of aforementioned Block "E" 239 .83 feet, more or less, to the West line of  
37 aforesaid Government Lot 3, thence South along said West line being parallel to the East  
38 line of aforesaid Tarpon Avenue 305.58 feet, more or less, to the North line of Block "E",  
39 thence East along said North line 239.83 feet, more or less, to the Point of Beginning.

40  
41 **Ordinance 1998-Q**

42 **Adopted 10.20.1998**

43 Begin at the Northeast Corner of the Southeast ¼ of the Northwest ¼ of Section 12,  
44 Township 18 South, Range 26 East, Lake County, Florida; Run thence South 1 degree 00  
45 minutes West 540.0 feet for the point of beginning; run thence South 89 degrees 09 minutes  
46 West 660.0 feet; run thence North 61 degrees 20 minutes West 150 feet to a concrete

1 monument; thence run in a Northwesterly direction to a point on the West line of the  
2 Southeast ¼ of the Northwest ¼ of said Section 12, 350 feet South of Northwest Corner of  
3 said Southeast ¼ of Northwest ¼ of Section 12; begin again at the point of beginning, run  
4 thence South 1 degree 00 minutes West 120.47 feet; run thence South 89 degrees 10  
5 minutes West 654.6 feet to concrete monument; run thence North 53 degrees 13 minutes  
6 West 245.0 feet to a concrete monument; thence run in a Northwesterly direction to a point  
7 on the West line of the Southeast ¼ of Northwest ¼ of said Section 12, 350 feet South of  
8 Northwest corner of said Southeast ¼ of Northwest ¼ of said Section 12. Less ½ the right  
9 of way of County Road on the East side of this description.

10  
11 **Ordinance 1998-R**  
12 **Adopted 01.05.1999**

13 PFD (5 ACRES)

14 Parcel "1"

15 THAT PART OF THE S.E. ¼ OF SECTION 7, TOWNSHIP 18 SOUTH, RANGE 27  
16 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: FROM THE  
17 SOUTHEAST CORNER OF THE S.E. ¼ OF SAID SECTION 7, RUN N.04°59'12"E.  
18 ALONG THE EAST LINE OF SAID S.E. ¼ A DISTANCE OF 676.06 FEET TO THE  
19 POINT OF BEGINNING OF THIS DESCRIPTION; FROM SAID POINT OF  
20 BEGINNING, RUN N. 85°00'44"W., 400.0 FEET; THENCE N.04° 59'20"E., 558.62  
21 FEET TO THE NORTH LINE OF THE S.E. ¼ OF THE S.E. ¼; THENCE N.88° 23'22"E.  
22 ALONG SAID NORTH LINE OF S.E. ¼ OF THE S.E. ¼, 402.65 FEET TO THE  
23 NORTHEAST CORNER OF THE S.E. ¼ OF THE S.E. ¼; THENCE S.04° 59'12"W.  
24 ALONG SAID EAST LINE OF THE S.E. ¼ A DISTANCE OF 604.89 FEET TO THE  
25 POINT OF BEGINNING.

26 LESS RIGHT-OF-WAY FOR HIGHWAY NO. 450 (UMATILLA BOULEVARD).  
27 SUBJECT TO ALL EASEMENTS, RIGHT-OF-WAY AND RESTRICTIONS OF  
28 RECORD, IF ANY.

29  
30 RESIDENTIAL- SINGLE FAMILY (R-15) 18± ACRES

31 Parcel "2"

32 THAT PART OF THE S.E. ¼ OF SECTION 7, TOWNSHIP 18S., RANGE 27E. IN LAKE  
33 COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

34 FROM THE S.E. CORNER OF THE S.E. ¼ OF SAID SECTION 7 RUN N.04°59'12"E.  
35 ALONG THE EAST LINE OF THE SAID S.E. ¼ A DISTANCE OF 25.19 FEET TO  
36 THE NORTH RIGHT-OF-WAY OF SALTS DALE ROAD; THENCE S. 87° 58'00"W.  
37 ALONG THE NORTH RIGHT-OF-WAY OF SALTS DALE ROAD 381.97 FEET TO  
38 THE POINT OF BEGINNING OF THIS DESCRIPTION; FROM SAID P.O.B.  
39 CONTINUE S.87° 58'00"W. ALONG NORTH RIGHT-OF-WAY 379.97 FEET;  
40 THENCE N.02°42'06"E., 1256.62 FEET TO THE NORTH LINE OF THE S.E. ¼ OF THE  
41 S.E. ¼; THENCE N.88° 42'36"E. ALONG SAID NORTH LINE OF THE S.E. ¼ OF THE  
42 S.E. ¼ A DISTANCE OF 404.81 FEET; THENCE S.03° 50'31 "W., 1255.95 FEET TO  
43 THE P.O.B.

44 LESS RIGHT-OF-WAY FOR COUNTY ROAD. SUBJECT TO ALL EASEMENTS,  
45 RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD.

1 Parcel "3"

2  
3 THAT PART OF THE S.E. ¼ OF SECTION 7, TOWNSHIP 18S., RANGE 27E. IN LAKE  
4 COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

5 FROM THE S.E. CORNER OF THE S.E. ¼ OF SAID SECTION 7 RUN N.04°59'12"E.  
6 ALONG THE EAST LINE OF THE SAID S.E. ¼ A DISTANCE OF 25.19 FEET TO  
7 THE NORTH RIGHT-OF-WAY OF SALTS DALE ROAD AND THE POINT OF  
8 BEGINNING OF THIS DESCRIPTION; FROM SAID P.O.B. RUN S.87°58'00"W.  
9 ALONG THE NORTH RIGHT-OF-WAY OF SALTS DALE ROAD 381.97 FEET;  
10 THENCE N.03°50'31 "E., 1255.95 FEET TO THE NORTH LINE OF THE S.E. ¼ OF  
11 THE S.E. ¼; THENCE N. 88°42'36"E. ALONG SAID NORTH LINE OF THE S.E. ¼ OF  
12 THE S.E. ¼ A DISTANCE OF 406.88 FEET TO THE EAST LINE OF THE S.E. ¼;  
13 THENCE S.04°59'12"W, ALONG THE EAST LINE OF THE S.E. ¼ A DISTANCE OF  
14 1255.76 FEET TO THE P.O.B. LESS RIGHT-OF-WAY FOR COUNTY ROAD.  
15 SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF  
16 RECORD.

17 LESS THAT PROPERTY DESCRIBED IN PARCEL "1" ABOVE.

18  
19 **Ordinance 1999-A**

20 **Adopted 05.04.1999**

21 FROM THE WEST ¼ CORNER OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 27  
22 EAST, IN LAKE COUNTY, FLORIDA, RUN EAST 567.6 FEET TO THE  
23 CENTERLINE OF OLD UMATILLA ROAD, THENCE RUN S.44°00'00"E. ALONG  
24 THE CENTERLINE OF SAID ROAD 1403.82 FEET; THENCE S.46°00'00"W. 33.00  
25 FEET TO A FOUR INCH CONCRETE MONUMENT ON THE SOUTHERLY RIGHT  
26 OF WAY LINE OF SAID ROAD AND THE POINT OF BEGINNING OF THE  
27 FOLLOWING DESCRIBED PROPERTY; THENCE CONTINUE S.46°00'00"E. 713.94  
28 FEET TO A 5/8 INCH ROD, L.B. 5404; THENCE S.44°00'00"E. 254.10 FEET TO A 5/8  
29 INCH ROD, L.B. NO. 5404; THENCE N.46°00'00"E. 177.54 FEET TO A 5/8 INCH  
30 ROD, LB NO. 5404; THENCE N.44°00'00"W. 169.10 FEET TO A 5/8 INCH ROD, L.B.  
31 NO. 5404; THENCE N.46°00'00"E. 536.40 FEET TO A 5/8 INCH ROD, L.B. NO. 5404  
32 AND THE AFORESAID SOUTHERLY RIGHT OF WAY LINE, THENCE  
33 N.44°00'00"W. ALONG SAID RIGHT OF WAY LINE 85.00 FEET TO THE POINT OF  
34 BEGINNING.

35 CONTAINING 2.08 ACRES MORE OR LESS.

36 SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS, OVER THE  
37 EASTERLY 50 FEET OF THE SOUTHERLY 177.54 FEET THEREOF.

38  
39 **Ordinance 1999-C**

40 **Adopted 08.03.1999**

41 **Corrected by 2004-H**

42 **Adopted 07.29.2004**

43 ~~Begin at 351.54' W & 252.08' N of SE corner of SW ¼ of SE ¼, run S 83 deg. 34 min. 50~~  
44 ~~sec. E 125.94', S 238.56' E to SE corner of SW ¼ of SE ¼, N 565.62' W to point N of POB,~~  
45 ~~S to POB, Section 11, Township 18S, Range 26E, Lake County, Florida.~~

1 The East 351.54 feet of the South 565.62 feet of the Southwest ¼ of the Southeast ¼ of  
2 Section 11, Township 18 South, Range 26 East, Lake County, Florida. Subject to an  
3 easement for ingress and egress over the West 15.00 feet thereof, also subject to the right  
4 of way of County Road No. 450.

5  
6 **Ordinance 1999-D**

7 **Adopted 10.19.1999**

8 THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼, IN  
9 SECTION 14, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

10 AND

11 THE EAST 420 FEET OF THE NORTH 525 FEET OF THE SOUTHWEST ¼, IN  
12 SECTION 14, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.  
13 ALSO DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF THE  
14 NORTHEAST ¼ OF THE SOUTHWEST ¼, IN SECTION 14, TOWNSHIP 18 SOUTH,  
15 RANGE 26 EAST, LAKE COUNTY, FLORIDA, RUN SOUTH 2 ½ ACRES, WEST 2  
16 ACRES, NORTH 2 ½ ACRES, EAST 2 ACRES TO STARTING POINT, LAKE  
17 COUNTY, FLORIDA

18  
19  
20 **Ordinance 1999-E**

21 **Adopted 10.19.1999**

22 ALL OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 14,  
23 TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LESS THE  
24 TWO CERTAIN PORTIONS THEREOF DESCRIBED AS FOLLOWS: (FIRST) A  
25 TRACT OF FIVE ACRES LYING IN THE NORTHEAST CORNER THEREOF THE  
26 LENGTH THEREOF NORTH AND SOUTH BEARING THE RATIO TO THE WIDTH  
27 THEREOF EAST AND WEST OF FIVE TO FOUR. (SECOND) ALL OF THAT  
28 PORTION OF THE SAID NORTHEAST ¼ OF THE SOUTHWEST ¼ LYING AND  
29 BEING WITHIN THE FOLLOWING DESCRIPTION OF METES AND BOUNDS, TO-  
30 WIT; BEGIN THIRTY-SIX CHAINS AND TWENTY-THREE LINKS SOUTH AND  
31 ELEVEN CHAINS AND FIFTY-EIGHT LINKS EAST OF THE NORTHWEST  
32 CORNER OF SAID SECTION 14 AND RUN THENCE SOUTH 72 DEGREES EAST  
33 SEVENTEEN CHAINS AND EIGHTY LINKS; THENCE SOUTH 18 DEGREES WEST  
34 FIFTEEN CHAINS AND SEVENTY-FIVE LINKS; THENCE NORTH 72 DEGREES  
35 WEST TEN CHAINS AND SEVENTY-NINE LINKS; THENCE NORTH 06 DEGREES  
36 WEST SEVENTEEN CHAINS AND TWENTY-FOUR LINKS TO THE POINT OF  
37 BEGINNING, THE TRACT COMPRISING APPROXIMATELY 26 ACRES.

38 ALSO (INCLUDING) THE NORTH 425 FEET OF THE WEST 175 FEET OF THE  
39 EAST 595 FEET OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼, OF SECTION  
40 14, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LESS  
41 RIGHT-OF-WAY FOR PUBLIC ROAD.

42  
43 **Ordinance 2000-C**

44 **Adopted 02.01.2000**

1 Lots 5, 6 and 7, Block "E" in Silver Beach Heights, a subdivision in Lake County, Florida,  
2 according to the plat thereof recorded in Plat Book 14, Pages 25 and 25A, Public Records  
3 of Lake County, Florida.

4 ALSO: An undivided 3/84<sup>th</sup> interest in and to Lot 21, Block "H" in Silver Beach Heights,  
5 a subdivision in Lake County, Florida, according to the plat thereof recorded in Plat Book  
6 14, Pages 25 and 25A, Public Records of Lake County, Florida.

7  
8 **Ordinance 2000-E1**

9 **Adopted 08.01.2000**

10 Southwest ¼ of the Southwest ¼ of the Northeast ¼, LESS the East 48.67 feet thereof and  
11 LESS the road right-of-way for Skyline Drive and LESS the West 33 feet and LESS the  
12 South 33 feet for road right-of-ways, as recorded in OR Book 1000, Page 702.

13  
14 **Ordinance 2000-F1**

15 **Adopted 08.01.2000**

16 WHITCOMB'S SUB West 405.3 feet of Lot 9, LESS road right-of-way for West Skyline  
17 Drive, as recorded in OR Book 1214, Page 5475.

18  
19 **Ordinance 2000-G1**

20 **Adopted 08.01.2000**

21 Beginning at the most Westerly corner of lot F, according to the Plat of GLENDALE,  
22 recorded in Plat Book 1, Page 46, Public Records of Lake County, Florida, run thence in  
23 the Northeasterly direction along the Westerly line of said Lot F a distance of 107 feet  
24 thence turn right 90 and run a distance of 150 feet; thence tum right 90 and run a distance  
25 of 107 feet to the South line of said lot F, thence run along Southwesterly line of said lot F  
26 a distance of 150 feet to the Point of Beginning.

27  
28  
29 **Ordinance 2000-H-1**

30 **Adopted 08.01.2000**

31 From NW corner of SW ¼ of NW ¼ run south 89° 57 minutes 04 seconds East 70.86 feet  
32 to a point that is 33 feet east of centerline of county road no. 5-7864, south 00° 32 minutes  
33 38 seconds West 1290.78 feet to a point that is 33 feet north of south line of SW ¼ of NW  
34 ¼, north 89° 58 minutes 30 seconds East 294.56 feet for point of beginning, continue north  
35 89° 58 minutes 30 seconds East 451.34 feet, north 21° 50 minutes 41 seconds east 1292.14  
36 feet to east line of SW ¼ of NW ¼, said point being south 00° 13 minutes 45 seconds west  
37 90 feet from NE corner of SW ¼ of NW ¼, south 37° 50 minutes 58 seconds W 1519.15  
38 feet to point of beginning. OR book 1699 page 1762.

39  
40 **Ordinance 2000-I-1**

41 **Adopted 08.01.2000**

42 Beg 15 feet of SE corner of SW ¼ run W 343 feet, N 12° 10 min W 277 feet to lake, thence  
43 in southerly direction around lake to point of beginning – less county road right-of-way –  
44 OR Book 1643 page 1789.

45  
46 **Ordinance 2000-J**

1 **Adopted 08.15.2000**

2 That part of the Southeast ¼ of the Northeast ¼ of Section I, Township 18 South, Range  
3 26 East, Lake County Florida, described as follows: The South 880.00 feet of said  
4 Southeast ¼ of Northeast ¼ lying East of a line that is 37.50 feet East of and parallel to the  
5 East line of Block "J" of Silver Beach Heights, as recorded in Plat Book 14, Pages 25 and  
6 25-A, Public Records of Lake County, Florida also lying North of Block "I" and an Easterly  
7 extension of Said North Line of Block "I" to the Southeast comer of aforesaid Southeast ¼  
8 of Northeast ¼.

9  
10 **Ordinance 2000-K-1**

11 **Adopted 09.05.2000**

12 Commence at the Northwest comer of the Southwest ¼ of the Northwest ¼ of Section 12,  
13 Township 18 South, Range 26 East, Lake County, Florida, run thence South 89°57'04" East  
14 along the North line of said Southwest ¼ of the Northwest ¼ a distance of 70.86 feet to a  
15 point that is 33.0 feet East of the centerline of County Road Dist. No. 5-7864; thence South  
16 00°32'38" West parallel with and 33.0 feet East of said centerline 1290.78 feet; thence  
17 North 89°58'30" East parallel with and 33.0 feet North of the South line of said Southwest  
18 ¼ of the Northwest ¼, 745.90 feet to the Point of Beginning of this description; from said  
19 Point of Beginning, continue North 89°58'30" East parallel with and 33.0 feet North of the  
20 South line of said Southwest ¼ of the Northwest ¼; thence North 00° 13 '45" East, 1199  
21 .16 feet to a point that is South 00° 13'45" West, 90.0 feet from the Northeast comer of the  
22 Southwest ¼ of the Northwest ¼; thence South 21°50'41" West, 1292.14 feet to the Point  
23 of Beginning. Subject to all easements, rights-of-way and restrictions of record, if any.

24  
25 **Ordinance 2001-10**

26 **Adopted 11.06.2001**

27 Begin at the intersection of the Northwesterly Right of Way line of Highway 19 with the  
28 North line of Government Lot 4, and run West 180 feet, South 23°00'59" East 70 feet,  
29 thence South 55°51 '15" East 93 feet to Highway, thence Northeasterly along Highway 139  
30 feet to the Point of Beginning. All lying in Section 06, Township 18 South, Range 27 East,  
31 Lake County, Florida and described in the Lake County Property Appraiser Records as  
32 Parcel ID No. 06-18-27-0003-000-02400.

33  
34  
35  
36 **Ordinance 2001-C**

37 **Adopted 05.01.2001**

38 Begin 57.66 feet south of NW corner of NE ¼ of SE ¼ of SE ¼ run South 55 degrees, 54  
39 minutes E, 690 feet, South 33 degrees, 24 minutes, W 134.62 feet, N 55 degrees, 54  
40 minutes, west 600.5 feet, North 162.59 feet to point of beginning, OR Book 1778, page  
41 2099

42 And

43 Glendale lots 6,7,13,14,20,21 less southwesterly 10 feet of lots 6,13,20, OR Book 1778,  
44 Page 2099.

45  
46 **Ordinance 2002-A**

1 **Adopted 02.05.2002**

2 All of Block 85, less Lots I thru 10 of said Block 85, also all of Block 86, less Lot 6,7,10  
3 and 11, of said Block 86, of "East Umatilla" Subdivision, Section 8, Township 18 South,  
4 Range 27 East, as recorded in Plat Book 6, Pages 87 thru 95, in the Public Records of Lake  
5 County, Florida.

6 AND the right-of-way of West Fifth Avenue lying between the north right-of-way of East  
7 Fourth Street and the southeasterly right-of-way of C.R. 450 in Section 8, Township 18  
8 South, Range 27 East of Lake County, Florida.

9  
10 **Ordinance 2002-E**

11 **Adopted 05.07.2002**

12 From the West ¼ corner of Section 18, Township 18 South, Range 27 East, in Lake County,  
13 Florida, run East 567.60 feet to the centerline of Old Umatilla Road, thence run  
14 S.44°00'00"E. along the centerline of said road 1488.82 feet; thence S.46°00'00"W. 33.00  
15 feet to a 5/8 inch iron rod, L.B. No. 5404, on the southerly right of way line of said road  
16 and the Point of Beginning of the following described property, thence continue  
17 S.46°00'00"W. 536.40 feet to a 5/8 inch iron rod, L.B. No. 5404; thence S.44°00'00"E.  
18 169.10 feet to a 5/8 inch iron rod, L.B. No. 5404; thence N.46°00'00"E. 536.40 feet to a  
19 four inch concrete monument and the aforesaid southerly right of way line; thence  
20 N.44°00'00"W. along said right of way line 169.10 feet to the Point of Beginning.  
21 Containing 2.08 acres more or less.

22 Subject to an easement for ingress and egress, over the easterly 50.00 feet thereof.

23  
24 **Ordinance 2002-I**

25 **Adopted 11.05.2002**

26 Block 110, EAST UMATILLA SUBDIVISION, according to the Plat thereof recorded in  
27 Plat Books 6, Pages 93-95, Public Records of Lake County, Florida.

28  
29 **Ordinance 2004-D**

30 **Adopted 06.15.2004**

31 Lots 11, 12, 13, 14, 15, 16, 17, 18, 19 and 20, Block 94 EAST UMATILLA  
32 SUBDIVISION, a subdivision in Section 8, Township 18 South, Range 27 West, Lake  
33 County Florida.

34  
35 **Ordinance 2004-G**

36 **Adopted 08.17.2004**

37 THAT PART OF THE NORTH 722.80 FEET OF GOVERNMENT LOT 3 (WHEN  
38 MEASURED ALONG THE EAST LINE OF SAID GOVERNMENT LOT 3) AND OF  
39 THE NE ¼ OF THE SW ¼, ALL BEING OF SECTION 6, TOWNSHIP 18 SOUTH,  
40 RANGE 27 EAST, LAKE COUNTY FLORIDA, DESCRIBED AS FOLLOWS:

41 COMMENCE AT THE W ¼ CORNER OF SAID SECTION 6 (THE NW CORNER OF  
42 THE SW ¼ AND THE NW CORNER OF GOVERNMENT LOT 3 OF SAID SECTION  
43 6); RUN THENCE S 89°39'11" E 1685.80 FEET); THENCE, S 0°22' W 313.80 FEET  
44 (ACTUALLY S 0°16'36" W 313.69 FEET) FOR A POINT OF BEGINNING;  
45 CONTINUE THENCE S 0°22'W 405.56 FEET (ACTUALLY S 0°16'36" W 405.56 FEET  
46 TO A SET NAIL AND DISK STAMPED P.L.S. 1916, AS PLACED OIN A LINE, SAID

1 LINE BEING MONUMENTED, AND APPEARS TO BE ACCEPTED BY THE  
2 ADJOINING PROPERTY OWNERS, AS BEING THE SOUTH LINE OF THE NORTH  
3 722.80 FEET, AS SPECIFIED ABOVE IN THIS DESCRIPTION; THENCE N 89°53' W,  
4 PARALLEL WITH THE AFORESAID EAST-WEST MID-SECTION LINE  
5 (ACTUALLY N 89°55'39" W 520.42 FEET) TO A POINT ON THE ACCEPTED EAST  
6 LINE OF SAID GOVERNMENT LOT 3; THENCE CONTINUE ON THE PRIOR SAID  
7 ACCEPTED LINE WEST 161.00 FEET (ACTUALLY N 87°57'07" W 161.53 FEET) TO  
8 AN ACCEPTED 4"X4" CONCRETE MONUMENT, NO SURVEYOR NUMBER;  
9 THENCE FROM A 40 DEGREE ANGLE TO THE RIGHT (ACTUALLY 38°09'28"  
10 RIGHT) A DISTANCE OF 165.00 FEET (ACTUALLY 182.94 FEET TO A 4"X4"  
11 CONCRETE MONUMENT, NO SURVEYOR NUMBER, IN THE SOUTHEASTERLY  
12 RIGHT-OF-WAY LINE OF STATE ROAD NO. 19, AS IT EXISTS THIS 25<sup>TH</sup> DAY OF  
13 MARCH, 2003; THENCE N 40°37'55" E ALONG SAID SOUTHEASTERLY RIGHT-  
14 OF-WAY LINE A DISTANCE OF 388.14 FEET TO A POINT ON A LINE, SAID LINE  
15 HAVING A BEARING OF N 88° 52' W (ACTUALLY N 88°38'31" W), WHEN  
16 MEASURED FROM THE POINT OF BEGINNING; THENCE S 88°52' E (ACTUALLY  
17 S 88°38'31"E) ALONG SAID LINE A DISTANCE OF 570.92 FEET TO THE POINT OF  
18 BEGINNING AND POINT OF TERMINUS. SUBJECT TO A 50 FOOT INGRESS AND  
19 EGRESS EASEMENT ALONG THE SOUTH LINE OF DESCRIBED PROPERTY  
20 BOUNDED ON THE EAST BY THE EAST LINE AND BOUNDED ON THE WEST  
21 BY THE SOUTHEASTERLY RIGHT-OF-WAY OF STATE ROAD NO. 19;  
22 TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS, DESCRIBED AS  
23 FOLLOWS: BEGIN ON THE EASTWEST MID-SECTION LINE OF SECTION 6,  
24 TOWNSHIP 18 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, AT A  
25 DISTANCE OF 1,686.21 FEET, EAST OF, WHEN MEASURED ALONG SAID MID-  
26 SECTION LINE FROM THE W ¼ CORNER THEREOF; THENCE 2 0°22' W  
27 (ACTUALLY S 0°16'36" W) TO A POINT ON THE SOUTH BOUNDARY LINE OF  
28 THE NORTH 722.80 FEET OF THE SW ¼ OF SECTION 6, TOWNSHIP 18 SOUTH,  
29 RANGE 27 EAST, LAKE COUNTY, FLORIDA; THENCE EAST FIFTY FEET (50')  
30 ALONG THE SOUTH BOUNDARY LINE OF SAID NORTH 722.80 FEET THEREOF;  
31 THENCE N 0°16'36" E TO THE NORTH BOUNDARY LINE OF THE AFORESAID  
32 MID-SECTION LINE OF SECTION 6, TOWNSHIP 18 SOUTH, RANGE 27 EAST,  
33 LAKE COUNTY, FLORIDA; THENCE WEST ALONG SAID MID-SECTION LINE OF  
34 SECTION 6 TO THE POINT OF BEGINNING.

35

36 **Ordinance 2004-I**

37 **Adopted 08.17.2004**

38 The South ½ of the Southwest ¼ of the Northwest ¼ of the Southeast ¼ of Section 7,  
39 Township 18, Range 27, Lake County, Florida.

40

41 **Ordinance 2005-A**

42 **Adopted 02.01.2005**

43 THE SOUTH ½ OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF NORTHWEST  
44 ¼ OF SECTION 12, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY,  
45 FLORIDA.

46

1 **Ordinance 2005-C**

2 **Adopted 08.02.2005**

3 Commence at the Northwest corner of the southwest ¼ of the Northeast ¼ of Section 12,  
4 Township 18 South, Range 26 East, Lake County, Florida, and run North 89 degrees 31'  
5 1" East along North line of the Southwest ¼ of the Northeast¼ a distance of 368.00 feet to  
6 a concrete monument (no number), said concrete monument being the point of beginning  
7 of this description; from said point of beginning, run South 18 degrees 19'24" West, 530.91  
8 feet to a concrete monument (labeled LB707), said concrete monument being on the  
9 Northerly right-of-way line of Bulldog Way; thence South 75 degrees 17'20" East along  
10 the Northerly right-of-way line of Bulldog Way a distance of 681.28 feet to an iron pin  
11 (labeled LB707), said iron pin being on the Westerly right-of-way line of State Highway  
12 19; thence North 17 degrees 39'58" East along the Westerly right-of-way line of State  
13 Highway 19 a distance of 429.37 feet to an iron pin labeled LB707, said iron pin being at  
14 the beginning of a curve concaved Easterly and having a radius of 2875.27 feet; thence  
15 Northeasterly along the arc of said curve and said Westerly right-of-way line of State  
16 Highway 19 through a central angle of 05 degrees 50'02", an arc length of 292.76 feet to a  
17 concrete monument (no number), said concrete monument being on the North line of the  
18 Southwest ¼ of the Northeast ¼ of the aforementioned Section 12; thence South 89 degrees  
19 31' 11" West along the North line of the Southwest ¼ of the Northeast ¼ a distance of  
20 725.25 feet to the point of beginning.

21  
22 **Ordinance 2005-G**

23 **Adopted March 21, 2005**

24 **COMMERCIAL PARCEL DESCRIPTION**

25 COMMENCE AT THE EAST ¼ CORNER OF SECTION 23, TOWNSHIP 18 SOUTH,  
26 RANGE 26 EAST IN LAKE COUNTY, FLORIDA; THENCE S1°01'53" E ALONG THE  
27 EAST LINE OF SAID SECTION 23, A DISTANCE OF 25.00 FEET TO THE SOUTH  
28 RIGHT OF WAY LINE OF MILLS STREET; THENCE S89°59'25"W ALONG SAID  
29 SOUTH RIGHT OF WAY LINE A DISTANCE OF 733.66 FEET FOR A POINT OF  
30 BEGINNING AND TO A POINT ON A NON-TANGENT CURVE CONCAVE  
31 SOUTHEASTERLY, HAVING A RADIUS OF 29.00 FEET, A CHORD BEARING OF  
32 S37°26'43"W, A CHORD DISTANCE OF 35.27 FEET, RUN THENCE  
33 SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL  
34 ANGLE OF 74°54'35", A DISTANCE OF 37.92 FEET; THENCE S0°00'35"E A  
35 DISTANCE OF 15.60 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE  
36 NORTHWESTERLY, HAVING A RADIUS OF 41.00 FEET, A CHORD BEARING OF  
37 S21°38'46"W, A CHORD DISTANCE OF 30.26 FEET, RUN THENCE  
38 SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL  
39 ANGLE OF 43°18'41", A DISTANCE OF 30.99 FEET; THENCE S42°46'10"E A  
40 DISTANCE OF 6.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE  
41 SOUTHEASTERLY, HAVING A RADIUS OF 230.00 FEET, A CHORD BEARING OF  
42 S43°22'24"W, A CHORD DISTANCE OF 30.94 FEET, RUN THENCE  
43 SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL  
44 ANGLE OF 7°42'51", A DISTANCE OF 30.97 FEET TO A POINT OF COMPOUND  
45 CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS  
46 OF 770.00 FEET, A CHORD BEARING OF S20°32'30"W, A CHORD DISTANCE OF

1 500.73 FEET, RUN THENCE SOUTHWESTERLY ALONG THE ARC OF SAID  
2 CURVE, THROUGH A CENTRAL ANGLE OF 37°56'58", A DISTANCE OF 510.00  
3 FEET; THENCE S12°29'37"W A DISTANCE OF 25.00 FEET TO A POINT ON A NON-  
4 TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 525.00  
5 FEET, A CHORD BEARING OF N65°56'34"W, A CHORD DISTANCE OF 210.48  
6 FEET, RUN THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE,  
7 THROUGH A CENTRAL ANGLE OF 23°07'38", A DISTANCE OF 211.91 FEET;  
8 THENCE N54°22'45"W A DISTANCE OF 104.10 FEET TO A POINT OF  
9 CURVATURE ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS  
10 OF 25.00 FEET, A CHORD BEARING OF N10°16'55"W, A CHORD DISTANCE OF  
11 34.79 FEET, RUN THENCE NORTHWESTERLY ALONG THE ARC OF SAID  
12 CURVE, THROUGH A CENTRAL ANGLE OF 88°11 '40", A DISTANCE OF 38.48  
13 FEET TO THE SOUTHEAST RIGHT OF WAY LINE OF STATE ROAD 19 AND TO  
14 A POINT OF REVERSE CURVATURE ON A CURVE CONCAVE  
15 NORTHWESTERLY, HAVING A RADIUS OF 2042.08 FEET, A CHORD BEARING  
16 OF N29°39' 14"E, A CHORD DISTANCE OF 296.38 FEET, RUN THENCE  
17 NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID  
18 SOUTHEASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF  
19 8°19'23", A DISTANCE OF 296.64 FEET; THENCE N25°29'32"E ALONG SAID  
20 SOUTHEASTERLY RIGHT OF WAY LINE A DISTANCE OF 170.23 FEET TO SAID  
21 SOUTH RIGHT OF WAY LINE; THENCE N89°59'25"E ALONG SAID RIGHT OF  
22 WAY LINE A DISTANCE OF 294.02 FEET TO THE POINT OF BEGINNING.  
23 CONTAINS 152003 SQUARE FEET OR 3.4895 ACRES MORE OR LESS.

24 **RESIDENTIAL PARCEL DESCRIPTION**

25 COMMENCE AT THE EAST ¼ CORNER OF SECTION 23, TOWNSHIP 18 SOUTH,  
26 RANGE 26 EAST, LAKE COUNTY, FLORIDA; RUN THENCE S1°01'53" E ALONG  
27 THE EAST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 23, A DISTANCE OF  
28 351.42 FEET TO A POINT OF BEGINNING; THENCE CONTINUE S1°01'53"E  
29 ALONG SAID EAST LINE A DISTANCE OF 1431.69 FEET; THENCE N89°37'30"W  
30 A DISTANCE OF 1323.31 FEET TO THE MONUMENT EAST RIGHT OF WAY LINE  
31 OF JIM DOUGHERTY ROAD; THENCE N0°26'30" W ALONG SAID EAST RIGHT  
32 OF WAY LINE A DISTANCE OF 83.34 FEET; THENCE N89°09'22"E A DISTANCE  
33 OF 118.00 FEET; THENCE N0°26'30" W A DISTANCE OF 80.00 FEET; THENCE  
34 S89°09'22"W A DISTANCE OF 118.00 FEET; THENCE N0°26'30" W ALONG SAID  
35 EAST RIGHT OF WAY A DISTANCE OF 180.00 FEET; THENCE N89°09'21"E A  
36 DISTANCE OF 150.00 FEET; THENCE N0°26'30" WA DISTANCE OF 70.00 FEET;  
37 THENCE S89°09'21"W A DISTANCE OF 150.00 FEET TO SAID EAST RIGHT OF  
38 WAY LINE OF JIM DOUGHERTY ROAD; THENCE N0°31'37" W ALONG SAID  
39 EAST RIGHT OF WAY LINE A DISTANCE OF 339.98 FEET; THENCE N89°22'58" E  
40 A DISTANCE OF 328.30 FEET; THENCE N0°26'30" WA DISTANCE OF 240.00 FEET;  
41 THENCE S89°22'58" W A DISTANCE OF 329.48 FEET TO SAID EAST RIGHT OF  
42 WAY LINE OF JIM DOUGHERTY ROAD; THENCE N0°43'18" W ALONG SAID  
43 EAST RIGHT OF WAY LINE A DISTANCE OF 272.43 FEET TO THE SOUTHEAST  
44 RIGHT OF WAY LINE OF STATE ROAD 19, BEING A POINT ON A NON-  
45 TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF  
46 2042.08 FEET, A CHORD BEARING OF N35°03'03" E, A CHORD DISTANCE OF

1 88.06 FEET, RUN THENCE NORTHEASTERLY ALONG THE ARC OF SAID  
2 CURVE, THROUGH A CENTRAL ANGLE OF 2°28'15", A DISTANCE OF 88.07 FEET  
3 TO A POINT OF CURVATURE ON A CURVE CONCAVE NORTHEASTERLY  
4 HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF S10°16'55" E, A  
5 CHORD DISTANCE OF 34.79 FEET, RUN THENCE SOUTHEASTERLY ALONG  
6 THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 88°11'40", A  
7 DISTANCE OF 38.48 FEET; THENCE S54°22'45" E A DISTANCE OF 104.10 FEET  
8 TO A POINT OF CURVATURE ON A CURVE CONCAVE NORTHEASTERLY,  
9 HAVING A RADIUS OF 525.00 FEET, A CHORD BEARING OF S65°56'34" E, A  
10 CHORD DISTANCE OF 210.48 FEET, RUN THENCE SOUTHEASTERLY ALONG  
11 THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°07'38", A  
12 DISTANCE OF 211.91 FEET; THENCE N12°29'37"E A DISTANCE OF 25.00 FEET  
13 TO A POINT ON A NONTANGENT CURVE CONCAVE SOUTHEASTERLY,  
14 HAVING A RADIUS OF 770.00 FEET, A CHORD BEARING OF N20°32'30"E, A  
15 CHORD DISTANCE OF 500.73 FEET, RUN THENCE NORTHEASTERLY ALONG  
16 THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°56'58", A  
17 DISTANCE OF 510.00 FEET TO A POINT OF COMPOUND CURVATURE ON A  
18 CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 230.00 FEET, A  
19 CHORD BEARING OF N43°22'24"E, A CHORD DISTANCE OF 30.94 FEET, RUN  
20 THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A  
21 CENTRAL ANGLE OF 7°42'51", A DISTANCE OF 30.97 FEET; THENCE  
22 N42°46'10"W A DISTANCE OF 6.00 FEET TO A POINT ON A NONTANGENT  
23 CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 41.00 FEET, A  
24 CHORD BEARING OS N21°38'46"E, A CHORD DISTANCE OF 30.26 FEET, RUN  
25 THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A  
26 CENTRAL ANGLE OF 43°18'41", A DISTANCE OF 30.99 FEET; THENCE N0°00'35"  
27 W A DISTANCE OF 15.60 FEET TO A POINT OF CURVATURE ON A CURVE  
28 CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 29.00 FEET, A CHORD  
29 BEARING OF N37°26'43" E, A CHORD DISTANCE OF 35.27 FEET, RUN THENCE  
30 NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL  
31 ANGLE OF 74°54'35", A DISTANCE OF 37.92 FEET TO THE SOUTH RIGHT OF  
32 WAY LINE OF MILLS STREET; THENCE N89°59'25" E ALONG SAID SOUTH  
33 RIGHT OF WAY LINE A DISTANCE OF 402.66 FEET; THENCE S1°01'53" E A  
34 DISTANCE OF 70.00 FEET; THENCE N89°59'25" E A DISTANCE OF 45.00 FEET;  
35 THENCE S1°01'53" E A DISTANCE OF 75.00 FEET; THENCE N89°59'25" E A  
36 DISTANCE OF 100.00 FEET; THENCE S1°01'53" E A DISTANCE OF 181.42 FEET;  
37 THENCE N89°59'25" E A DISTANCE OF 186.00 FEET TO THE POINT OF  
38 BEGINNING.

39

40 **Ordinance 2006-A**

41 **Adopted 02.07.2006**

42 Lots 1 to 9 inclusive, of ALTOONA, Gibson & Gotherman Addition according to  
43 public records of Lake County, Florida; N ½ of NW ¼ of NE ¼, West ¾ of NE ¼ of  
44 NE ¼, North 880 feet of E ¼ of NE ¼ of NE ¼. Sec. 1, Twp. 18S, Rge. 26 East; Lots  
45 24, 25, 26, 27 of ALTOONA, Hinson's Plan according to said public records. From  
46 S ¼ Corner of Sec. 31, Twp. 17S Rge. 27 East, run West 299 ft. for point of

1 beginning, run North 3 deg. 37 min. East 863.3 ft., Westerly to West line of Lot 28  
2 of said Hinson's Plan of Altoona, South to point West of Point of beginning, East to  
3 point of beginning; Gov. Lot 4 of Sec. 31, Twp. 17 S., Rge. 27 East.

4  
5 **Ordinance 2006-B**  
6 **Adopted 04.04.2006**

7 PARCEL A:

8 THAT PART OF THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 18 SOUTH,  
9 RANGE 26 EAST, LAKE COUNTY, FLORIDA, BOUNDED AS FOLLOWS:

10  
11 BOUNDED ON THE NORTH BY A LINE DESCRIBED AS FOLLOWS: FROM THE  
12 NORTHEAST CORNER OF THE SOUTHWEST ¼ OF SAID NORTHEAST ¼; RUN  
13 WEST 780.12 FEET; THENCE S. 21°45'00"E., 842.82 FEET; THENCE S.12°47'02"E.,  
14 17.60 FEET TO A NAIL AND DISK IN PAVED ROAD (GOLDEN GEM DRIVE)  
15 MARKED LS. 4033, SAID NAIL AND DISK BEING AT THE POINT OF BEGINNING  
16 OF SAID LINE; THENCE N68°08'19"E, 41.86 FEET TO A ½ INCH DIAMETER I.R.  
17 WITH PLASTIC SURVEY CAP MARKED D. MELVIN LS. 4033; THENCE  
18 CONTINUE N.68°08'19"E., 233.69 FEET TO A ½ INCH DIAMETER I.R. WITH  
19 PLASTIC SURVEY CAP MARKED D. MELVIN LS. 4033; THENCE CONTINUE  
20 N.68°08'19"E. TO LAKE AND END OF DESCRIBED LINE.

21  
22 AND BOUNDED ON THE EAST BY LAKE MARY.

23  
24 AND BOUNDED ON THE WEST BY COUNTY ROAD (GOLDEN GEM DRIVE).

25  
26 AND BOUNDED ON THE SOUTH BY A LINE DESCRIBED AS FOLLOWS: FROM  
27 A POINT 15 FEET EAST OF SOUTHEAST CORNER OF THE SOUTHWEST ¼ OF  
28 SAID NORTHEAST ¼, RUN WEST 343 FEET; THENCE N12°10'00"2., 439.14 FEET  
29 TO THE POINT OF BEGINNING OF SAID LINE; THENCE N.76°22'13"E. TO LAKE  
30 AND END OF SAID LINE.

31  
32 CONTAINING 0.983 ACRES +/- (INCLUDES RIGHT OF WAY & TO THE WATERS  
33 EDGE ON 1-23-2004).

34  
35 **Ordinance 2006-C**  
36 **Adopted 05.02.2006**

37 LOTS 6 AND 7, BLOCK 86 EAST UMATILLA, RECORDED IN PLAT BOOK 6,  
38 PAGES 88 THRU 92, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

39  
40 **Ordinance 2006-E**  
41 **Adopted 07.05.2006**

42 THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 24, TOWNSHIP 18  
43 SOUTH, RANGE 26 EAST, LESS ROAD RIGHT-OF-WAY, ALL BEING IN LAKE  
44 COUNTY, FLORIDA.

45  
46 **Ordinance 2007-A**

1 **Adopted 04.03.2007**

2 BEGIN AT THE NW CORNER OF THE NW ¼ OF THE SW ¼ OF SECTION 24,  
3 TOWNSHIP 18 S., RANGE 26 E., RUN SOUTH 200 FEET FOR POINT OF  
4 BEGINNING; THENCE EAST 50 FEET; THENCE SOUTH 100 FEET; THENCE WEST  
5 50 FEET; THENCE NORTH 100 FEET TO THE POINT OF BEGINNING.

6  
7 AND START AT THE NE CORNER OF THE NE ¼ OF THE SE ¼ OF SECTION 23,  
8 TOWNSHIP 18 SOUTH, RANGE 26 EAST, RUN SOUTH 1°06' EAST OF THE  
9 SECTION LINE 351.42 FEET, WEST 62 FEET, NORTH 1°06' WEST 351.42 FEET TO  
10 THE MIDSECTION LINE, EAST 62 FEET TO THE POINT OF BEGINNING,  
11 CONTAINING ½ ACRE.

12  
13 **Ordinance 2007-N**

14 **Adopted 08.07.2007**

15 Eustis Meadows Subdivision, W ½ of Lot 127, and Begin 319 feet South of NW corner of  
16 Lot 126 run South to SW Corner of Lot 126, East 660 feet, North to North line of Lot 131,  
17 W 130.2 feet, South 1,518.25 feet, S. 77 degrees 38 minutes West to POB, being part of  
18 Lots 126 and 131, LESS Highway 450, Section 24, Township 18 South, Range 26 East.

19  
20 **Ordinance 2007-O**

21 **Adopted 08.07.2007**

22 Parcel 1:

23 The Northwest Quarter of the Northwest Quarter of the Northwest Quarter of Section 25,  
24 Township 18 South, Range 26 East, Lake County, Florida, LESS AND EXCEPT Road  
25 Right of Way per Official Records Book 1701, Page 810, of the public records of Lake  
26 County, Florida.

27  
28 Parcel 2:

29 The Northeast Quarter of the Northwest Quarter of the Northwest Quarter of Section 25,  
30 Township 18 South, Range 26 East, Lake County, Florida, LESS AND EXCEPT Road  
31 Right of Way per Official Records Book 1701, Page 810, of the public records of Lake  
32 County, Florida

33  
34 Parcel 3:

35 The North Half of the Northeast Quarter of the Northwest Quarter of Section 25, Township  
36 18 South, Range 26 East, Lake ounty, Florida.

37  
38 Parcel 4:

39 Lots 89, 90, 91, 92, 101, 102, 103, 104, and 112, of the Eustis Meadows Subdivision,  
40 according to the plat thereof recorded in Plat Book 1, Page 2, of the Public Records of Lake  
41 County, Florida, LESS AND EXCEPT That portion of Lots 102, 103, 112, included within  
42 the Plat of Crooked Oak Estates, as recorded in Plat Book 21, Pages 19 and 20, of the  
43 Public Records of Lake County, Florida, AND LESS AND EXCEPT that portion of Lot  
44 113 included within the Warranty Deed recorded in Official Records Book 2330, Page  
45 1303, of the Public Records of Lake County, Florida.

1 TOGETHER WITH:

2 That Part of Lot 111 of Eustis Meadows Subdivision, according to the plat thereof recorded  
3 in Plat Book 1, Page 2, of the Public Records of Lake County, Florida, described as follows:  
4 Commence at the Northwest Corner of said Lot 111, of said Eustis meadows Subdivision  
5 and run South 00 Degrees 50 Minutes 17 Seconds East along the West line of said Lot 111  
6 a distance of 202.10 feet to the Point of Beginning; Thence run North 87 Degrees 15  
7 Minutes 53 Seconds East to a point on the East line of said Lot 111; Thence run South 00  
8 Degrees 27 Minutes 30 Seconds East along the East line of said Lot 111 to the Southeast  
9 corner of said Lot 111; Thence run Westerly along the South line of said Lot 111 to the  
10 Southwest corner of said Lot 111; Thence run North 00 Degrees 50 Minutes 17 Seconds  
11 West along the West line of said Lot 111 to the Point of Beginning.

12  
13 Parcel 5:

14 The Southeast Quarter of the Southeast Quarter of the Southwest Quarter of Section 24,  
15 Township 18 South, Range 26 East, Lake County, Florida.

16  
17 Parcel 6:

18 The West Half of the Southeast Quarter of the Southwest Quarter of Section 24, Township  
19 18 South, Range 26 East, Lake County, Florida.

20  
21 Parcel 7:

22 The East Half of the Southwest Quarter of the Southwest Quarter of Section 24, Township  
23 18 South, Range 26 East, Lake County Florida, LESS AND EXCEPT Road Right of Way  
24 per Official Records Book 1701, Page 806, of the Public Records of Lake County, Florida.

25  
26 **Ordinance 2008-A**

27 **Adopted 03.04.2008**

28 The South  $\frac{1}{2}$  of the South  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 11, Township  
29 18 South, Range 26 East, Lake County, Florida.

30  
31 **Ordinance 2008-B**

32 **Adopted 03.04.2008**

33 The North  $\frac{1}{2}$  of the South  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  of the NE  $\frac{1}{2}$  of Section 11, Township 18 South,  
34 Range 26 East, Lake County, Florida, less the county maintained road right-of-way known  
35 as Peru Road.

36  
37 **Ordinance 2008-C**

38 **Adopted 05.06.2008**

39 PARCEL "B":

40 THAT PART OF THE SOUTHWEST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  OF THE  
41 NORTHWEST  $\frac{1}{4}$  OF SECTION 12, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE  
42 COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

43  
44 COMMENCE AT THE SOUTHEAST CORNER OF LOT 4 (BEING A ROUND  
45 CONCRETE MONUMENT-NO SURVEYORS IDENTIFICATION). LAKE COOLEY  
46 ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK

1 23, PAGE 47, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, RUN S.00  
2 \*03'36"E. ALONG THE EAST LINE OF THE NORTHWEST ¼ OF NORTHWEST ¼  
3 OF NORTHWEST ¼ OF SAID SECTION 12 A DISTANCE OF 30.00 FEET TO THE  
4 SOUTHEAST CORNER OF THE NORTHWEST ¼ OF NORTHWEST ¼ OF  
5 NORTHWEST ¼ OF AFORESAID SECTION 12 (ALSO BEING THE NORTHEAST  
6 CORNER OF THE SOUTHWEST ¼ OF NORTHWEST ¼ OF NORTHWEST 1/4");  
7 THENCE CONTINUE S.00 \*03'36"E. ALONG THE EAST LINE OF THE  
8 SOUTHWEST ¼ OF NORTHWEST ¼ OF NORTHWEST ¼ A DISTANCE OF 33.00  
9 FEET TO A 5/8 INCH IRON ROD LB.NO.5404; THENCE CONTINUE S.00 \*03'36"E.  
10 ALONG SAID EAST LINE 389.08 FEET TO THE POINT OF BEGINNING; THENCE  
11 CONTINUE S.00 \*03'36"E. 240.00 FEET TO THE SOUTH LINE OF SAID  
12 SOUTHWEST ¼ OF NORTHWEST ¼ OF NORTHWEST ¼; THENCE S.89 \*24'18"W.  
13 ALONG SAID SOUTH LINE 591.73 FEET; THENCE N.00 \*00'52"E. 150.00 FEET;  
14 THENCE S89 \*59'08"E. 50.00 FEET; THENCE S.00\*00'52"W. 99.47 FEET TO A  
15 POINT 50 FEET NORTH OF AFORESAID SOUTH LINE; THENCE N.89 \*24'18"E.  
16 238.77 FEET; THENCE N.00 \*03'36"W. PARALLEL TO SAID EAST LINE OF  
17 SOUTHWEST ¼ OF NORTHWEST ¼ OF NORTHWEST ¼ A DISTANCE OF 190.00  
18 FEET; THENCE N.89 \*24'18"E. PARALLEL TO SAID SOUTH LINE OF  
19 SOUTHWEST ¼ OF NORTHWEST ¼ OF NORTHWEST ¼ A DISTANCE OF 302.89  
20 FEET TO THE EAST LINE OF SAID SOUTHWEST ¼ OF NORTHWEST ¼ OF  
21 NORTHWEST ¼ AND THE POINT OF BEGINNING.  
22

23 **Ordinance 2008-D**

24 **Adopted 04.01.2008**

25 Parcel "A":

26 THAT PART OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF THE  
27 NORTHWEST ¼ OF SECTION 12. TOWNSHIP 18 SOUTH, RANGE 26 EAST. LAKE  
28 COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:  
29 COMMENCE AT THE SOUTHEAST CORNER OF LOT 4 (BEING A ROUND  
30 CONCRETE MONUMENT-NO SURVEYORS IDENTIFICATION), LAKE COOLEY  
31 ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK  
32 23, PAGE 47, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, RUN S.00°  
33 03'36"E. ALONG THE EAST LINE OF THE NORTHWEST ¼ OF NORTHWEST ¼ OF  
34 NORTHWEST ¼ OF SAID SECTION 12 A DISTANCE OF 30.00 FEET TO THE  
35 SOUTHEAST CORNER OF THE NORTHWEST ¼ OF NORTHWEST ¼ OF  
36 NORTHWEST ¼ OF AFORESAID SECTION 12 (ALSO BEING THE NORTHEAST  
37 CORNER OF THE SOUTHWEST ¼ OF NORTHWEST ¼ OF NORTHWEST ¼);  
38 THENCE CONTINUE S.00° 03'36"E. ALONG THE EAST LINE OF THE SOUTHWEST  
39 ¼ OF NORTHWEST ¼ OF NORTHWEST ¼ A DISTANCE OF 33.00 FEET TO THE  
40 POINT OF BEGINNING. CONTINUE S.00°03'36"E. ALONG SAID EAST LINE 389.08  
41 FEET; THENCE S.89°24'18"W. 302.89 FEET; THENCE S.00°03'36"E. 190.00 FEET TO  
42 A POINT 50 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST ¼ OF  
43 NORTHWEST ¼ OF NORTHWEST ¼; THENCE S.89°24'18"W. PARALLEL WITH  
44 SAID SOUTH LINE 238.77 FEET; THENCE N.00°00'52"E. 99.47 FEET; THENCE N.89  
45 °59'08"W 50.00 FEET; THENCE N.00°00'52"E. 478.72 FEET TO A ½ INCH IRON ROD  
46 LB.NO.707; THENCE N.89°22' 11 " E. 590.92 FEET TO THE POINT OF BEGINNING.

1  
2 **Ordinance 2008-G**  
3 **Adopted 05.06.2008**

4 THAT PORTION OF THE FOLLOWING DESCRIBED LANDS LYING SOUTHERLY  
5 OF AND CONTIGUOUS WITH1 THE SOUTHERLY MAINTAINED RIGHT-OF-  
6 WAY LINE OF COUNTY ROAD NO. 42; LYING WESTERLY OF AND  
7 CONTIGUOUS WJTH THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD  
8 NO. 5-8272 (WEST ALTOONA ROAD); AND LYING NORTHERLY OF AND  
9 CONTIGUOUS WITH THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY  
10 ROAD NO. 5-8165 (KEENE ROAD):

11  
12 SECTION 31, TOWNSHIP 17 SOUTH. RANGE 27 EAST, TOGETHER WITH LOTS  
13 14, 15, 16, 17, 23. 24, 25, 26, 27, 28, 29, AND THE NORTH 59.57 FEET OF LOT 13,  
14 FRANCIS J. HINSON'S PLAN OF THE TOWN OF ALTOONA, ACCORDING TO THE  
15 PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGES 28 AND 29, PUBUC  
16 RECORDS OF LAKE COUNTY, FLORIDA, AND TOGETHER WITH AND THOSE  
17 CERTAIN UN-NAMED RIGHTS-OF-WAY DEPICTED ON SAID PLAT L YING  
18 BETWEEN AFORESAID LOTS 15 AND 16, AND LYING BETWEEN AFORESAID  
19 LOTS 13 AND 14, AND LYING BETWEEN AFORESAID LOTS 28 AND 29, AND  
20 LYING BETWEEN AFORESAID LOT 16 AND THE LIMITS OF LAKE PEARL.

21  
22 TOGETHER WITH THAT PORTION OF LOT 23, FRANCIS J. HINSON'S PLAN OF  
23 THE TOWN OF ALTOONA, ACCORDING TO THE PLAT THEREOF, AS  
24 RECORDED IN PLAT BOOK 1, PAGES 28 AND 29, PUBLIC RECORDS OF LAKE  
25 COUNTY, FLORIDA, LYING NORTHERLY OF AND CONTIGUOUS WITH THE  
26 NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 42.

27  
28 THE ABOVE DESCRIBED LANDS LYING IN SECTION 31, TOWNSHIP 17 SOUTH,  
29 RANGE 27 EAST, LAKE COUNTY, FLORIDA.

30  
31 **Ordinance 2010-M**  
32 **Adopted 11.02.2010**

33 Beginning 535.52 feet North of the Southwest corner of the Northwest 1/4 of the Southwest  
34 1/4 of Section 6, Township 18 South, Range 27 East; thence run North 305.58 feet; thence  
35 East 12 chains and 4 links to the Right of Way of the St. Johns and Lake Eustis Railroad (now  
36 the Atlantic Coast Line Railroad); thence South 35° West to a point due East of the Point  
37 of Beginning; thence West 628.3 feet to Point of Beginning.

38  
39 EXCEPT (LESS), however, from the above-described parcel, the following: The  
40 South 190 feet of the above-described parcel, except the West 380 feet thereof; the North  
41 line of above excepted tract being 335 feet; the West line being 190 feet; the South line being  
42 208.3 feet (166 feet West of Highway); and the East line being the West line of the Right of  
43 Way of A.C.L. R.R.

44  
45 **AND**

1 The South 190 feet of the following tract, EXCEPT the West 380 feet thereof (the North  
2 line of the tract hereby described is 335 feet more or less; the West line is 190  
3 feet; the South line is 208.3 feet, more or less, being 166 feet, more or less, West of  
4 the Highway; and the East line is the West line of the Right of Way of the A.C.L.  
5 R.R.), to-wit:

6  
7 Beginning 535.52 feet North of the Southwest corner of the Northwest 1/4 of the  
8 Southwest 1/4 of Section 6, Township 18 South, Range 27 East; thence run North  
9 305.58 feet; thence East 12 chains and 4 links to the Right of Way of the St. Johns and  
10 Lake Eustis Railroad (now the Atlantic Coast Line Railroad); thence South 35° West to  
11 a point due East of the Point of Beginning; thence West 628.3 feet to Point of Beginning.

12  
13 **Ordinance 2010-N**  
14 **Adopted 11.02.2010**

15 Beginning 535.52 feet North of the Southwest corner of the Northwest 1/4 of the Southwest  
16 1/4 of Section 6, Township 18 South, Range 27 East; thence run West 180.1 feet, thence  
17 North 777.48 feet, thence East 180.1 feet, thence South 777.48 feet to the Point of  
18 Beginning.

19  
20 **Ordinance 2011-O**  
21 **Adopted 01.03.2012**

22 Lot 4 according to Francis J. Hinson's plan of the Town of Altoona, a subdivision in Lake  
23 County, Florida, recorded in Plat Book 1, Page 28 and 29, Public Records of Lake County,  
24 Florida.

25  
26  
27 **Ordinance 2011-P**  
28 **Adopted 01.03.2012**

29 LOTS 16 AND 17, NORTH OF HIGHWAY 42, IN FRANCIS J. HINSON'S PLAN OF THE  
30 TOWN OF ALTOONA, A SUBDIVISION IN LAKE COUNTY, FLORIDA, ACCORDING TO  
31 THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 28, PUBLIC  
32 RECORDS OF LAKE COUNTY, FLORIDA.

33  
34 **Ordinance 2011-Q**  
35 **Adopted 01.03.2012**

36 THAT PART OF LOT 21, WHITCOMB'S SUBDIVISION, AS RECORDED IN PLAT  
37 BOOK 1, PAGE 74, IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA,  
38 DESCRIBED AS FOLLOWS:

39  
40 Begin at the Southeast corner of Government Lot 5, Section 18, Township 18 South, Range  
41 27 East, Lake County, Florida, run North 89°59'32" West along the South line of said  
42 Government Lot 5, 470 feet, more or less, to the waters of Lake Umatilla and designated Point  
43 "A". Return to the POINT OF BEGINNING; thence North 02°58'20" East along the mid-  
44 section line of said Section 18, 244.30 feet to the Westerly right of way line of County  
45 Road No. C-44A, said point being on a curve concave Northeasterly and having a radius  
46 of 432.23 feet; thence Northwesterly along the arc of said curve through a central angle of

1 13°15'21" 100.00 feet; thence departing from said right of way line, run South 44°05'15" West  
2 108.67 feet; thence South 67°34'01" West 425 feet, more or less, to the waters of Lake  
3 Umatilla, thence Southeasterly along said waters to the aforesaid designated Point "A",  
4

5 AND ALSO;

6  
7 THAT PART OF LOT 21, WHITCOMB'S SUBDIVISION, AS RECORDED IN PLAT  
8 BOOK 1, PAGE 74, IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA,  
9 DESCRIBED AS FOLLOWS:  
10

11 Commence at the Southeast corner of Government Lot 5, Section 18, Township 18  
12 South, Range 27 East, Lake County, Florida, run North 02°58'20" East, along the mid-  
13 section line 592.66 feet; thence North 87°01'40" West 62.91 feet to a point on the  
14 Westerly right of way of County Road C-44A, being on a curve concave Southwesterly and  
15 having a radius 740.86 feet, said point being the POINT OF BEGINNING; thence South  
16 50°40'53" West 635 feet, more or less, to the waters of Lake Umatilla and designated point  
17 "A". Return to the POINT OF BEGINNING; thence run Southwesterly along aforesaid  
18 Westerly right of way and the arc of aforementioned curve through a central angle of  
19 14°42'51" 190.26 feet to a point of reverse curvature, said curve concave Northeasterly and  
20 having a radius of 432.23 feet; thence continue along said right of way line along the arc of  
21 said curve, through a central angle of 8°39'52" 65.36 feet, thence departing from said right  
22 of way line, run South 44°05'15" West 108.67 feet, thence South 67°34'01" West 425 feet,  
23 more or less, to the waters of Lake Umatilla, thence Northwesterly along said water to the  
24 aforesaid designated Point "A".  
25

26 LESS AND EXCEPT;

27  
28 THAT PART OF LOT 21, WHITCOMB'S SUBDIVISION, AS RECORDED IN PLAT  
29 BOOK 1, PAGE 74, IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA,  
30 DESCRIBED AS FOLLOWS:  
31

32 Commence at the Southeast corner of Government Lot 5, in Section 18, Township 18  
33 South, Range 27 East, Lake County, Florida, run N.02°58'20" E. along the mid-section line  
34 592.66 feet; thence N.87°01'40" W, 62.91 feet to a point on the Westerly right of way of  
35 County Road No. C-44A, thence departing said right of way run S. 50°40'53" W.  
36 305.50 feet to the POINT OF BEGINNING. Thence continue 8.50°40'53"W. 337 feet,  
37 more or less, to the waters of Lake Umatilla, said point hereby being designated as Point "B".  
38 Return to the POINT OF BEGINNING, run S.22°17'47"W. 84.14 feet, thence  
39 8.50°40'53"W. 260 feet, more or less, to the waters of Lake Umatilla, thence  
40 Northwesterly along said waters 40 feet, more or less, to the aforesaid point "B".  
41

42 AND ALSO;

43  
44 THAT PART OF LOT 21, WHITCOMB'S SUBDIVISION, AS RECORDED IN PLAT  
45 BOOK 1, PAGE 74, IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA,  
46 DESCRIBED AS FOLLOWS:

1  
2 Commence at the Southeast corner of government Lot 5, Section 18, Township 18  
3 South, Range 27 East, Lake County, Florida, run N.02°58'20"E. along the mid-section  
4 line 592.66 feet; thence N.87°01'40"W. 62.91 feet to a point on the Westerly right of way of  
5 County Road No. C-44A, being on a curve concave Southwesterly and having a radius  
6 740.86 feet, said point being the POINT OF BEGINNING; thence along the right of way line  
7 along the arc of said curve through a central angle of 03°24'35" a distance of 44.09 feet,  
8 thence departing said right of way line run S.50°40'53"W. 250 feet, thence  
9 S.22°17'47"W., 84.14 feet thence N.50°40'53"E., 305.50 feet to the POINT OF  
10 BEGINNING,

11  
12 Reserving any portion thereof lying within 40.00 feet West of the centerline of  
13 C44A, said centerline as shown on the S-44A RW Map (now C44A), recorded in  
14 Road Plat 6, Pages 92 through 97 inclusive, Public Records of Lake County,  
15 Florida.

16  
17 **Ordinance 2011-R**

18 **Adopted 01.03.2012**

19 AIRPORT ESTATES SUB LOT 2,3,4,5 PB 44 PGS 52-53, ORB 2056 PG 2270

20 And

21 AIRPORT ESTATES SUB LOT 6 PB 44 PGS 52-53, ORB 2056 PG 2268

22 **Ordinance 2011-Z**

23 **Adopted 01.03.2012**

24 Lot 3 according to F. J. Hinson's Plat of the Town of Altoona, Florida. Said plat being made  
25 a plat of Public Records of Lake County, FL, in Plat Book 1, pages 28-29.

26 **Ordinance 2013-H**

27 **Adopted 09.03.2013**

28 That part of the Northeast ¼ of the Northwest ¼ of Section 26, Township 18 South,  
29 Range 26 East, Lake County, Florida, described as follows:

30  
31 From the Northwest corner of the East ½ of the Northeast ¼ of the Northwest ¼ of  
32 said Section 26, Township 18 South, Range 26 East, Lake County, Florida, run thence  
33 South 0°15'30" West along the West line of said East ½ of the Northeast ¼ of the  
34 Northwest ¼ a distance of 685.00 feet for a Point of Beginning; run thence North  
35 89°37'30" West a distance of 426.30 feet to the Easterly right of way line of State  
36 Road No. 19, said point being hereby designated as Point "A"; Begin again at the  
37 Point of Beginning and run thence South 89°37'30" East a distance of 660.00 feet,  
38 more or less, to the East line of said Northeast ¼ of Northwest 1/4; thence South a  
39 distance of 268.20 feet; thence South 89°40'20" West a distance of 1173.40 feet,  
40 more or less, to the Easterly right of way line of State Road No. 19; thence  
41 Northeasterly along and with said Easterly right of way line to the above designated  
42 Point "A".

43  
44 Less and Except the following described parcel:  
45

1 From the Northwest corner of the East ½ of the Northeast ¼ of the Northwest ¼ of  
2 Section 26, Township 18 South, Range 26 East, Lake County, Florida, run thence  
3 South 0°15'30" West along the East line of said East ½ of the Northeast ¼ of the  
4 Northwest ¼ a distance 685.00 feet; thence North 89°37'30" West, parallel with the  
5 North line of the Northeast ¼ of the Northwest ¼ of said Section 26, a distance of  
6 216.30 feet for a Point of Beginning; continue thence North 89°37'30" West along  
7 said parallel line a distance of 210.00 feet to a point on the Easterly right of way line  
8 of State Road No. 19, as it existed on February 29, 1988, said right of way line being  
9 the arc of a curve, said curve concave to the Southeast and having a radius of 2160.01  
10 feet; thence Southwesterly along the arc of said curve from a tangent bearing of South  
11 15°21'46" West, through a central angle of 5°33'51", a distance of 209.76 feet;  
12 thence leaving said right of way line, run South 89°37'30" East parallel with said  
13 North line of the Northeast ¼ of the Northwest ¼ a distance of 222.76 feet; thence  
14 North 14°44'06" East a distance of 206.15 feet to the Point of Beginning and Point  
15 of Terminus.

16  
17 **Ordinance 2013-I**  
18 **Adopted 09.03.2013**

19 The North 300 feet of the South 335 feet of the South ¼ of the Northeast ¼ of Section  
20 26, Township 18 South, Range 26 East, Lake County, Florida, lying East of State  
21 Road No. 19.

22  
23 Less and Except the following:

24  
25 Commence at the intersection of the North line of the South 335 of the Northeast ¼  
26 of the Northwest ¼ of Section 26, Township 18 South, Range 26 East, Lake County,  
27 Florida, with the Easterly right of way line of State Road 19; run thence North  
28 89°40'20" East 627.73 feet, passing a concrete monument at 513.56 feet, to a point;  
29 thence South 06°19'43" West 302.02 feet to a point on the Northerly right of way  
30 line Whistling Pines Road; thence with Whistling Pines Road North 89°40'20" East  
31 165.45 feet to an iron pin being the point of beginning; thence North 13°06'27" East  
32 192.26 feet to an iron pin; thence North 89°41'01" East 364.43 feet, passing an iron  
33 pin near waters edge of Lake Smith; thence South 00°16'14" West 186.98 feet to a  
34 point within the waters of Lake Smith; thence South 89°40'20" West 407.15 feet,  
35 passing an iron pin near waters edge at 135.28 feet, to the point of beginning.

36  
37 **Ordinance 2013-K**  
38 **Adopted 09.03.2013**

39 The Southwest ¼ of the Southwest ¼ of the Southeast ¼ of Section 1, Township 18 South,  
40 Range 26 East, Lake County, Florida. Less the South 256.06 feet of the East 130.40 feet  
41 thereof and Less Maxwell Avenue Right-of-Way. The property is also known as Hunter  
42 Oaks Subdivision, as Recorded in Plat Book 62, Page 33, Official Records of Lake County,  
43 Florida.

44  
45 **Ordinance 2015-F**  
46 **Adopted 01.05.2016**

Lot "M" of Francis J. Hinsons plan of Altoona, a subdivision located in Lake County, Florida, according to the plat thereof, as recorded in Plat Book 1, Pages 28 and 29, Public Records of Lake County, Florida.

**Ordinance 2018-H**  
**Adopted 09.18.2018**

The West  $\frac{3}{4}$  of the North  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  in Section 7, Township 18 South, Range 27 East, Lake County, Florida.

And

The East  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 7, Township 18 South, Range 27 East, Lake County, Florida.

**Ordinance 2020-K**  
**Adopted 09-15-2020**

The South  $\frac{1}{2}$  of Lot L, of Francis J. Hinsons plan of the Town of Altoona, according to the Plat thereof as recorded in Plat Book 1, Pages 28 and 29, of the Public Records of Lake County, Florida.

**Ordinance 2020-M**  
**Adopted 10.20.2020**

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST  $\frac{1}{4}$  NORTHEAST  $\frac{1}{4}$  OF SECTION 12, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, AND RUN NORTH 89°55'24" WEST ALONG THE SOUTH LINE OF THE NORTHWEST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$ , 43.25 FEET TO THE EASTERLY RIGHT-OF-WAY OF THE ABANDONED S.C.L RAILROAD RIGHT-OF-WAY; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY A CHORD BEARING OF NORTH 30°02'35" EAST AND A CHORD DISTANCE OF 300.0 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE ALONG SAID RIGHT OF WAY A CHORD BEARING OF NORTH 32°49'25" EAST AND A CHORD DISTANCE OF 232.80 FEET; THENCE ALONG SAID RIGHT-OF-WAY RUN NORTH 34°14'35" EAST 221.37 FEET; THENCE RUN SOUTH 57°01'11" EAST 189.84 FEET, MORE OR LESS, TO THE WATERS OF LAKE PEARL, THENCE SOUTHERLY ALONG AND WITH SAID WATERS OF LAKE PEARL TO A POINT THAT IS SOUTH 59°57'25" EAST OF THE POINT OF BEGINNING; THENCE RUN NORTH 59°57'25" WEST TO THE POINT OF BEGINNING.

**Ordinance 2020-N**  
**Adopted 11.17.2020**

Lot "O" and that part of Lot "N" in Francis J. Hinson's Plan of the Town of Altoona, a subdivision in Lake County, Florida, according to the Plat thereof as recorded in Plat Book 1, Pages 28 and 29, of the Public Records of Lake County, Florida, bounded and described as follows: Begin at the most Southerly corner of the said Lot "N", thence run Northeasterly along the Easterly line of said Lot "N" 25 feet; thence run Northwesterly and parallel with the line dividing the said Lots "O" and "N" to a point on the Westerly line of the said Lot "N"; thence run Southwesterly along the Westerly line of the said Lot "N" 25 feet to the most Westerly corner of the said Lot "N"; thence run Southeasterly

along the line dividing the said Lots “O” and “N” to the point of beginning.

AND

The North 75 feet of Lot N, in Francis J. Hinson’s plan of the Town of Altoona, according to the Plat thereof as recorded in Plat Book 1, Pages 28 and 29, of the Public Records of Lake County, Florida.

**Ordinance 2022-105**

**Adopted 08.02.2022**

Lot 1, AIRPORT ESTATES, according to the Plat thereof, as recorded in Plat Book 44, pages 52 and 53, Public Records of Lake County, Florida

**Ordinance 2022-108**

**Adopted 09.06.2022**

Lot 19, outside the City Limits of Umatilla, Less the Westerly 195.05 feet thereof, WHITCOMB’S SUBDIVISION, as per plat thereof recorded in Plat Book 1, Page 74, Public Records of Lake County, Florida.

Less and Except: from the above lands any portion lying within the lands conveyed to the State of Florida, for the use and benefit of the State Road Department of Florida, by Deed recorded in Deed Book 333, Page 465, Public Records of Lake County, Florida.

**Ordinance 2022-112**

**Adopted 03.07.2023**

BEGIN 239.5 FEET NORTH OF THE SE CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 12, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, AND RUN WEST 329.6 FEET, SOUTH 27.5 FEET, WEST 89 FEET, SOUTH 212 FEET, WEST 241.4 FEET, NORTH 660 FEET, EAST 660 FEET, SOUTH 420.5 FEET TO THE POINT OF BEGINNING.

**Ordinance 2023-04**

**Adopted 06.20.2023**

Parcel 1:

Commence at the Northeast Corner of Section 12, Township 18 South, Range 26 East, thence South 89°41’35” West for 655.40 feet to the Northwesterly Right of Way line of State Road 19, thence South 33°31’07” West along said Right of Way for 733.33 feet, thence leaving said Right of Way Run North 56°31’05” West for 210.00 feet to the Point of Beginning, thence Continue North 56°31’05” West 48.76 feet, thence Run North 01°35’10” West for 293.23 feet to the center of Magnolia Street (Vacated), thence run along the center of Magnolia Street South 56°31’05” East for 217.39 feet, thence leaving the center of Magnolia Street Run South 33°31’07” West for 240.00 feet to the Point of Beginning.

Parcel 2:

The Northwest Quarter (NW ¼) of Northeast Quarter (NE ¼) of Section 12, Township 18 South, Range 26 East, Also all of that part of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) outside of Glendale Plat and that part of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) outside of Glendale Plat of Gordy’s Addition to Glendale of Section Resolution 2025-35

Non Ad Valorem Assessments

12, Township 18 South, Range 26 East, Less and Except Beginning at the Southeast Corner of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section 12, Township 18 South, Range 26 East Run North along the East Line of said Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) 280 feet, thence Run West Parallel with the South line of the said Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) 240 feet, thence Run Southwesterly to a Point on the South Line of the Said Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) that is 260 feet west of the Point of Beginning, thence Run East along the South Line of said Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) 260 feet to the Point of Beginning.

Less and Except:

Begin at the Southwest Corner of the Northeast ¼ of the Northeast ¼ and run North 89°55'24" West along the South Line of the Northwest ¼ of the Northeast ¼, 43.25 feet to the Easterly Right of Way of the Abandoned S.C.L. Railroad Right of Way; thence Northeasterly along Said Right of Way a Chord bearing of North 30°02'35" East and a Chord Distance of 300.0 feet; thence South 59°57'25" East 200 feet, More or Less to the Waters of Lake Pearl; thence Southerly along and with said Water of Lake Pearl to the South Line of Northeast ¼ of the Northeast ¼; thence North 89°55'24" West along said South Line to the Point of Beginning, in Section 12, Township 18 South, Range 26 East, Lake County, Florida.

Less: That part of the Northwest ¼ of the Northeast ¼ of Section 12, Township 18 South, Range 25 East, Lying South of the Abandoned Right of Way of the S.C.L. Railroad.

Parcel 3:

From the Southeast Corner of NW ¼ of the NE ¼ Run North 280 feet, West 240 feet, Southwesterly to a Point on the South Line of NW ¼ of NE ¼ that is 260 feet West of the Point of Beginning, East 260 feet to the Point of Beginning, in Section 12, Township 18 South, Range 26 East, Lake County, Florida.

**Ordinance 2023-12**

**Adopted 09.05.2023**

The East ½ of the Northeast ¼ of the Southwest ¼, Section 7, Township 18 South, Range 27 East, LESS road rights of way along the Southerly and Easterly boundaries thereof, lying and being in Lake County, Florida.

**Ordinance 2023-19**

**Adopted 12.05.2023**

The East ½ of the Northeast ¼ of the Southwest ¼, Section 7, Township 18 South, Range 27 East, LESS road rights of way along the Southerly and Easterly boundaries thereof, lying and being in Lake County, Florida

**Ordinance 2023-22**

**Adopted 11.21.2023**

The West 865 feet of the North three-fourths (N ¾) of the South one-half (S ½) of the Southwest quarter (SW ¼) of the Northeast quarter (NE ¼) of Section 7, Township 18 South, Range 27 East, lying and being in Lake County, Florida.

**Ordinance 2023-25**

**Adopted 11.21.2023**

Lot 4, Whitcomb’s Subdivision, according to the Plat thereof, as recorded in Plat Book 1, Page 74, of the Public Records of Lake County, Florida, Less and Except Right of Way on North as set forth in Deed to Lake County recorded in O.R. Book 1384, Page 737, Public Records of Lake County, Florida.

**Ordinance 2024-E**

**Adopted 08.20.2024**

Lots 9, 10, and 11, Block 1, Eustis Park Subdivision “A”, according to the Plat thereof, recorded in Plat Book 8, Pages(s) 13 of the Public Records of Lake County, Florida.

**Ordinance 2024-I**

**Adopted 12.03.2024**

That part of the West 453 feet of the Southeast ¼ of the Northeast ¼ of Section 1, Township 18 South, Range 26 East, Lake County, Florida, more particularly described as follows: Begin at the Northwest corner of the Southeast ¼ of the Northeast ¼ of Section 1, Township 18 South, Range 26 East, Lake County, Florida, run South 00°05’50” East, along the West line of the Southeast ¼ of the Northeast ¼ of said Section 1, a distance of 522.74 feet, thence South 41°14’32” East 85.0 feet, thence North 37°08’54” East 655.05 feet to a point hereby designated as Point “A”, return to Point of Beginning, run South 89°46’52” East, along the North line of the Southeast ¼ of the Northeast ¼ of said Section 1, a distance of 453.0 feet, thence South 00°05’50” East, along a line parallel to the West line of the Southeast ¼ of the Northeast ¼ of said Section 1, a distance of 62.00 feet to the aforementioned Point “A”. Less right of way for road, if any, lying and being in Lake County, Florida.

**Ordinance 2025-F**

**Adopted 06.17.2025**

The East 528 feet of the Southeast ¼ of the Southeast ¼ of the Southwest ¼ of Section 1, Township 18 South, Range 26 East, Lake County, Florida;

And

That part of the East ½ of the Southwest ¼ of Section 1, Township 18 South, Range 26 East, bounded and described as follows: Begin at the Southeast corner of the North ½ of the Southeast ¼ of the Southwest ¼, said Section 1 and run thence West 643.5 feet, said point being hereby designated as Point “A”, begin again at the Point of Beginning and run thence North 891 feet, thence West 495 feet, thence Southwesterly along a straight line to the above designated Point “A” (“Property”);

And

The North ½ of the Northeast ¼ of the Northeast ¼ of the Northwest ¼ of Section 12, Township 18 South, Range 26 East, Lake County, Florida;

**Ordinance 2025-G**

**Adopted 07.01.2025**

From the South 1/4 corner of Section 14, Township 18 South, Range 26 East, run North 89 degrees 47'05" East 794.89 feet to the Point of Beginning; thence run North 00 degrees 23'40" West 332.38 feet; thence run North 89 degrees 47'43" East to the East line of the Southwest 1/4 of the Southeast 1/4; thence run South along said East line to the South line of

aforesaid Section 14, thence run South 89 degrees 47'05" West along the South Line of aforesaid Section 14 to the Point of Beginning, lying in Lake County, Florida.

**RESOLUTION 2026 - 03**

**A RESOLUTION OF THE CITY OF UMATILLA, LAKE COUNTY, FLORIDA, APPROVING A UNIFORM COLLECTION AGREEMENT WITH DAVID W JORDAN, LAKE COUNTY TAX COLLECTOR TO REIMBURSE THE TAX COLLECTOR FOR ADMINISTRATIVE AND ACTUAL COSTS INCURRED AS A RESULT OF THE UNIFORM COLLECTION OF NON-AD VALOREM ASSESSMENTS; PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Umatilla is authorized to impose non-ad valorem assessment and desires to utilize the uniform method of levy, collection and enforcement of ad non-valorem assessments as provided in as authorized by FS 197.3632 and Rule 12D-18, Florida Administrative Code; and

**WHEREAS**, the City intends to enter into an agreement with the Lake County Tax Collector for use of the uniform method to collect solid waste and stormwater utility assessments;

**NOW, THEREFORE, BE IT RESOLVED:**

**SECTION 1.** Recitals. The above recitals are true and correct and are incorporated herein by this reference.

**SECTION 2.** The Uniform Collection Agreement is attached herein as Exhibit A.

**SECTION 3.** The City Manager is authorized to execute the Agreement on behalf of the City.

**SECTION 4.** Upon adoption, the City Clerk is hereby directed to transmit a copy of this Resolution to the Lake County Tax Collector and the Lake County Property Appraiser.

**SECTION 5.** Effective Date. This Resolution shall become effective upon adoption.

**EFFECTIVE DATE:** This Resolution shall take effect immediately upon its adoption by the City Council of the City of Umatilla, Lake County, Florida this 17<sup>th</sup> day of March, 2026.

\_\_\_\_\_  
Christopher R. Creech  
Mayor, City of Umatilla

ATTEST:

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

\_\_\_\_\_  
Jessica Burnham, CMC, FCRM  
City Clerk

\_\_\_\_\_  
Jeniffer Cotch  
City Attorney

[Seal]

## UNIFORM COLLECTION AGREEMENT

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THIS AGREEMENT made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2026, by and between the **City of Umatilla, Florida**, ("Municipality") whose address is 1 S. Central Avenue, Umatilla, FL 32784, and the **Office of the Lake County Tax Collector**, by and through the Honorable David W. Jordan, Lake County Tax Collector, whose address is Lake County Tax Collector's Office, 1800 David Walker Dr., Tavares, Florida 32778 ("Tax Collector").

### SECTION I: Findings and Determinations.

The parties find and determine:

1. The Municipality, pursuant to the provisions of Chapter 197, Florida Statutes, is authorized to impose and levy, and by appropriate resolution, including Resolution 2025-35 and any subsequent annual assessment resolutions, has expressed its intent to use the statutory uniform methodology of collection for certain non-ad valorem assessments for the provision of solid waste and stormwater services ("Assessments") within the Municipality, as authorized by constitutional and statutory municipal home rule and by Section 197.3632, Florida Statutes, and Rule 12D-18, Florida Administrative Code.

2. The term "Assessment" means those certain levies by the Municipality, which purport to constitute non-ad valorem special assessments for the provision of solid waste and stormwater services. A non-ad valorem special assessment is lienable under Section 4, Article X, Florida Constitution, if it results in a special benefit peculiar to the parcels of property involved, over and above general community benefit, as a result of a logical connection to the property involved from the system, facility and service provided by the Municipality and if it is apportioned to the property fairly and reasonably.

3. The uniform statutory collection methodology is provided in Section 197.3632, Florida Statutes, and Rule 12D-18, Florida Administrative Code ("Uniform Methodology"), with its enforcement provisions, including the use of tax certificates and tax deeds for enforcing against any delinquencies.

4. The uniform methodology is more fair to the delinquent property owner than traditional lien foreclosure methodology.

5. The uniform methodology provides for more efficiency of collection by virtue of the Assessment being on the official tax notice issued by the Tax Collector, which will produce positive economic benefits to the Municipality and its citizens and taxpayers.

6. The uniform methodology, through use of the official tax notice, will tend to eliminate confusion and promote local government accountability.

7. The Tax Collector, as the state constitutional officer for the Lake County

political subdivision, is charged by general law in Chapter 197, Florida Statutes, and related rules and regulations to function as the agent of the Florida Department of Revenue for purposes of the uniform methodology for the Assessment.

8. The sole and exclusive responsibility to determine, impose and levy the Assessment and to determine that it is a legal, constitutional and lienable non-ad valorem special assessment is that of the Municipality and no other person, entity or officer.

## **SECTION II: General.**

1. Section 2, Article VIII, Florida Constitution; Section 166.021, Florida Statutes; Sections 197.3631, 197.3632 and 197.3635, Florida Statutes; Rule 12D-18, Florida Administrative Code, and all other applicable provisions of constitutional and statutory law govern the exercise by the Municipality of its local self-government power to render and pay for municipal services.

2. Section 1(d), Article VIII, Florida Constitution; Chapter 197, Florida Statutes; Rule 12D-13, Florida Administrative Code; Rule 12D-18, Florida Administrative Code, and other applicable provisions of constitutional and statutory law apply to the Tax Collector in his capacity as a state constitutional county officer and agent of the Florida Department of Revenue for the purpose of collecting and enforcing the collection of non-ad valorem special assessments levied by the City of Umatilla, Florida, a Municipality of the Lake County political subdivision of the State of Florida.

3. Section 197.3631, Florida Statutes, constitutes supplemental authority for the Municipality to levy non-ad valorem assessments including such non-ad valorem special assessments as the Assessment for paying principal and interest on any and all its indebtedness and for the purpose of paying the cost of operating and maintaining its assessable improvements.

4. Section 197.3632, Florida Statutes, and Rule 12D-18, Florida Administrative Code, have provisions that apply both to the Municipality and to the Tax Collector in and for Lake County, as well as the Department of Revenue.

## **SECTION III: Purpose.**

The purpose of this Agreement under Rule 12D-18, Florida Administrative Code, is to establish the terms and conditions under which the Tax Collector shall collect and enforce the collection of certain non-ad valorem special assessments, the Assessments, levied by the Municipality to include compensation by the Municipality to the Tax Collector for the cost of collection pursuant to Section 197.3632(8)(c), Florida Statutes and payment by the Municipality of any costs involved in separate mailings because of non-merger of any non-ad valorem special assessment roll as certified by the Municipality or its designee, pursuant to Section 197.3632(7), Florida Statutes; and reimbursement by the Municipality for necessary administrative costs, including, but not limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage and programming which attend all of the collection and enforcement duties imposed upon the Tax Collector by the uniform methodology, as

provided in section 197.3632(2), Florida Statutes.

#### **SECTION IV: Term.**

The term of this Agreement shall commence upon execution, effective for the 2026 tax notice purposes, and shall continue and extend uninterrupted from year-to-year, automatically renewed for successive periods not to exceed one (1) year each, unless the Municipality shall inform the Tax Collector, as well as the Property Appraiser and the Department of Revenue by January 10 of each calendar year, if the Municipality intends to discontinue to use the uniform methodology for such Assessment pursuant to Section 197.3632(6), Florida Statutes, and Rule 12D-18.006(3), Florida Administrative Code, using Form DR-412 promulgated by the Florida Department of Revenue. Either party may terminate this Agreement for convenience with thirty (30) days written notice to the other parties; provided, however, that any such termination shall not affect Assessments already certified for the current tax year and shall apply only to subsequent tax years unless otherwise agreed in writing by both parties.

#### **SECTION V: Duties and Responsibilities of the Municipality.**

The Municipality agrees, covenants and contracts to:

1. Provide the Tax Collector with a certified copy of the Resolution expressing the intent to utilize the uniform method, a copy of the newspaper advertisement, and a certification of proof of publication.
2. Compensate the Tax Collector for the actual costs of collection, not to exceed two (2) percent, on the amount of the "Assessments" collected under the uniform methodology, pursuant to Sections 197.3632(8)(c), 192.091(2)(b)2., Florida Statutes, and 12D-18.004(2), Florida Administrative Code.
3. To pay for or alternatively to reimburse the Tax Collector for any separate tax notice necessitated by the inability of the Tax Collector to merge the non-ad valorem special assessment roll certified by the Municipality pursuant to Section 197.3632(7), Florida Statutes, and Rule 12D-18.004(2), Florida Administrative Code.
4. The Municipality shall be directly responsible for any requirements and costs associated with advertising relating to implementation of the uniform non-ad valorem special assessment law pursuant to Sections 197.3632 and 197.3635, Florida Statutes, and Rule 12D-18.004(2), Florida Administrative Code.
5. By September 15 of each calendar year, the Municipality shall certify, using DR Form 408A, to the Tax Collector the Assessments (as defined herein) levied by the Municipality roll on compatible electronic medium, tied to the property parcel identification number and otherwise in conformance with the ad valorem tax rolls submitted by the Property Appraiser in July to the Department of Revenue. The Municipality or its agent on behalf of the Municipality shall post the non-ad valorem special assessment for each parcel on the said non-ad valorem special assessment roll and shall exercise its responsibility that such non-ad valorem special assessment roll be free of errors and omissions. Section 197.3632(5), Florida Statutes, and Rule 12D-18.006, Florida Administrative Code.

6. The Municipality agrees to abide by and implement its duties in connection with or related to the uniform methodology pursuant to all the provisions of Sections 197.3632 and 197.3635, Florida Statutes, or its successor of statutory provisions and all applicable State and Federal laws, regulations and rules.

7. The Municipality acknowledges that the Tax Collector has no duty, authority or responsibility in the imposition and levy of any non-ad valorem special assessments, including the Municipality's Assessments and that it is the sole responsibility and duty of the Municipality to follow all procedural and substantive requirements for the levy and imposition of constitutionally lienable non-ad valorem special assessments, including the Assessments.

#### **SECTION VI: Duties of the Tax Collector.**

1. The Tax Collector shall merge timely the legally certified Assessment roll of the Municipality with all non-ad valorem special assessment rolls, merge said rolls with the tax roll, prepare a collection roll and prepare a combined notice (the tax notice) for both ad valorem taxes and non-ad valorem special assessments for all levying authorities (all the local governments) within the county political subdivision, pursuant to sections 197.3632 and 197.3635, Florida Statutes, and its successor provisions and any applicable rules, and their successor rules, promulgated by the Department of Revenue, and in accordance with any specific ordinances or resolutions adopted by the Municipality, so long as said ordinances and resolutions shall themselves each and every one clearly state intent to use the uniform method for collecting such assessments and so long as they are further not inconsistent with, or contrary to, the provisions of sections 197.3632 and 197.3635, Florida Statutes, and their successor provisions, and any applicable rules.

2. The Tax Collector shall collect the Assessments of the Municipality as certified by the Mayor of the Municipality, or his or her designee, to the Tax Collector no later than September 15 of each calendar year on compatible electronic medium, tied to the property identification number for each parcel, and in the format used in July by the Property Appraiser for the ad valorem rolls submitted to the Department of Revenue, using DR Form 408A, and free of errors and omissions.

3. The Tax Collector agrees to cooperate with the Municipality in implementation of the uniform methodology for collecting Assessments pursuant to sections 197.3632 and 197.3635, Florida Statutes, and any successor provisions and applicable rules. The Tax Collector shall not accept any non-ad valorem special assessment roll for the Assessments of the Municipality that is not officially, timely and legally certified to the Tax Collector pursuant to Chapter 197, Florida Statutes, and Rule 12D-18, Florida Administrative Code.

4. If the Tax Collector discovers errors or omissions on such roll, the Tax Collector may request the Municipality to file a corrected roll or a correction of the amount of any assessment and the Municipality shall bear the cost of any such error or omission.

5. If the Tax Collector determines that a separate mailing is authorized pursuant to section 197.3632(7), Florida Statutes, and any applicable State laws, regulations and rules, and any successor provision to said laws, regulations or rules, the Tax Collector shall either mail a separate notice of the particular non-ad valorem special assessment or shall direct the Municipality to mail such a separate notice. In making this decision, the Tax Collector shall consider all costs to the Municipality and to the taxpayers of such a separate mailing as well as the adverse effect to the taxpayers of delay in multiple notices. Tax Collector shall have sole discretion in making such decision, after consultation with the Municipality regarding the operational and financial impacts of such separate mailing. If such a separate mailing is effected, the Municipality shall bear all costs associated with the separate notice for the non-ad valorem special assessment that could not be merged, upon timely billing by the Tax Collector.

### **SECTION VII: Miscellaneous Provisions.**

1. The parties shall perform all their obligations under this Agreement in accordance with good faith and prudent practice.

2. This Agreement constitutes the entire agreement between the parties with respect to the subject matter contained herein and may not be amended, modified or rescinded unless otherwise provided in this Agreement, except in writing and signed by all the parties hereto. Should any provision of this Agreement be declared to be invalid, the remaining provisions of this Agreement shall remain in full force and effect, unless such provision is found to be invalid, altering substantially the benefits of the Agreement for either of the parties or rendering the statutory and regulatory obligations unperformable.

3. This Agreement shall be governed by the laws of the State of Florida.

4. In the event that either party retains an attorney relating to a dispute between the parties to this Agreement, the prevailing party shall be entitled to collect from the non-prevailing party, all attorney's fees and costs incurred in connection therewith (including all levels of appeal, administrative proceedings and alternative dispute resolution proceedings) to the extent permitted by law and subject to the limitations of Section 768.28, Florida Statutes, and any other applicable sovereign immunity limitations..

5. Any written notice associated with this Agreement shall be given to the parties at the following addresses or such other place or person as each of the parties shall designate by similar notice:

As to the Tax Collector:

David W. Jordan  
Lake County Tax Collector  
1800 David Walker Dr.  
P.O. Box 327  
Tavares, Florida 32778

As to the Municipality:

City of Umatilla

1 S. Central Avenue  
Umatilla, FL 32784

IN WITNESS WHEREOF, the parties hereunto have made and executed this Agreement on the respective dates under each signature: CITY OF UMATILLA, FLORIDA through its CITY COUNCIL, signing by and through its Mayor on \_\_\_\_ of \_\_\_\_\_, 2026, and David W. Jordan, Lake County Tax Collector, duly authorized to execute same.

ATTEST:

DAVID W. JORDAN  
LAKE COUNTY TAX COLLECTOR

\_\_\_\_\_  
Christina Ryon

By: \_\_\_\_\_  
David W. Jordan

Date: \_\_\_\_\_

ATTEST:

CITY OF UMATILLA, through its  
CITY COUNCIL

\_\_\_\_\_  
Jessica Burnham, CMC,FCRM  
City Clerk

By: \_\_\_\_\_  
Chris Creech, Mayor

Date: \_\_\_\_\_



**CITY OF UMATILLA**  
**AGENDA ITEM STAFF REPORT**

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**DATE:** March 4, 2026

**MEETING DATE:** March 17, 2026

**SUBJECT:** City of Umatilla Grant Policy

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**BACKGROUND SUMMARY:**

Grants from federal, state, and private sources provide valuable funding for city projects. However, grant applications and administration often involve complex requirements, including compliance, reporting, and potential financial commitments such as matching funds or ongoing operational costs.

This grant policy creates a standardized framework for applying for, accepting, administering, and closing out grant-funded projects. The policy clarifies roles and responsibilities, outlines approval procedures, ensures proper financial oversight, and promotes transparency and accountability in the use of external funding. Additionally, adopting this grant policy helps ensure grant opportunities align with our financial capacity, strengthens internal controls, improves coordination, and strengthens oversight of grant-funded projects.

**RECOMMENDATIONS:**

Approve the new Grant Policy

**FISCAL IMPACTS:**

N/A

**ATTACHMENTS:**

1. Grant Policies jc
-



## CITY OF UMATILLA

### GRANT POLICY

#### **PURPOSE**

The purpose of this Grant Policy (the “Policy”) is to establish clear, consistent, and transparent procedures for the solicitation, evaluation, award, administration, and oversight of grants administered by the City. This Policy is intended to ensure that all grant activities comply with applicable federal, state, and local laws, regulations, and ethical standards; promote fiscal responsibility and accountability in the use of public funds; and support projects and programs that advance the City’s strategic goals, public purposes, and the health, safety, and welfare of the community. This Policy is adopted pursuant to the authority of the City Commission and shall be administered by the City Manager and Finance Department.

#### **SCOPE**

This Policy applies to all City departments, elected officials, officers, employees, contractors, and agents involved in the financial, programmatic, or administrative management of federal awards, including funds received directly from federal agencies or indirectly as a subrecipient through the State of Florida or other pass-through entities.

#### **AUTHORITY AND REGULATORY REFERENCES**

- 2 CFR Part 200 – Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards
- 2 CFR § 200.302 – Financial Management
- 2 CFR § 200.303 – Internal Controls
- 2 CFR § 200.305 – Payment (Cash Management)
- 2 CFR §§ 200.310–200.316 – Property Standards
- 2 CFR § 200.313 – Equipment
- 2 CFR §§ 200.400–200.475 – Cost Principles
- U.S. Department of Justice (DOJ) Grants Financial Guide
- Rules and guidance issued by the Florida Department of Financial Services (DFS)
- Applicable Florida Statutes governing municipal finance, ethics, internal controls, fraud reporting, law enforcement notification, and public recordsCity Charter, City Code of

Ordinances, financial policies, procurement procedures, asset management and risk management policies

## **I. Financial Management of Federal Grant Funds**

The purpose of these procedures is to establish uniform standards for the financial management, control, documentation, receipt, disbursement, reconciliation, and reporting of federal grant funds administered by the City.

### **1. Standards of Financial Management**

The City shall maintain a financial management system that provides:

- Effective control over and accountability for all federal funds
- Accurate, current, and complete disclosure of financial results
- Compliance with federal statutes, regulations, and grant award terms

### **2. Roles and Responsibilities**

All City officials and employees involved in grant administration must comply with federal conflict-of-interest requirements and the Florida Code of Ethics for Public Officers and Employees (§112.313, Florida Statutes).

City Commission / City Manager

- Provide oversight, ensure adequate internal controls, and ensure compliance with federal cash management requirements

Finance Department

- Establish and maintain grant accounting systems
- Request cash advances, reimbursements and drawdowns
- Process grant-related disbursements
- Maintain official financial records and reports

Grants Administrator

- Monitor grant compliance
- Review drawdown requests for compliance with grant terms
- Serve as liaison with federal and pass-through agencies

Department Directors

- Ensure programmatic and fiscal compliance
- Approve grant expenditures and certify allowability

### **3. Grant Accounting and Budget Control (2 CFR § 200.302)**

- a. Separate Identification
    - Federal grant funds shall be separately identified within the City’s accounting system by grant number, funding source, and fiscal year.
  - b. Budget Controls
    - Approved grant budgets shall be entered into the accounting system.
    - Expenditures shall be monitored to prevent obligation or expenditure of funds in excess of authorized amounts.
  - c. Budget Modifications
    - Budget changes requiring grantor approval shall be submitted and approved prior to implementation.
4. Allowable Costs and Cost Principles (2 CFR §§ 200.400–200.475)
- a. Allowability
    - Costs charged to federal grants must be:
      - Necessary and reasonable
      - Allocable to the grant
      - Consistent with City policies
      - Permitted under grant terms
  - b. Documentation
    - All expenditures must be supported by adequate source documentation, including invoices, contracts, payroll records, and time and effort certifications when applicable.
  - c. Cost Allocation
    - Shared costs shall be allocated using a documented, equitable methodology.
5. Procurement
- a. Procurement records include:
    - Method of procurement
    - Cost or price analysis
    - Contract documentation
    - Conflict-of-interest disclosures
  - b. Contracts include required federal clauses when applicable.
    - Payroll and Time & Effort Reporting

- c. Salaries and wages charged to federal awards are supported by time and effort documentation.
  - d. Time records:
    - o Accurately reflect actual work performed
    - o Are prepared at least monthly
    - o Are reviewed and approved by a supervisor
  - e. Payroll costs charged to grants are reconciled to approved time records.
6. Cash Advance Procedures
- a. Eligibility for Cash Advances
    - o Cash advances shall be requested only when permitted by the grant agreement.
  - b. Advance Request
    - o Requests shall be based on actual, immediate cash needs for allowable expenditures.
    - o The amount requested shall be limited to funds expected to be disbursed within three (3) to five (5) business days, or as otherwise specified by the grantor.
  - c. Review and Approval
    - o Advance requests shall be reviewed by the Finance Department and approved by an authorized official prior to submission.
  - d. Receipt and Deposit
    - o Advanced funds shall be deposited into the City's depository accounts and recorded in the City's accounting system by grant and funding source.
7. Cash Management and Drawdowns
- a. Minimizing Time Between Drawdown and Disbursement
    - o Federal funds shall be drawn only when needed for immediate disbursement
  - b. Payment Processing
    - o Disbursement using grant funds must comply with applicable federal regulations, including 2 CFR §§200.317–200.327, and the City's Purchasing Policy.
    - o Payments shall be supported by invoices, contracts, payroll records, or other source documentation.
  - c. Drawdown Procedures
    - o Drawdowns shall be prepared by Finance or Grant Administration staff and reviewed for accuracy and allowability

d. Interest Earned

- Interest earned on federal advances shall be handled in accordance with Uniform Guidance and grant terms.

8. Internal Controls and Separation of Duties (2 CFR § 200.303)

The City shall maintain effective internal controls, including:

- Segregation of duties between authorization, processing, and reconciliation
- Management review and approval of expenditures
- Periodic reconciliation of grant accounts
- Safeguarding of grant funds and financial records
- Ensure compliance with grant terms and federal regulations

9. Financial Reporting (2 CFR § 200.302)

a. Grant Financial Reports

- Required financial reports shall be submitted timely and accurately to the federal awarding agency or pass-through entity.

b. Reconciliation

- Financial reports shall be reconciled to the City's accounting records prior to submission.
- Grant cash balances shall be reconciled regularly to ensure that:
  - Advances are fully liquidated
  - Excess cash balances are identified and resolved

c. Excess Cash

- Any excess or unused advance funds shall be promptly returned to the federal awarding agency or applied to subsequent allowable expenditures, as permitted.

10. Information and Communication

- Federal award requirements are communicated to all relevant departments and personnel.
- Grant files are maintained in a centralized location and include:
  - Award agreements and amendments
  - Approved budgets
  - Financial and programmatic reports

#### 11. Monitoring and Oversight

- Departments administering federal grants shall regularly review financial activity to ensure compliance.
- The Finance or Grants Administration Office shall perform periodic reviews of grant expenditures and documentation.

#### 12. Audit and Resolution (2 CFR Part 200, Subpart F)

- The City shall comply with Single Audit requirements when applicable.
- Audit findings related to federal grants shall be addressed promptly through corrective action plans.

#### 13. Record Retention (2 CFR § 200.334)

- Financial records, supporting documentation, and reports related to federal grants shall be retained in accordance with 2 CFR §200.334 and applicable Florida records retention requirements.

#### 14. Noncompliance and Corrective Action

- Failure to comply with these procedures may result in disallowed costs, repayment of funds, or other corrective actions.

#### 15. Policy Review

- This policy shall be reviewed periodically and updated as necessary to reflect changes in federal regulations, State of Florida requirements, or City operations.

### **II. Reporting and Investigating Grant-Funded Property Loss, Theft, or Damage**

The purpose of this procedure is to establish standardized requirements for the reporting, investigation, documentation, and corrective action related to any loss, theft, or damage of grant-funded property owned or controlled by the City. These procedures ensure compliance with the Office of Management and Budget (OMB) Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 CFR Part 200) and applicable Florida laws and municipal policies.

#### 1. Definitions

- Grant-Funded Property: Equipment or supplies acquired with federal grant funds or used to support a federal award.
- Loss: Property that is missing, unaccounted for, or irretrievable.
- Theft: Unauthorized taking of property, including suspected fraud or criminal activity.
- Damage: Physical harm that impairs the use, value, or function of property.

- **Responsible Department:** The department assigned custody and operational control of the property.

## 2. Reporting Requirements

### a. Immediate Notification

- Any employee who becomes aware of loss, theft, or damage to grant-funded property must notify their supervisor and the Property Custodian within one (1) business day.

### b. Written Incident Report

- The Responsible Department must submit a written incident report to the Finance/Grants Management Office within three (3) business days, including:
  - Description of the property
  - Grant name and CFDA/Assistance Listing number
  - Asset tag or serial number
  - Date, time, and location of the incident
  - Estimated value and extent of loss or damage
  - Circumstances surrounding the incident

### c. Law Enforcement Notification

- Suspected or confirmed theft must be reported to local law enforcement in accordance with City policy and Florida law.

## 3. Investigation Procedures

### a. Initiation

- Upon receipt of an incident report, the Finance/Grants Management Office will initiate an investigation to determine cause, responsibility, and compliance implications.

### b. Investigation Activities

- Review inventory and custody records
- Interview relevant personnel
- Assess adequacy of internal controls
- Determine whether negligence, misuse, or noncompliance occurred

### c. Documentation

- All investigative steps and findings must be documented and retained in the grant file.

#### 4. Grantor Notification

- The City will notify the federal awarding agency or pass-through entity promptly when required by the terms and conditions of the award or when:
  - The property loss is significant
  - The incident may affect program objectives
  - Disposition or replacement approval is required

#### 5. Corrective and Disciplinary Actions

- Based on investigation findings, the City may:
  - Implement corrective actions to strengthen internal controls
  - Require reimbursement to the grant if costs are deemed unallowable
  - Pursue insurance claims or recovery actions
  - Apply disciplinary measures in accordance with City personnel policies

#### 6. Record Retention

- All records related to the loss, theft, or damage of grant-funded property—including incident reports, investigation results, correspondence, and corrective actions—must be retained for a minimum of three (3) years after final grant closeout, or longer if required by the grant or Florida law.

**GRANT-FUNDED PROPERTY  
INCIDENT REPORT**

**Section 1: General Information**

- Reporting Department:
- Department Director:
- Property Custodian:
- Date Incident Discovered:
- Date Incident Reported:
- Reported By (Name & Title):

**Section 2: Grant Information**

- Federal Awarding Agency:
- Pass-Through Entity (if applicable):
- Grant Name:
- Assistance Listing (CFDA) Number:
- Grant Award Number:

**Section 3: Property Information**

- Property Description:
- Property Type:  Equipment  Supplies  Vehicle  Technology  Other
- Manufacturer / Model:
- Serial Number:
- Asset Tag Number:
- Acquisition Date:
- Original Acquisition Cost:
- Current Estimated Value:
- Location Assigned:

**Section 4: Incident Classification**

- Type of Incident:
  - Loss
  - Theft
  - Damage
- Date and Time of Incident (if known):
- Location of Incident:

**Section 5: Description of Incident**

Provide a detailed description of the circumstances surrounding the loss, theft, or damage, including how the incident was discovered.

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**Section 6: Immediate Actions Taken**

- Property Secured (if applicable):  Yes  No
- Law Enforcement Notified:  Yes  No
  - If yes, Agency Name & Report Number:
- Risk Management Notified:  Yes  No
- Grant/Finance Office Notified:  Yes  No

**Section 7: Preliminary Assessment**

- Suspected Cause:  Accident  Negligence  Theft  Unknown
- Program Impact:  None  Minimal  Significant
- Estimated Financial Impact: \$\_\_\_\_\_

**Section 8: Certification**

I certify that the information provided is accurate to the best of my knowledge.

- **Property Custodian Signature:** \_\_\_\_\_ Date: \_\_\_\_\_
- **Department Director Signature:** \_\_\_\_\_ Date: \_\_\_\_\_

**GRANT-FUNDED PROPERTY  
INVESTIGATION CHECKLIST**

**Section 1: Investigation Initiation**

- Incident report received
- Investigation assigned
- Investigation start date documented
- Grant terms and conditions reviewed

**Section 2: Property Verification**

- Property listed on grant-funded inventory
- Asset tag and serial number verified
- Inventory records reconciled
- Last known custody and location confirmed

**Section 3: Internal Control Review (2 CFR §200.303)**

- Adequate safeguarding controls in place
- Custody responsibility clearly assigned
- Access restrictions enforced
- Inventory tracking procedures followed
- Prior issues or patterns identified

**Section 4: Incident Analysis**

- Timeline of events established
- Staff interviews conducted (names & dates documented)
- Physical inspection completed (if applicable)
- Law enforcement report reviewed (if theft)

**Section 5: Cause Determination**

- Accidental damage
- Equipment failure
- Theft or suspected fraud
- Negligence or misuse
- Cause undetermined

**Summary of Findings:**

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**Section 6: Compliance Assessment**

- Incident reported timely per City policy
- Grantor notification required
- Grantor notification completed (date): \_\_\_\_\_
- Costs allowable under 2 CFR Part 200
- Replacement approval required

**Section 7: Financial and Corrective Actions**

- Insurance claim filed
- Recovery or restitution pursued
- Reimbursement to grant required
- Corrective action plan developed
- Staff training or policy updates recommended

**Section 8: Final Determination**

- **Property Disposition:**
  - Written off
  - Repaired
  - Replaced
  - Recovered
- **Investigation Completed By:**
- **Completion Date:**

**Section 9: Approval**

- **Finance/Grants Manager Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_
- **Risk Management (if applicable):** \_\_\_\_\_ **Date:** \_\_\_\_\_



**CITY OF UMATILLA**  
**AGENDA ITEM STAFF REPORT**

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**DATE:** March 16, 2026

**MEETING DATE:** March 17, 2026

**SUBJECT:** Request for Letter of Support - Meaningful Milestones Academy USDA Application

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**BACKGROUND SUMMARY:**

This letter of support for Meaningful Milestones Academy’s application to the USDA Rural Development Community Facilities Loan and Grant Program. The academy currently operates at 100 Guerrant Street in Umatilla and provides specialized educational services for students with developmental disabilities, autism spectrum disorder, and behavioral support needs. The proposed project would establish a permanent facility to expand services, support local families, and create employment opportunities while strengthening specialized educational resources in the region.

**RECOMMENDATIONS:**

Approval of Request for Letter of Support - Meaningful Milestones Academy USDA Application

**FISCAL IMPACTS:**

N/A

**ATTACHMENTS:**

1. Meaningful Milestones Academy support letter
-



# City of Umatilla

"NATURE'S HOMETOWN"

March 17, 2026

United States Department of Agriculture  
Rural Development  
Community Facilities Program

**Re: Letter of Support for Meaningful Milestones Academy – USDA Community Facilities Application**

To Whom It May Concern,

On behalf of the Umatilla City Council, we are pleased to provide this letter of support for Meaningful Milestones Academy and its application to the USDA Rural Development Community Facilities Loan and Grant Program.

Meaningful Milestones Academy currently operates within our community at 100 Guerrant Street in Umatilla, Florida, providing specialized educational services for students with developmental disabilities, autism spectrum disorder, and behavioral support needs. The program serves families who require a structured educational setting with individualized supports that may not always be available within traditional school environments.

Across Lake County and the surrounding region, families continue to face limited options when seeking appropriate educational placements for students who require intensive behavioral and developmental support services. Programs like Meaningful Milestones Academy play a vital role in filling this gap by providing safe, structured, and supportive learning environments designed specifically for students with complex needs.

The proposed development of a permanent facility will allow Meaningful Milestones Academy to expand its capacity and strengthen its long-term presence within the Umatilla community. A dedicated facility designed to support specialized education will improve program stability, allow for the expansion of services, and ensure that students have access to appropriate educational environments that promote both academic development and behavioral growth.

In addition to addressing an important community need, this project is expected to bring meaningful benefits to the City of Umatilla. The development of a permanent educational facility will create employment opportunities for educators, behavioral specialists, and support staff while also contributing to the local economy through ongoing operational activity. The facility will serve families throughout Lake County and surrounding communities, positioning Umatilla as an important location for specialized educational services within the region.

The City of Umatilla recognizes the positive impact that Meaningful Milestones Academy provides to local families and supports its continued growth within our community. The proposed project represents an investment not only in educational infrastructure but also in the well-being and future success of students who require specialized support to reach their full potential.

For these reasons, the Umatilla City Council respectfully express their strong support for Meaningful Milestones Academy’s application to the USDA Rural Development Community Facilities Loan and Grant Program.

Sincerely,

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**Christopher Creech**  
Mayor, City of Umatilla

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**Zack Durbin**  
Vice Mayor, City of Umatilla

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**Fred Fetterolf**  
City Council Member, City of Umatilla

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**Kaye Adams**  
City Council Member, City of Umatilla

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**Bear Crockett**  
City Council Member, City of Umatilla



# Umatilla Public Library FY 25-26

February 2026

## Library Monthly Reports FY 25-26

	Q 1	Feb-26	Q 2	FY 25-26
Visits ( <i>door count halved</i> )	11,307	4,261	8,661	19,968
Checkouts	7,233	2,213	4,532	11,765
E-Books (digital)	1,718	488	1,064	2,782
Total Circulation	8,951	2,701	5,596	14,547
FL ILL Received	3	2	3	6
FL ILL Lent	12	4	9	21
New Patrons	93	29	76	169
Patron Computer Sessions	1,075	396	789	1,864
Wi-Fi Clients Served	-	-Not avail.	-	-
Adult Volunteer Hours	-	-	-	-
Attendance Family Programs	537	81	343	880
Attendance Adult Programs	260	130	287	547
Attendance Teen Programs	283	81	174	457
Attendance Juvenile Programs	829	334	758	1,587
Total # of Programs	147	56	118	265
Meeting room Rental	-	-	-	-
Cash to city (including cc)	\$1,698.98	\$1,348.69	\$1,714.62	\$3,413.60

## Highlights



We are preparing for the City-Wide Yard Sale, which is our annual fundraiser to support the summer reading program. As of March 3, 2026 we have raised \$860.

We have enjoyed having a local artist, and former library teen, Jaylin Champlin, teach art classes for children and teens. These classes have been provided by the Lake County Museum of Art.

# UMATILLA POLICE DEPARTMENT PRESS RELEASE

February 10, 2026 through February 16, 2026

## ARREST

02/12/2026	3:41 p.m.	McLeod, Bryce Umatilla	Possession with intent to sell/manufacture schedule 1; Possession Cannabis less than 20 grams; Possession/use drug paraphernalia; Deliver schedule 1 to person under 18.
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## CRIMINAL CITATIONS REQUIRING COURT APPEARANCE

02/11/2026	6:00 p.m.	Ramirez, Elmer Umatilla	Driving while license suspended/cancelled/revoked.
01/12/2026	12:49 p.m.	Spurlock, Constance Eustis	No drivers license never had one.
02/13/2026	7:59 p.m.	Norman, Timothy Eustis	Driving while license suspended/cancelled/revoked 1 <sup>st</sup> conviction.

## REPORTS FILED

02/10/2026	3:46 p.m.	Officers responded to the area of Orange Lane reference vandalism. A report was taken.
02/14/2026	1:20 p.m.	Officers responded to a residence on Wafford Street a fraud report was taken.
02/15/2026	12:52 a.m.	Officers responded to a residence in the area of Tennessee Avenue reference a suspicious person. A report was taken.
02/15/2026	11:15 p.m.	Officers responded to a residence in the area of Devault Street reference threatening phone calls.
02/16/2026	9:33 a.m.	Officers responded to a residence in the area of Cassady Street reference a person needing medical attention. Lake County Fire Rescue examined the patient and they were transported to the hospital.

ARRESTS	4
DISPATCHED CALLS	144
TRAFFIC STOPS	41
TRAFFIC CITATIONS ISSUED	8

# UMATILLA POLICE DEPARTMENT PRESS RELEASE

February 17, 2026 through February 23, 2026

## ARREST

02/17/2026	12:17 p.m.	Bucholz, Jessie Howey	Operating with expired license -more than 6 months; Operating vehicle with expired registration – more than 6 months;
02/18/2026	5:13 p.m.	Miles Jr, Wilmur Lamar Umatilla	Warrant for retail theft.
02/21/2026	12:35 p.m.	Miles Jr., Wilmur Lamar Umatilla	Petit theft (retail)

## CRIMINAL CITATIONS REQUIRING COURT APPEARANCE

02/17/2026	2:17 p.m.	Williams, Jacob Eustis	No motor vehicle registration/failure to register motor vehicle.
02/19/2026	12:34 a.m.	Hill Jr, Bobby Umatilla	Possession of Marijuana less than 20 grams; possession of paraphernalia.
02/21/2026	10:12 p.m.	Teeter, Krystina Umatilla	Driving while license suspended/revoked with knowledge.
02/22/2026	8:33 p.m.	Valerio, Julian Eustis	Driving while license suspended/revoked with knowledge.
02/23/2026	4:00 a.m.	Anderson, Trevor Bushnell	No motor vehicle registration.

## REPORTS FILED

02/17/2026	5:05 p.m.	Officers assisted the Department of Childrens to a residence in the area of Amberwood Way to commence a case.
02/19/2026	3:06 p.m.	Officers responded to a call for service at Lakeview Terrace reference an irate employee. A report was taken.

ARRESTS	8
DISPATCHED CALLS	167
TRAFFIC STOPS	50
TRAFFIC CITATIONS ISSUED	7

# UMATILLA POLICE DEPARTMENT PRESS RELEASE

February 24, 2026 through March 2, 2026

## ARREST

n/a			
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## CRIMINAL CITATIONS REQUIRING COURT APPEARANCE

02/25/2026	8:37 p.m.	Maldonado Martinez, Ismael Umatilla	Driving while license suspended/cancelled/revoked first conviction.
03/02/2026	9:06 p.m.	Farrell, Guy David Apopka	Driving while license suspended/cancelled/revoked first conviction.

## REPORTS FILED

02/25/2026	10:32 p.m.	Officers responded to the Save a Lot parking lot reference a theft. This case is still under investigation.
02/26/2026	7:30 a.m.	Officers responded to a burglary in the area of Golden Gem Drive. Case is still under investigation.
02/27/2026	8:12 p.m.	Officers responded to the area of Circle K in Umatilla reference a possible battery. After completing investigation it was determined to be unfounded.

ARRESTS	2
DISPATCHED CALLS	139
TRAFFIC STOPS	50
TRAFFIC CITATIONS ISSUED	8

# UMATILLA POLICE DEPARTMENT PRESS RELEASE

March 3, 2026 through March 9, 2026

## ARREST

n/a			
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## CRIMINAL CITATIONS REQUIRING COURT APPEARANCE

03/04/2026	11:01 p.m.	Richards, Nicole Umatilla	No motor vehicle registration.
03/08/2026	6:49 p.m.	Addison, Kendra Eustis	Driving while license suspended/revoked with knowledge.

## REPORTS FILED

03/03/2026	2:35 p.m.	Officers assisted the Lake County Sheriffs Office with a felony traffic stop and vehicle search in the area of State Road 19 and Clark Road.	
03/03/2026	3:40 p.m.	Officers responded to a residence in the area of Kentucky Avenue reference a theft. A report was taken case is still being investigated.	

ARRESTS	2
DISPATCHED CALLS	151
TRAFFIC STOPS	42
TRAFFIC CITATIONS ISSUED	5