



UMATILLA CITY COUNCIL MEETING

July 7, 2026 at 6:00 PM

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

AGENDA

Please silence your electronic devices

CALL TO ORDER

ROLL CALL

AGENDA REVIEW

MINUTES REVIEW

1. Approval of Meeting Minutes
- June 2, 2026, Regular City Council Agenda

PRESENTATIONS

2. 4H Club

PUBLIC COMMENT

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

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

CONSENT AGENDA

PUBLIC HEARING / ORDINANCES / RESOLUTIONS

3. First Reading of Ordinance No. 2026-F, Charter Amendments for 2026 Election
4. First Reading of Ordinance No. 2026-G, Bryan PUD Amendment
5. First Reading of Ordinance No. 2026-H, Stormwater Fee Collection
6. First Reading of Ordinance No. 2026-J, Solid Waste Special Assessment
7. First Reading of Ordinance No. 2026-I, First Baptist Church of Umatilla SSCPA
8. First Reading of Ordinance No. 2026-I-1, First Baptist Church of Umatilla Rezoning
9. First Reading of Ordinance No. 2026-E, Creech Trust SSCPA
10. First Reading of Ordinance No. 2026-E1, Creech Trust Rezoning

NEW BUSINESS

11. Resolution No. 2026-10, Lake County Community Development Block Grant Program for FY 2027-

REPORTS

12. 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

June 2, 2026 at 6:00 PM

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

MINUTES

PLEDGE OF ALLEGIANCE AND INVOCATION

CALL TO ORDER

Having been duly advertised as required by law, Mayor Creech called the Regular City Council Meeting to order at 6:11 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
Bear Crockett, Council Member

NOT PRESENT

ALSO PRESENT

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

AGENDA REVIEW

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

MINUTES REVIEW

1. Approval of Meeting Minutes
- May 19, 2026, Regular City Council Minutes

MOTION BY VICE MAYOR DURBIN TO APPROVE THE MAY 19, 2026, REGULAR CITY COUNCIL MINUTES; SECONDED BY COUNCIL MEMBER FETTEROLF MOTION PASSED BY A UNANIMOUS VOICE VOTE.

PRESENTATIONS

2. City of Umatilla Speed Study Results Altumint

Assistant City Manager Bolton presented the results of the City of Umatilla's speed study to the City Council. The study, conducted by Altumint at the request of the Umatilla Police Department, evaluated speeding in the school zones surrounding the City's three schools and on SR 19 at Bulldog Lane. State law requires municipalities to complete this type of study before implementing automated school zone speed enforcement. Based on the findings, Altumint determined that the average number of speed violations was too low to support the implementation of an automated speed enforcement program and recommended that the City not move forward with the program.

3. Request from Anette Vazquez for Code Enforcement Lien Reduction — 546 Guerrant Street

Ms. Anette Vazquez addressed the City Council and requested that the code enforcement lien on the property located at 546 Guerrant Street be reduced to \$5,000. During the discussion, it was noted that all required notices had been sent to the property owner as listed on the Lake County Tax Collector's records. A family member stated that the property owner's mother resides in South Florida but continues to manage the property's financial obligations.

Several members of the public spoke regarding the condition of the property. Mr. Joshua Dubb, of 322 Dubb Street, expressed concerns about the property's lack of maintenance over the past two years and its impact on the neighborhood. A resident of 588 Guerrant Street, also addressed the Council, citing the deteriorated condition of the home and issues with rodents affecting neighboring properties.

Council discussed the property's long history of code violations, noting that the case has remained unresolved for approximately nine years. By consensus, the Council agreed to leave the lien unchanged at this time. Council indicated it may reconsider the lien if ownership of the property changes. Staff was directed to provide an update on the property's status in 90 to 120 days.

PUBLIC COMMENT

Mayor Creech opened public comment

Ms. Cristina Losburg inquired about the removal of an approximately 40-year-old tree and requested information regarding the reason for its removal.

Mayor Creech closed public comment

CONSENT AGENDA

PUBLIC HEARING / ORDINANCES / RESOLUTIONS

NEW BUSINESS

4. AVCON Task Order No. 11 for Infrastructure Improvements – Design Phase Services at Umatilla Municipal Airport

Jack Thompson, AVCON, presented a task order for the design and bidding of airport infrastructure improvements funded through a 100% FDOT grant. The project includes airside and landside paving, grading, utility and stormwater improvements, modifications to taxiway lighting, pavement markings, and the development of shovel-ready sites for future airport development.

MOTION BY COUNCIL MEMBER ADAMS TO APPROVE AVCON TASK ORDER NO. 11 FOR INFRASTRUCTURE IMPROVEMENTS- DESIGN PHASE SERVICES AT UMATILLA MUNICIPAL AIRPORT; SECONDED BY VICE MAYOR DURBIN. MOTION PASSED BY A UNANIMOUS VOICE VOTE.

5. Resolution No. 2026-06, FDOT PTGA 449783-1-94-01 for Infrastructure Improvements – Design and Construction at Umatilla Municipal Airport.

City Attorney Cotch read the Resolution by title.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UMATILLA, FLORIDA, AUTHORIZING THE EXECUTION AND ACCEPTANCE OF A FLORIDA DEPARTMENT OF TRANSPORTATION GRANT AGREEMENT FOR FINANCIAL PROJECT NUMBER 449783-1-94-01; AUTHORIZING THE MAYOR OR CITY MANAGER TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THE AGREEMENT; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

Mr. Thompson presented the airport infrastructure improvement project, which includes the design and construction of airside and landside paving, grading, utility improvements, and shovel-ready sites for future development. The project also includes modifications to the medium intensity taxiway lights (MITL), pavement markings, stormwater infrastructure improvements, and the required stormwater permitting through the St. Johns River Water Management District. Mr. Thompson noted that once construction bids are received, FDOT will issue a funding amendment for the construction phase. The design phase is funded 100% through FDOT Public Transportation Grant Agreement (PTGA) No. 449783-1-94-01.

MOTION BY VICE MAYOR DURBIN TO APPROVE RESOLUTION NO. 2026-06, FDOT PTGA 449783-1-94-01 FOR INFRASTRUCTURE IMPROVEMENTS - DESIGN AND CONSTRUCTION AT UMATILLA MUNICIPAL AIRPORT; SECONDED BY COUNCIL MEMEBER ADAMS. MOTION PASSED BY A UNANIMOUS VOICE VOTE.

6. AVCON Task Order No. 12 for Taxiway and Taxilane Rehabilitation – Design Phase Services at Umatilla Municipal Airport

Mr. Thompson presented the airport taxilane and taxiway rehabilitation design project. The project includes the design and permitting for the rehabilitation of the midfield taxiways and taxilanes serving the self-service fuel facility and hangar area. Improvements include updated taxiway geometry, paving, grading, drainage, airfield lighting, pavement markings, and the required stormwater permitting through the St. Johns River Water Management District. The design phase is funded through the FAA Airport Improvement Program (AIP), which

provides 95% of the project funding.

MOTION BY VICE MAYOR DURBIN TO APPROVE AVCON TASK ORDER NO. 12 FOR TAXIWAY AND TAXILANE REHABILITATION - DESIGN PHASE SERVICES AT UMATILLA MUNICIPAL AIRPORT; SECONDED BY COUNCIL MEMBER ADAMS. MOTION PASSED BY A UNANIMOUS VOICE VOTE.

7. Resolution No. 2026-09, SRF Amendment 1 To Loan Agreement DW350760 City Of Umatilla

City Attorney Cotch read the Resolution by title.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UMATILLA, FLORIDA, APPROVING AMENDMENT NO. 1 TO STATE REVOLVING FUND LOAN AGREEMENT DW350760 WITH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION; AUTHORIZING THE MAYOR TO EXECUTE THE AMENDMENT AND RELATED DOCUMENTS; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

City Manager Mercer presented Amendment No. 1 to the City's Drinking Water State Revolving Fund Construction Loan Agreement with the Florida Department of Environmental Protection for the State Road 19 Waterline Extension Project. The amendment extends the construction completion deadline to September 15, 2026, revises certain project costs, and changes the loan repayment start date to March 15, 2027. Staff recommended approval to allow completion of the project and maintain compliance with the loan agreement.

MOTION BY VICE MAYOR DURBIN TO APPROVE RESOLUTION NO. 2026-09, SRF AMENDMENT 1 TO LOAN AGREEMENT DW350760 CITY OF UMATILLA; SECONDED BY COUNCIL MEMBER ADAMS. MOTION PASSED BY A UNANIMOUS VOICE VOTE.

DISCUSSION

8. Discussion on 410 North Orange Ave - Update

Ms. Lambert provided the background and presented the code enforcement lien report for the property. Mr. Blazek, of 410 N. Orange Avenue, addressed the Council and stated that he has prospective buyers interested in the property and was agreeable to reducing the lien to \$15,000 if the house is demolished. During discussion, Council noted that the property had seen some cleanup efforts, including the removal of items from the shed.

Council discussed two potential options: obtaining ownership of the property, entering into a payment plan for the reduced lien, and demolishing the structure, or selling the property and satisfying the lien at closing. By consensus, Council agreed to reduce the lien to \$15,000 contingent upon the property owner resolving the ownership issues and selecting one of the proposed options within 90 days. Council directed staff to proceed with foreclosure if no progress has been made by the 91st day.

REPORTS

9. Staff Reports

Assistant City Manager Bolton had nothing to report.

City Manager Mercer provided an update on the North Lake Trail long-range planning efforts and the Lake Fern Industrial Park sign project. He advised that the sign has been completed and discussed holding a ribbon-cutting ceremony. Council expressed support for the event and requested that it be scheduled in July. City Manager Mercer will provide potential dates for the ceremony.

City Attorney Cotch reported that the Florida Legislature approved a proposed constitutional amendment that would increase the homestead exemption if approved by voters in the November election. She noted that additional analysis is needed to understand the potential financial impact on local governments. She also reminded the Council of the upcoming Meaningful Milestones presentation and the Horizon planning initiative.

Council Member Crockett had nothing to report.

Mayor Creech inquired whether the City Council would be meeting on June 16. City Manager Mercer advised that there were no agenda items requiring Council action and, if Council had no objections, the June 16 meeting would be canceled.

Vice Mayor Durbin had nothing to report.

Council Member Adams reported that the unveiling ceremony for the monument commemorating the high school's undefeated football season was well attended and a successful event.

Sergeant McNeal had nothing to report.

Ms. Frazier presented the City's investment report and advised that the proposed budget will be discussed further during the upcoming budget workshop.

Mr. Nilson had nothing to report.

Ms. Stultz provided an update on Canopy, the library's premier streaming service, and highlighted the success of the May Food for Fines campaign, which benefited the local food pantry.

City Clerk Burnham had nothing to report.

Ms. Lambert had nothing to report.

ADJOURNMENT

With no further business for discussion, the meeting adjourned at approximately 7:46 p.m.

Christopher R Creech, Mayor

Jessica Burnham, CMC, FCRM
City Clerk



CITY OF UMATILLA AGENDA ITEM STAFF REPORT

DATE: June 12, 2026

MEETING DATE: July 7, 2026

SUBJECT: 4H Club

BACKGROUND SUMMARY:

Mary Jones with the Gracious Hearts 4-H Club will present the City Council with a plaque of appreciation for their partnership in making the Club successful.

RECOMMENDATIONS:

Presentation

FISCAL IMPACTS:

N/A

ATTACHMENTS:

None



CITY OF UMATILLA AGENDA ITEM STAFF REPORT

DATE: June 12, 2026

MEETING DATE: July 7, 2026

SUBJECT: First Reading of Ordinance No. 2026-F, Charter Amendments for 2026 Election

BACKGROUND SUMMARY:

The City Charter of the City of Umatilla and Section 166.031, Florida Statutes, require that any amendments to the City Charter be approved by a referendum of the electors of the City of Umatilla. The proposed ordinance places four (4) separate questions on the ballot for consideration by the electors of the City of Umatilla. Each question represents a distinct proposed amendment to the City Charter. Pursuant to Florida Statutes, the ballot language must clearly and accurately reflect each proposed amendment to ensure voters are fully informed when casting their ballots.

RECOMMENDATIONS:

Approval of Ordinance No. 2026-F, Charter Amendments for 2026 Election

FISCAL IMPACTS:

N/A

ATTACHMENTS:

1. Ordinance No. 2026-F, Charter Amendment for Election 2026 07.07.26 jmc
 2. business-impact-estimate-_Ord 2026-F
-

ORDINANCE 2026-F

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UMATILLA, FLORIDA, PROPOSING AMENDMENTS TO THE CITY CHARTER; PROVIDING FOR SUBMISSION OF PROPOSED AMENDMENTS OF THE CITY CHARTER TO THE ELECTORS OF THE MUNICIPALITY PURSUANT TO SECTION 166.031, FLORIDA STATUTES; PROVIDING REQUISITE BALLOT LANGUAGE FOR SUBMISSION TO ELECTORS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CHARTER UPON ADOPTION OF AMENDMENTS BY A MAJORITY OF THE ELECTORS VOTING IN A REFERENDUM; PROVIDING FOR CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Charter of the City of Umatilla and Section 166.031, Florida Statutes, require a referendum by the electors of the City of Umatilla to effect a change to the City Charter; and

WHEREAS, the City Council of the City of Umatilla has determined to submit certain proposed charter amendments for approval or disapproval by the electors.

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

Section 1. AMENDMENTS.

(NOTE: Underlined words constitute additions to the original text of the Charter; strikethroughs constitute deletions to the original text of the Charter; and asterisks (***) indicate omission from the original text of the Land Development Code which is intended to remain unchanged.)

Section 8 of Article II of the City Charter is amended to read as follows:

Section 8. - Pension and Retirement System: Insurance.

The City Council shall have authority to establish, amend, participate in, administer, fund, or terminate a pension, ~~and retirement, deferred compensation, and other employee benefit programs~~ system for any or all groups of paid officers and employees ~~in the service of the City, including participation in state-authorized retirement systems, trusts, and investment programs, all in accordance with general law.~~ Any such pension and retirement system shall be established on a jointly contributory basis, with the officers and employees sharing the cost equally with the City, except as to prior service, charges for which may be borne entirely by the City. The cost of the system shall be determined actuarially on the basis of such mortality and service tables as the Council shall approve, and shall be calculated and contributed as a uniform or decreasing percentage of the payroll of the members. No system requiring an increasing percentage of the payroll to be paid as the contribution of either the members or the City shall be established. The provisions of the Ordinance establishing such a pension and retirement system shall require periodic actuarial evaluations, which shall serve as

~~the basis of any changes in the rates of contributions. The Ordinance shall also provide for the maintenance at all times of adequate reserves. Any officer or employee of the City at the time of the establishment of such system shall have for a reasonable time thereafter the privilege of becoming a member of the system so established, and to share its benefits. Officers and employees thereafter appointed in the service of the City shall be required to join the system as a condition of employment. Existing local pension and relief funds, under the provisions of the State Law, shall continue as long as such laws are in effect, or until the beneficiaries thereof have elected to become members of the system set up in conformity with the provisions of this section; but the beneficiaries of any system under state law may be limited by the provisions of the pension and retirement system created under this section, to those officers and employees who were the beneficiaries of such funds at the time of adoption of a pension and retirement system as herein authorized. The Ordinance may provide that no officer or employee of the City may be a beneficiary of a local pension or relief fund established under state law at the same time a member of a pension and retirement system established hereunder. Any pension and retirement system established or administered under the provisions of this Section shall be administered by the City Clerk except that the collection, custody, investments, and payments of funds shall be by the Department of Finance. The City Council shall have authority to expend funds for health, life, disability, retirement, and other to provide insurance or employee benefit programs for any or all groups of paid officers and employees in the service of the City.~~

Section 12 of Article II of the City Charter is amended to read as follows:

Sec. 12. - Officers.

The officers of the City of Umatilla shall be ~~a Mayor, a City Manager, City Clerk, a Chief of Police, a Fire Chief, and five (5) Council Members.~~

Section 4 of Article III of the City Charter is amended to read as follows:

Section 4. - Salaries.

~~The monthly salary compensation of each council member shall be established by ordinance adopted by the City Council twenty dollars (\$20.00) per governmental meeting and/or educational function payable annually on or before December 15 each year. The pay rate for council members shall not be changed except by ordinance, duly published and recorded. Nothing herein shall, in any way, be construed to prevent the reimbursement of expenses of any council member incurred while in his official capacity.~~

Section 4 of Article VI of the City Charter is amended to read as follows:

Section 4. - Candidates for Election.

Any person who is a qualified elector of the City of Umatilla, and who has resided in the City for a period of ~~one (1) year~~ six (6) months preceding the election, and who has not been convicted of a crime involving moral turpitude, may be a candidate for any office in the City.

Section 2. Form of Ballot. The form of ballot for the charter amendments provided in Section 1 above shall be as follows:

A. Ballot Question Number 1

Ballot Title: Employee Retirement and Insurance Benefits

Ballot Summary: Shall Section 8 of the Charter be amended to remove specific requirements regarding the administration, funding, and operation of employee pension and retirement systems and instead authorize the City Council to establish, amend, administer, and fund employee retirement, pension, insurance, and other benefit programs as permitted by Florida law?

Shall the above-described amendment be adopted?

☐ Yes
☐ No

B. Ballot Question Number 2

Ballot Title: Charter Officers

Ballot Summary: Shall the Charter be amended to revise the list of City officers by providing that the City Council and City Manager are the Charter officers of the City, while allowing the City Council to establish and maintain administrative positions, including the City Clerk, Chief of Police, and Fire Chief, by ordinance or administrative action as authorized by the Charter and Florida law?

Should the above-described amendment be adopted?

☐ Yes
☐ No

C. Ballot Question Number 3

Ballot Title: Council member salaries

Ballot Summary: Shall Section 4 of the City Charter be amended to remove the fixed compensation amount for the Mayor and Council Members and instead authorize the City Council to establish elected officials' compensation by ordinance, with reimbursement of official expenses remaining authorized as provided by law?

Should the above-described amendment be adopted?

☐ Yes
☐ No

D. Ballot Question Number 4:

Ballot Title: Residency Requirements for Candidates for Election

Ballot Summary: Shall the City Charter be amended to reduce the residency requirement for candidates seeking election to the City Council or the office of Mayor from one (1) year to six (6) months immediately preceding the date of election, while retaining the requirement that candidates be qualified electors of the City?

Should the above-described amendment be adopted?

☐ Yes
☐ No

Section 3. The City Clerk is hereby directed to provide a certified copy of this Ordinance to the Lake County Supervisor of Elections in accordance with applicable law.

Section 4. The Supervisor of Elections is hereby granted the authority to correct any scrivener errors associated with the ballot language so long as the intent and substance of the same is not changed.

Section 5. All ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 6. This Ordinance shall be effective upon passage on second and final reading; however, the proposed Charter amendments contained herein shall not be effective until adopted by a majority of the qualified voters of the City of Umatilla as certified by the Supervisor of Elections for Lake County, Florida, at which time the amendments shall be adopted.

Section 7. Upon adoption of the Charter amendments contained herein, the City Clerk is directed to revise the City Charter to incorporate the amendments and to file the revised Charter with the Secretary of State for the State of Florida.

Section 8. The provisions of this ordinance are intended to be incorporated into the City Charter of the City of Umatilla, Florida, and the sections of this ordinance may be renumbered, re-lettered, and the word "ordinance" may be changed to "section", "article", or such other word or phrase in order to accomplish such intention.

Section 9. If any section, sentence, clause, or phrase of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portion of this ordinance.

PASSED AND ORDAINED this _____ day of _____, 2026, by the City Council of the City of Umatilla, Florida.

CITY COUNCIL OF THE CITY OF UMATILLA

Christopher R. Creech, Mayor

ATTEST:

Jessica Burnham, CMC, FCRM, City Clerk

Approved as to form:

Jennifer Cotch, City Attorney



Business Impact Estimate Exemption

Ordinance 2026-F, Charter Amendments for 2026 Election

Summary of Ordinance: ORDINANCE NO. 2026-F

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UMATILLA, FLORIDA, PROPOSING AMENDMENTS TO THE CITY CHARTER; PROVIDING FOR SUBMISSION OF PROPOSED AMENDMENTS OF THE CITY CHARTER TO THE ELECTORS OF THE MUNICIPALITY PURSUANT TO SECTION 166.031, FLORIDA STATUTES; PROVIDING REQUISITE BALLOT LANGUAGE FOR SUBMISSION TO ELECTORS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CHARTER UPON ADOPTION OF AMENDMENTS BY A MAJORITY OF THE ELECTORS VOTING IN A REFERENDUM; PROVIDING FOR CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

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

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

¹ See Section 166.041(4), Florida Statutes.

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



CITY OF UMATILLA AGENDA ITEM STAFF REPORT

DATE: June 15, 2026

MEETING DATE: July 7, 2026

SUBJECT: First Reading of Ordinance No. 2026-G, Bryan PUD Amendment

BACKGROUND SUMMARY:

The owner is seeking an amendment to the Planned Unit Development (PUD) and site plan approval to allow for a 4,852 square foot convenience store with six (6) fuel stations known as 7-Eleven.

RECOMMENDATIONS:

Approval of Ordinance No. 2026-G, Bryan PUD Amendment

FISCAL IMPACTS:

N/A

ATTACHMENTS:

1. Staff Report_Seven Eleven_revised_jmc_Revised_06-17-2026_SDL V2am
 2. ORD 2026-G Paul Bryan PUD Amendment_jmc
 3. Bryan etal developers agreement
 4. business-impact-estimate-_Ord 2026-G
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CITY OF UMATILLA
PROJECT REVIEW STAFF REPORT BY LPG URBAN & REGIONAL PLANNERS, LLC

IPUD AMENDMENT

Owner: Paul W. Bryan, II, ET AL

Engineer: Herb Green, Cadjazz Engineering

General Location: West of SR 19 and North of Golden Gem Road

Number of Acres: 1.68 ± acres

Existing Zoning: Industrial Planned Unit Development (IPUD)

Existing Land Use: Industrial

Date: June 16, 2026

Description of Project

The Owner is seeking an amendment to the Industrial Planned Unit Development (IPUD) and concept plan approval to allow for a 4,852 square foot convenience store with six (6) fueling stations.

	Surrounding Zoning	Surrounding Land Use
North	Planned Unit Development (PUD)	Industrial (Vacant land)
South	County Light Manufacturing	County Industrial (Florida Naturals)
East	Public Facilities District (PFD)	Recreational (Park)
West	PUD	Industrial (Electric Substation)

Assessment

IPUD Amendment

An amendment is required because the current land development regulations regarding an Industrial PUD permitted uses include all permitted LM uses and any other uses deemed appropriate by the City Council. Permitted LM uses include all permitted C-2 uses and at the time the site was zoned Industrial PUD, permitted C-2 uses included convenience stores with fuel pumps; however, the LDRs have been amended and a convenience store in the C-2 zoning category requires a Special Exception Use and is not listed as a permitted use in the LM zoning category.

The project area is approximately 1.68 acres and consists of an existing packing house (8,798 square feet) built in the 1950's. The site is currently utilized as an antique shop with occasional flea markets. The existing structure will be demolished, and the site will be redeveloped. The Owner is requesting an amendment to allow a 4,852 square foot convenience store with six (6) fuel pumps. The Industrial land use allows for a maximum Impervious Surface Ratio (ISR) of 75% and a maximum building height of 35'. The proposed ISR is 67.9%.

Adjacent city zoning consists of Industrial PUD, and PFD. Adjacent zoning in Lake County is Light Manufacturing (LM). The proposed PUD Amendment is compatible with adjacent zoning and would further the City's goal in providing for redevelopment and economic opportunities.

Staff conducted the review of the criteria for the Special Exception Use in the C-2 zoning category and is as follows:

- The proposed site shall front on an arterial or collector roadway – *The subject site fronts on SR 19 which is designated as an arterial roadway.*
- The proposed site is 30,000 square feet in size – *The subject site 73,180 square feet, which exceeds the minimum requirement.*
- Minimum lot width of 100' along roadways – *The subject site has 256' along SR 19 and 201' along Golden Gem Drive.*
- Architectural details of canopies and canopy supports shall be consistent with the principal building and building façade –*The preliminary details of the canopies and canopy supports appear to be consistent with building and building façade as proposed; however, changes to the building façade may be required.*
- If located at an intersection, meet or exceed access separation distances of the jurisdiction having control of roadway – *The proposed access along SR 19 is under the jurisdiction of FDOT. The proposed driveway is located near the northern property line, approximately 236' from the intersection of SR 19 and Golden Gem Drive. Typically, the required separation distance along an arterial roadway is 660'. However, given the available footage along SR 19 and the proposed removal of the existing apron, which is located closer to the intersection, the Owner will be required to secure the appropriate FDOT driveway connection permit. The proposed access along Golden Gem Drive is under the jurisdiction of the City of Umatilla. The proposed driveway is located approximately 200' from the intersection of SR 19 and Golden Gem Drive, which exceeds the minimum separation distance of 150' from the intersection.*
- Maximize shared ingress and egress and provide cross access between all adjoining parcels –*Cross access to the adjacent property to the north is proposed consistent with the LDRs.*

Concept Plan

Building Setbacks: Setbacks for a PUD are negotiated at the time of approval. The required setbacks noted indicate a front setback of 50', side street setback of 15', side setback of 10' adjacent to another lot and a rear setback of 25' which are acceptable given the adjacent land use and zoning.

Landscape Buffers: A PUD landscape buffer pursuant to Chapter 15, Section 5(b) is 20' Type B, subject to review. The Owner is offering a 15' Type A buffer along the southern and eastern property boundaries. Section 5(a)(2) allows buffering along public right-of-way to reflect the landscape buffer of the zoning district across the street or a 15' Type A buffer, whichever is greater. The zoning across SR 19 is PFD which requires a 15' Type A buffer; therefore, the proposed 15' Type A buffer is acceptable. The zoning across Golden Gem Road is County Light Manufacturing which requires a 30' Type D buffer; however, the City Manager or designee may allow lesser buffer widths based on surrounding land use. The proposed 15' Type A buffer is acceptable since the adjacent land use is also industrial and is consistent with the minimum right of way buffer. The proposed 10' Type A landscape buffer along the northern and western property boundary is acceptable since the adjacent land use and zoning are the same.

A Master Sign Plan was submitted. Signage for PUDs is flexible and negotiated at the time of zoning approval. It appears the total signage requested is 416.05 square feet. The proposed monument sign is 15' tall and is proposed to be 123.97 square feet; however, Chapter 16, Section 17 limits the height to 10' along SR 19 and 6' elsewhere unless the City Council approves a higher height limit.

The plans indicate two (2) directional signs, one (1) at the SR 19 entry and one (1) at the Golden Gem entry. These signs are proposed at 4'3" and are 3.2 square feet each. Chapter 16 allows directional signs as monument signs; however, the proposed directional signs are proposed as pole signs. The proposed LED gas canopy sign is 33.30 square feet. The proposed signage located along the primary façade consists of 44.91 square feet of building signage (7-Eleven logo), 92.98 square feet of illuminated tri strips and a welcome vinyl over the door. The signage along the northern and southern side elevation is 48 square feet each totaling 96 square feet and consists of the 7-Eleven logo (8' tall). The signage along the southern elevation (rear) consists of an 18.75 square feet wall sign (5' -7-Eleven logo) and welcome vinyl over the door. Typically, signage is calculated at 1 square foot per linear foot of building frontage not to exceed a maximum of 150 square feet per Chapter 16. The site has 256 feet of frontage on SR 19 and 201 feet of frontage on Golden Gem Drive.

Trip Generation Analysis

A trip generation analysis was submitted, which indicates 2,849 total daily trips, including 279 AM peak-hour trips and 269 PM peak-hour trips. Prior to site plan approval, the applicant will need to submit a traffic impact analysis or exemption request per Lake County MPO guidelines

pursuant to Chapter 14, Section 2(a). Please be advised that turn lane(s) may be required pursuant to Chapter 14, Section 2(b)(1).

Recommendation

Staff recommends approval of the IPUD Amendment as it meets the technical requirements of the LDRs and is consistent with the City's Comprehensive Plan. Staff recommends that the monument sign be reduced to 10' and consider requiring the Owner to utilize monument-style directional signs.

ORDINANCE 2026-G

AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, AMENDING ORDINANCE NO. 2002-H, AS AMENDED, APPROVING AN AMENDMENT TO AN EXISTING INDUSTRIAL PLANNED UNIT DEVELOPMENT AND ADOPTING A MASTER DEVELOPMENT AGREEMENT RELATING TO REAL PROPERTY CONSISTING OF 1.72 ± ACRES GENERALLY LOCATED WEST OF STATE ROAD 19 AND NORTH OF GOLDEN GEM DRIVE; AMENDING THE CONCEPTUAL SITE PLAN; PROVIDING FOR CONDITIONS AND CONTINGENCIES; DIRECTING THE CITY MANAGER TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE 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. 2002-H, as amended, for certain real property consisting of approximately 1.72 ± acres located west of State Road 19 and north of Golden Gem Drive, as legally described in Exhibit “A” attached hereto and incorporated herein by reference (the “Property”); and

WHEREAS, the proposed amendment affects approximately 1.72 ± acres of the Property and includes the replacement of the existing packing house with a convenience store with associated gas pumps; and

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

WHEREAS, the required notice of the proposed PUD amendment 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. This Ordinance amends the existing Industrial Planned Unit Development approved by Ordinance No. 2002-H, as amended, in order to (a) allow the development of a convenience store with associated gas pumps, (b) amend the conceptual site plan, and (c) adopt a Master Development Agreement establishing conditions, standards, and obligations applicable to the amended portion of the Planned Unit Development.

Section 2: Zoning Classification. The Property shall remain designated as Industrial Planned Unit Development (IPUD), in accordance with Chapter 6, Section 2(k) of the Land Development Regulations of the City of Umatilla, Florida. The Property 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 Development Agreement attached hereto as Exhibit “B” and made a part hereof by reference.

Section 3: Conditions of Approval. Development of the Property shall be subject to full compliance with the Master Development Agreement attached hereto as Exhibit “B,” including but not limited to requirements relating to permitted uses, development standards, infrastructure, open space preservation, platting, utilities, and environmental compliance. The Master Development Agreement is hereby adopted as a condition of this approval and shall be enforceable as provided therein.

Section 4. Amendment to Official Zoning Map. The City Manager, or designee, is hereby directed to amend, alter, and implement the official zoning map of the City of Umatilla, Florida, as necessary to reflect this approved amendment.

Section 5: 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 6: Scrivener’s Errors. Scrivener’s errors in the legal description or cross-references to ordinance numbers may be corrected without a public hearing by re-recording the original ordinance or a certified copy of the ordinance and attaching the correct legal description.

Section 7: Effective Date. This Ordinance shall become effective immediately upon passage.

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"
Legal Description

The South 2.6 feet of Lot 3, all of Lots 4, 5, 6 and 7, and the Southwesterly 2.6 feet of Lot 8, Block 1; Lot 9, Block 2; Lot 8, Block 5; and Lots 1, 2, and 3, Block 6, all being in Dr. C.M. Roberts Subdivision of Umatilla, Florida, according to the plat thereof as recorded in Plat Book 3, page 12, Public Records of Lake County, Florida, the said C.M. Roberts Subdivision being sometimes referred to as Sunset Park.

MASTER DEVELOPMENT AGREEMENT

This Development 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 JOHN R. BRYAN, PAUL W. BRYAN II, and THOMAS L BRYAN, collectively ("Owner"), whose address is P.O. Box 643, Umatilla, Florida 32784, hereinafter referred to collectively as the "Parties."

RECITALS

1. The Owner desires to amend the Planned Unit Development conditions previously approved by Ordinance No. 2002-H, as amended, consisting of approximately 1.72 acres of property within the City of Umatilla, described and depicted as set forth on Exhibit "A" attached to and incorporated in this Agreement (the "Property").

2. The Property is currently located within the City of Umatilla and is currently zoned Industrial Planned Unit Development ("IPUD") with a future land use designation on the City of Umatilla Future Land Use Map of "Industrial."

3. The City Council has determined that the amendment to the IPUD 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 IPUD 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 has 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 IPUD 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 IPUD 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 shall have the full and complete right to approve or deny the application for zoning amendment. However, if the City denies the application for zoning amendment, this Agreement shall be void and shall be of no further force and effect.

Section 3. Land Use/Development. Development of the Property shall be substantially consistent with the Conceptual Plan prepared by CadJazz Engineering attached as Exhibit "B" (the "Plan"). All development shall be consistent with City's "Industrial Planned Unit Development (IPUD)" 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:

- Convenience Store with gas pumps; and
- Customary and incidental accessory buildings and structures subordinate to the primary use.

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

- Minimum Setback requirements shall be:
 - Front: Road Right of Way - Fifty feet (50')
 - Side: Road Right of Way - Fifteen feet (15')
 - Side (adjacent to another lot) - Ten feet (10'),
 - Rear: Another Lot - Twenty-five feet (25')
 - Accessory Structure Setback: All accessory structures shall be located no closer to the property line than five feet (5').
 - Required landscape buffers shall supersede the minimum setbacks permitted by this section.
- Maximum building height shall be limited to thirty-five feet (35').
- The convenience store and gas canopy shall meet the Non-Residential Design Standards of Chapter 6, Section 5 of the Land Development Regulations.
- Any outdoor storage areas shall be appropriately screened and approved for storage as part of an approved site plan.

Section 6. Security and Facility Requirements for Convenience Store with Fueling Operations. The Property shall be in compliance with Florida Statute 812.173, Convenience Business Security. Specifically:

- Surveillance Cameras: Color cameras with a 30-day recording storage capability will be placed inside the structure, outside the structure, and aimed at all fuel dispensers. The camera recording system shall be of a quality that allows for individual faces and license plate numbers to be clearly identified from the recording, covering at least 95% of the Property.
- Lighting and Security: All exterior points of ingress/egress will be properly lit at all times. Rear and side doors not intended for customer access shall always remain locked from the outside with a functioning door alarm if opened from the inside. Hidden panic alarms will be mounted near all cash registers.
- Employees and Community:
 - The convenience store shall comply with all employee safety, training, and security requirements of Section 812.173, Florida Statutes, as may be amended from time to time.
 - A remote alarm shall be provided to employees.
 - No alcohol for onsite consumption shall be allowed.
- Other Facility Requirements: The store will prohibit loitering on the Property and will promptly remove or have removed anyone determined to be loitering. No overnight parking shall be allowed.

Section 7. Fuel Dispenser and Aesthetic Standards.

- Fuel dispensers must meet EMV certification, Triple Data Encryption Standard (TDES), and Tamper-Resistant Security Modules (TRSM) standards and must have unique keys or codes for dispenser panels and doors.
- The fuel dispenser system must alert clerks when a dispenser panel or door is opened.
- The dispenser system must cycle off when the panel or door is opened by an unauthorized individual.
- No outside vending machines will be allowed except for fuel dispensers, propane fuel cylinders, and ice machines.

- e. Trash receptacles shall be emptied regularly to prevent garbage from overflowing and blowing into the parking lot and streets.
- f. Grounds will be inspected at least once per shift, and any loose garbage and debris will be cleaned and removed.
- g. Lighting, security cameras, and exterior areas will be promptly repaired, pressure washed, and repainted as necessary and as reasonably requested by the City of Umatilla's Code Enforcement Officer.

Section 8. Site Access and Transportation Improvements. Vehicular access to the project site shall be provided by access onto State Road 19 and Golden Gem Drive.

- a. The Owner shall provide all necessary improvements within and adjacent to the development as required by Florida Department of Transportation (FDOT) and the City of Umatilla. A cross-access easement to the adjacent property to the north shall be provided.
- 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 9. 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 10. Water and Wastewater. Subject to the terms herein, Owner and its 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 dedicated to and accepted by the City as a contribution in aid of construction, if required by the City. 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.

Section 11. Impact Fees. Owner shall be required to pay impact fees as established by City from time to time, including water, sewer, 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 12. 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 13. Landscaping/Buffers. Owner acknowledges and agrees to comply with the City's Land

Development Regulations relating to landscaping and agrees to comply with such regulations. A ten-foot (10') Type "A" landscape buffer shall be installed along the northern and western property boundary. A fifteen-foot (15') Type "A" landscape buffer shall be installed adjacent to State Road 19 and Golden Gem Drive. 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 acknowledges and 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.

Owner shall be required to replace landscape trees, shrubs or ground cover that are dead within thirty (30) days. 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 14. 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. Johns 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 15. 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 16. Signage. Signage for the development shall be provided as shown on the Master Signage Plan (Exhibit C). 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 17. 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 18. 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 19. 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.

Section 20. 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 21. 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 22. 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 of the Property. 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 23. Waiver; Remedies. No failure or delay on the part of either Party in exercising any right, power, or privilege hereunder will operate as a waiver thereof, nor will any waiver on the part of either party or any right, power, or privilege hereunder operate as a waiver of any other right, power, privilege hereunder, nor will any single or partial exercise of any right, power, or privilege hereunder preclude any other further exercise thereof or the exercise of any other right, power, or privilege hereunder.

Section 24. Exhibits. All exhibits attached hereto are hereby incorporated in and made a part of this Agreement as if set forth in full herein.

Section 25. Notice. Any notice to be given shall be in writing and shall be sent by certified mail, return receipt requested, to the party being noticed at the following addresses or such other address as the Parties shall provide from time to time:

As to City:	City Manager City of Umatilla P.O. Box 2286 Umatilla, FL 32784-2286 352-669-3125 Telephone
Copy to:	Mayor City of Umatilla P.O. Box 2286 Umatilla, Florida 32784-2286 352-669-3125 Telephone Jennifer Cotch Stone & Gerken, P.A. 4850 N. Highway 19A Mount Dora, FL 32757 352-357-0330 Telephone
As to Owner:	Paul W. Bryan, II P.O. Box 643 Umatilla, Florida 32784-0643

Section 26. Entire Agreement. This Agreement sets forth all of the promises, covenants, agreements, conditions, and understandings between the Parties hereto, and supersedes all prior and contemporaneous agreements, understandings, inducements, or conditions, express or implied, oral or written, except as herein contained. However, the failure of this Agreement to address a particular permit, condition, term, or restriction shall not relieve Owner from complying with the law governing said permitting requirements, conditions, terms, or restrictions.

Section 27. Term of Agreement. The term of this Agreement shall commence on the date this Agreement is executed by both the City and Owner and shall terminate 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 28. Amendment. Amendments to the provisions of this Agreement shall be made by the Parties only in writing by formal amendment.

Section 29. Severability. If any part of this Development Agreement is found invalid or unenforceable in any court, such invalidity or unenforceability shall not affect the other parts of this Development 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 Development Agreement is declared severable.

IN WITNESS WHEREOF, the Parties have set their hands and seals this 14th day of June, 2026.

CITY OF UMATILLA, FLORIDA

Christopher Creech, Mayor

ATTEST:

Jessica Burnham, CMC, FCRM
City Clerk

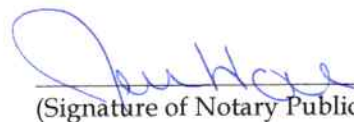
Jennifer Cotch
City Attorney

AS TO OWNERS:


John R. Bryan, Owner

STATE OF FLORIDA)
COUNTY OF LAKE)

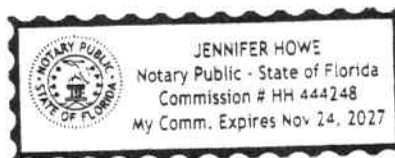
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14th day of June, 2026, by JOHN R. BRYAN. He is personally known to me ☒ or has produced _____ as identification.


(Signature of Notary Public - State of Florida)

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

Commission No.: _____

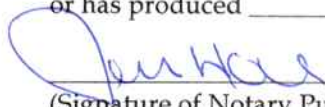
My Commission Expires: _____




Paul W. Bryan, II, Owner

STATE OF FLORIDA)
COUNTY OF LAKE)

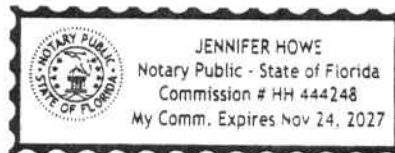
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization, this 14th day of June, 2026, by PAUL W BRYAN II. He is personally known to me ☒
or has produced _____ as identification.

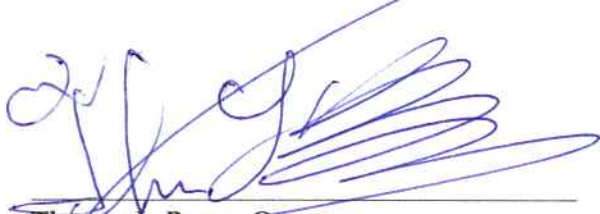

(Signature of Notary Public - State of Florida)

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

Commission No.: _____

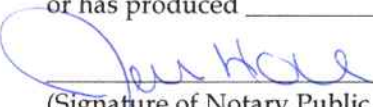
My Commission Expires: _____




Thomas L. Bryan, Owner

STATE OF FLORIDA)
COUNTY OF LAKE)

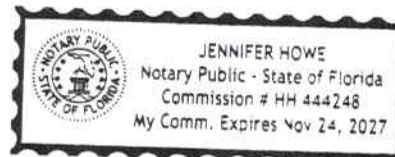
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization, this 14th day of June, 2026, by THOMAS L. BRYAN e is personally known to me ☒
or has produced _____ as identification.


(Signature of Notary Public - State of Florida)

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

Commission No.: _____

My Commission Expires: _____





Business Impact Estimate Exemption

Ordinance 2026-G, Bryan PUD Amendment

Summary of Ordinance: **ORDINANCE NO. 2026-G**

AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, AMENDING ORDINANCE NO. 2002-H, AS AMENDED, APPROVING AN AMENDMENT TO AN EXISTING INDUSTRIAL PLANNED UNIT DEVELOPMENT AND ADOPTING A MASTER DEVELOPMENT AGREEMENT RELATING TO REAL PROPERTY CONSISTING OF 1.72 ± ACRES GENERALLY LOCATED WEST OF STATE ROAD 19 AND NORTH OF GOLDEN GEM DRIVE; AMENDING THE CONCEPTUAL SITE PLAN; PROVIDING FOR CONDITIONS AND CONTINGENCIES; DIRECTING THE CITY MANAGER TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE TO THE CLERK OF THE CIRCUIT COURT, AND THE LAKE COUNTY MANAGER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

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

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;

¹ See Section 166.041(4), Florida Statutes.

- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
 - a. A development order or development permit, as defined in s. 163.3164, F.S.; a development agreement as authorized by ss. 163.3220-163.3243, F.S.; or a comprehensive plan amendment or land development regulation amendment initiated by an application by a private party other than the municipality;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.



CITY OF UMATILLA AGENDA ITEM STAFF REPORT

DATE: July 2, 2026

MEETING DATE: July 7, 2026

SUBJECT: First Reading of Ordinance No. 2026-H, Stormwater Fee Collection

BACKGROUND SUMMARY:

The purpose of this ordinance is to update the City's stormwater utility provisions to provide greater flexibility in the administration and collection of stormwater utility fees. While the City's stormwater utility was established by Ordinance 2008-K, this ordinance authorizes the use of the uniform non-ad valorem assessment collection method as provided in Florida Statutes and allows future stormwater utility fees, rates, classifications, and related implementation matters to be established or modified by resolution rather than by ordinance. This change streamlines the process while maintaining the City's ability to fund and operate its stormwater management system.

RECOMMENDATIONS:

Approval of Ordinance No. 2026-H, Stormwater Fee Collection

FISCAL IMPACTS:

Stormwater \$260,000

ATTACHMENTS:

1. Ordinance No. 2026-H, Stormwater Fee Collection Ordinance jmc
 2. Business Impact Estimate - City of Umatilla
-

ORDINANCE NO. 2026-H

AN ORDINANCE OF THE CITY OF UMATILLA, LAKE COUNTY, FLORIDA, AMENDING CHAPTER 56, ARTICLE VIII, STORMWATER DRAINAGE UTILITY, OF THE CITY CODE; PROVIDING DEFINITIONS; CONTINUING THE CITY'S STORMWATER DRAINAGE UTILITY; PROVIDING FINDINGS AND DETERMINATIONS; AUTHORIZING STORMWATER DRAINAGE UTILITY FEES; PROVIDING THAT STORMWATER DRAINAGE UTILITY FEES, RATES, CLASSIFICATIONS, CREDITS, EXEMPTIONS, ADJUSTMENTS, COLLECTION METHODS, AND RELATED IMPLEMENTATION MATTERS MAY BE ESTABLISHED AND AMENDED BY RESOLUTION; AUTHORIZING COLLECTION BY UTILITY BILL, THE UNIFORM METHOD OF COLLECTION PURSUANT TO SECTIONS 408.0893 AND CHAPTER 197, FLORIDA STATUTES, DIRECT BILL, OR OTHER LAWFUL METHOD; PROVIDING FOR USE OF PROCEEDS; PROVIDING FOR APPEALS; PROVIDING FOR CONFLICTS, CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, pursuant to Article VIII, section 2(b), Florida Constitution, and sections 166.021 and 166.041, Florida Statutes, the City of Umatilla has all powers of local self-government to perform municipal functions and to render municipal services in a manner not inconsistent with law, and such power may be exercised by the enactment of City ordinances by the City Council; and

WHEREAS, stormwater management is a traditional utility service for which a user fee may be imposed pursuant to the City's home rule powers; and

WHEREAS, section 403.0893(1), Florida Statutes, authorizes a municipality, in addition to any other funding mechanism legally available, to create one or more stormwater utilities and adopt stormwater utility fees sufficient to plan, construct, operate, and maintain stormwater management systems; and

WHEREAS, section 403.0893(3), Florida Statutes, provides that municipalities may use the non-ad valorem levy, collection, and enforcement method provided in Chapter 197, Florida Statutes, for fees assessed pursuant to Section 403.0893; and

WHEREAS, by Resolution No. 2025-35, adopted after duly published notice, the City stated its intent to use the uniform method of collecting for the cost of providing stormwater services within the incorporated area of the City commencing with the fiscal year beginning October 1, 2026, and with the tax statement mailed for such fiscal year, and continuing thereafter until discontinued by the City; and

WHEREAS, the City Council previously adopted Ordinance 2008-K establishing a stormwater drainage utility to acquire, own, construct, equip, operate, and maintain open drainageways, underground storm drains, equipment, and appurtenances necessary, useful, or convenient for a complete stormwater control system, including maintenance, extension, and reconstruction of the stormwater control system of the City and, further,

establishing a stormwater utility user fee to be billed on each property's water/sewer utility bill on a monthly billing cycle; and

WHEREAS, the City Council reaffirms the findings in Ordinance 2008-K; and

WHEREAS, the City Council desires to authorize collection of the stormwater utility user fee through the procedures set forth at Section 197.3632 entitled "uniform method for the levy, collection and enforcement of non-ad valorem assessments" and, further, to clarify that stormwater drainage utility fees, rates, rate schedules, benefit areas, benefit subareas, classifications, billing units, assessment units, equivalent residential units, credits, exemptions, adjustments, collection methods, and related implementation matters may be established, amended, adjusted, increased, decreased, reimposed, or discontinued by resolution of the City Council, so that the City Code is not required to be amended each time such rates or implementation matters change; and

WHEREAS, the City Council finds that this Ordinance is in the best interests of the public health, safety, and welfare of the citizens and property owners of the City of Umatilla.

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

Section 1. Recitals. The foregoing recitals are true and correct and incorporated herein by reference as legislative findings of the City Council.

Section 2. Amendment to Chapter 56, Article VIII, Stormwater Drainage Utility.

Chapter 56, Utilities, Article VIII, Stormwater Drainage Utility, of the City of Umatilla Code of Ordinances is hereby amended to read as follows:

CHAPTER 56 – UTILITIES

ARTICLE VIII. – STORMWATER DRAINAGE UTILITY

ARTICLE VIII. STORMWATER DRAINAGE UTILITY

Sec. 56-221. Purpose.

The purposes of this article are:

(1) To provide those elements of the system for the collection of and disposal of stormwater and surface water to benefit and provide services to all property within the city, including property not presently served by the storm elements of the system.

(2) To provide funds for the cost of operating and maintaining the city stormwater drainage utility system and financing necessary repair, replacements, improvements, and extensions and to allocate such costs, should, to the extent practicable, be allocated in relationship to the user impacts, benefits enjoyed and services received.

(3) To establish that all developed property within the city demonstrates a hydrologic response to rainfall events which generate stormwater runoff. The volume, rate and quality of this runoff will vary with the soil type, land use conditions, topographic conditions, ground cover and other variables. In particular, the construction of commercial units, buildings and impervious paving on previously undeveloped property will generally increase the volume and rate of stormwater runoff and adversely affect its water quality.

(4) To authorize the city council to establish, amend, adjust, increase, decrease, reimpose, or discontinue stormwater drainage utility fees, rate schedules, billing units, assessment units, equivalent residential units, classifications, credits, exemptions, adjustments, collection methods, and related implementation matters by resolution, subject to applicable law.

(5) To authorize the collection of stormwater drainage utility fees by utility bill, direct bill, the uniform non-ad valorem levy, collection, and enforcement method provided in Chapter 197, Florida Statutes, or any other method authorized by law and approved by resolution of the city council.

Sec. 56-222. Definitions.

The following words and phrases, when used in this article, shall have the following meanings respectively ascribed to them:

Beneficiaries of drainage service means all developed real properties and undeveloped platted real properties within the city which benefit by the provision of maintenance, operation and improvement of the stormwater control system and all newly developed real properties which will ultimately benefit from the overall city drainage systems in both tangible and intangible benefits. Such benefits may include but are not limited to the provision of adequate systems of collection, conveyance, detention, retention, treatment and release of stormwater, the reduction of hazard to property and life resulting from stormwater runoff, improvement in the general health and welfare through reduction of undesirable stormwater conditions, and improvements to the water quality in the stormwater and surface water system and its receiving waters.

Contributors of drainage waters means all developed properties within the city that generate, discharge, contribute to, or are capable of generating, discharging, or contributing to stormwater runoff.

Detention means the collection and temporary storage of stormwater with subsequent gradual release of surface water conveyances at a controlled rate.

Developed means any property altered in appearance by removal of forty (40) percent or more of its vegetation, grading of the ground surface or construction of a structure or impervious surface, except bona fide agricultural property in an agricultural land use district.

Director means the city manager or his designee.

Equivalent residential unit (ERU) means the average impervious area in square feet for single-family residential units in the city, as established by ~~in this article and any changes thereafter shall be set~~ by resolution of the city council.

Fee means stormwater drainage utility fee enacted in this article and ~~any changes thereafter shall be set~~ established, amended, adjusted, increased, decreased, reimposed, or discontinued by resolution of the city council.

Hydrologic response means the manner and means by which stormwater collects upon real property and is conveyed from real property, and which is a function dependent upon a number of interacting factors, including but not limited to topography, vegetation, surficial geologic conditions, antecedent soil moisture conditions and groundwater conditions. The principal measure of the hydrologic system may be stated in terms of total runoff volume, as a percentage of total precipitation which runs off, or in terms of the peak rate of flow generated in the event of a storm of given duration and intensity, or statistical interval of return (frequency).

Impervious areas means those hard surfaced areas which either prevent or retard the entry of water into the soil mantle, as it entered under natural conditions prior to development, and/or cause water to run off the surface in greater quantities or at an increased rate of flow from that present under natural conditions prior to development. Common impervious surfaces include but are not limited to rooftops, sidewalks, walkways, patio areas, driveways, parking lots, storage areas and other surfaces which similarly impact the natural infiltration or runoff patterns which existed prior to development.

Multifamily dwelling unit means a building or facility consisting of more than one dwelling unit, each such unit consisting of one or more rooms with bathroom and kitchen facilities designed for occupancy by one family, regardless of whether more than one unit in such building or facility is served by a single water meter.

Nonresidential unit means any building, structure or facility used other than as a dwelling unit or single-family unit.

Open drainageway means a natural or manmade open-cut which has the specific function of transmitting natural stream water or storm runoff water from a point of higher elevation to a point of lower elevation, such as swales, ditches, canals, streams and creeks.

Peak flow means the highest instantaneous rate of stormwater runoff, measured or estimated in cubic feet of water per second. It is differentiated from total flow volume by the introduction of a unit of time measure during which the maximum rate of flow is measured, calculated or estimated.

Retention means the prevention of discharge of a given volume of stormwater runoff by complete on-site storage. Removal of the water is caused only by percolation, evaporation or evapotranspiration.

Single-family dwelling unit (SFU) means one or more rooms with bathroom and kitchen facilities designed for occupancy by one family, such as a house, townhouse, apartment unit, duplex unit, condominium, zero-lot-line unit, mobile home, etc., where the unit is sold, deeded or leased as a single-family unit, whether or not such unit has an individual water meter. Specifically excluded from the SFU classification are motel and recreational vehicle uses.

Stormwater control system means any structures or appurtenances used in the control, treatment or conveyance of stormwater. Common systems include but are not limited to retention and/or detention ponds, swales, inlets, pipes, gutters, filters, weirs and other control structures.

Total flow means the accumulative volume of stormwater discharged from a property, basin or watershed. The total flow is quantified in measures such as acre feet or cubic feet of water.

Utility means the stormwater drainage utility created by this article.

Uniform non-ad valorem collection method means the method of levy, collection, and enforcement of non-ad valorem assessments authorized by Chapter 197, Florida Statutes, including sections 197.3632 and 197.3635, Florida Statutes, as may be amended.

Sec. 56-223. Stormwater drainage utility fee.

(a) A stormwater fee is imposed upon each developed lot and parcel within the city for services and facilities provided or made available by the stormwater drainage utility system. For purposes of imposing the stormwater fee, all lots and parcels within the city are classified as residential or nonresidential property or such other classification as may be established by resolution of the city council.

(b) The city manager or his designee is directed to prepare and maintain a list of lots and parcels within the city and assign a classification of residential or nonresidential lot or parcel or such other classification as may be established by resolution of the city council.

(c) The city manager or designee may determine classifications, billing units, assessment units, equivalent residential units, impervious area calculations, benefit areas, benefit subareas, credits, exemptions, adjustments, and other matters necessary to implement this article and any resolution adopted pursuant to this article based upon city records, property appraiser information, utility account information, permits, inspections, aerial photography, geographic information systems, surveys, engineering records, or any other information deemed reliable by the city manager or designee.

Sec. 56-224. Schedule of stormwater drainage utility fees.

(a) Residential. For residential developed property, the city council shall establish ~~within this article~~ by resolution reasonable rates for the stormwater drainage utility system for each single-family dwelling unit (SFU). Each SFU shall be billed a flat fee established by the city council by resolution for residential units. Any changes thereafter to this section shall be set by resolution of the city council.

(b) Nonresidential.

(1) For nonresidential developed properties, the city council shall establish ~~within this Ordinance~~ by resolution reasonable rates based on the number of equivalent residential units (ERU) , impervious area, utility account, property classification, benefit area, benefit subarea, or any other method determined by the city council to be fair and reasonable and consistent with applicable law. All nonresidential developed properties shall be billed based on the total impervious area of the property divided by the ERU and shall be updated by the director based on any additions to the impervious area as approved through the permit process. Any changes thereafter to this section shall be set by resolution of the city council.

(2) For the purposes of calculations under this subsection, the city council has determined that developed property not used for single-family dwellings is furnished service in proportion to the amount of the property's impervious surface and that for each three thousand (3,000) square feet, or appropriate amount of square footage as the city council shall subsequently determine and adopt by resolution, of impervious surface the property is furnished service equivalent to that furnished an equivalent residential unit (ERU). The minimum service charge shall be that established for an equivalent residential unit by resolution of the city council.

(c) Fee.

(1) The city council shall establish rates ~~as provided in this section~~ by resolution for the stormwater fee, which shall be billed as an additional fee on each property's water/sewer utility bill, collected in the same manner as a non-ad valorem assessment pursuant to Chapter 197, Florida Statutes, collected by direct bill, or collected by any other method authorized by law and approved by resolution of the city council, and shall be on file in the city clerk's office for each residential developed dwelling unit or single-family dwelling unit within the city and for each nonresidential developed unit. Such fees as are generated by this subsection will be used for the initial planning, construction, operation and maintenance of the city's stormwater drainage utility system.

(2) ~~The city council hereby adopts the following stormwater utility rate schedule:~~

~~Flat fee, single family residential \$4.00 per monthly billing cycle~~

~~Flat fee, non-residential developed \$4.00 per monthly billing cycle per 3,000 square feet~~

Stormwater drainage utility fee rates, rate schedules, billing units, assessment units, equivalent residential units, classifications, benefit areas, benefit subareas, credits, exemptions, adjustments, administrative charges, collection methods, and related implementation matters shall be established, amended, adjusted, increased, decreased, reimposed, or discontinued by resolution of the city council. No amendment to this article shall be required solely to establish, amend, adjust, increase, decrease, reimpose, or discontinue such rates, schedules, units, classifications, credits, exemptions, adjustments, collection methods, or related implementation matters.

Sec. 56-227. Stormwater drainage utility fee collection.

(a) The stormwater drainage utility fee shall be charged and collected as allowed by law and adopted by this article. Any changes thereafter to this section shall be set by resolution of the city council. The city council may determine by resolution whether stormwater drainage utility fees will be collected by utility bill, direct bill, the uniform non-ad valorem collection method provided in Chapter 197, Florida Statutes, or any other method authorized by law.

(b) The city may use the non-ad valorem levy, collection, and enforcement method provided in Chapter 197, Florida Statutes, for stormwater drainage utility fees imposed pursuant to section 403.0893, Florida Statutes. Any resolution imposing or reimposing stormwater drainage utility fees for collection by the non-ad valorem method shall comply with applicable notice, hearing, certification, and collection requirements of Chapter 197, Florida Statutes.

(~~b~~c) Any charges due under this article which shall not be paid when due may be recovered in an action at law or in equity by the city. The employees of the city and authorized representatives shall, at all reasonable times, have access to any premises served by the city for inspection, repair or the enforcement of the provisions of this article.

(~~e~~d) All stormwater drainage utility fees charged pursuant to this article shall be a lien upon the property to which such fee is associated from the date the fee becomes due until such fee is paid , to the extent and in the manner provided by law, this article, and any resolution of the city council. Interest at that rate of one percent per month shall accrue on the unpaid balance. The owner of every building, premises, lot or house shall be obligated to pay the fee for all service provided for his premises, which obligation may be enforced by the city by action at law or suit to enforce the lien in the same manner as the foreclosure of mortgages or by any other method authorized by law. In the event of such action, the city shall be entitled to recover all court costs and reasonable attorney's fees for such collection. If a tenant in possession of any premises or buildings shall pay the charges, it shall relieve the landowner from such obligation and lien; but the city shall not be required to look to any person whatsoever other than the owner for the payment of such charges. No changes of ownership or occupation shall affect the application of this article, and the failure of any owner to learn that he purchased property against which a lien for stormwater utility fees exist shall in no way affect his responsibility for such payment.

(~~d~~e) The city shall, upon request of an owner or his or her authorized agent, provide an estoppel letter upon the letterhead of the city certifying as to the amount due which constitutes a lien as of

and through an effective date, which shall be binding upon the city by all owners and their successors in interest of the particular parcel for which the estoppel letter was issued.

Section 3. Codification. It is the intent of the City Council of the City of Umatilla that the provisions of this Ordinance shall be codified. The codifier is granted broad and liberal authority in codifying the provisions of this Ordinance.

Section 4. Severability. If any section, sentence, phrase, word, or portion of this Ordinance is determined to be invalid, unlawful, or unconstitutional, said determination shall not be held to invalidate or impair the validity, force, or effect of any other section, sentence, phrase, word, or portion of this Ordinance not otherwise determined to be invalid, unlawful, or unconstitutional.

Section 5. Conflicts. In any case where a provision of this Ordinance is found to be in conflict with a provision of any other ordinance of the City, the provision which establishes the higher standard for the promotion and protection of the health, safety, and welfare of the people shall prevail.

Section 6. Effective Date. This Ordinance shall become effective immediately upon its passage and adoption.

ADOPTED by the City Council of the City of Umatilla, Florida, this ____ day of _____, 2026.

CITY OF UMATILLA, FLORIDA

Christopher R. Creech, Mayor

ATTEST:

Jessica Burnham, CMC, FCRM, City Clerk

Jennifer M. Cotch, City Attorney

BUSINESS IMPACT ESTIMATE
City of Umatilla, Florida

Proposed Ordinance No. 2026-H

AN ORDINANCE OF THE CITY OF UMATILLA, LAKE COUNTY, FLORIDA, AMENDING CHAPTER 56, ARTICLE VIII, STORMWATER DRAINAGE UTILITY, OF THE CITY CODE; PROVIDING DEFINITIONS; CONTINUING THE CITY'S STORMWATER DRAINAGE UTILITY; PROVIDING FINDINGS AND DETERMINATIONS; AUTHORIZING STORMWATER DRAINAGE UTILITY FEES; PROVIDING THAT STORMWATER DRAINAGE UTILITY FEES, RATES, CLASSIFICATIONS, CREDITS, EXEMPTIONS, ADJUSTMENTS, COLLECTION METHODS, AND RELATED IMPLEMENTATION MATTERS MAY BE ESTABLISHED AND AMENDED BY RESOLUTION; AUTHORIZING COLLECTION BY UTILITY BILL, THE UNIFORM METHOD OF COLLECTION PURSUANT TO SECTIONS 408.0893 AND CHAPTER 197, FLORIDA STATUTES, DIRECT BILL, OR OTHER LAWFUL METHOD; PROVIDING FOR USE OF PROCEEDS; PROVIDING FOR APPEALS; PROVIDING FOR CONFLICTS, CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.

This Business Impact Estimate is prepared in accordance with Section 166.041(4), Florida Statutes.

1. Summary of the ordinance

The ordinance updates the City's existing stormwater drainage utility provisions. It allows the City Council to set stormwater fees, rates, classifications, credits, exemptions, adjustments, and collection methods by resolution.

The ordinance also allows the City to collect stormwater fees by utility bill, direct bill, the uniform non-ad valorem assessment method on the tax bill, or any other method allowed by law.

The purpose of the ordinance is to help fund the City's stormwater system, including operation, maintenance, repairs, improvements, and related stormwater services.

2. Impact on businesses

The ordinance is not expected to impose direct compliance costs on businesses.

The ordinance does not require businesses to buy equipment, hire employees, obtain professional services, or change their operations.

Businesses that own developed property in the City may be responsible for paying stormwater fees. The amount of the fee would be set by resolution of the City Council.

3. New fees or charges

The ordinance does not directly create a new business-specific fee.

It continues the City's authority to impose stormwater utility fees and allows those fees to be collected through different lawful methods, including on the tax bill.

4. City costs and revenues

The City may have administrative costs to implement the ordinance, including costs for notices, records, coordination with the Property Appraiser and Tax Collector, and administration of the stormwater fee program.

Any revenue collected from stormwater fees would be used for the City's stormwater drainage utility system.

5. Number of businesses impacted

The City cannot determine the exact number of businesses that may be impacted at this time.

Any business that owns developed property within the City and is subject to the stormwater fee may be impacted.

6. Conclusion

The ordinance is not expected to have a significant direct impact on business operations. Its primary purpose is to update the City's stormwater utility code and provide a lawful and efficient way to collect stormwater fees.



CITY OF UMATILLA AGENDA ITEM STAFF REPORT

DATE:

MEETING DATE: July 7, 2026

SUBJECT: First Reading of Ordinance No. 2026-J, Solid Waste Special Assessment

BACKGROUND SUMMARY:

The proposed ordinance establishes procedures for the assessment and collection of residential solid waste service charges as non-ad valorem special assessments in accordance with the City's home rule authority and Section 197.3632, Florida Statutes. The ordinance implements the uniform collection method authorized by Resolution No. 2025-35, adopted by the City Council, beginning with Fiscal Year 2026-2027. It applies only to residential solid waste services and allows future assessment rates and related service components to be established or modified by resolution rather than requiring amendments to the City Code.

RECOMMENDATIONS:

Approval of Ordinance No. 2026-J, Solid Waste Special Assessment

FISCAL IMPACTS:

\$617,000

ATTACHMENTS:

1. Ordinance No. 2026-J, Solid Waste Special Assessment jmc
 2. BIE_Solid Waste Ord. 2026-J
-

ORDINANCE 2026-J

AN ORDINANCE OF THE CITY OF UMATILLA, LAKE COUNTY, FLORIDA, CREATING CHAPTER 50, ARTICLE IX, RESIDENTIAL SOLID WASTE SPECIAL ASSESSMENT, OF THE CITY CODE; PROVIDING DEFINITIONS, FINDINGS, PROCEDURES, COLLECTION METHOD, LIENS, AND USE OF RESIDENTIAL SOLID WASTE SPECIAL ASSESSMENT PROCEEDS; PROVIDING THAT RESIDENTIAL SOLID WASTE SPECIAL ASSESSMENT RATES AND RELATED RATE COMPONENTS MAY BE ESTABLISHED AND AMENDED BY RESOLUTION; PROVIDING FOR CONFLICTS, CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, pursuant to Article VIII, section 2(b), Florida Constitution, and sections 166.021 and 166.041, Florida Statutes, the City of Umatilla has all powers of local self-government to perform municipal functions and to render municipal services in a manner not inconsistent with law, and such power may be exercised by the enactment of City ordinances by the City Council; and

WHEREAS, the City provides or causes to be provided residential solid waste collection, disposal, recycling, yard waste, bulk waste, administrative, and related services to residential property within the incorporated area of the City; and

WHEREAS, the City Council finds that residential solid waste services promote the public health, safety, and welfare by providing for the collection, transportation, processing, and disposal of residential solid waste and related materials generated by residential property within the City; and

WHEREAS, the City Council finds that residential property receiving or having residential solid waste services available receives a special benefit from such services, including the availability of collection service, protection of public health and sanitation, reduction of accumulation of waste, and protection of property use, enjoyment, and value; and

WHEREAS, the City Council finds that the cost of residential solid waste services may be fairly and reasonably apportioned among benefited residential properties based upon dwelling units, residential units, cart size, service level, collection frequency, property classification, or other factors reasonably related to the special benefit received by such residential properties; and

WHEREAS, by Resolution No. 2025-35, the City elected to use the uniform method of collecting non-ad valorem special assessments for the cost of providing solid waste and stormwater services within the incorporated area of the City commencing with the fiscal year beginning October 1, 2026, and with the tax statement mailed for such fiscal year, and continuing thereafter until discontinued by the City; and

WHEREAS, the City desires to provide procedures and standards for the imposition and collection of residential solid waste service charges as non-ad valorem special assessments under the City's home rule powers and the uniform method of collection authorized by section 197.3632, Florida Statutes, as amended; and

WHEREAS, the City Council desires to proceed, at this time, only with procedures for the imposition and collection of residential solid waste special assessments, and does not intend by this Ordinance to impose special assessments for commercial, industrial, institutional, or other nonresidential solid waste services; and

WHEREAS, the City Council further desires to clarify that residential solid waste assessment rates, maximum assessment rates, billing units, assessment units, cart sizes, service levels, collection frequency, credits, exemptions, adjustments, administrative charges, and related rate components may be established, amended, adjusted, increased, decreased, reimposed, or discontinued by resolution of the City Council, so that the City Code is not required to be amended each time such rates or rate components change; and

WHEREAS, the City Council desires to create a separate residential solid waste special assessment article so that residential solid waste assessments may be considered, adopted, implemented, amended, delayed, or discontinued independently from any stormwater special assessment program; and

WHEREAS, the City Council finds that this Ordinance is in the best interests of the public health, safety, and welfare of the citizens and property owners of the City of Umatilla.

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

Section 1. Recitals. The foregoing recitals are true and correct and incorporated herein by reference as legislative findings of the City Council.

Section 2. Creation of Chapter 50, Article VIII, Solid Waste Special Assessment. Chapter 50, Taxation and Special Assessment, of the City of Umatilla Code of Ordinances is hereby amended to create a new Article VIII to read as follows:

(Underlined text is added language. ~~Stricken text~~ is deleted language.)

CHAPTER 50 – TAXATION AND SPECIAL ASSESSMENT

ARTICLE VIII. – SOLID WASTE SPECIAL ASSESSMENT

Division 1. – Introduction

Sec. 50-150. Findings and authority.

The City Council is authorized pursuant to article VIII, section 2(b) of the Florida Constitution, sections 166.021 and 166.041, Florida Statutes, the Uniform Assessment Collection Act, and other applicable law to impose and collect non-ad valorem special assessments for municipal services that provide a special benefit to property.

Residential solid waste services provide a special benefit to assessed property by providing and making available sanitation, collection, disposal, and related services to residential property; protecting the health, safety, use, and enjoyment of residential property; and reducing conditions that may create nuisances or adversely affect residential property.

Residential solid waste assessments imposed pursuant to this article shall constitute non-ad valorem assessments within the meaning and intent of the Uniform Assessment Collection Act and shall not be ad valorem taxes.

The residential solid waste assessments shall be imposed by the City Council. The duties of the property appraiser and tax collector under the Uniform Assessment Collection Act are ministerial.

Sec. 50-151. Residential solid waste assessments.

The City Council may, by resolution, impose, reimpose, amend, adjust, increase, decrease, or discontinue residential solid waste assessments. The resolution may establish the assessment rate, maximum assessment rate, billing units, assessment units, service levels, credits, adjustments, administrative charges, and any other components necessary to implement the assessment.

Residential solid waste assessments shall apply only to residential property unless otherwise expressly provided by ordinance. This article does not impose assessments for commercial, industrial, institutional, or other nonresidential solid waste service.

Sec. 50-152. Collection.

Unless otherwise directed by the City Council, residential solid waste assessments shall be collected pursuant to the uniform method of collection authorized by section 197.3632, Florida Statutes, and shall be included on the annual tax bill as a non-ad valorem assessment.

The City shall provide notice, conduct public hearings, approve the assessment roll, and certify the assessment roll as required by section 197.3632, Florida Statutes, and other applicable law.

After providing any notice required by law, the City may include prior unpaid residential solid waste charges in a future residential solid waste assessment, to the extent allowed by law.

Sec. 50-153. Alternative and supplemental billing.

Nothing in this article prohibits the City from billing and collecting residential solid waste charges

by utility bill, direct bill, invoice, lien, foreclosure, or any other lawful method when the City Council determines that such method is appropriate or when a charge is not included on the annual assessment roll.

The City may separately bill and collect charges for new dwelling units, omitted parcels, prorated service, extra service, excessive yard trash, bulk items, special pickups, commercial service, containerized service, construction trash, delinquent charges, or other charges not included in the residential solid waste assessment.

Sec. 50-154. Relationship to Chapter 56.

This article supplements Chapter 56, Article III, Garbage and Trash Collection. To the extent of any conflict regarding the method of collecting residential solid waste charges as non-ad valorem assessments, this article shall control.

Nothing in this article limits the City's authority to regulate garbage and trash collection, require mandatory service, establish rates and charges, enforce violations, or collect non-assessed charges pursuant to Chapter 56 or other applicable law.

Section 3. Amendment to Chapter 56, Article III. – Garbage and Trash Collection. Chapter 56, Garbage and Trash Collection, of the City of Umatilla Code of Ordinances is hereby amended to read as follows:

Sec. 56-103. Application, payment of charges required; failure to pay.

~~(a) No garbage or trash shall be collected or disposed of by the city from any building or any property for which the owner, occupant, or resident has not arranged for and paid the charge for the services as hereinabove provided. Except as otherwise provided in Chapter 50, Article VIII, no garbage or trash shall be collected or disposed of by the City from any building or property for which the owner, occupant, or resident has not arranged for service and paid, or become obligated to pay, the applicable rates, fees, charges, or residential solid waste assessment. Payment through the annual tax bill as a non-ad valorem assessment shall constitute payment of the residential solid waste charge for the assessment period covered by the assessment, but shall not include special pickups, extra service, excessive yard trash, bulk items, commercial service, containerized service, construction trash, or other charges not included in the assessment roll unless expressly provided by the applicable assessment resolution.~~

~~(b) The collection and disposal of garbage shall be performed by the city under the direction and control of the clerk, or his designated agent, and shall be performed pursuant to this article on payment of the fees, rates, and charges as shall be established by this article. Failure to pay the rates, fees, and charges shall terminate garbage collection. The failure to pay the fees shall be unlawful under the laws of the city and subject to the procedures set forth in sections 56-30 and 56-31. The collection and disposal of garbage and trash shall be performed by the City or its solid~~

waste service provider under the direction and control of the City Manager or designee. Rates, fees, charges, and residential solid waste assessments shall be established by ordinance, resolution, contract, or other lawful action of the City Council. Failure to pay a residential solid waste assessment collected pursuant to the Uniform Assessment Collection Act shall be enforced in the manner provided by chapter 197, Florida Statutes. Failure to pay any charge not collected as a non-ad valorem assessment may result in termination or suspension of service, direct billing, lien, foreclosure, code enforcement, utility billing remedies, or any other remedy available under the City Code or law.

Sec. 56-110. Garbage rates.

~~(a) Fees: Noncontainerized service.~~

~~(1) Each dwelling unit shall pay twenty-three dollars and sixteen cents (\$23.16) per month. Each dwelling unit shall pay the residential solid waste rate established by resolution of the City Council. The City Council may provide that the residential solid waste rate be collected monthly, annually, as a non-ad valorem assessment on the annual tax bill pursuant to Chapter 50, Article VIII, or by any other lawful method. When collected as a non-ad valorem assessment, the annual assessment may include the cost of residential solid waste service together with administrative costs, statutory collection costs, discounts for early payment, and other costs authorized by law. Additional charges for yard trash exceeding three (3) cubic yards will result in an additional fee of ten dollars and twenty-five cents (\$10.25) per cubic yard.~~

~~(2) Each commercial unit not using containerized services shall pay twenty-seven dollars and seventy-seven cents (\$27.77) minimum allowing up to two (2) standard-size 32-gallon containers.~~

~~(3) The city manager or designee may require containerized service if in his discretion the quantity of garbage requires it.~~

~~(4) Garbage service to RV parks utilizing container service shall be provided and will be charged pursuant to the fee schedule in subsection (b) of this section.~~

~~(5)(3) The city may require commercial units to utilize container service.~~

~~(6) (4) The city may charge on a per unit basis and utilize a dumpster for the convenience of the city.~~

~~(7) Pursuant to subsection (a)(3) of this section, the city manager or his designee is authorized to establish a base rate, as of the date of the enactment of Ord. No. 1998-A (April 7, 1998), for those dwelling units within Orangewood Villas Apartments at a rate of sixteen dollars and sixty-two cents (\$16.62) per month. This rate is a base rate as of the enactment of Ord. No. 1998-A and shall be subject to increase at the same percentage of increase reflected for other dwelling units under subsection (1) of this section as from time to time may be approved by the council.~~

(b) ~~Fees: Containerized service:~~

(1) ~~Charge per month:~~

Number of Dumps Per Week	Size of Container			
	2 Yard	4 Yard	6 Yard	8 Yard
1	\$119.21	\$ 234.52	\$ 335.45	\$ 440.02
2	240.60	467.79	673.41	880.43
3	360.58	702.46	1,010.03	1,319.30
4	480.81	900.97	1,377.94	1,759.74
5	601.71	1,170.68	1,684.15	2,178.55

(2) ~~Extra dumps:~~

Container size (yards)	Charge per pickup
2	\$16.38
4	33.11
6	52.30
8	67.62

Section 4. Conflict. All ordinances or parts of ordinances in conflict herewith are repealed to the extent of such conflict.

Section 5. Severability. If any section, sentence, clause, phrase, or provision of this Ordinance is held invalid or unconstitutional by a court of competent jurisdiction, such invalidity shall not affect the remaining provisions of this Ordinance.

Section 6. Codification. The provisions of Sections 2 and 3 of this Ordinance shall be codified in the City Code. The sections may be renumbered or relettered, and the word "Ordinance" may be changed to "section," "article," or other appropriate word to accomplish codification.

Section 7. Effective Date. This Ordinance shall take effect immediately upon adoption.

PASSED AND ADOPTED on this ____ day of _____, 2026.

CITY OF UMATILLA, FLORIDA

By: _____
Christopher R. Creech, Mayor

ATTEST:

Jessica Burnham, CMC, FCRM
City Clerk

Approved as to form and legal sufficiency:

Jennifer Cotch, City Attorney

BUSINESS IMPACT ESTIMATE

City of Umatilla, Florida
Residential Solid Waste Special Assessment

ORDINANCE 2026-J

AN ORDINANCE OF THE CITY OF UMATILLA, LAKE COUNTY, FLORIDA, CREATING CHAPTER 50, ARTICLE IX, RESIDENTIAL SOLID WASTE SPECIAL ASSESSMENT, OF THE CITY CODE; PROVIDING DEFINITIONS, FINDINGS, PROCEDURES, COLLECTION METHOD, LIENS, AND USE OF RESIDENTIAL SOLID WASTE SPECIAL ASSESSMENT PROCEEDS; PROVIDING THAT RESIDENTIAL SOLID WASTE SPECIAL ASSESSMENT RATES AND RELATED RATE COMPONENTS MAY BE ESTABLISHED AND AMENDED BY RESOLUTION; PROVIDING FOR CONFLICTS, CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with Section 166.041(4), Florida Statutes.

1. Summary of the Proposed Ordinance

The proposed ordinance creates a new section of the City Code to allow the City of Umatilla to collect residential solid waste fees as a non-ad valorem special assessment on the annual tax bill. The ordinance applies to residential solid waste services only and does not impose assessments for commercial, industrial, institutional, or other nonresidential solid waste services.

The ordinance also allows the City Council to establish or amend the residential solid waste assessment rate by resolution, rather than by amending the City Code each time the rate changes.

2. Statement of Public Purpose

The purpose of the ordinance is to provide a lawful and efficient method for collecting residential solid waste charges. Residential solid waste collection protects the public health, safety, and welfare by ensuring the collection and disposal of garbage, recycling, yard waste, bulk waste, and related materials from residential property within the City.

The ordinance is intended to help ensure that the cost of residential solid waste services is paid by the residential properties that receive or have access to those services.

3. Estimated Economic Impact on Businesses

The ordinance is not expected to have a direct economic impact on businesses because it applies only to residential solid waste assessments. The ordinance does not impose a solid waste assessment on commercial, industrial, institutional, or other nonresidential properties.

Any indirect business impact is expected to be minimal. Businesses that provide solid waste, billing, tax roll, administrative, or related services may be affected only to the extent they contract with the City for those services.

4. Compliance Costs for Businesses

The proposed ordinance is not expected to create new compliance costs for businesses. Businesses will not be required to purchase new equipment, hire additional employees, obtain new professional services, or change their business operations as a result of this ordinance.

5. New Charges or Fees on Businesses

The ordinance does not create a new charge or fee on businesses. It authorizes the City to collect residential solid waste charges from residential properties through the non-ad valorem assessment process.

Commercial and other nonresidential solid waste charges may continue to be billed and collected separately under existing City procedures.

6. Regulatory Costs

The City does not anticipate that the ordinance will result in regulatory costs to businesses. The ordinance primarily addresses the method of collecting residential solid waste charges and related administrative procedures.

7. Good Faith Estimate of Number of Businesses Likely Impacted

The City estimates that no businesses will be directly impacted by this ordinance because the ordinance applies only to residential solid waste assessments.

8. Conclusion

The proposed ordinance is expected to have little to no direct business impact. The ordinance is primarily administrative in nature and is intended to allow residential solid waste charges to be collected on the annual tax bill as a non-ad valorem assessment.



CITY OF UMATILLA

AGENDA ITEM STAFF REPORT

DATE: June 17, 2026

MEETING DATE: July 7, 2026

SUBJECT: First Reading of Ordinance No. 2026-I, First Baptist Church of Umatilla SSCPA

BACKGROUND SUMMARY:

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

RECOMMENDATIONS:

Approval of Ordinance No. 2026-I, First Baptist Church of Umatilla SSCPA

FISCAL IMPACTS:

N/A

ATTACHMENTS:

1. FBC Staff Report_jmc
 2. Ordinance No. 2026-I, First Baptist Church of Umatilla SSCPA
 3. Exhibit B_Proposed FLU
 4. business-impact-estimate-_Ord 2026-I
-

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

Owner: First Baptist Church of Umatilla

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

Number of Acres: 31.45 ± acres

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

Proposed Zoning: Public Facilities District (PFD)

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

Proposed Land Use: Institutional

Date: June 16, 2026

Description of Project

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

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

Assessment

Small-Scale Comprehensive Plan Map Amendment

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

The proposed Institutional category is compatible with the adjacent properties, provides for the continued religious use, promotes orderly compact growth and is consistent with the City's Comprehensive Plan (FLU Policy 1-2.1.1, 1-2.8.1, 1-1.10.1, and 1-1.10.2).

For comprehensive plan purposes a maximum development scenario was utilized. Under the existing land uses the maximum residential development potential is 139 units. The proposed land use of Institutional allows the maximum development potential of 920,967 square feet per FLU Policy 1-2.1.1. The net result is a decrease of 178 residential units and an increase of 920,967 square feet.

The proposed amendment is consistent with the City's Comprehensive Plan and meets the following policies (among others):

Policy 1-2.1.1 (15): Land Use Designations, and Maximum Intensity and Density.

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

Policy 1-1.10.1: Land Use Allocation.

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

Policy 1-1.10.2: Promote Orderly, Compact Growth.

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

Trip Generation Analysis

A trip generation analysis was conducted on the existing and proposed land use utilizing a maximum development scenario. The result indicates that the amendment would increase traffic by 333 PM Peak Hour Trips. E. Collins Street (CR 450) is a collector roadway with an adopted level of service (LOS) of D. E. Orange Ave. is a local roadway with an adopted LOS of D. Prior to development, a traffic impact analysis will be required.

Proposed Land Use Program

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

10th Edition**Existing Land Use Program**

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
Single Family	109 Units	210	1,028	103	65	38
Multi Family	30 Units	220	202	15	10	5
TOTAL GROSS TRIPS (EXISTING)			1,230	118	75	43

* 11th Edition**Net Difference (Proposed Net Trip Generation Minus Existing Net Trip Generation)**

Land Use	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
TOTAL NET TRIPS (PROPOSED – EXISTING)	333	128	205

School Impact Analysis

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

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

Proposed Development Residential Units: 0 units

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

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

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

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

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

Potable Water Analysis

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

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

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

Sanitary Sewer Analysis

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

Solid Waste Analysis

The LOS for solid waste is 5 lbs. per day per capita. The estimated number of employees is 10, and the estimated solid waste generation is 50 lbs. per day. The proposed amendment will not cause a deficiency in the LOS.

Environmental Analysis

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

Rezoning

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

It is staff's understanding that the proposed driveway on alt key #1406552 would accommodate pedestrian, and golf cart (no vehicular traffic) and would be utilized in conjunction with special events occurring on the adjacent properties including the lake front property. The proposed plans indicate that the private driveway would end along the eastern boundary of the subject parcel. The amount of traffic generated by special events adjacent to residential areas raise a concern regarding noise and traffic generation along a residential street, especially during early morning hours. If approved, to address the noise issue, it is highly recommended that a 6' high solid fence and a 20' Type "B" buffer be installed along the northern and southern property boundary of this parcel.

The proposed private driveway does not extend into the area where the proposed special events would occur. The Owner is proposing providing grass parking; however, handicapped parking and access

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

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

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

Recommendation

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

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

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

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

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

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

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

Table 1 – Water Analysis

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

*Includes Yancey Amendment

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

Commercial based on 850 gpd per acre

Persons per household – 2.0

Table 2 – Water Analysis based on Zoning

Ordinance #	Acres	Proposed City Zoning	Maximum Development	Water Demand (gross) (mgpd)	Capacity or Deficit (mgpd)
City of Umatilla Current Capacity					0.278
FBC	31.45	PFD	920,967 SF	0.0267	0.0267
Total	31.45				0.2513

ORDINANCE 2026-I

AN ORDINANCE OF THE CITY OF UMATILLA, LAKE COUNTY, FLORIDA, PURSUANT TO SECTION 163.3187(1)(b), FLORIDA STATUTES; AMENDING THE FUTURE LAND USE DESIGNATION OF 31.45 ± ACRES OF LAND FROM SINGLE FAMILY LOW DENSITY, SINGLE FAMILY MEDIUM DENSITY, AND MULTI-FAMILY MEDIUM DENSITY TO INSTITUTIONAL UNDER THE CITY OF UMATILLA COMPREHENSIVE PLAN; FOR PROPERTY OWNED BY FIRST BAPTIST CHURCH OF UMATILLA GENERALLY LOCATED SOUTH OF CR 450 AND EAST OF N. ORANGE AVE.; DIRECTING THE CITY CLERK TO TRANSMIT THE AMENDMENT TO THE APPROPRIATE GOVERNMENTAL AGENCIES PURSUANT TO CHAPTER 163, FLORIDA STATUTES; AUTHORIZING THE CITY MANAGER TO AMEND SAID COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a petition has been received from First Baptist Church of Umatilla (the “Owner”) requesting that the Future Land Use designation of certain real property within the City limits of the City of Umatilla (the “City”) from Single Family Low-Density, Single-Family Medium Density, and Multi-Family Medium Density to Institutional, pursuant to the City’s Comprehensive Plan; and

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

WHEREAS, the proposed amendment applies to approximately 31.45 ± acres of land and does not increase the allowable residential density under the City of Umatilla Comprehensive Plan, consistent with Section 163.3187(1)(b), Florida Statutes; and

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

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

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

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

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

Section 1: Purpose and Intent. The Future Land Use designation of the following described property, being situated in the City of Umatilla, Florida, is hereby amended from Single Family Low-Density, Single-Family Medium Density, and Multi-Family Medium Density to Institutional, as set forth on Exhibit “A” and depicted on Exhibit “B”, attached hereto and incorporated herein by reference.

LEGAL DESCRIPTION: See Exhibit A

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

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

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

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

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

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

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

Section 6: Effective Date. This Ordinance shall become effective 31 days after adoption, provided no challenge is filed pursuant to Section 163.3187, Florida Statutes. If this Ordinance is challenged within 30 days after its adoption, this Ordinance shall not become effective until a final order is issued by the state land planning agency or the Florida Administration Commission determining that it is in compliance.

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

Christopher R. Creech, Mayor

ATTEST:

Approved as to Form:

Jessica Burnham, CMC, FCRM
City Clerk

Jennifer Cotch
City Attorney

Passed First Reading _____
Passed Second Reading _____
(SEAL)

ORDINANCE NO. 2026-I

**“EXHIBIT A”
LEGAL DESCRIPTION**

Parcel “A”

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

AND

Parcel “B”

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

AND

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

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

AND

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

AND

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

AND

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

AND

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

AND

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

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Parcel A:

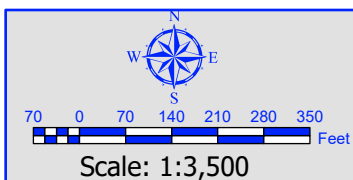
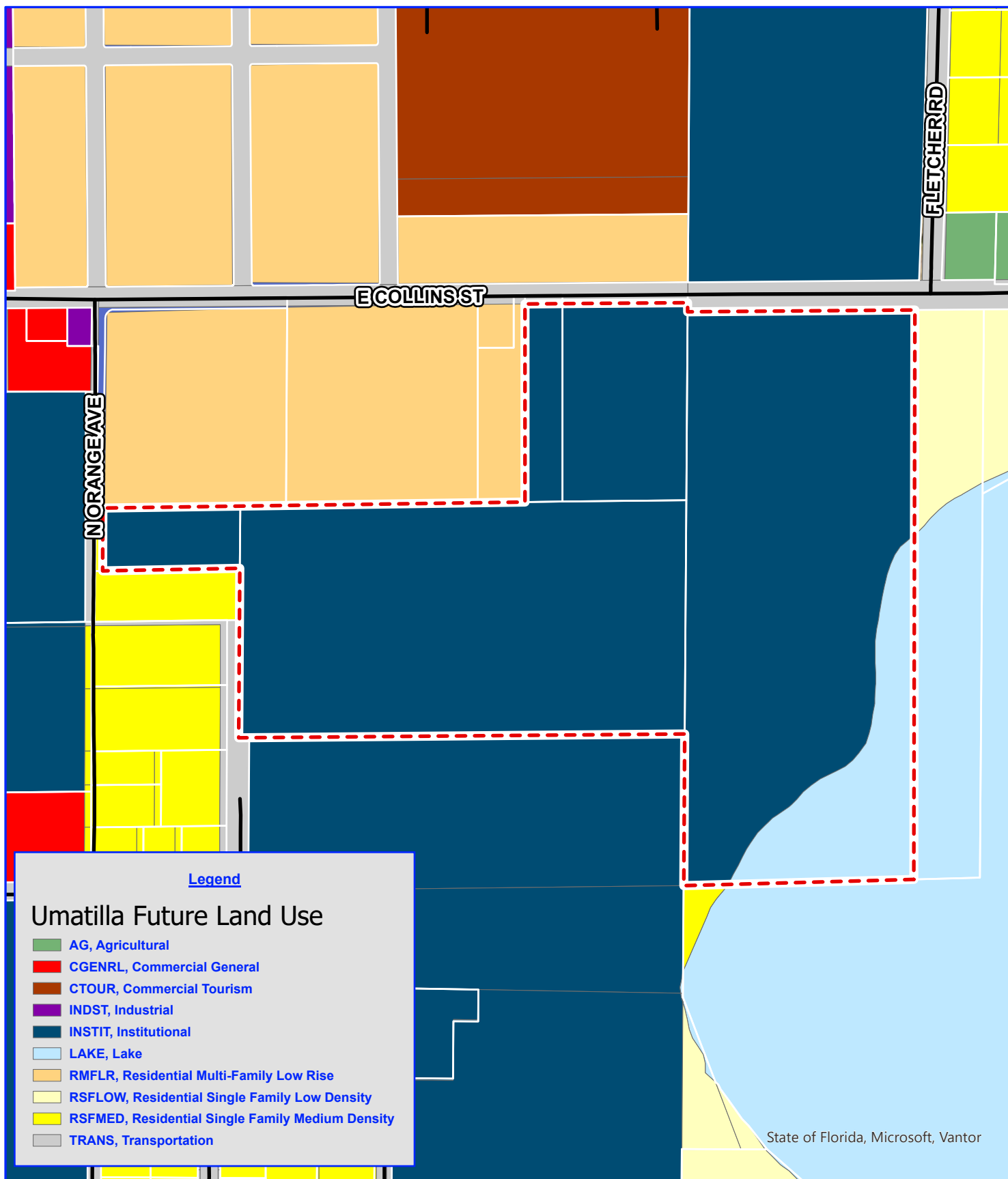
A portion of the Southeast ¼ of the Southeast ¼ of Section 12, Township 18 South, Range 26 East, Lake County, Florida, being more particularly described as follows:

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

Parcel B:

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

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



First Baptist Church of Umatilla

Umatilla, Florida
Proposed Future Land Use Map

Project: 399-25-16
File: Proposed FLU
Name: First Baptist Church
PM: S. Lindh
Date: November 21, 2025
Created By: T. Ramdass





Business Impact Estimate Exemption

Ordinance 2026-I, First Baptist Church of Umatilla SSCPA

Summary of Ordinance: **ORDINANCE NO. 2026-I**

AN ORDINANCE OF THE CITY OF UMATILLA, LAKE COUNTY, FLORIDA, PURSUANT TO SECTION 163.3187(1)(b), FLORIDA STATUTES; AMENDING THE FUTURE LAND USE DESIGNATION OF 31.45 ± ACRES OF LAND FROM SINGLE FAMILY LOW DENSITY, SINGLE FAMILY MEDIUM DENSITY, AND MULTI-FAMILY MEDIUM DENSITY TO INSTITUTIONAL UNDER THE CITY OF UMATILLA COMPREHENSIVE PLAN; FOR PROPERTY OWNED BY FIRST BAPTIST CHURCH OF UMATILLA GENERALLY LOCATED SOUTH OF CR 450 AND EAST OF N. ORANGE AVE.; DIRECTING THE CITY CLERK TO TRANSMIT THE AMENDMENT TO THE APPROPRIATE GOVERNMENTAL AGENCIES PURSUANT TO CHAPTER 163, FLORIDA STATUTES; AUTHORIZING THE CITY MANAGER TO AMEND SAID COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

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

- ☒ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;

¹ See Section 166.041(4), Florida Statutes.

- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. A development order or development permit, as defined in s. 163.3164, F.S.; a development agreement as authorized by ss. 163.3220-163.3243, F.S.; or a comprehensive plan amendment or land development regulation amendment initiated by an application by a private party other than the municipality;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.



CITY OF UMATILLA

AGENDA ITEM STAFF REPORT

DATE: June 17, 2026

MEETING DATE: July 7, 2026

SUBJECT: First Reading of Ordinance No. 2026-I-1, First Baptist Church of Umatilla Rezoning

BACKGROUND SUMMARY:

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

RECOMMENDATIONS:

Approval of Ordinance No. 2026-I-1, First Baptist Church of Umatilla Rezoning

FISCAL IMPACTS:

N/A

ATTACHMENTS:

1. FBC Staff Report_jmc
 2. Ordinance No. 2026-I-1, First Baptist Church of Umatilla Rezoning_jmc 6.18.26
 3. business-impact-estimate-_Ord 2026-I-1
-

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

Owner: First Baptist Church of Umatilla

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

Number of Acres: 31.45 ± acres

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

Proposed Zoning: Public Facilities District (PFD)

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

Proposed Land Use: Institutional

Date: June 16, 2026

Description of Project

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

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

Assessment

Small-Scale Comprehensive Plan Map Amendment

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

The proposed Institutional category is compatible with the adjacent properties, provides for the continued religious use, promotes orderly compact growth and is consistent with the City's Comprehensive Plan (FLU Policy 1-2.1.1, 1-2.8.1, 1-1.10.1, and 1-1.10.2).

For comprehensive plan purposes a maximum development scenario was utilized. Under the existing land uses the maximum residential development potential is 139 units. The proposed land use of Institutional allows the maximum development potential of 920,967 square feet per FLU Policy 1-2.1.1. The net result is a decrease of 178 residential units and an increase of 920,967 square feet.

The proposed amendment is consistent with the City's Comprehensive Plan and meets the following policies (among others):

Policy 1-2.1.1 (15): Land Use Designations, and Maximum Intensity and Density.

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

Policy 1-1.10.1: Land Use Allocation.

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

Policy 1-1.10.2: Promote Orderly, Compact Growth.

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

Trip Generation Analysis

A trip generation analysis was conducted on the existing and proposed land use utilizing a maximum development scenario. The result indicates that the amendment would increase traffic by 333 PM Peak Hour Trips. E. Collins Street (CR 450) is a collector roadway with an adopted level of service (LOS) of D. E. Orange Ave. is a local roadway with an adopted LOS of D. Prior to development, a traffic impact analysis will be required.

Proposed Land Use Program

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

10th Edition**Existing Land Use Program**

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
Single Family	109 Units	210	1,028	103	65	38
Multi Family	30 Units	220	202	15	10	5
TOTAL GROSS TRIPS (EXISTING)			1,230	118	75	43

* 11th Edition**Net Difference (Proposed Net Trip Generation Minus Existing Net Trip Generation)**

Land Use	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
TOTAL NET TRIPS (PROPOSED – EXISTING)	333	128	205

School Impact Analysis

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

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

Proposed Development Residential Units: 0 units

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

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

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

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

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

Potable Water Analysis

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

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

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

Sanitary Sewer Analysis

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

Solid Waste Analysis

The LOS for solid waste is 5 lbs. per day per capita. The estimated number of employees is 10, and the estimated solid waste generation is 50 lbs. per day. The proposed amendment will not cause a deficiency in the LOS.

Environmental Analysis

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

Rezoning

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

It is staff's understanding that the proposed driveway on alt key #1406552 would accommodate pedestrian, and golf cart (no vehicular traffic) and would be utilized in conjunction with special events occurring on the adjacent properties including the lake front property. The proposed plans indicate that the private driveway would end along the eastern boundary of the subject parcel. The amount of traffic generated by special events adjacent to residential areas raise a concern regarding noise and traffic generation along a residential street, especially during early morning hours. If approved, to address the noise issue, it is highly recommended that a 6' high solid fence and a 20' Type "B" buffer be installed along the northern and southern property boundary of this parcel.

The proposed private driveway does not extend into the area where the proposed special events would occur. The Owner is proposing providing grass parking; however, handicapped parking and access

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

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

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

Recommendation

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

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

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

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

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

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

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

Table 1 – Water Analysis

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

*Includes Yancey Amendment

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

Commercial based on 850 gpd per acre

Persons per household – 2.0

Table 2 – Water Analysis based on Zoning

Ordinance #	Acres	Proposed City Zoning	Maximum Development	Water Demand (gross) (mgpd)	Capacity or Deficit (mgpd)
City of Umatilla Current Capacity					0.278
FBC	31.45	PFD	920,967 SF	0.0267	0.0267
Total	31.45				0.2513

ORDINANCE 2026-I-1

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

WHEREAS, a petition has been submitted by First Baptist Church of Umatilla (the "Owner") requesting that approximately 31.45 acres of land be rezoned from Residential Professional, Low Density Residential, and Urban Residential to Public Facilities District (PFD);

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

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

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

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

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

Section 1: Purpose and Intent. The zoning classification of the property described below (the "Property") is hereby amended from Residential Professional, Low Density Residential, and Urban Residential to Public Facilities District (PFD), as defined in the City of Umatilla Land Development Regulations. The Property is more particularly described and depicted as set forth on "Exhibit A" (Legal Description) attached hereto and incorporated herein by reference.

LEGAL DESCRIPTION: See Exhibit "A"

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

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

Section 3: Zoning Map Amendment. The City Manager, or designee, is hereby directed to amend, alter, and implement the Official Zoning Map of the City of Umatilla to reflect the designation of the Property as Public Facilities District (PFD), consistent with this Ordinance.

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

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

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

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

Christopher Creech, Mayor
City of Umatilla, Florida

ATTEST:

Approved as to Form:

Jessica Burnham, CMC, FCRM
City Clerk

Jennifer Cotch
City Attorney

Passed First Reading _____
Passed Second Reading _____
(SEAL)

**“EXHIBIT A”
LEGAL DESCRIPTION**

Parcel “A”

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

AND

Parcel “B”

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

AND

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

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

AND

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

AND

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

AND

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

AND

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

AND

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

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Parcel A:

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

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

Parcel B:

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

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

MASTER DEVELOPER'S AGREEMENT

This Master Developer's Agreement (the "Agreement") is made this ____ day of _____, 2026, by and between the **CITY OF UMATILLA, a Florida municipal corporation** ("City"), whose address is 1 South Central Avenue, Umatilla, Florida 32784, and **First Baptist Church of Umatilla, a Florida not for profit corporation** ("Owner"), whose address 550 Hatfield Drive, Umatilla, Florida 32784, hereinafter referred to collectively as the "Parties."

RECITALS

1. The Owner desires to rezone 31.45 ± acres of property within the City of Umatilla, described and depicted as set forth on Exhibit "A" attached to and incorporated in this Agreement (hereafter referred to as the "Property").

2. The Property is currently located within the City of Umatilla and is currently zoned "Low Density Residential (R-3), Urban Residential (UR-5), and Residential Professional (RP) with a Future Land Use designations "Single Family Low Density," "Single Family Medium Density," and "Multi-Family Medium Density," as adopted by the City of Umatilla.

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

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

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

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

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

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

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

Section 2. Conditions Precedent; Effective Date. Owner has filed an application for a small-scale comprehensive plan amendment and rezoning for the Property. It is understood and agreed to by the City and the Owner that this Agreement shall not become effective, binding, or enforceable as to any party (the "Effective Date") unless and until: a) the City duly approves and adopts this Agreement, b) the City adopts an ordinance amending the Future Land Use Map, c) the City adopts an ordinance rezoning the Property to Public Facilities District ("PFD"); and (d) the time for challenge or appeal of such approvals has expired, or any challenge or appeal has been finally resolved in a manner that does not invalidate such approvals. The parties understand and acknowledge that the City is not bound to amend the future land use map and/or rezone the Property. The City shall have the full and complete right to approve or deny the applications for small scale comprehensive plan map amendment and

rezoning.

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

Notwithstanding the foregoing, Special Events on the Property may be authorized prior to CDP approval, provided such Special Events are approved by the City through a Special Event Plan or similar administrative approval process. No Special Event approval shall waive or satisfy CDP, site plan, building, fire, utility, school, stormwater, environmental, or other permit requirements applicable to permanent improvements or future development.

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

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

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

Section 4. Permitted Uses. Permitted Uses shall be:

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

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

- a. Maximum Impervious Surface Ratio (ISR) - Seventy-Five Percent (75%).
- b. Minimum Perimeter Building Setbacks as measured from the property line:
 - North - Adjacent to CR 450 - Thirty-five feet (35')
 - North - Twenty feet (20')
 - South - Twenty feet (20')
 - East - Twenty feet (20')
 - West - Twenty-five feet (25')
 - Adjacent to lake - Fifty feet (50')
- c. Interior buildings shall be setback a minimum of ten feet (10') from edge of pavement.
- d. Maximum building height shall be limited to thirty-five feet (35').
- e. Parking: The Applicant will be required to meet the parking requirements of the Umatilla Land Development Regulations for the proposed uses.
- f. For clarity and avoidance of doubt, the open space requirement associated with the development of the Property shall be 25% of the total developable acreage of the Property.

- g. All special events generating 250 visitors or more shall comply with the Special Event regulations of Article I, Section 6-6 of the Code of Ordinances even if alcoholic beverages are not proposed.
- h. ADA parking for the special event may be provided on the adjacent existing church facilities located at 550 Hatfield Drive. The patrons shall be provided transportation to and from the special event site and golf cart(s) or similar vehicles may be utilized to shuttle patrons utilizing the improved access drive to be located at 490 N. Orange Ave. Safe pedestrian access shall be provided from parking areas to the special event area including ADA accessible route. Temporary ADA accessible routes must be firm, stable, and slip-resistant without abrupt changes in level. Appropriate materials for temporary routes may be certain types of matting or plywood planking. Grass and sand are not compliant surfaces for accessible routes.
- i. Where portable toilets are provided, an accessible route shall be provided to the toilets. Five percent of the total number of toilets must be accessible.
- j. All fireworks shall be coordinated with the Umatilla Fire Department and any fees for stand by fire protection shall be the responsibility of the property owner.
- k. Outdoor activities shall not create a noise disturbance pursuant to Article IV of the City Code of Ordinances.
- j. Any zoning standard not specifically listed in this Agreement shall be in compliance with the PFD zoning district standards and other applicable sections of the Land Development Code.

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

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

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

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

transferred to City as a contribution in aid of construction. Owner and City may enter into a pioneering agreement regarding a proportionate share contribution for properties desiring to connect to the utility improvements. In the event the City requests that Owner construct utility lines in excess of the size needed to serve the Property, City and Owner shall negotiate in good faith to enter into a utility upsizing agreement. Septic systems may be used temporarily until central sewer service is available within 1,000 feet of the Property, at which time Owner shall connect to City utilities.

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

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

Section 11. Landscaping/Buffers. Owner has reviewed City's Land Development Code relating to landscaping and agrees to comply with such regulations. Owner shall, at its sole expense, install underground irrigation systems on all common areas of the Property, as well as exercise any other measures reasonably necessary to ensure the long-term maintenance of the landscaping. A twenty (20) foot wide Type "B" buffer shall be provided along the perimeter property boundaries. A 6' solid fence shall be provided within the buffer for the full property boundary along the northern and southern boundary on alternate key #1406552 and shall be installed prior to the City's acceptance thereof.

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

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

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

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

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

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

Section 17. Compliance with City Laws and Regulations. Except as expressly modified herein, all

development of the Property shall be subject to compliance with the City Land Development Code and City Code provisions, as amended, as well as regulations of County, State, local, and Federal agencies. All improvements and infrastructure shall be constructed to City standards.

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

Section 19. Enforcement/Effectiveness. A default by either party under this Agreement shall entitle the other party to all remedies available at law. This is a non-statutory development agreement which is not subject to or enacted pursuant to the provisions of Sections 163.3220 – 163.3243, *Florida Statutes*. Approval of Special Events prior to CDP approval shall not be construed as approval of development, site layout, infrastructure, or permanent improvements, nor shall such approval confer vested rights with respect to future development of the Property.

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

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

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

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

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

As to City:	City Manager City of Umatilla P.O. Box 2286 Umatilla, FL 32784-2286 352-669-3125 Telephone
Copy to:	Mayor City of Umatilla P.O. Box 2286 Umatilla, Florida 32784-2286 352-669-3125 Telephone

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

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 Effective Date and shall terminate ten (10) years thereafter; provided, however, that the term of this Agreement may be extended by mutual consent of the City and the Owner, subject to a public hearing.

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

Section 28. Severability. If any part of this Developer's Agreement is found invalid or unenforceable in any court, such invalidity or unenforceability shall not affect the other parts of this Developer's Agreement, if the rights and obligations of the parties contained herein are not materially prejudiced and if the intentions of the parties can be effected. To that end, this Developer's Agreement is declared severable.

IN WITNESS WHEREOF, the parties have set their hands and seals this ____ day of _____, 2026.

CITY OF UMATILLA, FLORIDA

By: _____
Christopher R. Creech, Mayor

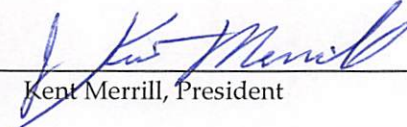
ATTEST:

Jessica Burnham
City Clerk

Jennifer Cotch, City Attorney

FIRST BAPTIST CHURCH OF UMATILLA,
a Florida not for profit corporation

J. KENT MERRILL
Printed Name: _____
Address: P.O. BOX 753
UMATILLA FL 32784

By: 
Kent Merrill, President

Printed Name: _____
Address: _____

STATE OF FLORIDA)
COUNTY OF LAKE)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6 day of July, 2026, by Kent Merrill, as President of the First Baptist Church of Umatilla, on behalf of the church, who is personally known to me ☐ or has produced _____ as identification.


(Signature of Notary Public - State of Florida)

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

Commission No.: 507493
My Commission Expires: 7-19-28



**“EXHIBIT A”
LEGAL DESCRIPTION**

Parcel “A”

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

AND

Parcel “B”

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

AND

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

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

AND

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

AND

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

AND

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

AND

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

AND

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

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Parcel A:

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

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

Parcel B:

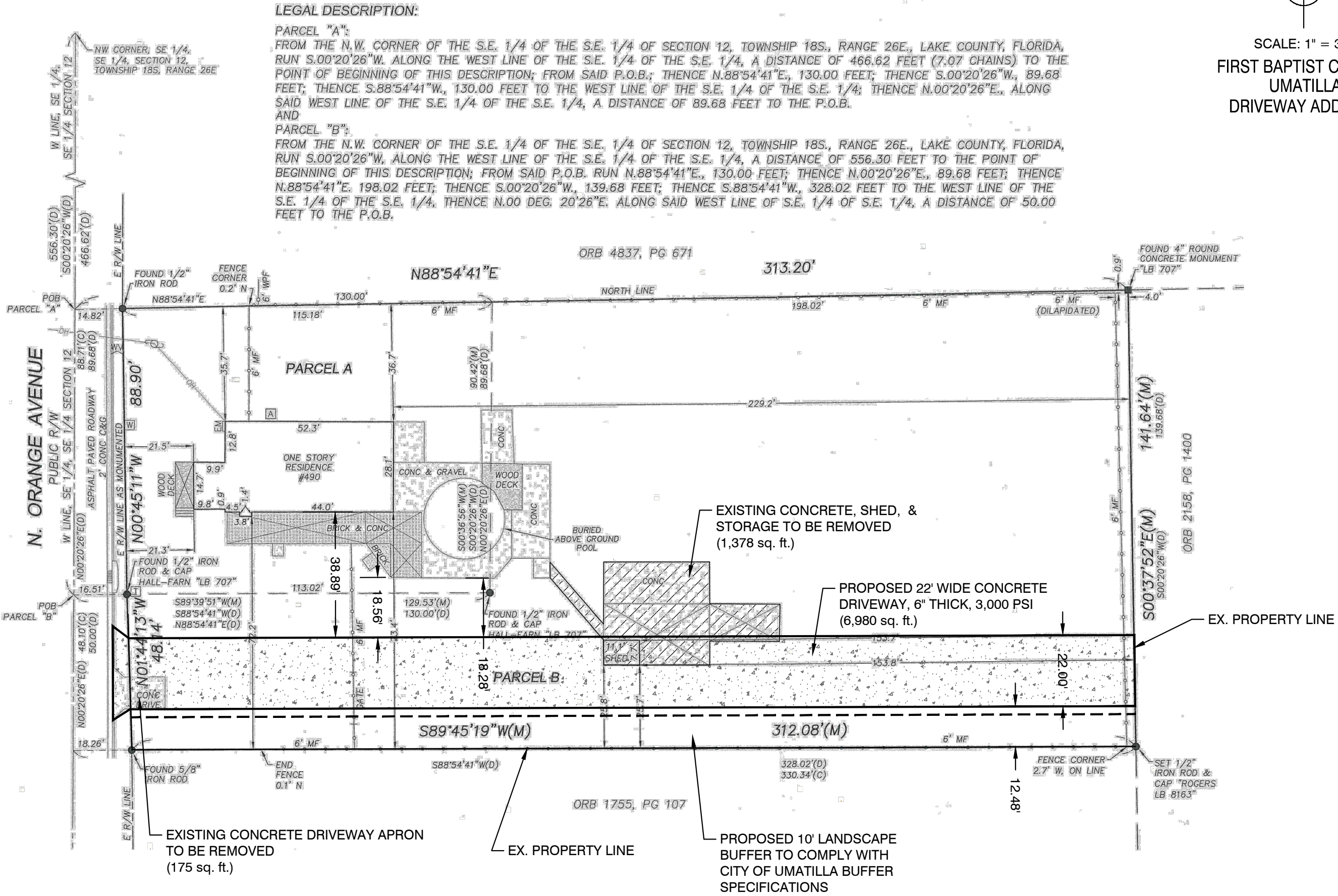
A portion of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 12, Township 18 South, Range 26 East, Lake County, Florida, being more particularly described as follows:

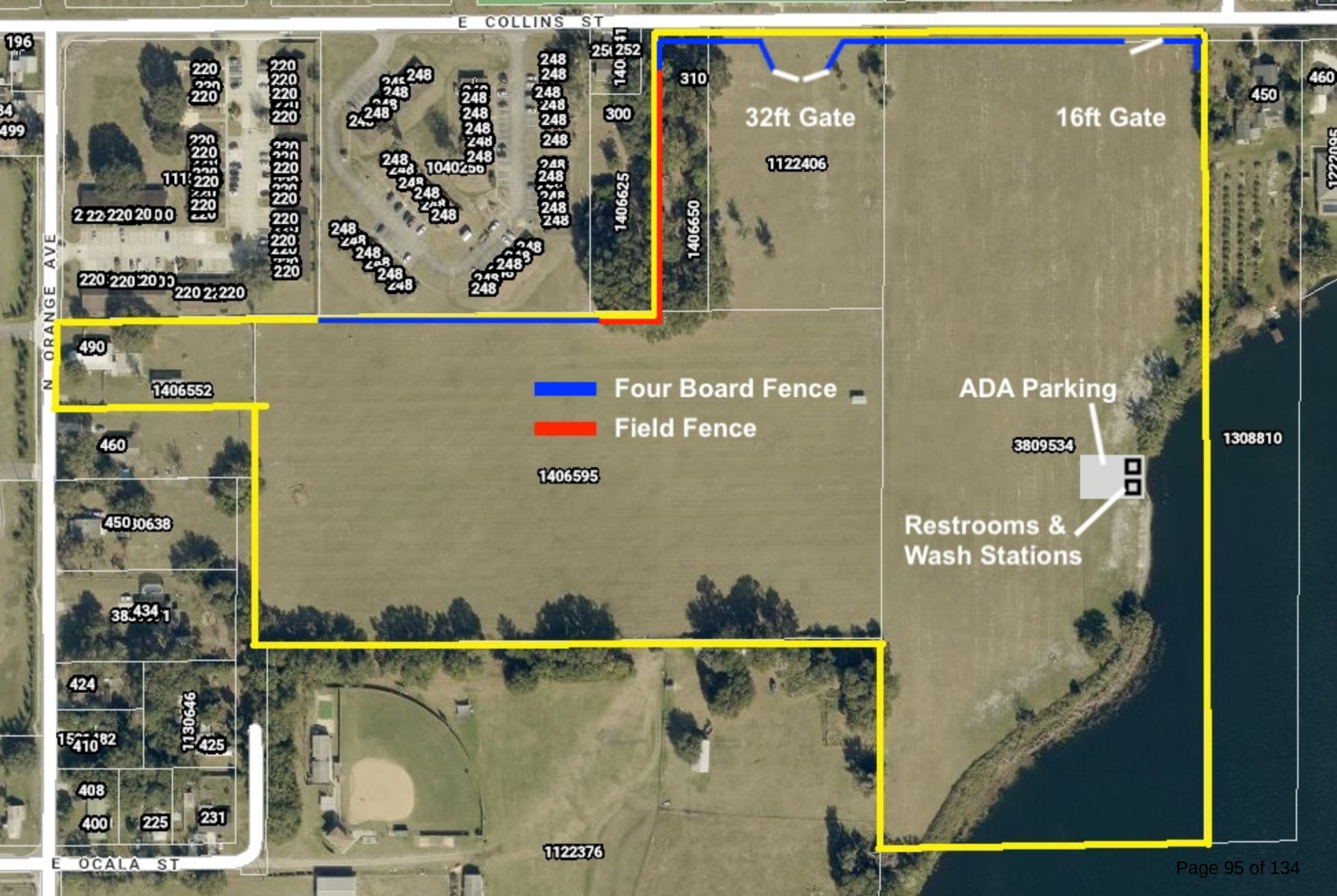
Commencing at the Northeast corner of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 12, run South $00^{\circ}17'57''$ West, along the East line of said Southeast $\frac{1}{4}$, a distance of 29.47 feet to a point on the Southerly maintained right of way line of East Collins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

EXHIBIT B Conceptual Development Plan



SCALE: 1" = 30'
FIRST BAPTIST CHURCH
UMATILLA
DRIVEWAY ADDITION





E COLLINS ST

32ft Gate

16ft Gate

1122406

Four Board Fence

Field Fence

ADA Parking

3809534

Restrooms & Wash Stations

1406595

1308810

1122376

E Ocala ST



Business Impact Estimate Exemption

Ordinance 2026-I-1, First Baptist Church of Umatilla Rezoning

Summary of Ordinance: **ORDINANCE NO. 2026-I-1**

AN ORDINANCE OF THE CITY OF UMATILLA, LAKE COUNTY, FLORIDA, REZONING APPROXIMATELY 31.45 + ACRES OF LAND FROM RESIDENTIAL PROFESSIONAL (RP), LOW DENSITY RESIDENTIAL (R-3), AND URBAN RESIDENTIAL (UR-5) TO PUBLIC FACILITIES DISTRICT (PFD), FOR PROPERTY OWNED BY THE FIRST BAPTIST CHURCH OF UMATILLA, GENERALLY LOCATED SOUTH OF CR 450 AND EAST OF N. ORANGE AVE.; APPROVING A MASTER DEVELOPER'S AGREEMENT FOR THE PROPERTY; PROVIDING FOR CONDITIONS OF APPROVAL; DIRECTING UPDATES TO THE OFFICIAL ZONING MAP: PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE. This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance.

- ☒ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;

¹ See Section 166.041(4), Florida Statutes.

- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. A development order or development permit, as defined in s. 163.3164, F.S.; a development agreement as authorized by ss. 163.3220-163.3243, F.S.; or a comprehensive plan amendment or land development regulation amendment initiated by an application by a private party other than the municipality;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.



CITY OF UMATILLA AGENDA ITEM STAFF REPORT

DATE: June 3, 2026

MEETING DATE: July 7, 2026

SUBJECT: First Reading of Ordinance No. 2026-E, Creech Trust SSCPA

BACKGROUND SUMMARY:

The applicant is requesting an amendment from Lake County Rural Transition (1 unit/5 net acres) to City Single Family Low Density (3 units/acre) on 3.6 ± acres. The existing adjacent County Land Use is Rural Transition and the existing adjacent City Land Use of Single Family Medium Density (5 units/acre) and City Agriculture.

The proposed Single Family Low Density category is compatible with the adjacent properties and will provide a transition of density between the existing County land use and City land use. The proposed land use is compatible with adjacent lands and promotes orderly compact growth (FLU Policy 1-1.10.2).

RECOMMENDATIONS:

Approval of Ordinance No. 2026-E, Creech Trust SSCPA

FISCAL IMPACTS:

N/A

ATTACHMENTS:

1. Staff Report_Creech_04-13-2026 Land Use V2
 2. Ordinance No. 2026-E, Creech Trust SSCPA jc
 3. business-impact-estimate-_Ord 2026-E
-

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

SSCPA AND REZONING

Owner: Christopher Ryan Creech Trust

General Location: North of Silver Drive and west of SR 19

Number of Acres: 3.6 ± acres

Existing Zoning: County Estate Residential (R-2)

Existing Land Use: Lake County Rural Transition (1 units/5 net acre)

Proposed Zoning: Low Density Residential District (R-3)

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

Date: April 13, 2026

Description of Project

The owner is seeking a small scale comp plan amendment and rezoning for a 3.6 ± acre site of which approximately 2.23 ± acres are considered uplands. The subject site is developed with one (1) residential unit.

	Surrounding Zoning	Surrounding Land Use
North	Lake County Agriculture (A)	Lake County Rural Transition (1 unit/5 net acres)
South	Lake County Estate Residential (R-2), City PUD	Lake County Rural Transition, City Single Family Medium Density (5 units/acre)
East	Lake County A, City PUD	Lake County Rural Transition, City Agriculture
West	Lake County R-2	Lake County Rural Transition

Assessment

Small Scale Comprehensive Plan Map Amendment

The applicant is requesting an amendment from Lake County Rural Transition (1 unit/5 net acres) to City Single Family Low Density (3 units/acre) on 3.6 ± acres. The existing adjacent County Land Use is Rural Transition and the existing adjacent City Land Use of Single Family Medium Density (5 units/acre) and

City Agriculture. The proposed Single Family Low Density category is compatible with the adjacent properties and will provide a transition of density between the existing County land use and City land use. The proposed land use is compatible with adjacent lands and promotes orderly compact growth (FLU Policy 1-1.10.2).

The subject site is currently developed with one (1) residential unit.

The data and analysis indicates that there is a need for additional residential lands to meet the projected population through the planning year 2035. The addition of 3.6 acres would assist in meeting this need.

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

Policy 1-1.1.1: Adequate Residential Land Area.

The Future Land Use Map shall designate sufficient land area for residential land uses according to a pattern that promotes neighborhood cohesiveness and identity, and that enables efficient provision of public facilities and services. A minimum of acres shall be allocated for residential land uses on the Future Land Use Map. Residential acreage allocated on the Future Land Use Map shall be sufficient to attract development to the City rather than outside the City limits.

Policy 1-1.1.6: Transition of Residential Densities.

The City shall pattern the transition of residential densities on the Future Land Use Map toward higher densities in areas accessible to employment and commercial areas and away from environmentally sensitive areas, while directing lower density residential in areas close to environmentally sensitive or agricultural areas.

Policy 1-1.1.7: Availability of Facilities to Support Residential Land Uses.

Residential densities shall be compatible with available public facilities and their capacity to serve development. Residential areas designated on the Future Land Use Map shall be allocated according to a pattern that promotes efficiency in the provision of public facilities and services, and furthers the conservation of natural resources. Public facilities shall be required to be in place concurrent within the impacts of new residential development as specified in Concurrency Management System.

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

2. Single-Family Low Density - 3 dwelling units/acre. Development shall be limited to single-family residential.

Policy 1-1.10.1: Land Use Allocation.

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

Policy 1-1.10.2: Promote Orderly, Compact Growth.

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

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

Policy 1-2.2.5: Single-Family Low Density Residential Development.

Development in the Single-Family Low Density category shall be limited to detached single-family dwelling units. Densities cannot exceed 3 dwelling units/acre. Mobile homes, multi-family, industrial or commercial land uses will not be permitted however, a mixed use PUD shall be allowed as outlined in Policy 1-1.11.1 and Public Facilities shall be allowed as outlined in Policy 1-2.1.2.

Traffic Impact Analysis –

The proposed amendment would not increase the daily trips as the site is developed as residential. Silver Drive is classified as a local roadway with an adopted Level of Service (LOS) of D. The amendment would not degrade the LOS.

School Impact Analysis – The amendment will not increase school age children as it is already developed as residential.

Potable Water Analysis

The subject site is within the City of Umatilla’s Utility Service Area and is currently served by central water.

Sanitary Sewer Analysis

The subject site is within the City of Umatilla’s Utility Service area; however, central sewer is not available. The site is currently served by on-site septic system.

Solid Waste Analysis

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

Environmental Analysis

The subject site is currently developed, is located partially within the 100-year flood plain, and contains wetlands and water bodies consisting of approximately 1.3 acres.

Recommendation

SSCPA

The proposed amendment to Single Family Low Density (3 units/acre) is consistent with the comprehensive plan as previously outlined. Staff recommends approval.

ORDINANCE 2026-E

AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, PURSUANT TO THE PROVISIONS OF FLORIDA STATUTE 163.3187(1)(b); AMENDING THE LAND USE DESIGNATION OF 3.6 ± ACRES OF LAND DESIGNATED AS LAKE COUNTY RURAL TRANSITION TO CITY SINGLE FAMILY LOW DENSITY IN THE CITY OF UMATILLA FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY CHRISTOPHER RYAN CREECH TRUST LOCATED NORTH OF SILVER DRIVE AND WEST OF SR 19; DIRECTING THE CITY MANAGER TO TRANSMIT THE AMENDMENT TO THE APPROPRIATE GOVERNMENTAL AGENCIES PURSUANT TO CHAPTER 163, FLORIDA STATUTES; AUTHORIZING THE CITY MANAGER TO AMEND SAID COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a petition has been received from Christopher Ryan Creech Trust, as owner, requesting that real property within the city limits of the City of Umatilla be assigned a land use designation from Lake County Rural Transition to City of Umatilla Single Family Low Density under the Comprehensive Plan for the City of Umatilla;

WHEREAS, the amendment would facilitate residential development and is in compliance with the policies of the City's comprehensive plan; and

WHEREAS, the required notice of the proposed small scale comprehensive plan amendment has been properly published as required by Chapter 163, Florida Statutes; and

WHEREAS, the Local Planning Agency for the City of Umatilla has reviewed the proposed amendment to the Comprehensive Plan and have made recommendations to the City Council of the City of Umatilla.

WHEREAS, the City Council reviewed said petition, the recommendations of the Local Planning Agency, staff report and any comments, favorable or unfavorable, from the public and surrounding property owners at a public hearing duly advertised;

WHEREAS, the City has held such public hearings and the records of the City provide that the owners of the land affected have been notified as required by law; and,

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

Section 1: Purpose and Intent.

That the land use classification of the following described property, being situated in the City of Umatilla, Florida, shall hereafter be designated from Lake County Rural Transition to City of Umatilla Single Family Low Density as depicted on the map attached hereto as Exhibit "A", and as defined in the Umatilla Comprehensive Plan.

LEGAL DESCRIPTION: See Exhibit "B"

Alternate Key # 2759607

- A. That a copy of said Land Use Plan Amendment is filed in the office of the City Manager of the City of Umatilla as a matter of permanent record of the City, and that matters and contents therein are made a part of this ordinance by reference as fully and completely as if set forth herein, and such copy shall remain on file in said office available for public inspection.
- B. That the City Manager, after passage of this Ordinance, is hereby directed to indicate the changes adopted in this Ordinance and to reflect the same on the Comprehensive Land Use Plan Map of the City of Umatilla.

Section 2: Severability.

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

Section 3: Conflict.

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4: Scrivener's Errors.

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

Section 5: Effective Date.

This Ordinance shall become effective 31 days after its adoption by the City Council. If this Ordinance is challenged within 30 days after its adoption, it may not become effective until the state land planning agency or Administrative Commission, respectively, issues a final order determining that this Ordinance is in compliance.

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

Zack Durbin, Vice 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"

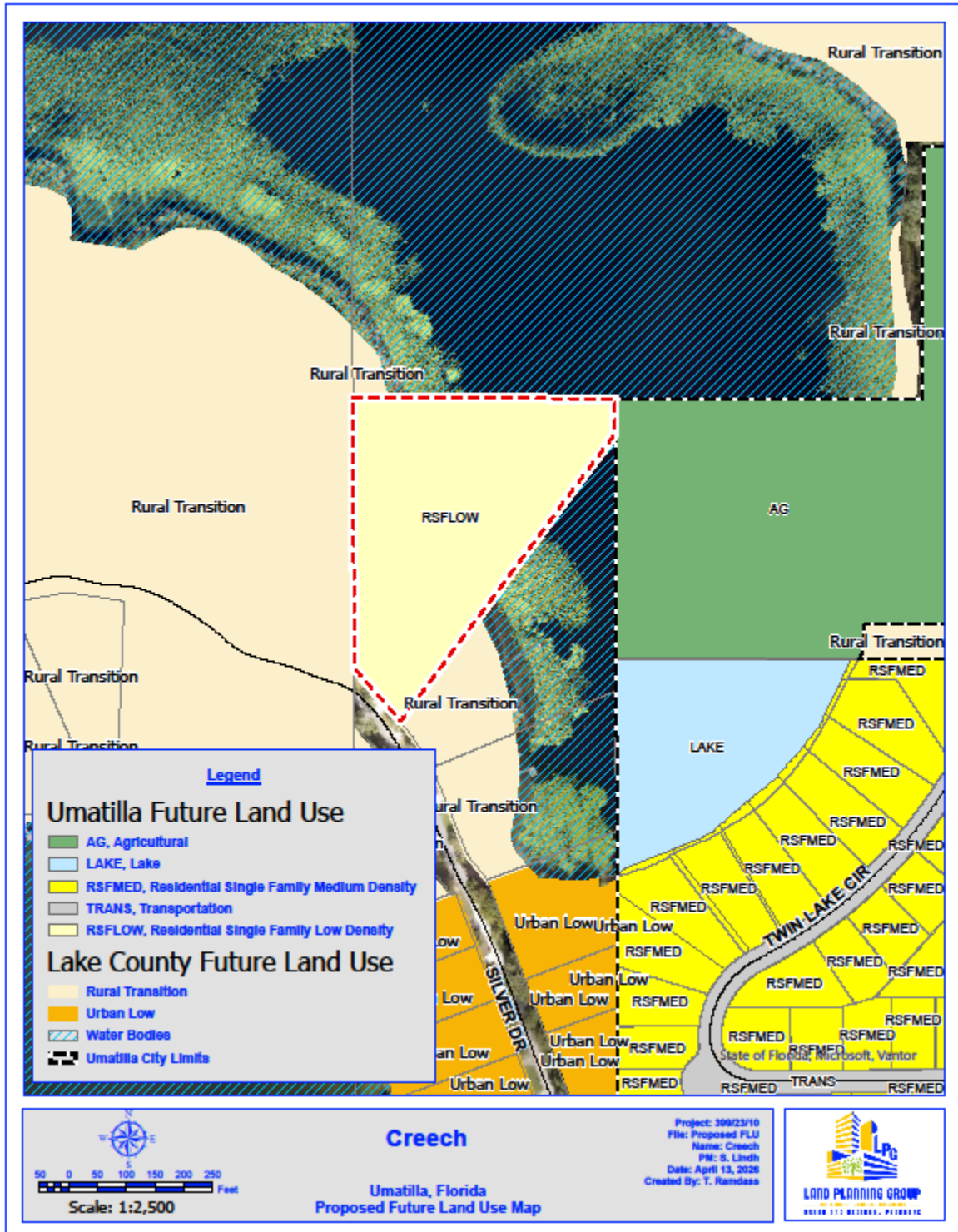


EXHIBIT "B"
LEGAL DESCRIPTION

That part of the West 453 feet of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ 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 $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 1, Township 18 South, Range 26 East, Lake County, Florida, run South $00^{\circ}05'50''$ East, along the West line of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 1, a distance of 522.74 feet, thence South $41^{\circ}14'32''$ East 85.0 feet, thence North $37^{\circ}08'54''$ East 655.05 feet to a point hereby designated as Point "A", return to Point of Beginning, run South $89^{\circ}46'52''$ East, along the North line of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 1, a distance of 453.0 feet, thence South $00^{\circ}05'50''$ East, along a line parallel to the West line of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ 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.



Business Impact Estimate Exemption

Ordinance 2026-E, Creech Trust SSCPA

Summary of Ordinance: **ORDINANCE NO. 2026-E**

AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, PURSUANT TO THE PROVISIONS OF FLORIDA STATUTE 163.3187(1)(b); AMENDING THE LAND USE DESIGNATION OF 3.6 ± ACRES OF LAND DESIGNATED AS LAKE COUNTY RURAL TRANSITION TO CITY SINGLE FAMILY LOW DENSITY IN THE CITY OF UMATILLA FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY CHRISTOPHER RYAN CREECH TRUST LOCATED NORTH OF SILVER DRIVE AND WEST OF SR 19; DIRECTING THE CITY MANAGER TO TRANSMIT THE AMENDMENT TO THE APPROPRIATE GOVERNMENTAL AGENCIES PURSUANT TO CHAPTER 163, FLORIDA STATUTES; AUTHORIZING THE CITY MANAGER TO AMEND SAID COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

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

- ☒ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;

¹ See Section 166.041(4), Florida Statutes.

- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. A development order or development permit, as defined in s. 163.3164, F.S.; a development agreement as authorized by ss. 163.3220-163.3243, F.S.; or a comprehensive plan amendment or land development regulation amendment initiated by an application by a private party other than the municipality;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.



CITY OF UMATILLA AGENDA ITEM STAFF REPORT

DATE: June 3, 2026

MEETING DATE: July 7, 2026

SUBJECT: First Reading of Ordinance No. 2026-E1, Creech Trust Rezoning

BACKGROUND SUMMARY:

The applicant is requesting that the site be rezoned from Lake County Estate Residential (R-2) which allows 2 units/acre to City Low Density Residential District (R-3) which allows 3 units/acre. The minimum lots size in the R-2 district is ½ acre with front setback of 25' and side and rear setbacks of 10'. The proposed rezoning to R-3 is compatible with the adjacent zonings of A, R-2 and PUD. The existing lot exceeds the minimum lot size requirement of the R-3 zoning district which is ½ acre lot with 85' of road frontage. The subject site has approximately 120' along the roadway and is 3.6 acres and the existing development meets the setback requirements of the zoning district (25' front, 10' side and 15' rear, shoreline setback – 35' for habitable structures).

The subject property is already served by the City of Umatilla water. Central sewer is not available and the site currently utilizes a septic tank.

RECOMMENDATIONS:

Approval of Ordinance No. 2026-E1, Creech Trust Rezoning

FISCAL IMPACTS:

N/A

ATTACHMENTS:

1. Staff Report_Creech_04-13-2026_SL V2
 2. Ordinance No. 2026-E1, Creech Trust Rezoning jc
 3. business-impact-estimate-_Ord 2026-E1 jc
-

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

SSCPA AND REZONING

Owner: Christopher Ryan Creech Trust

General Location: North of Silver Drive and west of SR 19

Number of Acres: 3.6 ± acres

Existing Zoning: County Estate Residential (R-2)

Existing Land Use: Lake County Rural Transition (1 units/5 net acre)

Proposed Zoning: Low Density Residential District (R-3)

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

Date: April 13, 2026

Description of Project

The owner is seeking a small scale comp plan amendment and rezoning for a 3.6 ± acre site of which approximately 2.23 ± acres are considered uplands. The subject site is developed with one (1) residential unit.

	Surrounding Zoning	Surrounding Land Use
North	Lake County Agriculture (A)	Lake County Rural Transition (1 unit/5 net acres)
South	Lake County Estate Residential (R-2), City PUD	Lake County Rural Transition, City Single Family Medium Density (5 units/acre)
East	Lake County A, City PUD	Lake County Rural Transition, City Agriculture
West	Lake County R-2	Lake County Rural Transition

Assessment

Rezoning

The applicant is requesting that the site be rezoned from Lake County Estate Residential (R-2) which allows 2 units/acre to City Low Density Residential District (R-3) which allows 3 units/acre. The minimum

lots size in the R-2 district is ½ acre with front setback of 25' and side and rear setbacks of 10'. The proposed rezoning to R-3 is compatible with the adjacent zonings of A, R-2 and PUD. The existing lot exceeds the minimum lot size requirement of the R-3 zoning district which is ½ acre lot with 85' of road frontage. The subject site has approximately 120' along the roadway and is 3.6 acres and the existing development meets the setback requirements of the zoning district (25' front, 10' side and 15' rear, shoreline setback – 35' for habitable structures).

The subject property is already served by the City of Umatilla water. Central sewer is not available and the site currently utilizes a septic tank.

Recommendation

Rezoning

The proposed rezoning of Low Density Residential District (R-3) is consistent with the county adjacent zoning of R-2, the city's comprehensive plan and land development regulations as previously outlined. Staff recommends approval.

ORDINANCE 2026-E1

AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, RECLASSIFYING 3.60 ± ACRES OF LAND ZONED LAKE COUNTY ESTATE RESIDENTIAL (R-2) TO THE DESIGNATION OF LOW DENSITY RESIDENTIAL DISTRICT (R-3) FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY CHRISTOPHER RYAN CREECH TRUST LOCATED NORTH OF SILVER DRIVE AND WEST OF SR 19; DIRECTING THE CITY MANAGER TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL TO THE CLERK OF THE CIRCUIT COURT, THE LAKE COUNTY MANAGER AND THE SECRETARY OF STATE OF THE STATE OF FLORIDA; PROVIDING FOR SEVERABILITY AND SCRIVENER'S ERRORS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a petition has been submitted by Christopher Ryan Creech, Trust, as owner, to rezone approximately 3.60 acres of land from Lake County Estate Residential (R-2) to City of Umatilla Low Density Residential District (R-3);

WHEREAS, the Petition bears the signature of all required parties; and

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

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

WHEREAS, upon review, certain terms pertaining to the development of the above-described property have been duly approved, and

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

Section 1: Purpose and Intent.

That the zoning classification of the following described property, being situated in the City of Umatilla, Florida, shall hereafter be designated as Low Density Residential District (R-3) as defined in the Umatilla Land Development Regulations and as depicted on the map attached hereto as Exhibit "A" and incorporated herein by reference.

LEGAL DESCRIPTION: See Exhibit "B".

Alternate Key # 2759607

Section 2: Zoning Classification.

That the property shall be designated as R-3, Low Density Residential District, in accordance with Chapter 6, Section 2(b) of the Land Development Regulations of the City of Umatilla, Florida.

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.

Zack Durbin, Vice 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"

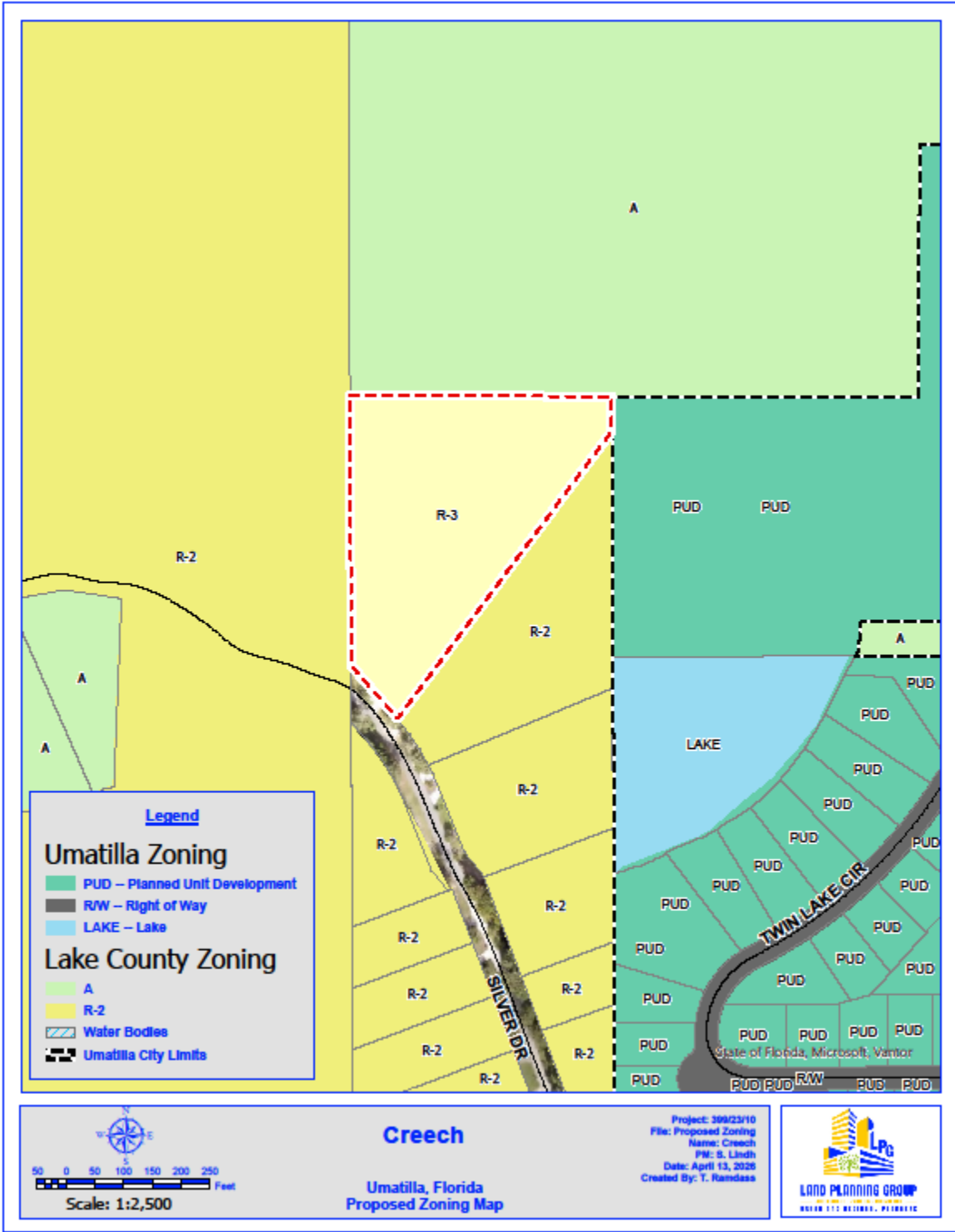


EXHIBIT "B"
LEGAL DESCRIPTION

That part of the West 453 feet of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ 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 $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 1, Township 18 South, Range 26 East, Lake County, Florida, run South $00^{\circ}05'50''$ East, along the West line of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 1, a distance of 522.74 feet, thence South $41^{\circ}14'32''$ East 85.0 feet, thence North $37^{\circ}08'54''$ East 655.05 feet to a point hereby designated as Point "A", return to Point of Beginning, run South $89^{\circ}46'52''$ East, along the North line of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 1, a distance of 453.0 feet, thence South $00^{\circ}05'50''$ East, along a line parallel to the West line of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ 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.



Business Impact Estimate Exemption

Ordinance 2026-E1, Creech Trust Rezoning

Summary of Ordinance: **ORDINANCE NO. 2026-E1**

AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, RECLASSIFYING 3.60 ± ACRES OF LAND ZONED LAKE COUNTY ESTATE RESIDENTIAL (R-2) TO THE DESIGNATION OF LOW DENSITY RESIDENTIAL DISTRICT (R-3) FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY CHRISTOPHER RYAN CREECH TRUST LOCATED NORTH OF SILVER DRIVE AND WEST OF SR 19; DIRECTING THE CITY MANAGER TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL TO THE CLERK OF THE CIRCUIT COURT, THE LAKE COUNTY MANAGER AND THE SECRETARY OF STATE OF THE STATE OF FLORIDA; PROVIDING FOR SEVERABILITY AND SCRIVENER'S ERRORS; PROVIDING FOR AN EFFECTIVE DATE.

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

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;

¹ See Section 166.041(4), Florida Statutes.

- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
 - a. A development order or development permit, as defined in s. 163.3164, F.S.; a development agreement as authorized by ss. 163.3220-163.3243, F.S.; or a comprehensive plan amendment or land development regulation amendment initiated by an application by a private party other than the municipality;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.



CITY OF UMATILLA AGENDA ITEM STAFF REPORT

DATE: June 24, 2026

MEETING DATE: July 7, 2026

SUBJECT: Resolution No. 2026-10, Lake County Community Development Block Grant Program for FY 2027-2029

BACKGROUND SUMMARY:

The City of Umatilla has the opportunity to participate in the Lake County Community Development Block Grant (CDBG) Program through an Interlocal Cooperation Agreement with Lake County. Participation in the program maintains the City's eligibility for federal CDBG funding administered by Lake County and provides access to future funding opportunities for community development, housing, infrastructure, and public facility projects that benefit low and moderate-income residents.

The last three year's HUD allocations are listed below.

FY 24-25 - \$1,900,542

FY 25-26 - \$1,848,798

FY 26-27 - \$1,902,535

While projects are individually reviewed for eligibility based on HUD criteria and shovel-readiness, approved projects from participating municipalities over these years ranged from \$40K to \$400K. Larger projects may be completed in phases over separate funding years as well.

The City participation will be three federal fiscal years, 2027-2028-2029.

RECOMMENDATIONS:

Approval of Resolution No. 2026-10, Lake County Community Development Block Grant Program For FY 27-29

FISCAL IMPACTS:

N/A

ATTACHMENTS:

1. Lake County Development Block Grant Program
 2. Resolution No. 2026-10 CDBG Urban County Coop Agr 2026_jmc
 3. Exhibit A Umatilla FY27-29_UCP Cooperative Agreement_clean_6.19.26
-



Office of Housing & Community Services
P.O. Box 7800 • 2008 Classique Lane • Tavares, FL 32778

June 1, 2026

Aaron Mercer, City Manager
City of Umatilla
P.O. Box 2286
Umatilla, FL 32784

Re: Participation in Lake County Community Development Block Grant Program for Fiscal Years 2027, 2028 and 2029

Dear Mr. Mercer:

Lake County qualifies as an Urban County Entitlement Community under the U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) Program. Currently, Lake County is inviting your community to consider your participation in the CDBG Program for Fiscal Years 2027, 2028 and 2029. In accordance with HUD deadlines, a response from your municipality is required by July 7, 2026. In order to participate in the Lake County CDBG Program, your municipality must adopt a resolution to agree to participate and execute a Cooperation Agreement, both of which will be forwarded under separate cover once your decision letter has been received, should you decide to opt in. Opt-in decision letters will need to be received by our office no later than Friday, June 12, 2026, to allow time for Cooperation Agreements to be drafted.

Your municipality's decision to authorize inclusion, or elect exclusion, from the program will be effective for three years covering the federal fiscal years 2027, 2028 and 2029. Please note that the amount of CDBG funds awarded to Lake County is based on the population within the municipalities participating in the CDBG program; exclusion by a municipality will effectively reduce available funds to all of Lake County.

In order to calculate Lake County's entitlement grant for 2027, HUD needs to know which jurisdictions are participating in our County. Therefore, we must receive the adopted certified resolution and two executed Cooperation Agreements of your intent to participate in the program, no later than July 7, 2026.

Municipalities authorizing inclusion in the County CDBG Program are not eligible to apply for grants under the State of Florida CDBG program.

P 352.742.6540 • F 352.742.6542
Board of County Commissioners • www.lakecountyfl.gov

Antony Sabatini
District 1

Sean M. Parks, AICP, QEP
District 2

Kirby Smith
District 3

Leslie Campione
District 4

Timothy Morris
District 5

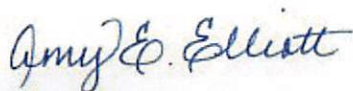
In accordance with Federal regulations, Lake County is notifying your municipality that it has the option to elect to be excluded from the CDBG entitlement program. If your municipality elects to be excluded from the CDBG entitlement program, please notify this office and the US HUD Jacksonville Field Office (address provided below) in writing by July 7, 2026. Such election to be excluded will be effective for the entire three-year period for which the urban county qualifies (federal fiscal years 2027, 2028, and 2029), unless your municipality specifically elects to be included in a subsequent year for the remainder of Lake County's three-year qualification period.

Notification of exclusion should be forwarded to:

Ms. Alesia Scott-Ford, Director
Community Planning & Development Division
ATTN: Larry M. Lopez, Senior CPD Representative
U. S. Dept. of Housing & Urban Development
Jacksonville Field Office
400 West Bay Street, Suite 1015
Jacksonville, Florida 32202

Thank you for considering participation in the Lake County CDBG Program. Please do not hesitate to contact me with any questions about this request or the Lake County CDBG program.

Sincerely,

A handwritten signature in blue ink that reads "Amy E. Elliott". The signature is written in a cursive, flowing style.

Amy Elliott
Associate Director

RESOLUTION NO. 2026-10

A RESOLUTION OF THE CITY OF UMATILLA, FLORIDA, PERTAINING TO THE URBAN COUNTY COOPERATION AGREEMENT RELATING TO THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM; PROVIDING FOR APPROVAL OF AGREEMENT AND AUTHORIZATION TO EXECUTE; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, under Title I of the Housing and Community Development Act of 1974, as amended (“Title I”), the Secretary of the U.S. Department of Housing and Urban Development is authorized to extend financial assistance to communities in the elimination or prevention of slums or urban blight, or activities which will benefit low- and moderate-income persons or other urgent community development needs; and

WHEREAS, Title I provides federal funding to Lake County, Florida (the “County”), to carry out eligible community development activities; and

WHEREAS, the City of Umatilla (the “City”) is interested in cooperating with the County to undertake, or assist in undertaking, community and housing assistance activities that benefit low- and moderate-income persons in the City; and

WHEREAS, the City has determined that participation in the Lake County Urban County Entitlement Community Development Block Grant Program will promote the health, safety and welfare of its citizens.

NOW, THEREFORE, BE IT RESOLVED by the City as follows:

Section 1. Recitals. The above recitals are hereby adopted as legislative findings of the City and are ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution upon adoption hereof.

Section 2. Approval of Agreement and Authorization to Execute. The Urban County Cooperation Agreement Relating to the Community Development Block Grant Program between Lake County, Florida and the City of Umatilla, attached hereto as **Exhibit A**, is hereby approved. The Mayor, or designee, is authorized to execute the Urban County Cooperation Agreement Relating to the Community Development Block Grant Program on behalf of the City.

Section 3. Implementing Administrative Actions. The City Manager is hereby authorized and directed to take such actions as may be deemed necessary and appropriate in order to implement the provisions of this Resolution. The City Manager may, as deemed appropriate, necessary, and convenient, delegate the powers of implementation as herein set

forth to such City employees as are deemed effectual and prudent.

Section 4. Savings Clause. All prior actions of the City pertaining to the Urban County Cooperation Agreement Relating to the Community Development Block Grant Program, which is the subject of this Resolution, as well as any and all matters relating thereto, are hereby ratified and affirmed consistent with the provisions of this Resolution.

Section 5. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Resolution, as determined by the City Clerk and City Attorney, may be corrected.

Section 6. Conflicts. All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

Section 7. Severability. If any section, sentence, clause, or phrase of this Resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, the holding will in no way affect the validity of the remaining portions of this Resolution.

Section 8. Effective Date. This Resolution shall take effect upon its adoption.

PASSED AND ADOPTED this _____ day of _____, 2026.

Christopher R. Creech, Mayor

ATTEST:

Jessica Burnham, CMC, FCRM, City Clerk

Approved as to form and legality:

Jennifer M. Cotch, City Attorney

EXHIBIT "A"

Urban County Cooperation Agreement Relating to the
Community Development Block Grant Program
between the City and Lake County, Florida

**URBAN COUNTY COOPERATION AGREEMENT
RELATING TO THE
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM**

This is an Urban County Cooperation Agreement (“Agreement”) between **LAKE COUNTY, FLORIDA**, a political subdivision of the State of Florida ("COUNTY"), through its Board of County Commissioners, and the **City of Umatilla** a municipal corporation organized under the laws of the State of Florida ("CITY"), through its CITY Council/Commission (each a “Party” and collectively, the “Parties”).

WITNESSETH:

WHEREAS, the Housing and Community Development Act of 1974, as amended, makes provisions whereby urban counties may enter into cooperation agreements with certain units of local government to undertake or assist in undertaking essential activities pursuant to Community Development Block Grants (CDBG), and, where applicable, the Home Investment Partnership (HOME) Program, if at such time the COUNTY should become eligible to receive a HOME allocation, all of which are collectively referred to hereafter as “CDBGs;” and

WHEREAS, the COUNTY has qualified as an “urban county” under United States Department of Housing and Urban Development’s (HUD) definition in 24 CFR § 570.3 for Fiscal Years (FY) 2024, 2025, and 2026, and intends to re-qualify as an urban county for the next successive three-year period (FY 2027, 2028, and 2029) as required by HUD; and

WHEREAS, the COUNTY has developed and received approval of their Consolidated Plan, required by 24 CFR § 570.302 and 24 CFR Part 91, which covers the use of grant funds received under the CDBG and HOME Programs; and

WHEREAS, the COUNTY has the authority to carry out the essential community development and housing activities in the unincorporated areas of Lake County and seeks, through this Agreement, the authority by the CITY to carry out essential community development and housing activities within the CITY; and

WHEREAS, it is the desire of the Parties that the COUNTY undertake activities in its role as an urban county necessary to plan and carry out or assist in carrying out the Community Development Program through the implementation of its Consolidated Plan for the benefit of residents of Lake County in unincorporated areas and within the CITY’S limits.

NOW, THEREFORE, in consideration of the mutual covenants, premises, and representations, the Parties agree as follows:

Section 1. The foregoing recitals are hereby adopted as legislative findings of the Board of County Commissioners and are ratified and confirmed as being true and correct and are hereby made a specific part of this Agreement upon adoption hereof.

Section 2. The CITY hereby authorizes the COUNTY to submit for and receive funding under the CDBG Entitlement Program and the HOME Program (CDBGs) from the HUD for fiscal years 2027, 2028, and 2029, and all successive three-year qualification periods thereafter. The CITY further authorizes the inclusion of the CITY’S population for the purposes of calculating and making CDBGs directly to the COUNTY.

Section 3. The COUNTY shall, at no cost to the CITY, provide staff resources and other services necessary for planning and administering the Community Development Program.

Section 4. The COUNTY and CITY hereby agree that this Agreement covers the CDBG Entitlement Program and where applicable, and the HOME Program, collectively referred to herein as CDBGs.

Section 5. By executing this Agreement, the CITY hereby states that it understands it:

A. May not apply for grants from appropriations under the State CDBG Program for the fiscal years during the period in which it is participating in the Urban County CDBG Program; and

B. May receive a formula allocation under the HOME Program only through the COUNTY. Thus, even if the COUNTY does not receive a HOME formula calculation, the CITY cannot form a HOME consortium with other local governments; provided, however, that this does not preclude the COUNTY or the CITY from applying to the State for HOME funds, if the State allows.

Section 6. The CITY hereby acknowledges that pursuant to 24 CFR § 570.501(b) the CITY is subject to the same requirements as are applicable to subrecipients, including the requirement of a written agreement set forth in 24 CFR § 570.503.

Section 7. The COUNTY and the CITY do hereby agree to cooperate to undertake, or assist in undertaking, community renewal and lower income housing assistance activities. The COUNTY will ensure that CITY officials and the citizens of the CITY have direct and frequent access to and influence on the process by which decisions are made concerning Community Development projects which either directly or indirectly affect the CITY through public hearing requirements as part of the Consolidated Planning process.

Section 8. The COUNTY and the CITY shall cooperate in the implementation of the approved Consolidated Plan during the period of the agreement for which the COUNTY qualifies as an urban county and for additional time as may be required for the expenditure of funds granted to the COUNTY for such period. The COUNTY has final responsibility for selecting CDBGs and filing the Consolidated Plan and annual Action Plans with HUD.

Section 9. With reference to the use of the CDBGs and funds to be received by the COUNTY, including any program income generated from the expenditure of CDBGs, the COUNTY may either carry out the Community Development Program on behalf of the CITY or, in the event that the Parties determine it is feasible for the CITY to perform any services in connection with the Community Development Program, the COUNTY may permit the CITY, through a separate written agreement, to carry out activities or projects in conformance with the COUNTY'S Community Development Program.

Section 10. The CITY does hereby agree to inform the COUNTY, in writing, of any income generated by the expenditure of CDBGs received by the CITY and that such program income must be paid to the COUNTY or may be retained by the CITY only if its use is defined in the separate agreement referenced in Section 9 above. The CITY agrees that any program income authorized to be retained under a separate agreement may only be used for eligible activities in accordance with all CDBG (and HOME, where applicable) requirements as may then apply.

Section 11. The Parties agree that the COUNTY has the responsibility for monitoring and reporting to HUD on the use of any such program income thereby requiring appropriate record keeping and reporting by the CITY as required by 24 CFR § 570.501 and 24 CFR § 570.504. In the event the CITY closes out an income generating project or becomes eligible to receive CDBGs funds as an entitlement community, any program income on hand or received subsequent to the close out or change in status shall be paid to the COUNTY.

Section 12. The CITY shall not sell, trade, or otherwise transfer all or any portion of the CDBGs to another such metropolitan CITY, urban county, unit of general local government, or Indian Tribe, or insular area that directly or indirectly receives CDBGs in exchange for any other funds, credits or

non-federal considerations, but must use the CDBGs for activities eligible under Title I of the Housing and Community Development Act of 1974 (P.L. 93-383) as amended.

Section 13. The CITY hereby agrees to notify the COUNTY, in writing, of any modification or change in use of real property from that planned at the time of acquisition or improvement with CDBGs including disposition. In the event property acquired or improved with CDBG funds is sold or transferred for a use which does not qualify under the CDBGs regulations, the COUNTY shall be reimbursed by the CITY an amount of the fair market value equal to the portion which CDBGs funds represented of the initial purchase price and improvements. All program income received by the COUNTY from the disposition or transfer or received from the income generating projects after the time when the CITY becomes an entitlement community shall be used for eligible activities within the COUNTY'S urban county program.

Section 14. The Parties do hereby mutually commit to take all actions necessary to assure compliance with the COUNTY'S certification required by Section 104(b) of Title I of the Housing and Community Development Act of 1974, as amended. CDBGs will be conducted and administered by the Parties in conformity with Title VI of the Civil Rights Act of 1964, and the implementing regulations at 24 CFR part 1; the Fair Housing Act, and the implementation of the regulations at 24 CFR part 100; will and affirmatively furthering fair housing. The Parties shall also comply with Section 109 of Title I of the Housing and Community Development Act of 1974, and implementing regulations at 24 CFR part 6, which incorporates Section 504 of the Rehabilitation Act of 1973, and the implementing regulations at 28 CFR part 35; Title II of the Americans with Disabilities Act, and the implementing regulations at 28 CFR part 35; the Age Discrimination Act of 1975, and the implementing regulations at 24 CFR part 146; Section 3 of the Housing and Urban Development Act of 1968; and all other applicable laws.

Section 15. The Parties acknowledge that the COUNTY is prohibited from funding activities in, or in support of, any cooperating municipality that does not affirmatively further fair housing within its own jurisdiction, or that impedes the COUNTY'S actions to comply with the COUNTY'S fair housing certification.

Section 16. The CITY and the COUNTY shall only be liable for negligence under this Agreement to the extent permitted under Chapter 768.28 of the Florida Statutes, as it may be amended from time to time. This section shall not be construed as waiving any defense or limitations which either party may have against any claim or cause of action by any person not a party to the Agreement.

Section 17. The term of this Agreement shall extend through a three-year period from the date the last party hereto signs this Agreement, and shall cover HUD FY 2027, 2028, and 2029. This Agreement will automatically be renewed for participation in successive three-year qualification periods, unless the COUNTY or the CITY provides written notice that it elects not to participate in a new qualification period. The COUNTY, by the date specified in HUD'S urban county qualification notice for the next qualification period, will notify the CITY, in writing, of its right to make such election. A copy of the COUNTY'S notification to the CITY shall be sent to the HUD Field Office, along with a copy of any written notice from the CITY indicating its election not to participate in future qualification periods, if any.

Section 18. Failure by either the COUNTY or the CITY to adopt an amendment to the Agreement incorporating all changes necessary to meet the requirements for cooperation agreements set forth in the Urban County Qualification Notice applicable for a subsequent three-year urban county qualification period, and to submit the amendment to HUD as provided in the urban county qualification notice, will void the automatic renewal of such qualification period.

Section 19. This Agreement will remain in effect until the CDBG (and HOME, where applicable) funds and program income received (with respect to the three-year qualification period of FY 2027, 2028, and 2029, and any successive three-year qualification periods) are expended and the funded activities completed. The COUNTY or the CITY may not terminate or withdraw from the Agreement

while the Agreement remains in effect; provided, however, that the CITY may terminate or withdraw from this Agreement if the COUNTY does not receive a grant for any year during such three-year qualification period.

Section 20. By signing this Agreement, the CITY hereby verifies that it has adopted and is currently enforcing:

A. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in nonviolent civil rights demonstrations; and

B. A policy of enforcing applicable state and local laws against physically barring entrance to or exit from a facility or location which is the subject of such a nonviolent civil rights demonstration within its jurisdiction.

Section 21. Notices and demands which are required to be given pursuant to this Agreement will be made as follows:

A. All notices, demands, or other writings required to be given or made or sent pursuant to this Agreement, or which may be given or made or sent, by any Party, shall be deemed to have been fully given or made or sent when in writing and addressed as follows:

COUNTY:

Director
Office of Housing & Community Services
Lake County
P.O. Box 7800
Tavares, Florida 32778

CITY:

Aaron Mercer, City Manager
City Manager's Office
City of Umatilla
P.O. Box 2286
Umatilla, FL 32784

With a copy to:

Lake County Attorney
P.O. Box 7800
Tavares, Florida 32778

B. All notices required, or which may be given hereunder, shall be considered properly given if (1) personally delivered, (2) sent by certified United States mail, return receipt requested, or (3) sent by Federal Express or other equivalent overnight delivery company.

C. The effective date of such notices shall be the date personally delivered, or if sent by mail, the date of the postmark, or if sent by overnight letter delivery company, the date of the notice picked up by overnight delivery company.

D. The Parties may designate other parties or addresses to which notice shall be sent by notifying, in writing, the other party in a manner designated for the filing of notice hereunder.

Section 22. Upon signature of the last party to sign, this Agreement supersedes all previous agreements between the Parties relating to urban county participation.

IN WITNESS WHEREOF, the CITY and COUNTY have made and executed this Agreement on the respective dates under each signature: the COUNTY through its Board of County Commissioners, signing by and through its Chairman, and by CITY signing by its duly authorized representative.

_____, FLORIDA

Aaron Mercer, City Manager/Major

This ____ day of _____, 2026.

ATTEST:

CITY Clerk

Approved as to form and legality:

CITY Attorney

**BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA**

ATTEST:

Gary J. Cooney, Clerk
Board of County Commissioners
of Lake County, Florida

Leslie Campione, Chairman

This ____ day of _____, 2026.

Approved as to form and legality:

Melanie Marsh, County Attorney



Umatilla Public Library FY 25-26

May 2026

Library Monthly Reports FY 25-26

	Q 1	Q 2	May-26	FY 25-26
Visits (<i>door count halved</i>)	11,307	13,468	3,564	32,603
Checkouts	7,233	7,072	2,219	19,143
E-Books (digital)	1,718	1,652	692	4,653
Total Circulation	8,951	8,724	2,911	23,796
FL ILL Received	3	3	4	14
FL ILL Lent	12	15	4	48
New Patrons	93	128	20	265
Patron Computer Sessions	1,075	1,170	446	3,208
Adult Volunteer Hours	-	-	-	-
Attendance Family Programs	537	467	60	1,156
Attendance Adult Programs	260	371	57	861
Attendance Teen Programs	283	273	45	684
Attendance Juvenile Programs	829	943	63	2,094
Total # of Programs	147	159	21	376
Meeting room Rental	-	-	-	\$50 .00
Cash to city (including cc)	\$1,698.98	\$3,106.96	\$441.20	\$5,738.79

Highlights

Food for Fines

Food for fines paid \$302 worth of fines this May. The food pantry at the First Baptist Church in Umatilla received all of the donations.

Kanopy

LakeView Terrace's library patrons requested access to Kanopy, a video streaming service featuring content from the BBC, PBS, the Great Courses and more. After making inquiries, the vendor was willing to provide Umatilla Public Library's patrons with access at a discounted price point. Now all Umatilla library patrons are able to access premium content for free using their library cards. Parents may also set a parental control and allow younger children to safely view content curated just for them. Start streaming at <https://umatillafl.kanopy.com/>.

UMATILLA POLICE DEPARTMENT PRESS RELEASE

May 26, 2026 through June 1, 2026

ARREST

n/a

CRIMINAL CITATIONS REQUIRING COURT APPEARANCE

n/a

REPORTS FILED

05/26/2026	3:09 p.m.	Officers responded to a residence in the area of Cayman Circle to assist the Department of Children and Families with commencing a case. DCF case was closed.
05/27/2026	6:27 p.m.	Officers responded to a residence in the area of South Central Avenue reference a stolen license plate. A report was taken.
05/28/2026	8:45 a.m.	Officers responded to a gas leak on Wisteria Avenue. The residents in the area were notified of the leak. TECO gas responded and was able to pinch the gas line to make the area safe. The scene was turned over to TECO.
05/28/2026	6:08 p.m.	Officers responded to the police department in reference to a subject wanting to make a complaint about his neighbor. No criminal activity had taken place. Officers documented the incident.

ARRESTS	0
DISPATCHED CALLS	135
TRAFFIC STOPS	39
TRAFFIC CITATIONS ISSUED	4

UMATILLA POLICE DEPARTMENT PRESS RELEASE

June 16, 2026 through June 22, 2026

ARREST

06/19/2026	10:09 a.m.	Carpenter, Dustin Eustis	Possession of controlled substance – Meth; Drug equipment possession/use.
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CRIMINAL CITATIONS REQUIRING COURT APPEARANCE

06/22/2026	12:11 p.m.	Yager, Jacob Edgewater	Driving while license suspended.
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REPORTS FILED

06/16/2026	4:37 p.m.	Officers responded to the area of South Central Avenue reference a segway scooter with busted off handle bars. The serial number was ran through FCIC/NCIC which did not yield any results. The scooter was submitted into property.	
06/17/2026	2:20 p.m.	Officers assisted the Department of Children and Families to a residence in the area of Tarpon Avenue to commence a case.	
06/20/2026	12:56 a.m.	Officers responded to a residence in the area of Winogene Avenue reference a report of a domestic battery.	
06/21/2026	5:16 p.m.	Officers assisted the Department of Children and Families with commencement of a case at a residence in the area of West Ocala Street.	

ARRESTS	2
DISPATCHED CALLS	131
TRAFFIC STOPS	41
TRAFFIC CITATIONS ISSUED	2

UMATILLA POLICE DEPARTMENT PRESS RELEASE

June 23, 2026 through June 29, 2026

ARREST

06/25/2026	8:43 a.m.	Garner, Justin Altoona	Drugs possession of a controlled substance – Meth.
06/29/2026	1:37 a.m.	Nipper, Russell Umatilla	Officers assisted the Lake County Sheriffs Office with a Writ of Bodily Attachment for Child Support.

CRIMINAL CITATIONS REQUIRING COURT APPEARANCE

06/29/2026	8:26 p.m.	Hendrix, Alford Umatilla	No motor vehicle registration.
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REPORTS FILED

06/23/2026	2:20 p.m.	Officers responded to the area of Cassady Street reference a burglary.	
06/27/2026	8:16 a.m.	A citizen walked into the Umatilla Police Department to report theft of their dog. In light of the statements it was determined that no crime had been committed. The dog was removed for its well being.	

ARRESTS	2
DISPATCHED CALLS	139
TRAFFIC STOPS	65
TRAFFIC CITATIONS ISSUED	6

Range: First to Last		Use Type Range: First to Last	Open: Y
Violation Date Range: 07/01/16 to 07/01/26		User Code Range: First to Last	Completed: N
Ordinance Id Range: First to Last			Void: N
			Pending: N
Customer Range: First to Last		Inc Violations With Waived Fines: Yes	
Violation Id: 18-00048	Parcel Id: 1499429	Prop Loc: 128 CASSADY ST	
Owner: DANA L KLUGERMAN ESTATE			
Description: Property accruing fines, but homesteaded, so we cannot foreclose.			
Violation Id: 24-00004	Parcel Id: 1501482	Prop Loc: 410 N ORANGE AVE	
Owner: THOMPSON PATRICIA T TRUSTEE			
Description: Property is condemned, accruing fines. Mr. Blazek is expected to appear before council to appeal.			
Violation Id: 25-00004	Parcel Id: 3369025	Prop Loc: 630 GOODBAR AVE	
Owner: UTI REAL ESTATE LLC			
Description: Property appears abandoned. Fines of \$250 per day accruing. No contact from the property owner since initiation of case.			
Violation Id: 25-00008	Parcel Id: 1499381	Prop Loc: 42 S TROWELL AVE	
Owner: EHLERS, BRIAN J			
Description: Accumulation of junk, trash, debris. Property accruing fines. Property is homesteaded.			
Violation Id: 26-00019	Parcel Id: 3800663	Prop Loc: 4 BEACH ST	
Owner: BRANDENBERGER, BRENDA AND NICOLE			
Description: work without permit- stilted structure.			
Violation Id: 26-00020	Parcel Id: 1501164	Prop Loc: 457 WISTERIA AVE	
Owner: WOOD, CHARLES			
Description: Tree damaging rear neighbor's fence due to lack of maintenance. Untagged vehicle.			
Violation Id: 26-00021	Parcel Id: 1201721	Prop Loc: 120 ORANGE CT	
Owner: SMITH, JOYCE M & GREGORY S			
Description: Permit has been renewed for re-roof. Deadline August 4, 2026			
Violation Id: 26-00023	Parcel Id: 2859598	Prop Loc: 84 WHITCOMB AVE	
Owner: PARTRIDGE, TREVOR AND TRACI			
Description: Unpermitted pergola built over RV, Untagged vehicles in yard, fence in state of disrepair, outdoor storage within view of right of way.			

Violation Id: 26-00025	Parcel Id: 1128838	Prop Loc: 610 N CENTRAL AVE COMPLETED
Owner: DELA EDEN PROPERTIES LLC		

Description: The vacant structure to the north of the feed store at 19 and Collins has structural issues. Roof lifts in the wind. Repairs or demolition required. CRA Grant application provided to owner.

Violation Id: 26-00027	Parcel Id: 1785987	Prop Loc: 42247 STATE ROAD 19
Owner: GENE SMITH PROPERTIES		

Description: No business license for remote UHAUL rental business on property. Overgrown grass and junk on property.

Violation Id: 26-00028	Parcel Id: 1501431	Prop Loc: 421 OXFORD ST
Owner: SMITH, DEBORAH G		

Description: Abandoned/junk vehicle (Mustang and RV without current tags) RV must be moved back from front of property.

Violation Id: 26-00029	Parcel Id: 3949851	Prop Loc: 925 BEAR HAMMOCK DR
Owner: CLEVELAND, CAMILLA/TANGUSSO, MARK		

Description: Fence installed without permit. They are waiting on the HOA approval to submit with fence application.

Violation Id: 26-00031	Parcel Id: 1501610	Prop Loc: 603 W OCALA ST
Owner: OLSON TERRENCE E & EARLAGENE TRUST		

Description: Sight triangle at intersection of Wingfield and West Ocala St. blocked by bushes and foliage. Property preservation company has work order to remove them due to recurring issues.

Violation Id: 26-00032	Parcel Id: 1500257	Prop Loc: 793 N KENTUCKY AVE
Owner: ETHAN CALDERON AND CLAUDIA MENDEZ		

Description: Complaint about overgrown grass.

Violation Id: 26-00033	Parcel Id: 1500001	Prop Loc: 58 MEBANE ST
Owner: FARLOW, ADAM AND ELIZABETH		

Description: Chickens without permit.
