



UMATILLA LAND PLANNING AGENCY MEETING

July 7, 2026 at 6:00 PM

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

AGENDA

Please silence your electronic devices

PLEDGE OF ALLEGIANCE AND INVOCATION

CALL TO ORDER

ROLL CALL

AGENDA REVIEW

PUBLIC COMMENT

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

MINUTES REVIEW

PUBLIC HEARING / ORDINANCES / RESOLUTIONS

1. First Reading of Ordinance No. 2026-G, Bryan PUD Amendment
2. First Reading of Ordinance No. 2026-I, First Baptist Church of Umatilla SSCPA
3. First Reading of Ordinance No. 2026-I-1, First Baptist Church of Umatilla Rezoning
4. First Reading of Ordinance No. 2026-E, Creech Trust SSCPA
5. First Reading of Ordinance No. 2026-E1, Creech Trust Rezoning

DISCUSSION ITEMS

ADJOURNMENT

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

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



CITY OF UMATILLA AGENDA ITEM STAFF REPORT

DATE:

MEETING DATE: 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
-

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

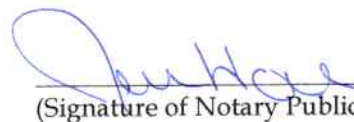
Jennifer Cotch
City Attorney

AS TO OWNERS:


John R. Bryan, Owner

STATE OF FLORIDA)
COUNTY OF LAKE)

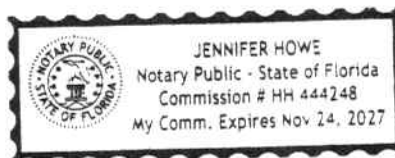
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14th day of June, 2026, by JOHN R. BRYAN. He is personally known to me ☒ or has produced _____ as identification.


(Signature of Notary Public - State of Florida)

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

Commission No.: _____

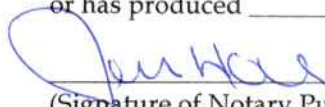
My Commission Expires: _____




Paul W. Bryan, II, Owner

STATE OF FLORIDA)
COUNTY OF LAKE)

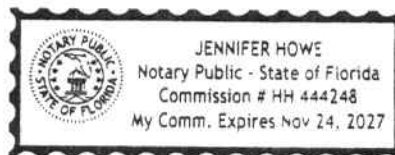
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization, this 14th day of June, 2026, by PAUL W BRYAN II. He is personally known to me ☒
or has produced _____ as identification.

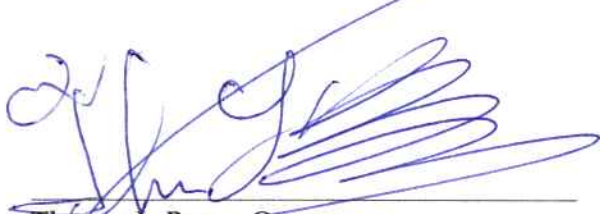

(Signature of Notary Public - State of Florida)

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

Commission No.: _____

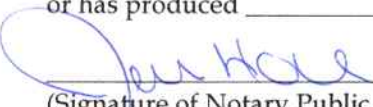
My Commission Expires: _____




Thomas L. Bryan, Owner

STATE OF FLORIDA)
COUNTY OF LAKE)

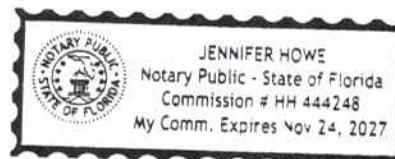
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization, this 14th day of June, 2026, by THOMAS L. BRYAN e is personally known to me ☒
or has produced _____ as identification.


(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:

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

AND

Parcel “B”

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

AND

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

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

AND

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

AND

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

AND

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

AND

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

AND

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

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Parcel A:

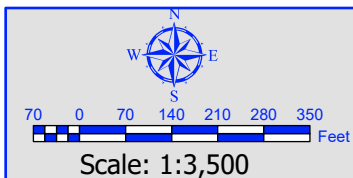
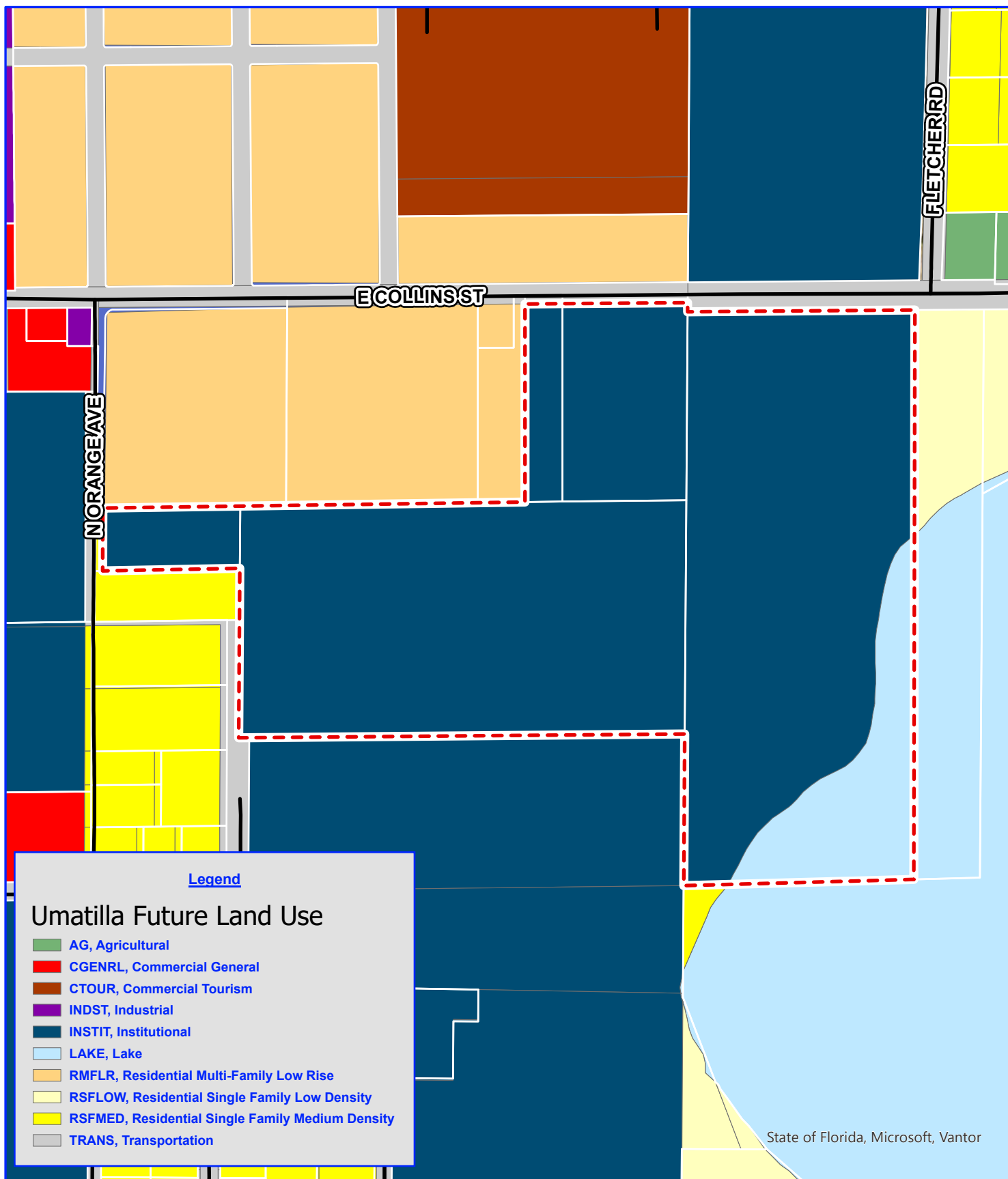
A portion of the Southeast ¼ of the Southeast ¼ of Section 12, Township 18 South, Range 26 East, Lake County, Florida, being more particularly described as follows:

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

Parcel B:

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

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



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:

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

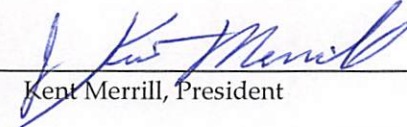
ATTEST:

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.

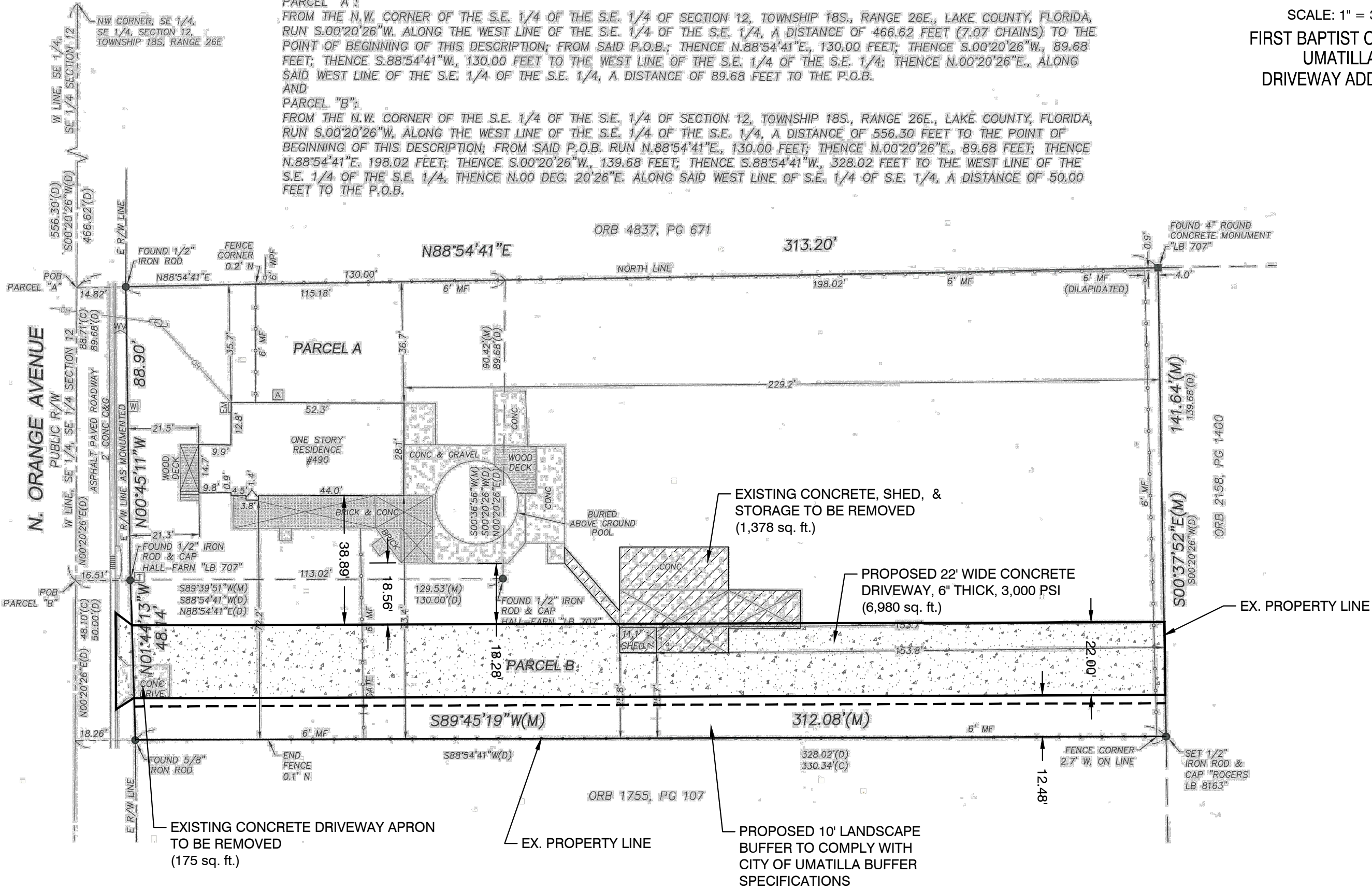
EXHIBIT B Conceptual Development Plan



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

LEGAL DESCRIPTION:

PARCEL "A":
FROM THE N.W. CORNER OF THE S.E. 1/4 OF THE S.E. 1/4 OF SECTION 12, TOWNSHIP 18S., RANGE 26E., LAKE COUNTY, FLORIDA, RUN S.00°20'26"W. ALONG THE WEST LINE OF THE S.E. 1/4 OF THE S.E. 1/4, A DISTANCE OF 466.62 FEET (7.07 CHAINS) TO THE POINT OF BEGINNING OF THIS DESCRIPTION; FROM SAID P.O.B.; THENCE N.88°54'41"E., 130.00 FEET; THENCE S.00°20'26"W., 89.68 FEET; THENCE S.88°54'41"W., 130.00 FEET TO THE WEST LINE OF THE S.E. 1/4 OF THE S.E. 1/4; THENCE N.00°20'26"E., ALONG SAID WEST LINE OF THE S.E. 1/4 OF THE S.E. 1/4, A DISTANCE OF 89.68 FEET TO THE P.O.B.
AND
PARCEL "B":
FROM THE N.W. CORNER OF THE S.E. 1/4 OF THE S.E. 1/4 OF SECTION 12, TOWNSHIP 18S., RANGE 26E., LAKE COUNTY, FLORIDA, RUN S.00°20'26"W. ALONG THE WEST LINE OF THE S.E. 1/4 OF THE S.E. 1/4, A DISTANCE OF 556.30 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; FROM SAID P.O.B. RUN N.88°54'41"E., 130.00 FEET; THENCE N.00°20'26"E., 89.68 FEET; THENCE N.88°54'41"E., 198.02 FEET; THENCE S.00°20'26"W., 139.68 FEET; THENCE S.88°54'41"W., 328.02 FEET TO THE WEST LINE OF THE S.E. 1/4 OF THE S.E. 1/4, THENCE N.00 DEG. 20'26"E. ALONG SAID WEST LINE OF S.E. 1/4 OF S.E. 1/4, A DISTANCE OF 50.00 FEET TO THE P.O.B.





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:

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"

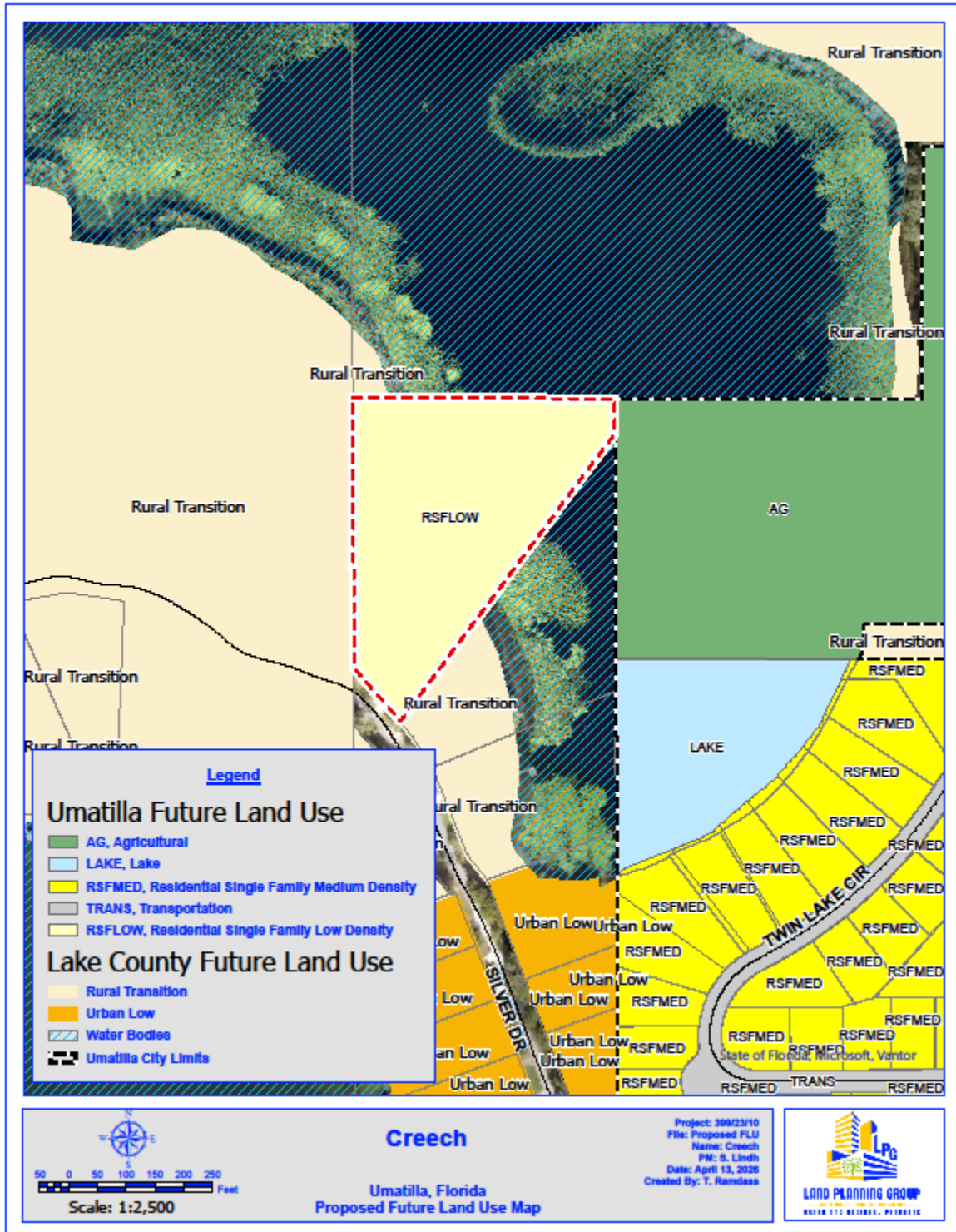


EXHIBIT "B"
LEGAL DESCRIPTION

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:

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"

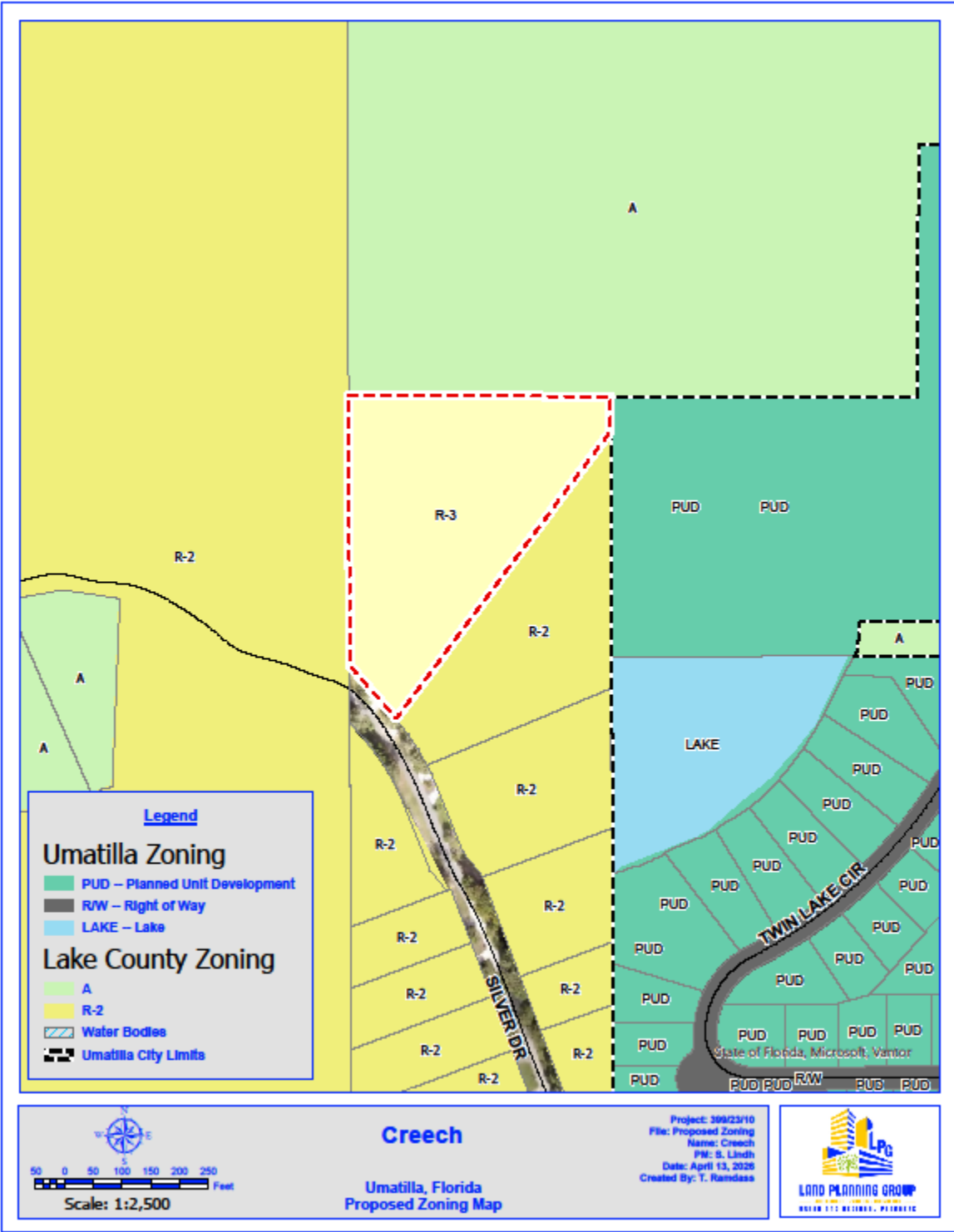


EXHIBIT "B"
LEGAL DESCRIPTION

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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.

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- ☐ 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.