



## UMATILLA CITY COUNCIL MEETING

July 21, 2026 at 5:00 PM

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

### AGENDA

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*Please silence your electronic devices*

#### **CALL TO ORDER**

#### **ROLL CALL**

#### **AGENDA REVIEW**

#### **MINUTES REVIEW**

1. Approval of Meeting Minutes  
- July 7, 2026, Regular City Council Minutes

#### **PRESENTATIONS**

#### **PUBLIC COMMENT**

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

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

#### **CONSENT AGENDA**

2. Resolution No. 2026-11, Umatilla High School Homecoming Parade 2026

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

3. Final Reading of Ordinance No. 2026-G, Bryan PUD Amendment
4. Resolution No. 2026-14, 7-11 Site Plan
5. Final Reading of Ordinance No. 2026-I, First Baptist Church of Umatilla SSCPA
6. Final Reading of Ordinance No. 2026-I-1, First Baptist Church of Umatilla Rezoning
7. Final Reading of Ordinance No. 2026-F, Charter Amendments for 2026 Election
8. Final Reading of Ordinance No. 2026-H, Stormwater Fee Collection
9. Final Reading of Ordinance No. 2026-J, Solid Waste Special Assessment
10. Resolution No. 2026-15, Implementing Collection of Stormwater Utility Fee on Tax Roll
11. Resolution No. 2026-16, Initial Residential Solid Waste Special Assessment Resolution
12. Resolution No. 2026-12, Preliminary Fire Rate Amended and Restated

13. Final Reading of Ordinance No. 2026-E, Creech Trust SSCPA

14. Final Reading of Ordinance No. 2026-E1, Creech Trust Rezoning

## **NEW BUSINESS**

15. Magnolia Pointe Phase 3 Performance Bond

16. Resolution No. 2026-17, Approval of Purchase Agreement and Authorization for the Acquisition of Real Property Located at 86 East Orange Lane

## **REPORTS**

17. Staff Reports

## **ADJOURNMENT**

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

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

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





## UMATILLA CITY COUNCIL MEETING

July 7, 2026 at 6:00 PM

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

### MINUTES

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#### CALL TO ORDER

#### ROLL CALL

Having been duly advertised as required by law, Mayor Creech called the Regular City Council Meeting to order at 7:03 p.m.

#### AGENDA REVIEW

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

#### MINUTES REVIEW

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

**MOTION BY COUNCIL MEMBER ADAMS TO APPROVE THE JUNE 2, 2026, REGULAR CITY COUNCIL MINUTES; SECONDED BY COUNCIL MEMBER FETTEROLF MOTION PASSED BY A UNANIMOUS VOICE VOTE.**

#### PRESENTATIONS

2. 4H Club

Representatives of the Gracious Hearts 4-H Club appeared before the City Council and presented a plaque of appreciation in recognition of the Council's partnership and support of the Club's success.

#### PUBLIC COMMENT

Mayor Creech opened public comment

Cherrelle Burgess, representing the City of Umatilla Chamber of Commerce, reported that the Chamber currently has 170 members. She noted the celebration of her one-year anniversary with the Chamber and announced upcoming events, including Coffee and Cookies next Thursday and the Annual Educators Breakfast on August 4.

Mayor Creech closed public comment

## **CONSENT AGENDA**

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

#### **3. First Reading of Ordinance No. 2026-F, Charter Amendments for 2026 Election**

City Attorney Cotch read the Ordinance by title

##### **Ordinance No. 2026-F**

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

City Attorney Cotch swore in all individuals who intended to provide testimony or speak regarding items on the agenda.

City Attorney Cotch provided background on the item, explaining that the City Charter and Section 166.031, Florida Statutes, require Charter amendments to be approved by referendum. The proposed ordinance places four separate Charter amendment questions on the ballot for consideration by the electors of the City of Umatilla, with each question representing a distinct amendment and containing clear ballot language to ensure voters are fully informed.

Mayor Creech opened public comment

No one spoke

Mayor Creech closed public comment

**MOTION BY COUNCIL MEMBER ADAMS TO APPROVE ORDINANCE NO. 2026-F, CHARTER AMENDMENTS FOR 2026 ELECTION; SECONDED BY VICE MAYOR DURBIN. MOTION PASSED BY A ROLL CALL VOTE.**

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

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

City Attorney Cotch read the Ordinance by title.

**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.**

Mayor Creech inquired whether prior testimony from the Land Planning Agency Meeting could be carried over. City Attorney Cotch confirmed that it could.

Mayor Creech opened public comment

Dorothy Trual, 17220 SE 249th Ave., a vendor at the Packing House, addressed the Council regarding traffic concerns in the area and expressed her desire to preserve the Packing House as a valued community business.

Jolee Scarborough, 40 South Kentucky Ave., addressed the Council regarding the growth of the area. She discussed studies conducted in various countries concerning the potential impacts of living near gas stations and shared her concerns regarding related effects.

Debra Coffin, 16118 Willison Road, spoke regarding traffic concerns and expressed opposition to the item. She discussed the importance of the Packing House in providing character to the City and attracting visitors, as well as shared concerns related to construction impacts.

Heather Livingston, 143 Tennessee Ave., spoke regarding the Packing House, emphasizing its value as a hometown stop and expressing concerns that the proposed development could negatively impact two locally owned, family-operated gas stations.

Scott Auker, 758 Wisteria Ave., spoke in opposition to continued growth, expressing concerns that unchecked development could change the character of the City and make it resemble larger urban areas such as Orlando.

Mike Auker, 116 Tennessee Ave., a retired truck driver, spoke in opposition to the item, expressing concerns that the proposed development could create additional traffic hazards and increase the potential for accidents in the area.

Maureen Valadic, 2970 SE CR 420, spoke in opposition to the item, expressing concerns regarding the size of the proposed 7-Eleven and stating that another gas station is not needed in the area.

Randy Fredrick, 461 Guerrant Street, spoke in opposition to the item, sharing his observations of changes in the community over the past 15 years. He expressed concerns that another gas station could negatively impact existing family-owned businesses.

Nikki Patterson, 22 Bonaire Place, spoke regarding concerns with road conditions, traffic, and noise. She expressed her opposition to the potential loss of the Packing House as a community landmark.

Elliot Seabrook spoke regarding property rights and zoning, stating that private property owners have the right to utilize their property. He noted that there would need to be a substantial reason to deny the proposed use of the property.

Mayor Creech closed public comment.

Herb Green, representing the applicant, requested approval of the zoning application, stating that the project complies with all applicable codes and requirements. He noted that 7-Eleven does not drive growth but conducted studies demonstrating a need for the location. He further stated that the development would provide a benefit to the City, including improved access and services.

Discussion was held regarding the Development Agreement (DA), including the standards and measures established to protect the surrounding community. Topics included the adjacent parcel to the north, potential noise and light impacts, and concerns regarding the structural condition and safety of the Packing House.

Ex parte communications were disclosed. Mayor Creech stated that he had spoken with the applicant, and Council Member Adams disclosed that she had also spoken with the applicant regarding the item in general terms.

Council Member Crockett stated that he had heard the concerns expressed by the public and agreed with the comments shared during the discussion.

**MOTION BY MAYOR CREECH TO APPROVE ORDINANCE NO. 2026-G, BRYAN PUD AMENDMENT; SECONDED BY COUNCIL MEMBER ADAMS. MOTION PASSED BY A ROLL CALL VOTE.**

|                          |     |
|--------------------------|-----|
| Mayor Creech             | YES |
| Council Member Adams     | YES |
| Council Member Crockett  | NO  |
| Council Member Fetterolf | YES |
| Vice Mayor Durbin        | YES |

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

City Attorney Cotch read the Ordinance by title.

**Ordinance No. 2026-H**

**AN ORDINANCE OF THE CITY OF UMATILLA, LAKE COUNTY, FLORIDA, AMENDING CHAPTER 56, ARTICLE VIII, STORMWATER DRAINAGE UTILITY, OF THE CITY CODE; PROVIDING DEFINITIONS; CONTINUING THE CITY'S STORMWATER DRAINAGE UTILITY; PROVIDING FINDINGS AND DETERMINATIONS; AUTHORIZING STORMWATER DRAINAGE UTILITY FEES; PROVIDING THAT STORMWATER DRAINAGE UTILITY FEES, RATES, CLASSIFICATIONS, CREDITS, EXEMPTIONS, ADJUSTMENTS, COLLECTION METHODS, AND RELATED IMPLEMENTATION MATTERS MAY BE ESTABLISHED AND AMENDED BY RESOLUTION; AUTHORIZING COLLECTION BY UTILITY BILL, THE UNIFORM METHOD OF**

**COLLECTION PURSUANT TO SECTIONS 408.0893 AND CHAPTER 197, FLORIDA STATUTES, DIRECT BILL, OR OTHER LAWFUL METHOD; PROVIDING FOR USE OF PROCEEDS; PROVIDING FOR APPEALS; PROVIDING FOR CONFLICTS, CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE**

Ms. Frazier provided an overview of the agenda item, explaining that the proposed ordinance updates the City's stormwater utility provisions to provide greater flexibility in the administration and collection of stormwater utility fees. She noted that the ordinance authorizes the use of the uniform non-ad valorem assessment collection method pursuant to Florida Statutes and allows future stormwater utility fees, rates, classifications, and related implementation matters to be established or modified by resolution.

Discussion was held regarding the item, including the reason it was previously pulled from consideration. City Attorney Cotch mentioned that City Attorney Stone previously requested that an updated study be completed to evaluate the assessment structure, including a comparison of annual versus monthly payment options, which resulted in the item being pulled for further review.

Mayor Creech opened public comment

No one spoke.

Mayor Creech closed public comment

**MOTION BY COUNCIL MEMBER FETTEROLF TO APPROVE ORDINANCE NO. 2026-H, STORMWATER FEE COLLECTION; SECONDED BY COUNCIL MEMBER CROCKETT. MOTION PASSED BY A ROLL CALL VOTE.**

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

**6. First Reading of Ordinance No. 2026-J, Solid Waste Special Assessment**

City Attorney Cotch read the Ordinance by title.

**Ordinance No. 2026-J**

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

Ms. Frazier provided an overview of the agenda item, explaining that the proposed ordinance establishes procedures for the assessment and collection of residential solid waste service charges as non-ad valorem special assessments in accordance with Florida law. She noted that the ordinance implements the uniform collection

method beginning in Fiscal Year 2026–2027 and allows future assessment rates and related service components to be established or modified by resolution rather than by ordinance.

Mayor Creech opened public comment.

No one spoke

Mayor Creech closed public comment

**MOTION BY VICE MAYOR DURBIN TO APPROVE ORDINANCE NO. 2026-J, SOLID WASTE SPECIAL ASSESSMENT; SECONDED BY COUNCIL MEMBER ADAMS. MOTION PASSED BY A ROLL CALL VOTE.**

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

***\*Items 7 & 8 were heard together***

7. First Reading of Ordinance No. 2026-I, First Baptist Church of Umatilla SSCPA
8. First Reading of Ordinance No. 2026-I-1, First Baptist Church of Umatilla Rezoning

City Attorney Cotch read the Ordinances by title.

#### **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.**

#### **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.**

Mayor Creech inquired whether prior testimony from the Land Planning Agency Meeting could be carried over. City Attorney Cotch confirmed that it could.

Mayor Creech opened public comment

No one spoke

Mayor Creech closed public comment

**MOTION BY VICE MAYOR DURBIN TO APPROVE ORDINANCE NO. 2026-I, FIRST BAPTIST CHURCH OF UMATILLA SSCPA; SECONDED BY COUNCIL MEMBER CROCKETT. MOTION PASSED BY A ROLL CALL VOTE.**

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

**MOTION BY VICE MAYOR DURBIN TO APPROVE ORDINANCE NO. 2026-I-1, FIRST BAPTIST CHURCH OF UMATILLA REZONING; SECONDED BY COUNCIL MEMBER CROCKETT. MOTION PASSED BY A ROLL CALL VOTE.**

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

***Items 9&10 heard together***

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

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

**Mayor Creech stated that he would be recusing himself from the next two agenda items and would file form 8B with the City Clerk, which is attached as Exhibit A, and pass the gavel to the Vice Mayor.**

City Attorney Cotch read the Ordinances by title.

**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.**

**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.**

Vice Mayor Durbin inquired whether prior testimony from the Land Planning Agency Meeting could be carried over. City Attorney Cotch confirmed that it could.

Vice Mayor opened public comment

No one spoke

Vice Mayor closed public comment

**MOTION BY COUNCIL MEMBER ADAMS TO APPROVE ORDINANCE NO. 2026-E, CREECH TRUST SSCPA; SECONDED BY COUNCIL MEMBER CROCKETT. MOTION PASSED BY A ROLL CALL VOTE.**

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

**MOTION BY COUNCIL MEMBER ADAMS TO APPROVE ORDINANCE NO. 2026-E1, CREECH TRUST REZONING; SECONDED BY COUNCIL MEMBER CROCKETT. MOTION PASSED BY A ROLL CALL VOTE.**

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



Vice Mayor Durbin passed the gavel back to Mayor Creech.

## **NEW BUSINESS**

### **11. Resolution No. 2026-10, Lake County Community Development Block Grant Program for FY 2027-2029**

City Attorney read the Resolution by title.

#### **RESOLUTION NO. 2026-10**

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

City Manager Mercer provided an overview of the agenda item, explaining that participation in the Lake County Community Development Block Grant (CDBG) Program through an Interlocal Cooperation Agreement will maintain the City's eligibility for federal CDBG funding. He noted that the program provides access to future funding opportunities for community development, housing, infrastructure, and public facility projects benefiting low- and moderate-income residents. He further stated that the agreement covers the 2027–2029 federal fiscal years and that funding amounts vary based on project eligibility and readiness.

**MOTION BY COUNCIL MEMBER ADAMS TO APPROVE RESLUTION NO. 2026-10, LAKE COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FOR FY 2027-2029; SECONDED BY COUNCIL MEMBER CROCKETT. MOTION PASSED BY A UNANIMOUS VOICE VOTE.**

## **REPORTS**

### **12. Staff Reports**

Assistant City Manager Bolton had nothing to report.

City Manager Mercer reported on the ribbon-cutting ceremony held earlier that morning for the Lake Ferns Industrial Park. He stated that the City looks forward to working with Lake LEAD to support the continued development and success of the Lake Ferns Industrial Park.

City Attorney Cotch reported that she would be attending the upcoming City Attorneys Conference and would provide the Council with updates at the next meeting.

Council Member Fetterolf had nothing to report.

Council Member Crockett had nothing to report.

Vice Mayor Durbin had nothing to report.

Council Member Adams stated that she appreciated receiving the Code Enforcement Violations Report.

Mayor Creech announced that Umatilla High School received an “A” school grade for the first time and recognized this achievement.

Segreant McNeal had nothing to report.

Ms. Frazier reported that the Governor vetoed the sovereign immunity bill.

Mr. Nilson reported that the two new lift stations are now online and operating.

City Clerk Burnham had nothing to report.

Ms. Stulz reported that the City’s time capsules are now open and available for all City residents.

Ms. Lambert provided an overview of the report included in the agenda packet.

## **ADJOURNMENT**

With no further business for discussion, the meeting adjourned at approximately 8:37 p.m.

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Christopher R Creech, Mayor

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Jessica Burnham, CMC, FCRM  
City Clerk

# EXHIBIT A

## FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

|                                                          |                |                                                                                                                      |  |
|----------------------------------------------------------|----------------|----------------------------------------------------------------------------------------------------------------------|--|
| LAST NAME—FIRST NAME—MIDDLE NAME<br>Christopher R Creech |                | NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE<br>Umatilla City Council                                 |  |
| MAILING ADDRESS<br>41620 Silver Drive                    |                | THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:                                |  |
| CITY<br>Umatilla                                         | COUNTY<br>Lake | <input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY |  |
| DATE ON WHICH VOTE OCCURRED<br>7/7/26                    |                | NAME OF POLITICAL SUBDIVISION:<br>Umatilla City Council                                                              |  |
|                                                          |                | MY POSITION IS:<br><input checked="" type="checkbox"/> ELECTIVE <input type="checkbox"/> APPOINTEE                   |  |

### WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

### INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

\* \* \* \* \*

#### ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

\* \* \* \* \*

#### APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

### APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

### DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Christopher R Creech, hereby disclose that on July 7, 20 26 :

(a) A measure came or will come before my agency which (check one or more)

- ☒ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, \_\_\_\_\_ ;
- ☐ inured to the special gain or loss of my relative, \_\_\_\_\_ ;
- ☐ inured to the special gain or loss of \_\_\_\_\_, by  
whom I am retained; or
- ☐ inured to the special gain or loss of \_\_\_\_\_, which  
is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

Ordinance No. 2026-E, Creech Trust SSCPA  
Ordinance No. 2026-E1, Creech Trust Rezoning

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

Date Filed

7/7/2026

Signature

Christopher R. Creech

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.



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

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**DATE:** June 18, 2026

**MEETING DATE:** July 21, 2026

**SUBJECT:** Resolution No. 2026-11, Umatilla High School Homecoming Parade 2026

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### **BACKGROUND SUMMARY:**

The Umatilla High School Student Council has requested closure of SR 19 from 5:30 p.m. to 7:00 p.m. on September 28, 2026, for the purpose of holding the Annual UHS Homecoming Parade;

The FDOT road closure application requires a Resolution and Minutes from the meeting in which the City Council considers and approves such road closure.

### **RECOMMENDATIONS:**

Approval of Resolution No. 2026-11, Umatilla High School Homecoming Parade 2026

### **FISCAL IMPACTS:**

N/A

### **ATTACHMENTS:**

1. Stokes Letter to DOT 2026 CORRECTED
  2. Signed Chief Letter for HOCO parade 2026
  3. DOT Approved Umatilla Parade Route Map v2
  4. Resolution No. 2026-11 Umatilla High School Homecoming Parade 2026
-



# Umatilla High School

320 North Trowell Ave., Umatilla, FL 32784 \* 352-669-3131 \* Main Fax (352) 669-6606  
Guidance Fax (352) 669-4091 \* Athletic Fax (352) 5481

June 18, 2026

FDOT One Stop Permitting

Permits Coordinator  
Leesburg Operations  
1405 Thomas Avenue  
Leesburg, FL 34748

Umatilla High School Homecoming Parade  
September 28, 2026  
Request for Road Closure 5:30 p.m. –7:00 p.m.  
SR 19 North bound lane from Golden Gem Drive to Bulldog Lane

Dear Sir:

The City of Umatilla is submitting an application for road closure for the above referenced event,

As the Events Coordinator with Umatilla High School I confirm that the permit request from the City of Umatilla is accurate and approved.

Thank you,

Richard Stokes  
StokesR@lake.k12.fl.us  
352.669.3131 ex-3568



# City of Umatilla

*"NATURE'S HOMETOWN"*

April 28, 2026

FDOT One Stop Permitting  
Permits Coordinator  
Leesburg Operations  
1405 Thomas Ave  
Leesburg, FL 34748

Re: Umatilla High School Homecoming Parade

Monday September 28, 2026  
Request for Road Closure 5:30 p.m. -7:00 p.m.  
SR 19 North bound lane from Golden Gem Drive to Bulldog Lane

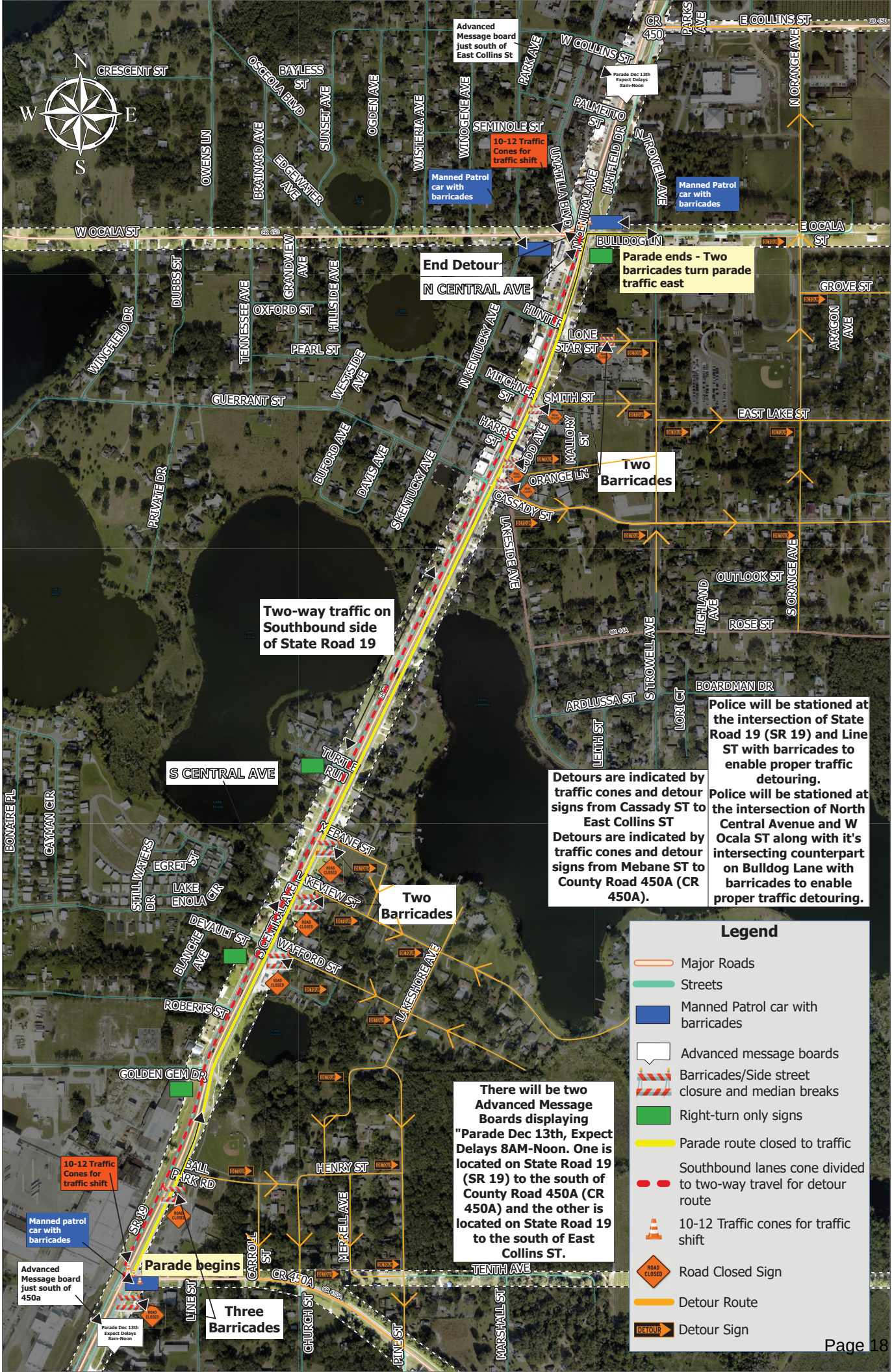
Please accept this submission from the City of Umatilla for road closure of State Road 19 for the Umatilla High School Homecoming Parade on September 28, 2026.

As the Umatilla Chief of Police, I confirm that the information contained in the permit application from the City of Umatilla is accurate and has my approval.

Thank you,

David Seeley  
Chief of Police  
City of Umatilla





Advanced Message board just south of East Collins St

Parade Dec 13th Expect Delays 8am-Noon

End Detour N CENTRAL AVE

Parade ends - Two barricades turn parade traffic east

Two-way traffic on Southbound side of State Road 19

Two Barricades

Police will be stationed at the intersection of State Road 19 (SR 19) and Line ST with barricades to enable proper traffic detouring.

Police will be stationed at the intersection of North Central Avenue and W Ocala ST along with it's intersecting counterpart on Bulldog Lane with barricades to enable proper traffic detouring.

Detours are indicated by traffic cones and detour signs from Cassidy ST to East Collins ST  
Detours are indicated by traffic cones and detour signs from Mebane ST to County Road 450A (CR 450A).

Two Barricades

There will be two Advanced Message Boards displaying "Parade Dec 13th, Expect Delays 8AM-Noon. One is located on State Road 19 (SR 19) to the south of County Road 450A (CR 450A) and the other is located on State Road 19 to the south of East Collins ST.

### Legend

- Major Roads
- Streets
- Manned Patrol car with barricades
- Advanced message boards
- Barricades/Side street closure and median breaks
- Right-turn only signs
- Parade route closed to traffic
- Southbound lanes cone divided to two-way travel for detour route
- 10-12 Traffic cones for traffic shift
- Road Closed Sign
- Detour Route
- Detour Sign



**Resolution 2026-11**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UMATILLA, FLORIDA, SUBMITTING A REQUEST TO THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR THE TEMPORARY CLOSURE OF THE TWO NORTH BOUND LANES OF STATE ROAD 19 ON SEPTEMBER 28, 2026; PROVIDING FOR A SAVINGS CLAUSE AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City Council of the City of Umatilla encourages students of our community to become active participants in events that encourage teamwork and positive values, and

**WHEREAS**, the Umatilla High School Student Council has requested closure of SR 19 from 5:30 p.m. to 7:00 p.m. on September 28, 2026, for the purpose of holding the Annual UHS Homecoming Parade;

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Umatilla, Florida that a request for temporary closure of State Road 19 be forwarded along with a certified copy of this Resolution to the Florida Department of Transportation to complete the temporary closure application process. Be it further resolved that City of Umatilla Mayor Christopher R. Creech be hereby authorized and directed to execute the request for temporary closure.

**SAVINGS CLAUSE:** If any section, sentence, clause, phrase, or word of this Resolution is for any reason held, or declared to be, unconstitutional, inoperative or void, such holding or invalidity shall not affect the remaining portions of this Resolution without such unconstitutional, invalid, or inoperative part therein; and the remainder of this Resolution, after the exclusion of such part or parts shall be deemed and held to be valid as if such parts had not been included herein; or if this Resolution or any provisions thereof shall be held inapplicable to any person, groups of persons, property, kind of property, circumstances, or set of circumstances, such holding shall not affect the applicability thereof to any other person, property or circumstances.

**EFFECTIVE DATE:** This Resolution shall take effect immediately upon its adoption by the City Council of the City of Umatilla, Lake County, Florida, this 21st day of July 2026.

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Christopher R. Creech, MAYOR

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Jessica Burnham, CMC, FCRM  
City Clerk

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Jennifer Cotch  
City Attorney



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

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**DATE:**

**MEETING DATE:** July 21, 2026

**SUBJECT:** Final 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.

|              | <b>Surrounding Zoning</b>        | <b>Surrounding Land Use</b>          |
|--------------|----------------------------------|--------------------------------------|
| <b>North</b> | Planned Unit Development (PUD)   | Industrial (Vacant land)             |
| <b>South</b> | County Light Manufacturing       | County Industrial (Florida Naturals) |
| <b>East</b>  | Public Facilities District (PFD) | Recreational (Park)                  |
| <b>West</b>  | 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**

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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:

- a. Convenience Store with gas pumps; and
- b. 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:

- a. 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.
- b. Maximum building height shall be limited to thirty-five feet (35').
- c. The convenience store and gas canopy shall meet the Non-Residential Design Standards of Chapter 6, Section 5 of the Land Development Regulations.
- d. 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:

- a. 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.
- b. 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.
- c. Employees and Community:
  - i. 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.
  - ii. A remote alarm shall be provided to employees.
  - iii. No alcohol for onsite consumption shall be allowed.
- d. 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.**

- a. 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.
- b. The fuel dispenser system must alert clerks when a dispenser panel or door is opened.
- c. The dispenser system must cycle off when the panel or door is opened by an unauthorized individual.
- d. 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<br>City of Umatilla<br>P.O. Box 2286<br>Umatilla, FL 32784-2286<br>352-669-3125 Telephone                                                                                                                      |
| Copy to:     | Mayor<br>City of Umatilla<br>P.O. Box 2286<br>Umatilla, Florida 32784-2286<br>352-669-3125 Telephone<br><br>Jennifer Cotch<br>Stone & Gerken, P.A.<br>4850 N. Highway 19A<br>Mount Dora, FL 32757<br>352-357-0330 Telephone |
| As to Owner: | Paul W. Bryan, II<br>P.O. Box 643<br>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 14<sup>th</sup> day of June, 2026.

CITY OF UMATILLA, FLORIDA

\_\_\_\_\_  
Christopher Creech, Mayor

ATTEST:

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

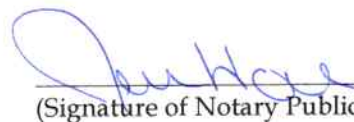
\_\_\_\_\_  
Jennifer Cotch  
City Attorney

AS TO OWNERS:

  
John R. Bryan, Owner

STATE OF FLORIDA )  
COUNTY OF LAKE )

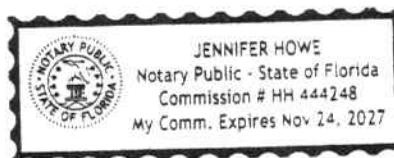
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14<sup>th</sup> day of June, 2026, by JOHN R. BRYAN. He is personally known to me ☒ or has produced \_\_\_\_\_ as identification.

  
(Signature of Notary Public - State of Florida)

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

Commission No.: \_\_\_\_\_

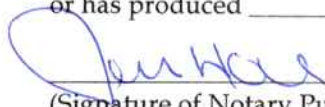
My Commission Expires: \_\_\_\_\_



  
Paul W. Bryan, II, Owner

STATE OF FLORIDA )  
COUNTY OF LAKE )

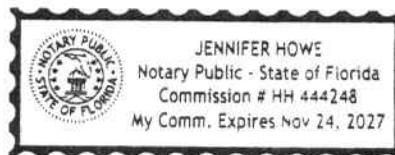
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online  
notarization, this 14<sup>th</sup> day of June, 2026, by PAUL W BRYAN II. He is personally known to me ☒  
or has produced \_\_\_\_\_ as identification.

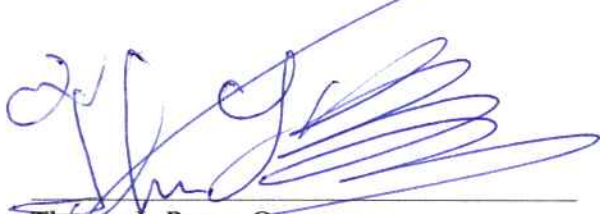
  
(Signature of Notary Public - State of Florida)

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

Commission No.: \_\_\_\_\_

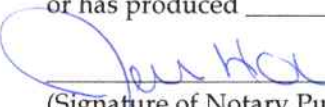
My Commission Expires: \_\_\_\_\_



  
Thomas L. Bryan, Owner

STATE OF FLORIDA )  
COUNTY OF LAKE )

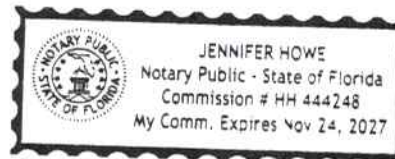
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online  
notarization, this 14<sup>th</sup> day of June, 2026, by THOMAS L. BRYAN e is personally known to me ☒  
or has produced \_\_\_\_\_ as identification.

  
(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 law<sup>1</sup> 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;

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<sup>1</sup> 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

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**DATE:** July 14, 2026

**MEETING DATE:** July 21, 2026

**SUBJECT:** Resolution No. 2026-14, 7-11 Site Plan

---

### **BACKGROUND SUMMARY:**

The owner is seeking Site Plan approval for a proposed 4,852 square foot convenience store with six (6) fuel pumps.

The project area is approximately 1.68 acres and will replace the existing packing house (8,798 square feet) built in the 1950's.

**\*Architectural:** Details of canopies and canopy supports are consistent with the principal building and building façade and meet the City's non-residential design standards.

**\*Access Management:** The site plan meets or exceeds access separation distances as determined by the Florida Department of Transportation.

**\*Building Setbacks:** 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.

**\*Landscaping:** Landscape buffers meet the requirements of the City's LDR's since the adjacent land use is also industrial and is consistent with the minimum right of way buffer. A proposed 15' Type A landscape buffer along the northern and western property boundary is acceptable since the adjacent land use and zoning are the same.

**\*Signage:** A Master Sign Plan was submitted and a 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.

**\*Impervious Surface Ratio:** The maximum ISR is 75%.; the proposed site plan is at 67.9%

### **RECOMMENDATIONS:**

Staff recommends approval of the 7-Eleven site plan

### **FISCAL IMPACTS:**

N/A

### **ATTACHMENTS:**

1. 7 Eleven Halff approval letter 7-2-26
  2. 7ELEVEN\_Umatilla Civil PlansMay18\_2026signed 8
  3. 7ELEVEN\_Umatilla Civil PlansMay18\_2026signed 21
  4. Site Plan PPP 10
  5. Site Plan PPP 11
-

6. Site Plan PPP 12
  7. Resolution 2026-14 7-Eleven Site Plan jmc
  8. Exhibit A 7ELEVEN\_Umatilla Golden Gem Rd Sheet 4 Site Plan-Site FINALv2
-



VIA EMAIL [amercer@umatillafl.org](mailto:amercer@umatillafl.org)

July 2, 2026

Aaron Mercer, MPA, AICP  
Director of Development and Public Services  
City of Umatilla  
P.O. Box 2286  
Umatilla, FL 32784

**RE: 7 ELEVEN (HALFF AVO 053292.037)**

Dear Mr. Mercer:

Per email request from Julie Ayers dated June 30, 2026, I have reviewed the documents and all my comments from previous review have been resolved, no additional comments and final review is complete. Recommend approval.

Should you have any questions, please feel free to contact our office at 352-343-8481.

Sincerely,  
HALFF

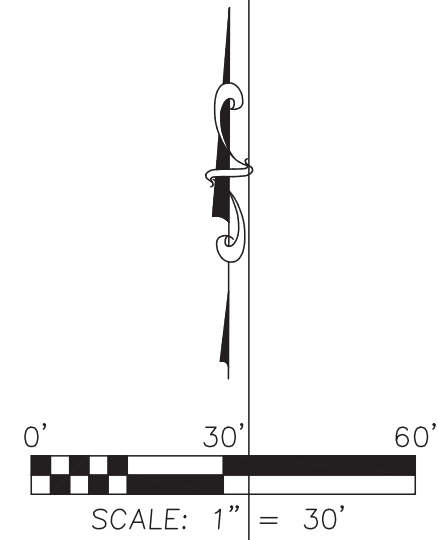
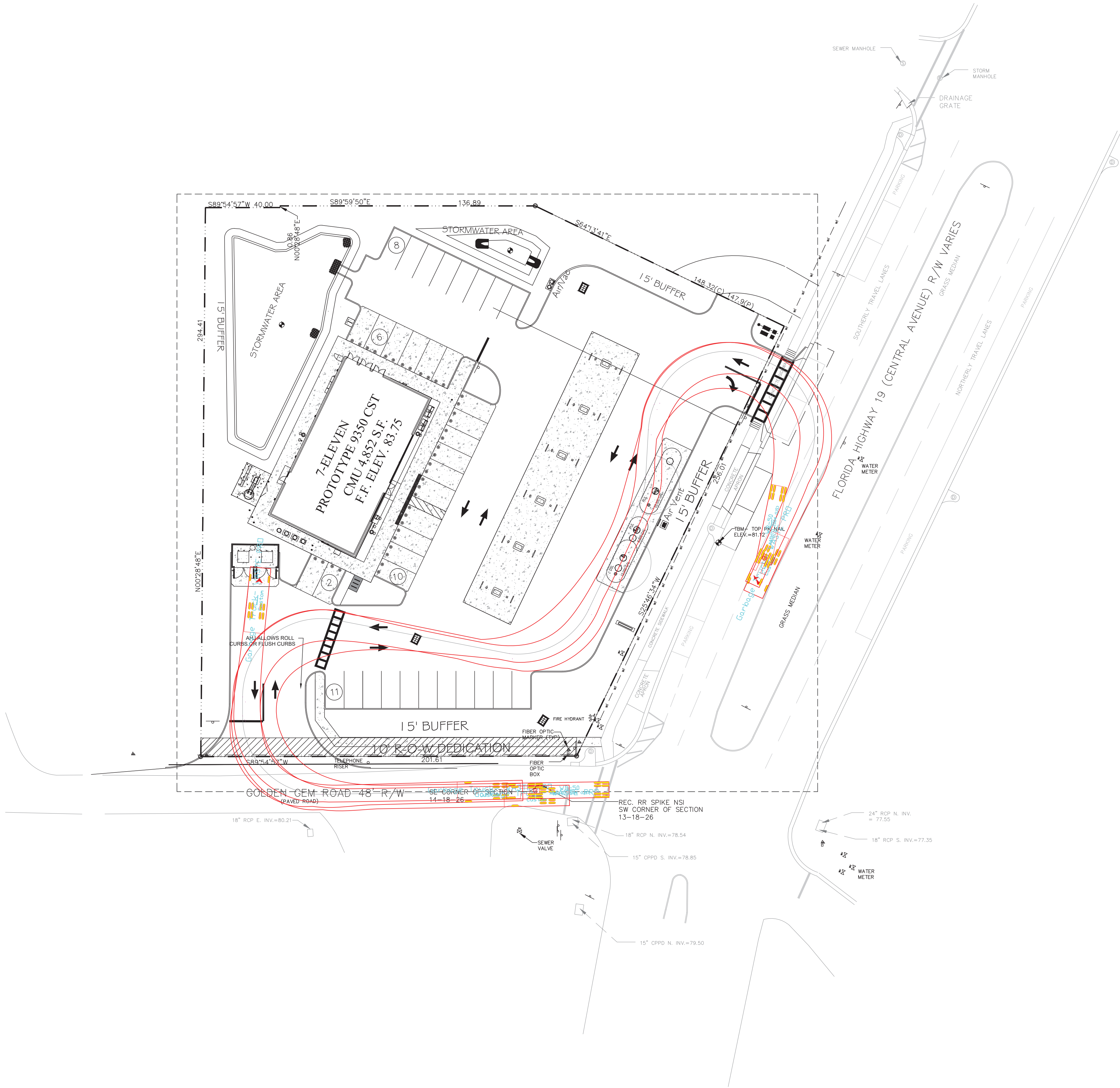
A handwritten signature in blue ink, appearing to read "BT", located below the typed name.

Brett J. Tobias, P.E.  
V.P., Operations Manager  
[btobias@halff.com](mailto:btobias@halff.com)

BJT:ab

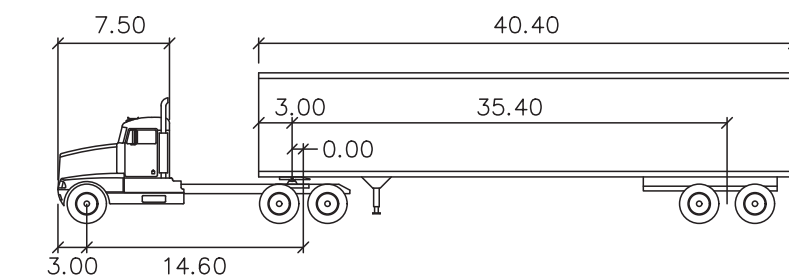
Cc: Julie Ayers, City of Umatilla (via email)





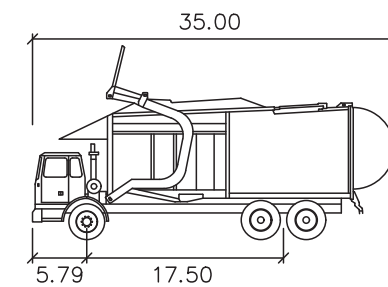
LEGEND / ABBREVIATIONS

- |           |                                                                           |               |                  |
|-----------|---------------------------------------------------------------------------|---------------|------------------|
|           | PROPOSED CURB                                                             |               | # PARKING SPACES |
|           | EXISTING EDGE OF PAVEMENT                                                 | S/W OR SW     | SIDEWALK         |
|           | SITE BOUNDARY LINE                                                        | C2            | CURVE NUMBER     |
|           | CENTER LINE OF ROAD                                                       | R=            | CURVE RADIUS     |
|           | RIGHT-OF-WAY LINE                                                         | SF OR SQ. FT. | SQUARE FEET      |
| R/W OR RW | RIGHT-OF-WAY                                                              | EX            | EXISTING         |
| TYP       | TYPICAL                                                                   |               |                  |
| HC        | HANDICAP PARKING (SEE SIGNING & MARKING SHEET FOR PARKING LAYOUT DETAILS) |               |                  |
|           | PROPOSED CONCRETE (SEE DETAIL)                                            |               |                  |
|           | PAVEMENT MARKINGS (PER FDOT INDEX 17346)                                  |               |                  |
|           | EXISTING TREES TO REMAIN                                                  |               |                  |
|           | PROPOSED SITE LIGHTING (SEE PHOTOMETRIC PLAN)                             |               |                  |
|           | CONSTRUCTION NOTES: PLEASE REFER TO SHEET 2 FOR CONSTRUCTION NOTES LEGEND |               |                  |
|           | SOIL BORING LOCATIONS (SW-2) REFER TO SOILS REPORT FOR FINDINGS           |               |                  |
|           | STANDARD DUTY ASPHALT; ALL OTHER AREAS TO BE HEAVY DUTY ASPHALT           |               |                  |



WB-50

|               |        |                    |        |
|---------------|--------|--------------------|--------|
|               | feet   |                    |        |
| Tractor Width | : 8.00 | Lock to Lock Time  | : 6.0  |
| Trailer Width | : 8.50 | Steering Angle     | : 20.8 |
| Tractor Track | : 8.00 | Articulating Angle | : 70.0 |
| Trailer Track | : 8.50 |                    |        |



Garbage Truck - WASTE PRO

|                   |         |
|-------------------|---------|
|                   | feet    |
| Width             | : 11.00 |
| Track             | : 11.00 |
| Lock to Lock Time | : 6.0   |
| Steering Angle    | : 32.9  |

|              |        |             |          |
|--------------|--------|-------------|----------|
| DESIGNED BY: | HLG    | CHECKED BY: | HLG      |
| JOB NUMBER:  | CDI-56 | SCALE:      | 1"=30'   |
| NO.          | 1      | DATE:       | 12/20/22 |
|              | 2      | REVISIONS   |          |
|              | 3      |             |          |
|              | 4      |             |          |
|              | 5      |             |          |

|                                 |
|---------------------------------|
| TRUCK ACCESS AND CAR QUEUE PLAN |
| 7 ELEVEN @ UMATILLA             |
| CITY OF UMATILLA, FLORIDA       |
| DIVERSE DEVELOPMENT GROUP       |

Engineering Consultants •  
PO Box 450006 • Kissimmee, Florida 34745  
Phone: (407) 738-1979 Fax: (407) 348-7552

THESE PLANS MAY NOT BE  
COPIED OR MODIFIED WITHOUT  
WRITTEN PERMISSION FROM  
CADIAZZ ENGINEERING

SEAL

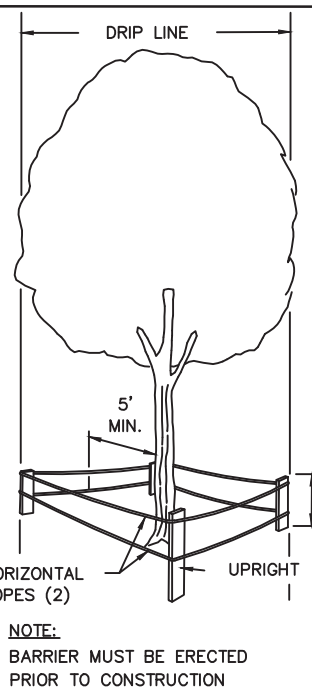
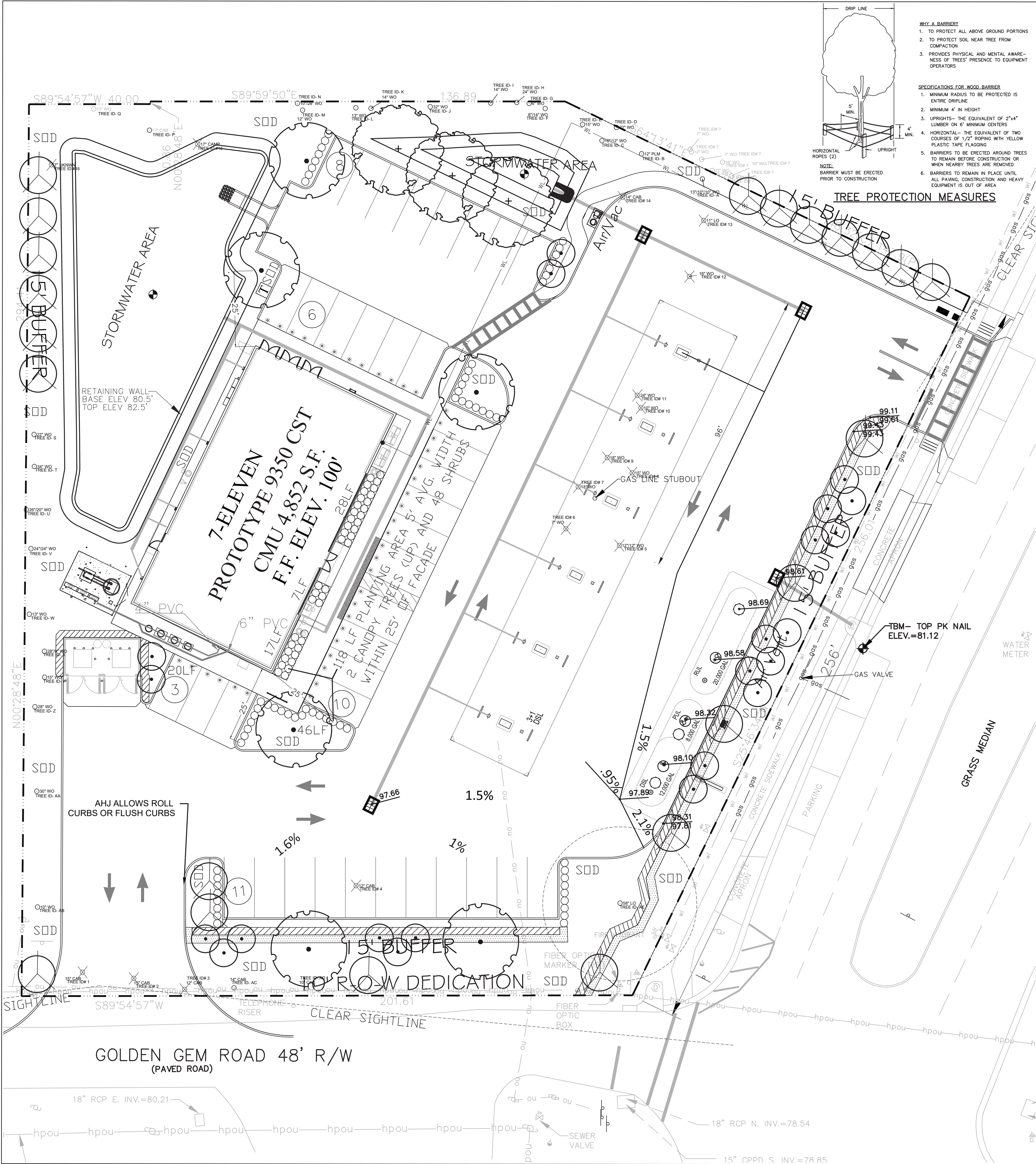
NOT VALID UNLESS SIGNED &  
SEALED BY  
A REGISTERED ENGINEER  
CADIAZZ, LLC  
CERTIFICATION OF  
AUTHORIZATION # 28509

SHEET NUMBER

4T







- WHY A BARRIER?**
1. TO PROTECT ALL ABOVE GROUND PORTIONS
  2. TO PROTECT SOIL NEAR TREE FROM COMPACTION
  3. PROVIDES PHYSICAL AND MENTAL AWARENESS OF TREES' PRESENCE TO EQUIPMENT OPERATORS
- SPECIFICATIONS FOR WOOD BARRIER**
1. MINIMUM RADIUS TO BE PROTECTED IS ENTIRE DRIPLINE
  2. MINIMUM 4'-IN HEIGHT
  3. UPRIGHTS— THE EQUIVALENT OF 2"x4" LUMBER ON 6' MINIMUM CENTERS
  4. HORIZONTAL— THE EQUIVALENT OF TWO COURSES OF 1/2" ROPING WITH YELLOW PLASTIC TAPE FLAGGING
  5. BARRIERS TO BE ERECTED AROUND TREES TO REMAIN BEFORE CONSTRUCTION OR WHEN NEARBY TREES ARE REMOVED
  6. BARRIERS TO REMAIN IN PLACE UNTIL ALL PAVING, CONSTRUCTION AND HEAVY EQUIPMENT IS OUT OF AREA
- NOTE:**  
BARRIER MUST BE ERECTED PRIOR TO CONSTRUCTION

**CITY OF UMATILLA LDC LANDSCAPE REQUIREMENTS PER SECTIONS 15A 15B AND 15C**

219 LF EAST TYPE A BUFFER REQUIREMENTS: 3 CANOPY AND 2 UNDERSTORY TREES PER 100 LF. 24" HEDGE, 15% GROUNDCOVER. 2.2 X 3 = 7 CANOPY TREES REQ'D. 1 EX. OAK, 12-SP PROVIDED. 2.2 X 2 = 5 UNDERSTORY TREES REQ'D. 5-LI PROVIDED.

150 LF SOUTH TYPE A BUFFER REQUIREMENTS: 3 CANOPY TREES AND 2 UNDERSTORY TREES PER 100 LF. 24" HEDGE, 15% GC. 1.5 X 3 = 5 CANOPY TREES REQ'D. 2-UP, 6-SP PROVIDED. 1.5 X 2 = 3 UNDERSTORY TREES REQUIRED. 3-LI PROVIDED.

325 LF NORTH 10' BUFFER REQUIREMENTS: 3 CANOPY AND 2 UNDERSTORY TREES PER 100 LF. 24" HEDGE, 15% GROUNDCOVER. 3.3 X 3 = 10 CANOPY TREES REQ'D. 10 EXISTING. 3.3 X 2 = 7 UNDERSTORY TREES REQ'D. 7-LI PROVIDED.

295 LF NORTH 10' BUFFER REQUIREMENTS: 3 CANOPY AND 2 UNDERSTORY TREES PER 100 LF. 24" HEDGE, 15% GROUNDCOVER. 3.0 X 3 = 9 CANOPY TREES REQ'D. 9 EXISTING. 3.0 X 2 = 6 UNDERSTORY TREES REQ'D. 6-LI PROVIDED.

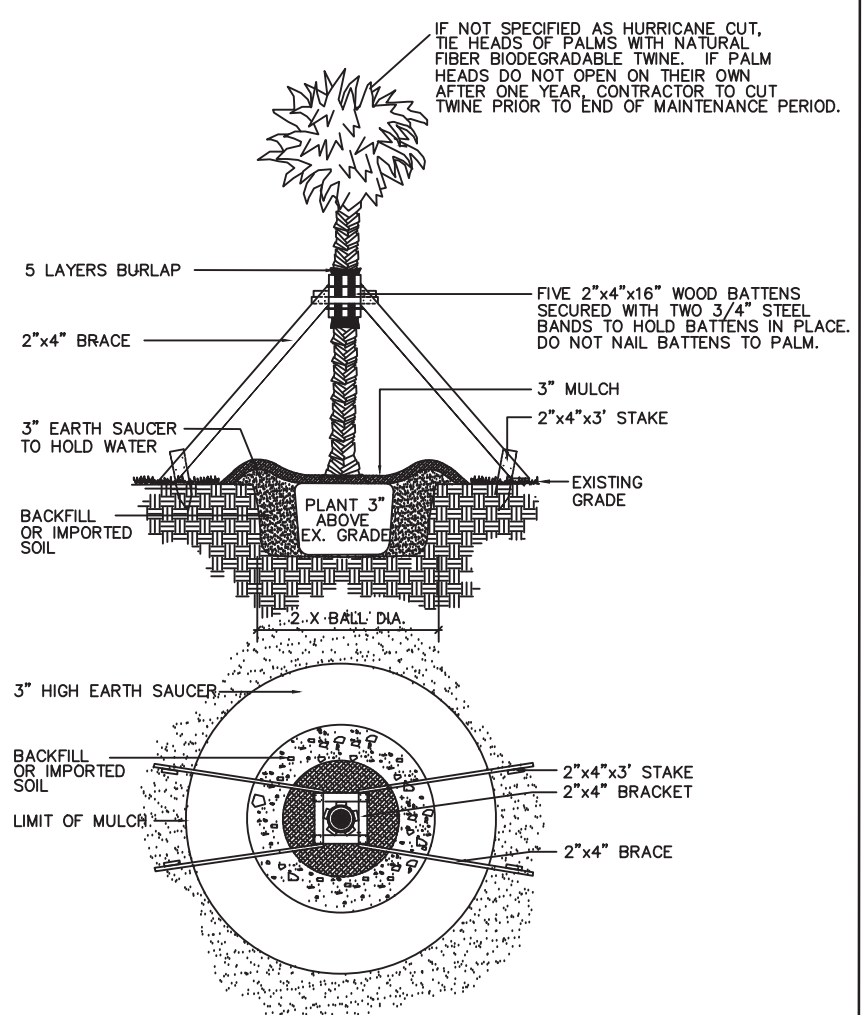
3' WIDE PLANTER REQUIRED FOR 40% OF BUILDING PERIMETER: 293 LF BUILDING PERIMETER X .40 = 118 LF PLANTER PROVIDED. 118 LF PLANTER X 5' AVG. WIDTH = 590 SF WITHIN 25' OF BLDG. WALLS. 590/350 SF = 1.7 X 28 = 48 SHRUBS AND 2-UP REQ'D.

6 TREES REQUIRED PER ACRE OF PERVIOUS AREA. 1/2 AC PERVIOUS .5 X 6 = 3 TREES REQUIRED. 3-QV PROVIDED AT POND.

SINGLE-ROW TERMINAL LANDSCAPE ISLANDS: 1 CANOPY TREE AND A 2' HT. SHRUB ROW PROVIDED THE ENTIRE ISLAND LENGTH.

**PLANT NOTES**

- 1). ALL LANDSCAPE AND BUFFER AREAS DELINEATED ON THESE PLANS SHALL BE IRRIGATED BY A CENTRAL AUTOMATIC SYSTEM. THE IRRIGATION SYSTEM SHALL DELIVER 100% HEAD-TO-HEAD COVERAGE.
- 2). ALL LANDSCAPED BEDS SHALL BE TOP DRESSED WITH 3" OF "DESIGNER BROWN" MULCH.
- 3). ALL TREE SAUCERS SHALL BE TOP DRESSED WITH 3" OF "DESIGNER BROWN" MULCH.
- 4). IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO BECOME FULLY FAMILIAR WITH ALL EXISTING SITE CONDITIONS AND TO STUDY ALL SUBSURFACE UTILITY PLANS AND ARCHITECTURAL PLANS SO AS TO PREVENT DAMAGE DURING THE INSTALLATION OF THE LANDSCAPE MATERIAL.
- 5). STAKING OF TREES AND PALMS IS REQUIRED BY THE LANDSCAPE CONTRACTOR. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO MAINTAIN ALL TREES, PALMS AND SHRUBS IN AN UPRIGHT PLUM CONDITION.
- 6). THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ARCHITECTURAL OR PAVED SURFACES.
- 7). ALL PLANT MATERIAL SHALL BE GRADED FLORIDA NO. 1 ACCORDING TO THE GRADES AND STANDARDS OF THE FLORIDA NURSERYMAN'S ASSOCIATION.
- 8). ALL TREE CALIPER DIMENSIONS SHALL BE MEASURED 6" ABOVE THE TOP OF THE ROOT BALL.
- 9). THE LANDSCAPE CONTRACTOR SHALL WARRANTY ALL SHRUBS FOR A PERIOD NO SHORTER THAN 90 DAYS FROM THE DATE OF THE "FINAL ACCEPTANCE" BY THE CLIENT AND LANDSCAPE ARCHITECT. ALL TREES SHALL CARRY A MINIMUM ONE YEAR WARRANTY. ALL WARRANTY RESTRICTIONS SHALL BE SPECIFICALLY DESCRIBED IN WRITING AND SHALL BE PART OF THE BIDDING DOCUMENTS PROVIDED TO THE CLIENT BY THE LANDSCAPE CONTRACTOR.
- 10). BEFORE PLANTING OR SODDING THE LANDSCAPE CONTRACTOR SHALL REVIEW THE SITE GRADING AND DRAINAGE AND SHALL INFORM THE CLIENT OF ANY DRAINAGE PROBLEMS.
- 11). CONTRACTOR IS RESPONSIBLE FOR PLANT AND SOD QUANTITY TAKE-OFF. LIST QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. PLAN QUANTITIES RULE OVER LISTED QUANTITIES.

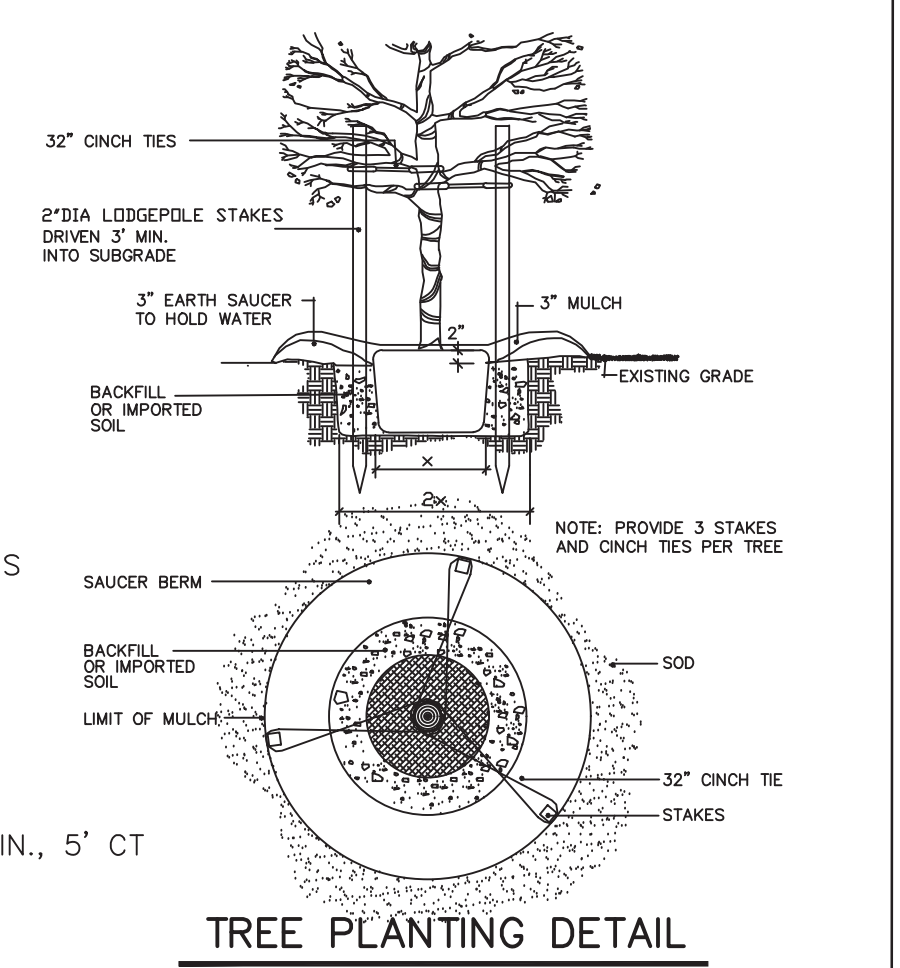
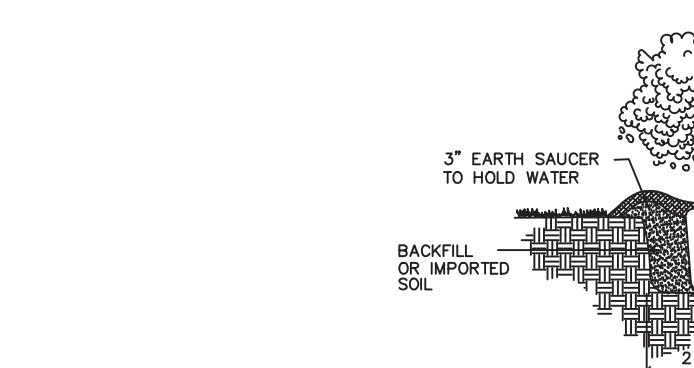


**PALM PLANTING DETAIL**

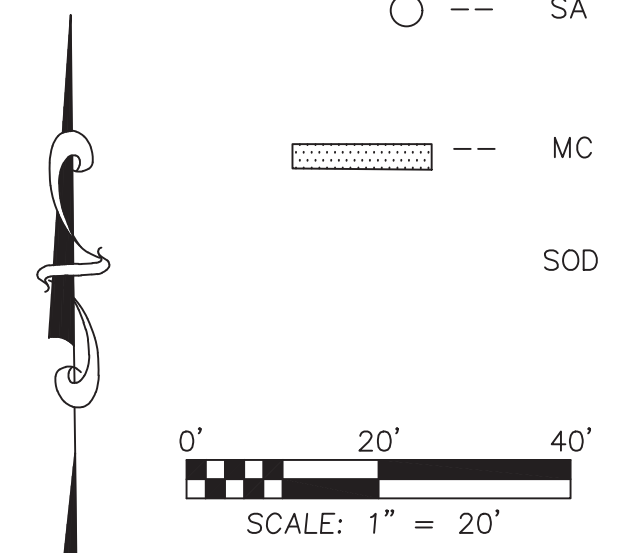
**SHRUB AND GROUNDCOVER PLANTING DETAIL**

**PLANT LIST AND SYMBOLS LEGEND**

- NOTE: 50% PERCENT OF THE REQUIRED TREES AND SHRUBS SHALL BE NATIVE SPECIES SUITABLE FOR THE SITE
- | QTY | SYM | COMMON NAME (BOTANICAL NAME)                              | SPECIFICATIONS                                                          |
|-----|-----|-----------------------------------------------------------|-------------------------------------------------------------------------|
| 3   | QV  | CANOPY TREES:<br>LIVE OAK (QUERCUS VIRGINIANA)            | 45 GAL., 10' HT., 4' SPR, 2.5" CAL. MIN., 5' CT                         |
| 6   | UP  | ALLEE ELM (ULMUS PARVIFOLIA 'EMER II')                    | 45 GAL., 10' HT., 4' SPR., 2.5" CAL. MIN., 5' CT. SINGLE LEADER         |
| 22  | SP  | UNDERSTORY TREES:<br>CABBAGE PALM (SABAL PALMETTO)        | 8', 10' AND 12' CLEAR TRUNK HT. IN EACH GROUP, STRAIGHT TRUNK, NO SCARS |
| 22  | LI  | GRAPE MYRTLE (LAGERSTROEMIA INDICA 'TUSKEGEE')            | 15 GAL., 8' HT., 3' SPR., 2" CAL. MIN., MULTI-TRUNK, 4' CLEAR TRUNK     |
|     | VO  | BUFFER SHRUBS:<br>SWEET VIBURNUM (VIBURNUM ODORATISSIMUM) | 3 GAL., 24" HT., 18" SPR. MIN., 36" OC, FULL                            |
|     | ZF  | ORNAMENTAL SHRUBS:<br>COONTIE (ZAMIA FLORIDIANA)          | 7 GAL., 24" HT., 18" SPR. MIN., 36" OC, FULL                            |
|     | SA  | DWARF ARBORICOLA (SCHEFFLERA ARBORICOLA 'TRINETTE')       | 7 GAL., 24" HT., 18" SPR. MIN., 36" OC, FULL                            |
|     | MC  | GROUNDCOVER:<br>MULHY GRASS (MUHLENBERGIA CAPILLARIS)     | 3 GAL MIN., FULL, 30" OC                                                |
|     | SOD | ARGENTINE BAHIA (PASPALUM NOTATUM)                        | SOLID SOD TO LIMIT OF DISTURBED AREA                                    |



**TREE PLANTING DETAIL**



J. SCOTT LIBERTY, LANDSCAPE ARCHITECT  
FL. REGISTERED LANDSCAPE ARCHITECT #LA0001476  
5621 REVELWOOD LOOP, WINTER PARK, FL 32792  
PHONE: (407) 719-2124 FAX: (407) 671-6904

| Revisions |
|-----------|
| 5         |
| 4         |
| 3         |
| 2         |
| 1         |

J. SCOTT LIBERTY, LANDSCAPE ARCHITECT LLC  
FLORIDA REGISTERED LANDSCAPE ARCHITECT #LA0001476  
PH: 407-719-2124 EMAIL: JSCOTTLIBERTYLLC@GMAIL.COM

**7 ELEVEN**  
GOLDEN GEM RD. AND CENTRAL AVE.  
UMATILLA, FL.

LANDSCAPE PLAN

Sheet Title

Sheet  
L1.0  
of 1

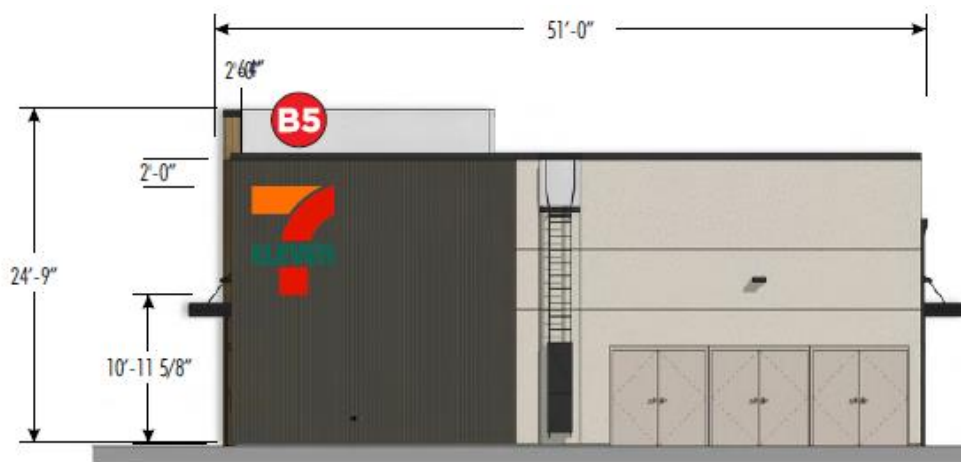
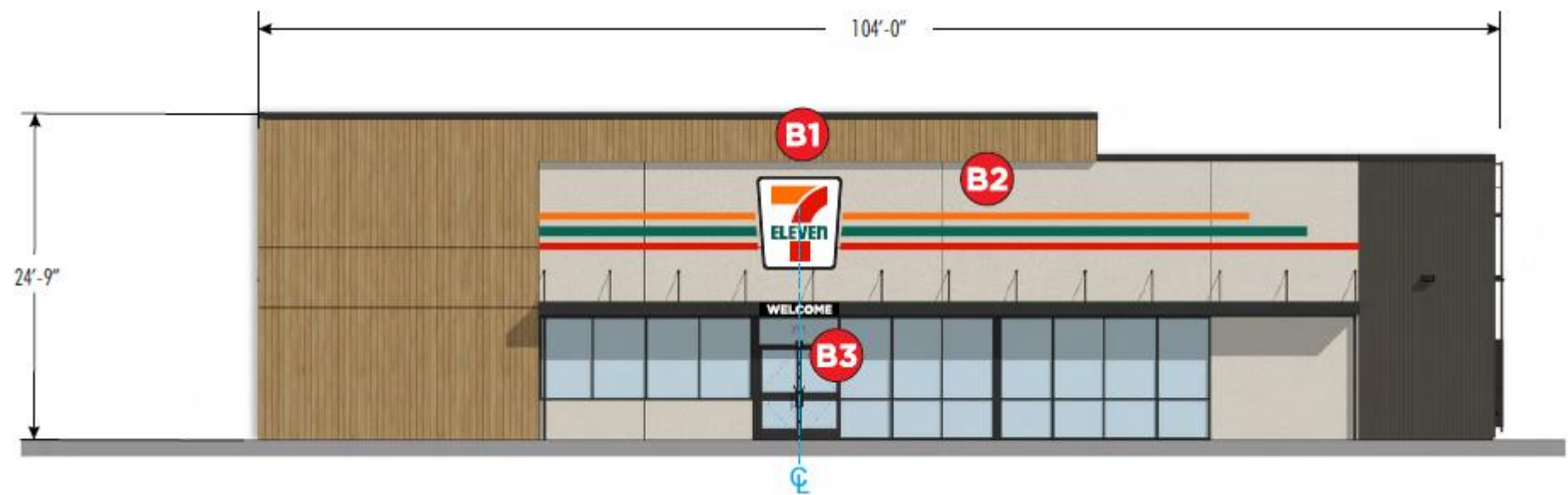


## Master Signage Plan – Monument Sign

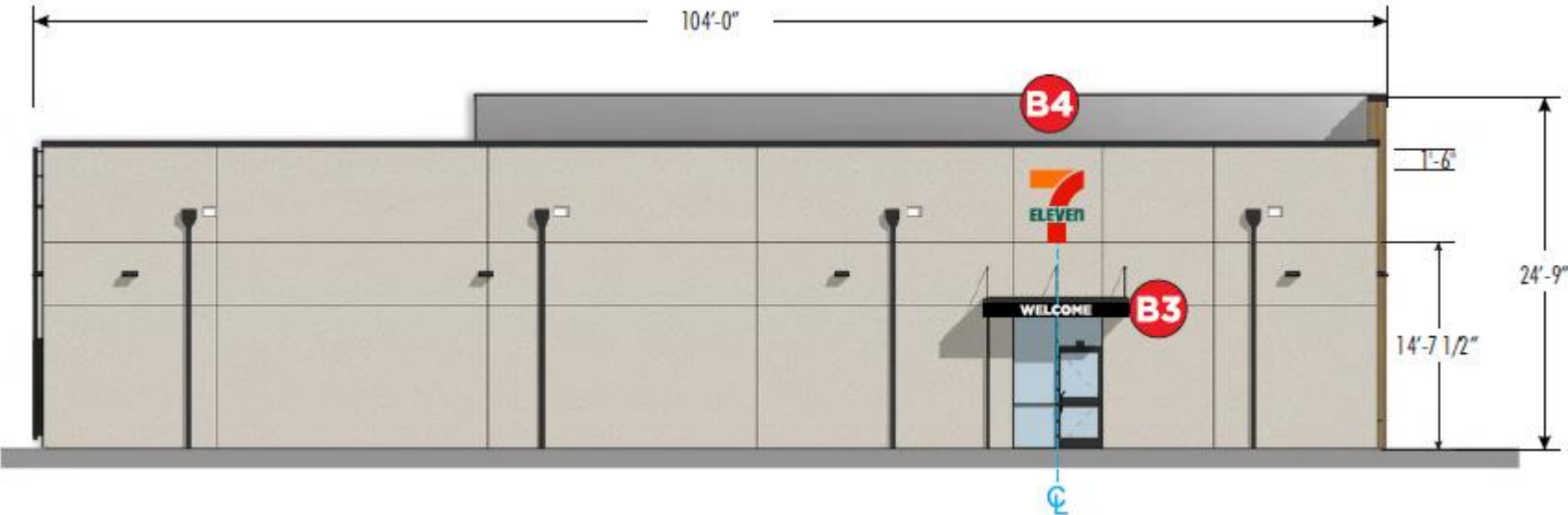


FRONT VIEW

Proposed Elevations



Proposed Elevations



## RESOLUTION 2026-14

**A RESOLUTION OF THE CITY OF UMATILLA, LAKE COUNTY, FLORIDA, CONSTITUTING THE FINAL DEVELOPMENT ORDER AND GRANTING MAJOR SITE PLAN APPROVAL FOR CONSTRUCTION OF A 4,852-SQUARE-FOOT, ONE-STORY 7-ELEVEN CONVENIENCE STORE, INCLUDING SIX (6) FUEL PUMPS, A CANOPY, PARKING, AND STORMWATER FACILITIES; MAKING FINDINGS CONSISTENT WITH CHAPTER 13 OF THE CITY LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CONDITIONS OF APPROVAL, DEVELOPMENT PERMITS, EXPIRATION, AND MATERIAL DEVIATIONS; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Paul W. Bryan, II, et al., (the “Applicant”) filed an application for Major Site Plan approval to allow construction of a 4,852-square-foot, one-story 7-Eleven convenience store, together with six (6) fuel pumps, a canopy, parking, stormwater facilities, and related site improvements, on real property located at 690 South Central Avenue, Umatilla, Florida (the “Property”);

**WHEREAS**, the proposed development has been processed as a Major Development under Chapter 13 because the proposed new impervious surface area exceeds ten percent (10%) of the site and the project presents development issues warranting major development review;

**WHEREAS**, the application and site development plans were submitted and reviewed in accordance with Chapter 13 of the City Land Development Regulations;

**WHEREAS**, TRC review and administrative verification have been completed, and the City Council intends for this Resolution, upon adoption and attestation by the City Clerk, to constitute the final Development Order required by Chapter 13, Section 4(d)(3)(C), without the necessity of a separate development-order document, subject to the conditions of approval stated herein; and

**WHEREAS**, the City Council finds that approval of the final site plan, subject to the conditions stated herein and the continuing requirements applicable to development permits and construction, is consistent with Chapter 13 and the remaining applicable provisions of the City Land Development Regulations;

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

**Section 1. Findings; Development Order; Grant of Major Site Plan Approval.** The foregoing recitals are incorporated into this Resolution as findings of fact. This Resolution constitutes the City Council’s final Development Order under Chapter 13 and grants Major Site Plan approval for construction of a 4,852-square-foot, one-story 7-Eleven convenience store, including six (6) fuel pumps, a canopy, parking, stormwater facilities, and related site improvements on the Property described below, subject to the conditions of this Resolution. The City Clerk’s attestation of this Resolution shall constitute issuance of the Development Order required by Chapter 13, Section 4(d)(3)(C), and no separate development-order document is required.

Alt. Key Number: 1130409

Parcel ID Number: 13-18-26-2500-001-00300

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.

## **Section 2. Conditions of Approval.**

- (1) The City Council finds that TRC review and administrative review have been completed and that the final site plan complies with the applicable technical requirements reviewed by City staff, subject to satisfaction of the conditions of approval stated in this Resolution.
- (2) The final site plan set administratively approved by City staff, attached to and incorporated into this Resolution as **Exhibit “A,”** is hereby approved and shall be maintained on file with the City. The approved final site plan set shall control all subsequent permitting, construction, inspection, and development activity on the Property.
- (3) This Resolution is the final Development Order. The City Clerk shall maintain a certified copy of this Resolution and the approved final site plan set in the official records of the City. The City Clerk’s attestation confirms issuance of this Development Order following completion of TRC review and administrative verification as required by Chapter 13.
- (4) This Development Order does not authorize clearing or construction and does not relieve the Applicant, property owner, developer, or any successor from obtaining all development permits, clearing permits, building permits, Certificates of Concurrence, agency permits, and other approvals required by Chapter 13 and other applicable laws. No final development permit shall be issued unless all required Certificates of Concurrence have been obtained.
- (5) Prior to approval of construction plans or issuance of any site-development permit, whichever occurs first, the Applicant shall submit the proposed development to the Lake-Sumter Metropolitan Planning Organization (LSMPO) for review under the LSMPO’s then-current Traffic Impact Analysis Methodology and Guidelines. The Applicant shall provide the City with written confirmation from the LSMPO that the development qualifies for an exemption from the applicable traffic impact analysis requirements or that a Tier II Traffic Impact Analysis is not required. If the LSMPO does not approve the exemption or determines that a Tier II Traffic Impact Analysis is required, the Applicant shall complete the Tier II Traffic Impact Analysis, obtain the LSMPO’s written acceptance of the analysis, and satisfy any transportation mitigation required by the LSMPO before approval of construction plans or issuance of any site-development permit.
- (6) Prior to issuance of a building permit, the Applicant shall dedicate to the City any right-of-way along Golden Gem Drive required in connection with the approved development. The dedication shall be made by recordable instrument in a form acceptable to the City Attorney and shall be accompanied by a sketch and legal description prepared by a Florida-licensed surveyor and an updated title report for the property to be dedicated.
- (7) Prior to approval of construction plans, the Applicant shall grant to the City all utility easements required in connection with the approved development. Each easement shall be in recordable form acceptable to the City Attorney and shall be accompanied by a sketch and legal description prepared by a Florida-licensed surveyor and an updated title report for the property subject to the easement.
- (8) Prior to approval of construction plans, the Applicant shall provide and record the required cross-access easement in a form acceptable to the City Attorney. The easement shall be accompanied by a sketch and legal description prepared by a Florida-licensed surveyor and an updated title report for the property subject to the easement.

- (9) This site plan approval shall terminate and become null and void automatically without notice if construction has not commenced within twelve (12) months after adoption of this Resolution. For purposes of this condition, commencement of construction means measurable activity of an ongoing nature working toward realization of the approved final site plan. A written request for one extension, for a period not exceeding twelve (12) months, may be considered by the City Council in accordance with Chapter 13, Section 5, provided the request is submitted before expiration of this approval.
- (10) All site improvements shall be constructed in substantial conformance with Exhibit “A,” the City’s Standard Construction Details, the conditions of this Development Order, and all applicable provisions of the City Land Development Regulations. Any inadvertent deviation from the City’s adopted construction standards that is not expressly identified and approved on Exhibit “A” shall be governed by the adopted City standards.
- (11) Any material deviation from the approved final site plan shall require further review and approval in accordance with Chapter 13. Nonmaterial field adjustments may be approved administratively only to the extent authorized by the City Land Development Regulations and shall be documented in the City’s project file.
- (12) Before issuance of a Certificate of Occupancy, all required site improvements shall be inspected and accepted by the City, and the Applicant or developer shall submit all certifications, as-built drawings, testing reports, easements, warranties, guarantees, and other documents required by Chapter 13, Section 10, as applicable.
- (13) The approval granted by this Resolution runs with the Property and is binding upon the Applicant, the property owner, and their respective successors and assigns, subject to the expiration provisions of this Resolution and Chapter 13.

**Section 3. Effective Date and Issuance.** This Resolution shall become effective immediately upon passage and shall be deemed issued as the final Development Order upon attestation by the City Clerk.

**PASSED AND ADOPTED** 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:

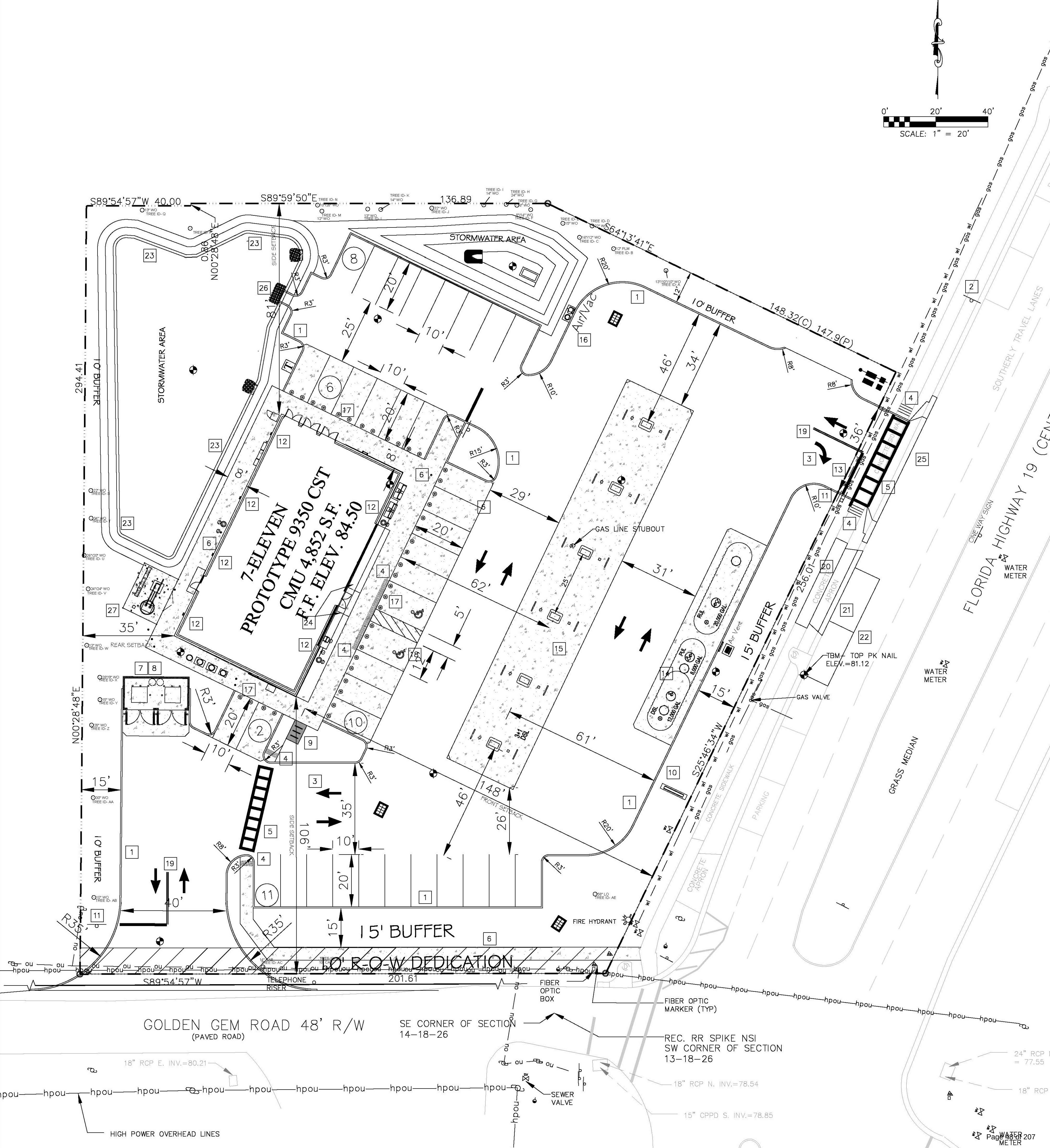
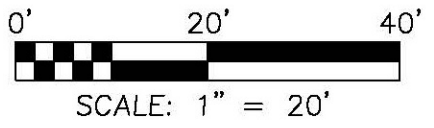
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Jessica Burnham, CMC, FCRM  
City Clerk

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Jennifer Cotch, City Attorney





FLORIDA HIGHWAY 19 (CENTRAL LINE)

ONE WAY SIGN

WATER METER

WATER METER

GRASS MEDIAN

PARKING

CONCRETE APRON

CONCRETE SIDEWALK

CONCRETE SIDEWALK

CONCRETE SIDEWALK

CONCRETE SIDEWALK

CONCRETE SIDEWALK



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

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**DATE:**

**MEETING DATE: July 21, 2026**

**SUBJECT: Final 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.

|              | <b>Surrounding Zoning</b>                                         | <b>Surrounding Land Use</b>                                 |
|--------------|-------------------------------------------------------------------|-------------------------------------------------------------|
| <b>North</b> | Residential Professional (RP)<br>Public Facilities District (PFD) | Multi-Family Medium Density (8 units/acre)<br>Institutional |
| <b>South</b> | Residential Professional (RP)                                     | Multi-Family Medium Density (8 units/acre)                  |
| <b>East</b>  | Low Density Residential (R-3)                                     | Single Family Low Density (3 units/acre)                    |
| <b>West</b>  | 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           |
| <b>TOTAL GROSS TRIPS (PROPOSED)</b> |           |          | <b>6,401</b> | <b>451</b>         | <b>203</b>     | <b>248</b>    |

10<sup>th</sup> Edition**Existing Land Use Program**

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

\* 11<sup>th</sup> Edition**Net Difference (Proposed Net Trip Generation Minus Existing Net Trip Generation)**

| Land Use                                     | PM Peak Hour Trips | PM Trips Enter | PM Trips Exit |
|----------------------------------------------|--------------------|----------------|---------------|
| <b>TOTAL NET TRIPS (PROPOSED – EXISTING)</b> | <b>333</b>         | <b>128</b>     | <b>205</b>    |

***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**

| <b>Lake County Student Generation Rates</b> |                                       |
|---------------------------------------------|---------------------------------------|
| <b>Single Family &gt;800 SF</b>             |                                       |
| Type                                        | Student Multipliers per Dwelling Unit |
| High School                                 | 0.100                                 |
| Middle School                               | 0.072                                 |
| Elementary School                           | 0.140                                 |
| Total                                       | 0.312                                 |

| <b>Lake County Student Generation Rates</b> |                                       |
|---------------------------------------------|---------------------------------------|
| <b>Multi-Family 551-800 SF</b>              |                                       |
| 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                  | <b>18</b>   |
| MIDDLE             | 109      | 0.072                   | 8                  | 30       | 0.037                   | 1                  | <b>9</b>    |
| HIGH               | 109      | 0.100                   | 11                 | 30       | 0.041                   | 1                  | <b>12</b>   |
| <b>GRAND TOTAL</b> |          |                         | <b>34</b>          |          |                         | <b>5</b>           | <b>39</b>   |

### *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**

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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<br>SF Med Density<br>SF Low Density | Institutional<br>(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<br>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)



**“EXHIBIT A”  
LEGAL DESCRIPTION**

Parcel “A”

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

AND

Parcel “B”

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

AND

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

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

AND

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

AND

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

AND

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

AND

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

AND

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

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Parcel A:

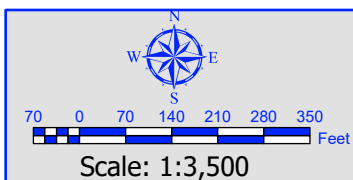
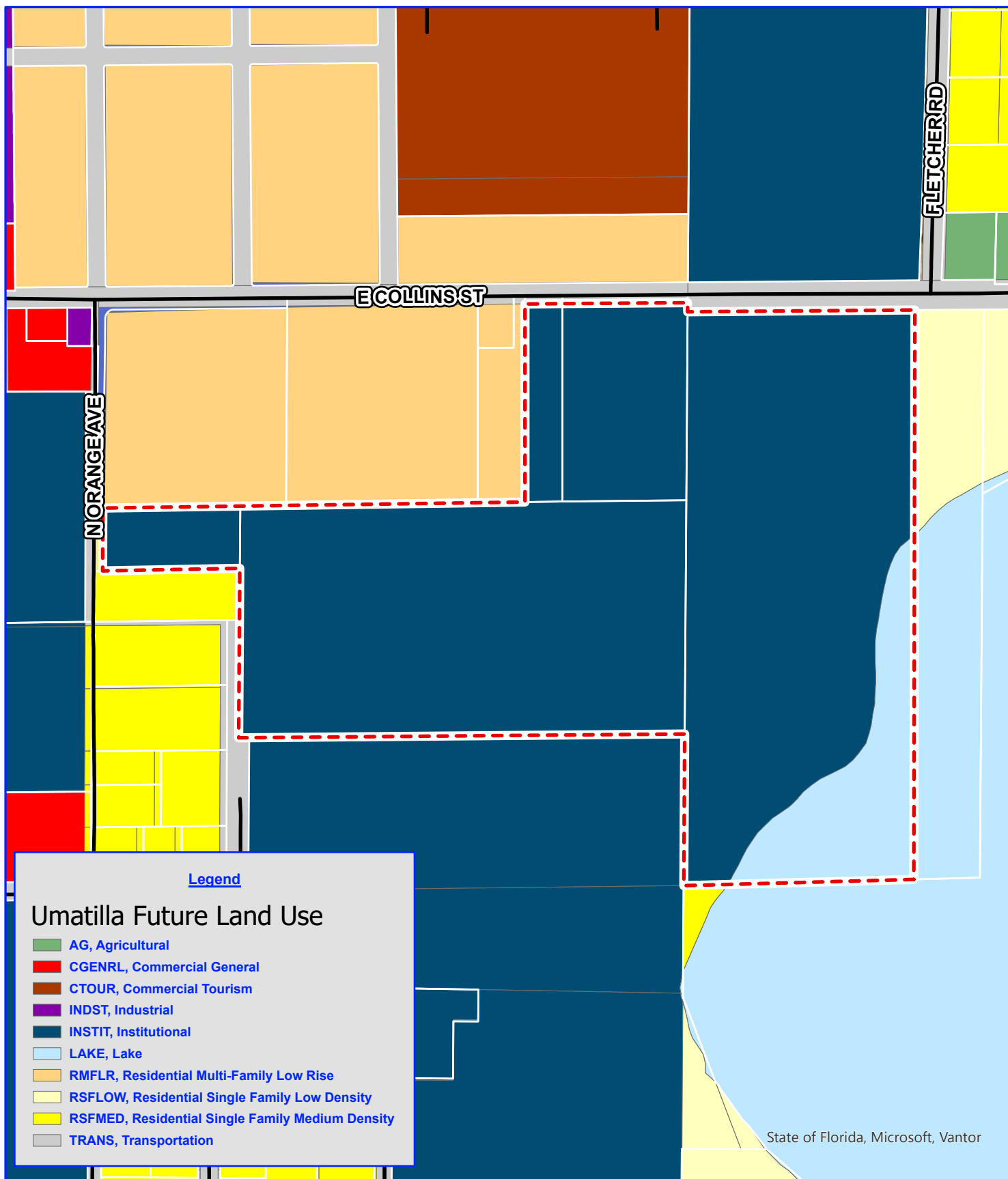
A portion of the Southeast ¼ of the Southeast ¼ of Section 12, Township 18 South, Range 26 East, Lake County, Florida, being more particularly described as follows:

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

Parcel B:

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

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



## First Baptist Church of Umatilla

Umatilla, Florida  
Proposed Future Land Use Map

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





## **Business Impact Estimate Exemption**

**Ordinance 2026-I, First Baptist Church of Umatilla SSCP**

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 law<sup>1</sup> 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;

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<sup>1</sup> 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**

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**DATE:**

**MEETING DATE: July 21, 2026**

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

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#### **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.

|              | <b>Surrounding Zoning</b>                                         | <b>Surrounding Land Use</b>                                 |
|--------------|-------------------------------------------------------------------|-------------------------------------------------------------|
| <b>North</b> | Residential Professional (RP)<br>Public Facilities District (PFD) | Multi-Family Medium Density (8 units/acre)<br>Institutional |
| <b>South</b> | Residential Professional (RP)                                     | Multi-Family Medium Density (8 units/acre)                  |
| <b>East</b>  | Low Density Residential (R-3)                                     | Single Family Low Density (3 units/acre)                    |
| <b>West</b>  | 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           |
| <b>TOTAL GROSS TRIPS (PROPOSED)</b> |           |          | <b>6,401</b> | <b>451</b>         | <b>203</b>     | <b>248</b>    |

10<sup>th</sup> Edition**Existing Land Use Program**

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

\* 11<sup>th</sup> Edition**Net Difference (Proposed Net Trip Generation Minus Existing Net Trip Generation)**

| Land Use                                     | PM Peak Hour Trips | PM Trips Enter | PM Trips Exit |
|----------------------------------------------|--------------------|----------------|---------------|
| <b>TOTAL NET TRIPS (PROPOSED – EXISTING)</b> | <b>333</b>         | <b>128</b>     | <b>205</b>    |

***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**

| <b>Lake County Student Generation Rates</b> |                                       |
|---------------------------------------------|---------------------------------------|
| <b>Single Family &gt;800 SF</b>             |                                       |
| Type                                        | Student Multipliers per Dwelling Unit |
| High School                                 | 0.100                                 |
| Middle School                               | 0.072                                 |
| Elementary School                           | 0.140                                 |
| Total                                       | 0.312                                 |

| <b>Lake County Student Generation Rates</b> |                                       |
|---------------------------------------------|---------------------------------------|
| <b>Multi-Family 551-800 SF</b>              |                                       |
| 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                  | <b>18</b>   |
| MIDDLE             | 109      | 0.072                   | 8                  | 30       | 0.037                   | 1                  | <b>9</b>    |
| HIGH               | 109      | 0.100                   | 11                 | 30       | 0.041                   | 1                  | <b>12</b>   |
| <b>GRAND TOTAL</b> |          |                         | <b>34</b>          |          |                         | <b>5</b>           | <b>39</b>   |

### *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**

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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<br>SF Med Density<br>SF Low Density | Institutional<br>(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<br>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:

|                    |                                                                                                            |
|--------------------|------------------------------------------------------------------------------------------------------------|
| <b>As to City:</b> | City Manager<br>City of Umatilla<br>P.O. Box 2286<br>Umatilla, FL 32784-2286<br><br>352-669-3125 Telephone |
| <b>Copy to:</b>    | Mayor<br>City of Umatilla<br>P.O. Box 2286<br>Umatilla, Florida 32784-2286<br>352-669-3125 Telephone       |

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

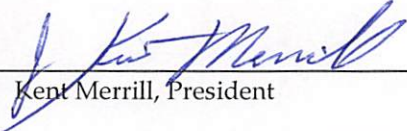
ATTEST:

\_\_\_\_\_  
Jessica Burnham  
City Clerk

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

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

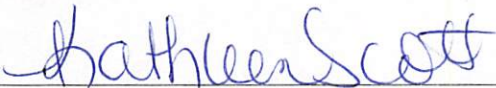
J. KENT MERRILL  
Printed Name: \_\_\_\_\_  
Address: P.O. BOX 753  
UMATILLA FL 32784

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.



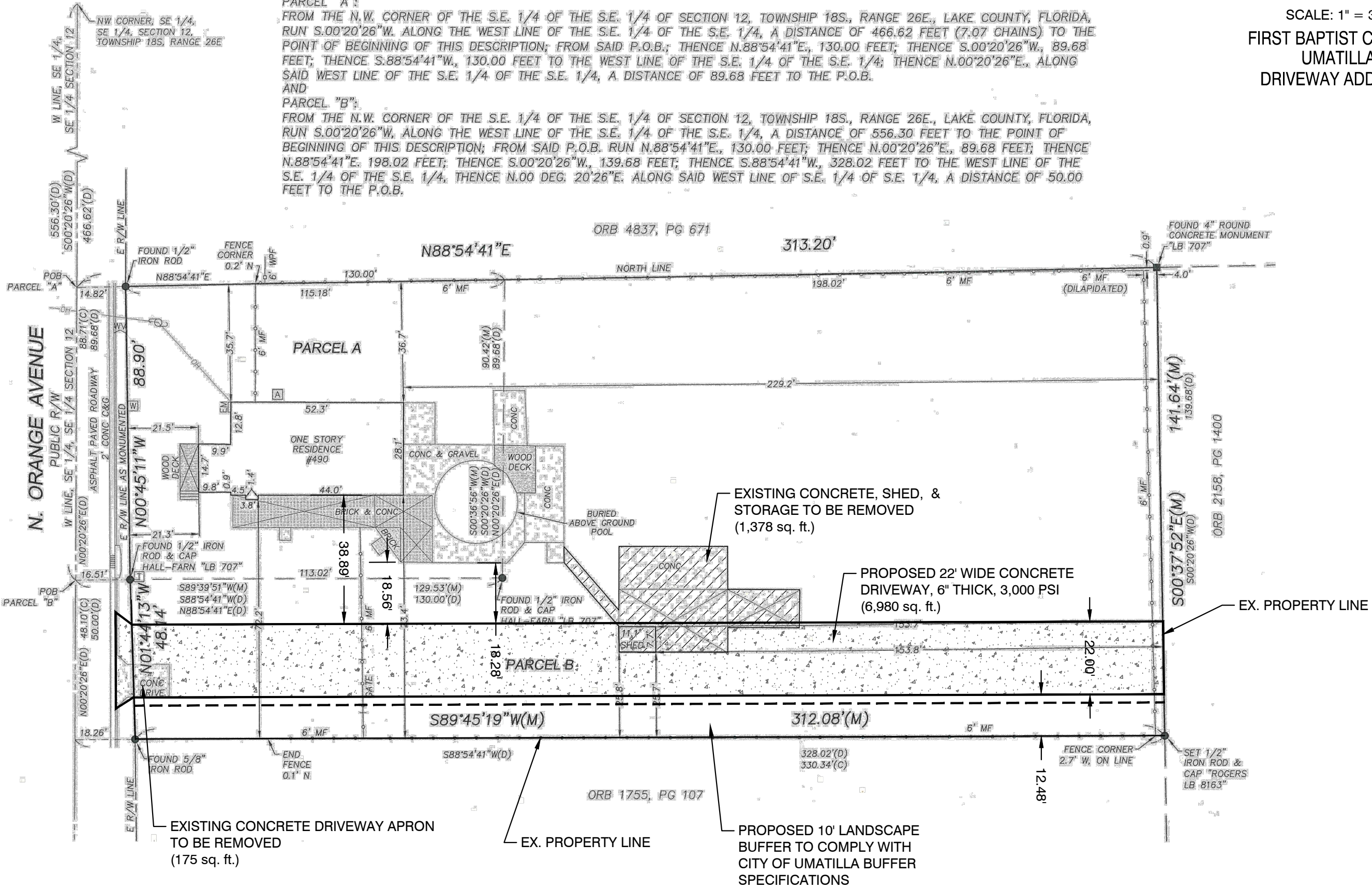
EXHIBIT B Conceptual Development Plan



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 law<sup>1</sup> 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;

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<sup>1</sup> 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**

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**DATE:**

**MEETING DATE:** July 21, 2026

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

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### **BACKGROUND SUMMARY:**

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

### **RECOMMENDATIONS:**

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

### **FISCAL IMPACTS:**

N/A

### **ATTACHMENTS:**

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



## ORDINANCE 2026-F

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

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

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

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

### **Section 1. AMENDMENTS.**

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

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

### **Section 8. - Pension and Retirement System: Insurance.**

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

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

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

#### **Sec. 12. - Officers.**

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

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

#### **Section 4. - Salaries.**

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

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

#### **Section 4. - Candidates for Election.**



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

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

**A. Ballot Question Number 1**

**Ballot Title: Employee Retirement and Insurance Benefits**

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

Shall the above-described amendment be adopted?

☐ Yes  
☐ No

**B. Ballot Question Number 2**

**Ballot Title: Charter Officers**

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

Should the above-described amendment be adopted?

☐ Yes  
☐ No

**C. Ballot Question Number 3**

**Ballot Title: Council member salaries**

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

Should the above-described amendment be adopted?

☐ Yes  
☐ No

**D. Ballot Question Number 4:**

**Ballot Title: Residency Requirements for Candidates for Election**

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

Should the above-described amendment be adopted?

☐ Yes  
☐ No

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

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

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

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

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

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

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

**PASSED AND ORDAINED** this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by the City Council of the City of Umatilla, Florida.

**CITY COUNCIL OF THE CITY OF UMATILLA**

\_\_\_\_\_  
Christopher R. Creech, Mayor

ATTEST:

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

Approved as to form:

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



## **Business Impact Estimate Exemption**

### **Ordinance 2026-F, Charter Amendments for 2026 Election**

#### **Summary of Ordinance: ORDINANCE NO. 2026-F**

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

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law<sup>1</sup> for the proposed ordinance.

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

<sup>1</sup> See Section 166.041(4), Florida Statutes.

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



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

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**DATE: July 9, 2026**

**MEETING DATE: July 21, 2026**

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

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### **BACKGROUND SUMMARY:**

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

### **RECOMMENDATIONS:**

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

**UPDATE: Staff has not received any letters of support or concern since the first reading.**

### **FISCAL IMPACTS:**

Stormwater \$260,000

### **ATTACHMENTS:**

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

## ORDINANCE NO. 2026-H

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

#### CHAPTER 56 – UTILITIES

\*\*\*

#### ARTICLE VIII. – STORMWATER DRAINAGE UTILITY

\*\*\*

#### ARTICLE VIII. STORMWATER DRAINAGE UTILITY

\*\*\*

#### **Sec. 56-221. Purpose.**

The purposes of this article are:

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

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

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

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

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

#### **Sec. 56-222. Definitions.**

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

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

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

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

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

*Director* means the city manager or his designee.

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

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

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

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

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

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

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

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

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

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

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

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

*Utility* means the stormwater drainage utility created by this article.

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

#### **Sec. 56-223. Stormwater drainage utility fee.**

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

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

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

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

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

(b) Nonresidential.

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

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

(c) Fee.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ADOPTED by the City Council of the City of Umatilla, Florida, this \_\_\_\_ day of \_\_\_\_\_, 2026.

**CITY OF UMATILLA, FLORIDA**

\_\_\_\_\_  
Christopher R. Creech, Mayor

ATTEST:

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

\_\_\_\_\_  
Jennifer M. Cotch, City Attorney



**BUSINESS IMPACT ESTIMATE**  
**City of Umatilla, Florida**

**Proposed Ordinance No. 2026-H**

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

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

**1. Summary of the ordinance**

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

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

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

**2. Impact on businesses**

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

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

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

### **3. New fees or charges**

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

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

### **4. City costs and revenues**

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

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

### **5. Number of businesses impacted**

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

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

### **6. Conclusion**

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



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

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**DATE:** July 9, 2026

**MEETING DATE:** July 21, 2026

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

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### **BACKGROUND SUMMARY:**

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

**UPDATE:** The Staff has not received any letters of support or concern regarding these special assessment.

### **RECOMMENDATIONS:**

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

### **FISCAL IMPACTS:**

\$617,000

### **ATTACHMENTS:**

1. Ordinance No. 2026-J, Solid Waste Special Assessment jmc
  2. BIE\_Solid Waste Ord. 2026-J
-

## **ORDINANCE 2026-J**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**CHAPTER 50 – TAXATION AND SPECIAL ASSESSMENT**

**ARTICLE VIII. – SOLID WASTE SPECIAL ASSESSMENT**

**Division 1. – Introduction**

**Sec. 50-150. Findings and authority.**

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

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

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

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

#### **Sec. 50-151. Residential solid waste assessments.**

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

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

#### **Sec. 50-152. Collection.**

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

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

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

#### **Sec. 50-153. Alternative and supplemental billing.**

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

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

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

#### **Sec. 50-154. Relationship to Chapter 56.**

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

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

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

\*\*\*

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

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

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



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

\*\*\*

### **Sec. 56-110. Garbage rates.**

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

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

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

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

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

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

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

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

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

(1) ~~Charge per month:~~

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

(2) ~~Extra dumps:~~

| Container size<br>(yards) | Charge per pickup |
|---------------------------|-------------------|
| 2                         | \$16.38           |
| 4                         | 33.11             |
| 6                         | 52.30             |
| 8                         | 67.62             |

\*\*\*

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

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

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

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

PASSED AND ADOPTED on this \_\_\_\_ day of \_\_\_\_\_, 2026.

**CITY OF UMATILLA, FLORIDA**

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

ATTEST:

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

Approved as to form and legal sufficiency:

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

# BUSINESS IMPACT ESTIMATE

City of Umatilla, Florida  
Residential Solid Waste Special Assessment

## ORDINANCE 2026-J

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

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

## 1. Summary of the Proposed Ordinance

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

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

## 2. Statement of Public Purpose

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

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

### **3. Estimated Economic Impact on Businesses**

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

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

### **4. Compliance Costs for Businesses**

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

### **5. New Charges or Fees on Businesses**

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

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

### **6. Regulatory Costs**

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

### **7. Good Faith Estimate of Number of Businesses Likely Impacted**

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

## **8. Conclusion**

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



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

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**DATE:** July 16, 2026

**MEETING DATE:** July 21, 2026

**SUBJECT:** Resolution No. 2026-15, Implementing Collection of Stormwater Utility Fee on Tax Roll

---

### **BACKGROUND SUMMARY:**

Ordinance No. 2026-H authorizes the City to collect its stormwater drainage utility fee through the uniform collection method provided in Chapter 197, Florida Statutes. Resolution No. 2025-35 previously stated the City's intent to begin using that collection method with the tax bill for the fiscal year beginning October 1, 2026.

The proposed resolution implements the transition of the stormwater drainage utility fee from the City's utility billing system to the annual property tax bill and directs the preparation of the parcel-specific Stormwater Utility Fee Roll required for tax-bill collection. The completed roll will identify the parcels subject to the fee and the amount to be collected for each parcel.

The applicable rates, classifications, fee units, credits, exemptions, adjustments, and related implementation matters will be established or confirmed by the City Council before the roll is certified to the Lake County Tax Collector. The underlying charge remains a stormwater drainage utility fee imposed pursuant to section 403.0893, Florida Statutes, and Chapter 56, Article VIII, City Code.

### **RECOMMENDATIONS:**

Approval of Resolution No. 2026-15, Implementing Collection Stormwater Fee on Tax Roll

### **FISCAL IMPACTS:**

\$260,000 revenue

### **ATTACHMENTS:**

1. Resolution\_2026-15\_Stormwater Utility Fee Collection Method
-

**RESOLUTION NO. 2026-15**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UMATILLA, LAKE COUNTY, FLORIDA, IMPLEMENTING COLLECTION OF THE CITY'S EXISTING STORMWATER DRAINAGE UTILITY FEE THROUGH THE UNIFORM METHOD PROVIDED IN CHAPTER 197, FLORIDA STATUTES; CONFIRMING THE EXISTING ANNUAL STORMWATER DRAINAGE UTILITY FEE RATES AND FEE UNITS; DIRECTING THE PREPARATION OF A STORMWATER UTILITY FEE ROLL; PROVIDING FOR COLLECTION ON THE ANNUAL PROPERTY TAX BILL; AUTHORIZING CERTIFICATION, CORRECTIONS, AND ADMINISTRATIVE ACTIONS; PROVIDING FOR TRANSITION FROM UTILITY-BILL COLLECTION; AUTHORIZING SUPPLEMENTAL BILLING; PROVIDING FOR STATUTORY DISCOUNTS AND COLLECTION COSTS; PROVIDING FOR USE OF REVENUES; PROVIDING FOR CONTINUING EFFECT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Article VIII, section 2(b), Florida Constitution, and sections 166.021 and 166.041, Florida Statutes, grant the City of Umatilla (the "City") broad home rule authority to provide municipal services and to impose reasonable utility fees for such services; and

**WHEREAS**, section 403.0893, Florida Statutes, authorizes municipalities to create stormwater utilities and adopt stormwater utility fees sufficient to plan, construct, operate, and maintain stormwater management systems; and

**WHEREAS**, the City previously established and continues to operate a stormwater drainage utility pursuant to Chapter 56, Article VIII, City Code, and Ordinance No. 2008-K; and

**WHEREAS**, the City Council adopted Ordinance No. 2026-H, which amended Chapter 56, Article VIII, City Code, continued the City's stormwater drainage utility, authorized the City Council to establish stormwater utility fee rates and implementation matters by resolution, and authorized collection of the stormwater utility fee through the uniform collection method provided in Chapter 197, Florida Statutes; and

**WHEREAS**, by Resolution No. 2025-35, adopted after the notice and public hearing required by section 197.3632(3), Florida Statutes, the City stated its intent to use the uniform method of collection beginning with the tax bill associated with the fiscal year commencing October 1, 2026; and

**WHEREAS**, the stormwater drainage utility fee is imposed as a utility fee for stormwater services and facilities provided or made available by the City and is not imposed as an ad valorem tax; and

**WHEREAS**, section 403.0893(3), Florida Statutes, expressly authorizes the City to use the non-ad valorem levy, collection, and enforcement method provided in Chapter 197, Florida Statutes, to collect stormwater utility fees; and



**WHEREAS**, references in this Resolution to a “roll,” “uniform method,” or terminology required by Chapter 197 are intended solely to implement the statutory collection mechanism and do not alter the substantive character of the charge as a stormwater drainage utility fee; and

**WHEREAS**, the City desires to direct the preparation of a parcel-specific stormwater utility fee roll identifying the developed parcels subject to the fee, the applicable fee units, and the annual fee to be collected for each parcel; and

**WHEREAS**, the stormwater drainage utility fee is an existing utility fee previously imposed and collected by the City, and the City’s election to collect the existing fee through the uniform method of collection does not constitute the initial imposition of the fee, an increase in the maximum authorized rate, or a change in the purpose of the fee or use of the fee revenues; and

**WHEREAS**, the City Council finds that continuing the existing stormwater drainage utility fee rates, classifications, and fee units for purposes of implementing collection through the uniform method is consistent with Chapter 56, Article VIII, City Code;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF UMATILLA, LAKE COUNTY, FLORIDA, AS FOLLOWS:**

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

**Section 2. Purpose and Character of Charge.** This Resolution implements collection of the City’s stormwater drainage utility fee through the uniform method provided in Chapter 197, Florida Statutes, and directs the preparation of a Stormwater Utility Fee Roll in accordance with Chapter 56, Article VIII, City Code, and any rates, classifications, fee units, credits, exemptions, adjustments, and other implementation matters duly established by the City Council. The charge remains a stormwater drainage utility fee imposed pursuant to section 403.0893, Florida Statutes, and Chapter 56, Article VIII, City Code. Use of the uniform collection method does not convert the fee into an ad valorem tax or alter its character as a stormwater utility charge.

**Section 3. Property Subject to Fee.** The stormwater drainage utility fee shall be charged to each developed lot or parcel within the incorporated boundaries of the City that is subject to the fee under Chapter 56, Article VIII, City Code. Eligibility, exclusions, exemptions, and adjustments, including the treatment of tax-exempt and government-owned property, shall be determined under the City Code and applicable law. The boundaries of the area subject to collection are the incorporated boundaries of the City of Umatilla, as they may exist from time to time.

**Section 4. Stormwater Utility Fee Rates and Fee Units.** The Stormwater Utility Fee Roll shall be prepared using the stormwater drainage utility fee rates, classifications, fee units, equivalent residential unit calculations, credits, exemptions, adjustments, and other implementation matters approved by the City Council pursuant to Chapter 56, Article VIII, City Code. The applicable rates and fee units for the fiscal year beginning October 1, 2026, shall be established or confirmed by the City Council before certification of the Stormwater Utility Fee Roll.

**Section 5. Preparation of Stormwater Utility Fee Roll.** The City Manager, or designee, is directed to prepare or cause to be prepared a parcel-specific Stormwater Utility Fee Roll by applying the existing rates, classifications, fee units, credits, exemptions, adjustments, and administrative determinations authorized by Chapter 56, Article VIII, City Code. The roll shall

identify each parcel subject to the fee, the applicable classification and fee units, and the annual fee attributable to the parcel. The roll need not be completed or presented to the City Council at the time this Resolution is adopted. For purposes of administration under Chapter 197, Florida Statutes, the Stormwater Utility Fee Roll may be formatted, transmitted, and identified as the non-ad valorem assessment roll required by section 197.3632, Florida Statutes; however, the charges shown on the roll remain the City's stormwater drainage utility fees.

**Section 6. Uniform Collection Method.** The stormwater drainage utility fees shown on the certified roll shall be collected by the Lake County Tax Collector through the uniform method provided in Chapter 197, Florida Statutes, beginning with the tax bill mailed for the fiscal year commencing October 1, 2026, and continuing for subsequent fiscal years unless the City Council modifies or discontinues use of that collection method. For purposes of collection and enforcement under Chapter 197, Florida Statutes, the stormwater drainage utility fees shall be placed on the non-ad valorem assessment roll and shall be subject to the collection, discount, delinquency, tax certificate, tax deed, and other procedures applicable under Chapter 197, Florida Statutes.

**Section 7. Certification and Administrative Authority.** The City Manager, or designee, is authorized and directed, as the City Council's designee under section 197.3632, Florida Statutes, to complete and certify the Stormwater Utility Fee Roll to the Lake County Tax Collector in the form and by the deadline required by law. The City Manager is further authorized to execute the written agreements required by section 197.3632(2), Florida Statutes, and all other certificates, agreements, and documents necessary to implement collection, subject to review by the City Attorney. The City Manager, or designee, may correct clerical errors, omissions, parcel identification numbers, ownership information, mathematical errors, and other non-substantive errors in the roll and may make adjustments expressly authorized by Chapter 56, Article VIII, City Code. No correction or adjustment that materially increases the fee applicable to a parcel shall be made without compliance with any notice, hearing, or other procedure required by law.

**Section 8. Notice and Compliance with Chapter 197.** The City Manager, or designee, shall coordinate with the Lake County Property Appraiser to include the stormwater drainage utility fee on the notice of proposed property taxes and proposed or adopted non-ad valorem assessments issued pursuant to section 200.069, Florida Statutes. Because this Resolution changes only the collection method for an existing fee and does not increase the rate, change the fee methodology, or change the purpose of the fee or use of its revenues, the City Council finds that the notice and public hearing requirements of section 197.3632(4), Florida Statutes, are not triggered by this Resolution. If circumstances arise that require notice or a public hearing under section 197.3632(4), Florida Statutes, the City shall comply with those requirements before certifying or collecting any affected charge.

**Section 9. Transition from Utility Billing; No Duplicate Billing.** Beginning with the billing period corresponding to the fiscal year commencing October 1, 2026, a stormwater drainage utility fee included on the certified Stormwater Utility Fee Roll shall not also be billed through the City's regular utility billing system for the same parcel and billing period. This prohibition does not apply to supplemental charges, omitted parcels, corrections, prorated periods, or other charges not included on the certified roll.

**Section 10. Supplemental Billing.** Nothing in this Resolution prohibits the City from separately billing and collecting stormwater drainage utility fees for newly developed property, omitted parcels, corrected parcels, periods or charges not included on the certified roll, or other stormwater utility charges that cannot lawfully or administratively be added to the current-year tax bill. Any

supplemental billing shall be calculated and administered in accordance with Chapter 56, Article VIII, City Code, and shall avoid duplicate collection for the same parcel and billing period.

**Section 11. Continuing Effect and Annual Updates.** The stormwater drainage utility fee and use of the uniform collection method are approved for a period of more than one year and shall continue from year to year unless amended or discontinued by the City Council. The City Manager, or designee, shall prepare and update the parcel-specific Stormwater Utility Fee Roll annually based on then-current property and City records and shall cause the roll to be certified as required by law. Nothing in this Section limits the City Council's authority to revise or confirm stormwater utility fee rates as provided in the City Code.

**Section 12. Use of Revenues.** All proceeds of the stormwater drainage utility fee shall be deposited into the City's stormwater drainage utility fund or other properly designated account and used solely for lawful stormwater management purposes, including planning, construction, operation, maintenance, repair, replacement, improvement, extension, administration, and financing of the City's stormwater management systems and program.

**Section 13. Severability.** If any section, sentence, clause, phrase, word, or provision of this Resolution is held invalid or unconstitutional by a court of competent jurisdiction, the remainder of this Resolution shall not be affected and shall remain in full force and effect.

**Section 14. Conflicts.** All resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

**Section 15. Effective Date.** This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED by the City Council of the City of Umatilla, Florida, at a regular public meeting held this 21st day of July, 2026.

CITY OF UMATILLA, FLORIDA

ATTEST:

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Christopher R. Creech, Mayor

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Jessica Burnham, CMC, FCRM, City Clerk

Approved as to form and legality:

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Jennifer M. Cotch, City Attorney



## **CITY OF UMATILLA**

### **AGENDA ITEM STAFF REPORT**

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**DATE:** July 16, 2026

**MEETING DATE:** July 21, 2026

**SUBJECT:** Resolution No. 2026-16, Initial Residential Solid Waste Special Assessment Resolution

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#### **BACKGROUND SUMMARY:**

The proposed resolution initiates the process for imposing a residential solid waste special assessment for Fiscal Year 2026–2027 pursuant to Ordinance No. 2026-J and section 197.3632, Florida Statutes. The proposed assessment will fund residential solid waste collection, transportation, disposal, recycling, yard waste, bulk waste, administrative, and related services provided or made available to residential property within the City.

The resolution establishes a proposed maximum annual assessment rate of \$442.98 per Residential Unit, based on the proposed Fiscal Year 2026–2027 residential solid waste budget allocation. The assessment will be apportioned based on the number of residential dwelling units assigned to each parcel. Each dwelling unit will constitute one Residential Unit for purposes of calculating the proposed assessment.

The resolution directs preparation of a preliminary parcel-specific assessment roll and schedules a public hearing for September 10, 2026, at which the City Council will consider the final annual assessment rate, approve the final assessment roll, and determine whether to impose the assessment. At least twenty days before the hearing, the City will provide the mailed and published notices required by section 197.3632(4), Florida Statutes. If adopted following the public hearing, the assessment will be collected on the annual property tax bill through the uniform non-ad valorem collection method.

#### **RECOMMENDATIONS:**

Approval of Resolution No. 2026-16, Initial Residential Solid Waste Special Assessment Resolution

#### **FISCAL IMPACTS:**

\$617,000 revenue

#### **ATTACHMENTS:**

1. Resolution No. 2026-16, Initial Residential Solid Waste Special Assessment Resolution
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## **RESOLUTION NO. 2026-16**

**AN INITIAL ASSESSMENT RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UMATILLA, LAKE COUNTY, FLORIDA, RELATING TO THE PROVISION OF RESIDENTIAL SOLID WASTE SERVICES; DESCRIBING THE RESIDENTIAL SOLID WASTE SERVICES TO BE PROVIDED; ESTABLISHING THE METHOD OF APPORTIONING THE RESIDENTIAL SOLID WASTE SPECIAL ASSESSMENT AMONG BENEFITED PROPERTY; ESTABLISHING A PROPOSED MAXIMUM ANNUAL ASSESSMENT RATE; DIRECTING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR NOTICE AND A PUBLIC HEARING; AUTHORIZING COLLECTION PURSUANT TO SECTION 197.3632, FLORIDA STATUTES; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.**

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

**WHEREAS**, residential solid waste services promote the public health, safety, and welfare and provide a special benefit to residential property by making sanitation and waste collection services available, reducing the accumulation of waste and nuisance conditions, and protecting the use, enjoyment, and value of residential property; and

**WHEREAS**, the City Council adopted Ordinance No. 2026-J, which created Chapter 50, Article VIII, of the City Code and authorized the City Council to impose and collect residential solid waste special assessments by resolution; and

**WHEREAS**, by Resolution No. 2025-35, the City elected to use the uniform method of collecting non-ad valorem assessments authorized by section 197.3632, Florida Statutes, for solid waste services beginning with the fiscal year commencing October 1, 2026; and

**WHEREAS**, the City Council desires to initiate the annual process for imposing a residential solid waste special assessment for Fiscal Year 2026-2027 and to establish the proposed assessment methodology and maximum assessment rate subject to notice and a public hearing; and

**WHEREAS**, the City Council finds that apportioning the assessable costs of residential solid waste services on the basis of the number of residential dwelling units located on each tax parcel is a fair and reasonable method of apportionment because the demand for and availability of residential solid waste services are reasonably related to the number of dwelling units served; and

**WHEREAS**, the City Council finds that the residential solid waste special assessment imposed pursuant to Ordinance No. 2026-J and this Resolution is a non-ad valorem special assessment and not an ad valorem tax.

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

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

**Section 2. Authority and Purpose.** This Resolution is adopted pursuant to Article VIII, section 2(b), Florida Constitution; sections 166.021, 166.041, and 197.3632, Florida Statutes; Ordinance No. 2026-J; Chapter 50, Article VIII, City Code; Resolution No. 2025-35; and other applicable law. This Resolution constitutes the Initial Assessment Resolution for the residential solid waste special assessment for Fiscal Year 2026-2027.

**Section 3. Definitions.** Unless the context indicates otherwise, capitalized terms used in this Resolution shall have the meanings set forth below. Terms not defined herein shall have the meanings assigned in Ordinance No. 2026-J or applicable law.

**“Assessable Cost”** means the amount determined by the City Council to be funded through the Residential Solid Waste Special Assessment, including the cost of residential solid waste collection, transportation, processing, disposal, recycling, yard waste, bulk waste, administration, billing, collection, statutory discounts, fees of the Property Appraiser and Tax Collector, and other lawful costs attributable to the assessment program.

**“Assessment Roll”** means the special assessment roll prepared and maintained by the City and certified to the Lake County Tax Collector for collection pursuant to section 197.3632, Florida Statutes.

**“Dwelling Unit”** means a building, mobile home, manufactured home, or portion thereof designed or used for residential occupancy as a single housekeeping unit, whether occupied or unoccupied, for which residential solid waste service is provided or made available.

**“Residential Property”** means tax parcels within the incorporated area of the City containing one or more Dwelling Units and receiving or having Residential Solid Waste Services available, excluding property classified and serviced solely as commercial, industrial, institutional, or other nonresidential property.

**“Residential Solid Waste Services”** means the residential solid waste collection, transportation, disposal, recycling, yard waste, bulk waste, administrative, and related services provided or caused to be provided by the City.

**“Residential Unit”** means each Dwelling Unit assigned to a tax parcel for purposes of calculating the Residential Solid Waste Special Assessment.

**Section 4. Description of Residential Solid Waste Services.** The Residential Solid Waste Services funded in whole or in part by the assessment include the collection, transportation, processing, and disposal of ordinary household garbage and trash, recycling, yard waste, and bulk waste, together with associated administrative, billing, collection, and program costs, as provided by the City or its service provider. Charges for special pickups, excessive yard waste, construction

debris, commercial or containerized service, or other services not included in the adopted annual rate may be billed and collected separately.

**Section 5. Special Benefit.** The City Council finds that the Residential Solid Waste Services provide a special benefit to each assessed parcel of Residential Property by making waste collection and disposal services available to the parcel, protecting health and sanitation at and in the vicinity of the parcel, reducing the accumulation of waste and nuisance conditions, and protecting the parcel's use, enjoyment, and value. The amount of the assessment imposed upon each parcel does not exceed the proportional special benefit received by that parcel.

**Section 6. Apportionment Methodology.** The Assessable Cost shall be apportioned among benefited Residential Property based upon the number of Residential Units assigned to each tax parcel. Each Dwelling Unit shall constitute one Residential Unit. The annual assessment for a parcel shall equal the number of Residential Units assigned to the parcel multiplied by the annual assessment rate adopted by the City Council. The Final Assessment Resolution may make factual and administrative refinements based on the preliminary Assessment Roll, verified service classifications, exclusions, and other relevant data, provided the final methodology remains consistent with Ordinance No. 2026-J and applicable law and no parcel is assessed in excess of the amount stated in the mailed notice without any additional notice required by law.

**Section 7. Proposed Maximum Annual Assessment Rate.** Based upon the proposed Fiscal Year 2026-2027 budget and the preliminary allocation of Residential Solid Waste Services costs among Residential Units, the proposed maximum annual Residential Solid Waste Special Assessment shall not exceed \$442.98 per Residential Unit. The final annual assessment rate may be less than, but shall not exceed, this proposed maximum without additional notice as required by law. The final annual assessment rate shall be established by the Final Assessment Resolution after the public hearing described below.

**Section 8. Preliminary Assessment Roll.** The City Manager, or designee, is directed to prepare or cause to be prepared a preliminary Assessment Roll containing, at a minimum, each tax parcel identification number, the owner of record, the number of Residential Units assigned to the parcel, and the proposed assessment amount. The preliminary Assessment Roll need not be completed or presented to the City Council at the time this Resolution is adopted, but shall be completed in sufficient time to provide the notices required by Section 10. The preliminary Assessment Roll shall be maintained on file with the City Clerk and made available for public inspection. The Assessment Roll may be updated before certification to reflect corrections, additions, deletions, subdivisions, combinations, changes in ownership, changes in residential unit count, and other factual changes.

**Section 9. Adjustments and Exclusions.** Property that does not constitute Residential Property or does not contain a Residential Unit subject to the Residential Solid Waste Assessment shall not be included on the Assessment Roll. No property shall be excluded solely because it is exempt from ad valorem taxation. The City Manager, or designee, may develop administrative procedures for correcting errors, verifying the number of Residential Units, addressing duplicate or omitted parcels, prorating separately billed service when appropriate, and processing other adjustments consistent with this Resolution and Ordinance No. 2026-J.

**Section 10. Notice and Public Hearing.** A public hearing to consider imposition of the Residential Solid Waste Special Assessment and adoption of the final assessment rate and Assessment Roll shall be held at 6:00 p.m. on September 10, 2026, in the City Council Chambers, Umatilla City Hall, 1 South Central Avenue, Umatilla, Florida 32784, or at such other date, time, or location as may be lawfully noticed.

At least twenty (20) days before the public hearing, the City Clerk shall cause notice of the public hearing to be published in a newspaper generally circulated within Lake County, and the City Manager, or designee, shall provide first-class mailed notice to each owner of property subject to the proposed assessment, in the manner required by section 197.3632(4), Florida Statutes.

The mailed notice shall include the purpose of the assessment; the total amount proposed to be levied against the parcel; the unit of measurement; the number of units attributed to the parcel; the total revenue the City expects to collect; a statement concerning the potential issuance of a tax certificate and loss of title for nonpayment; the property owner's right to appear at the hearing and file written objections within twenty (20) days; and the date, time, and place of the hearing.

The published notice shall contain the information required by section 197.3632(4), Florida Statutes, including a geographic depiction of the property subject to the assessment, the proposed assessment schedule, notice that the assessment will be collected by the Tax Collector, and a statement concerning the right to appear and file written objections.

**Section 11. Final Assessment Resolution.** Following the public hearing, the City Council may adopt a final assessment resolution confirming, modifying, or repealing this Resolution; establishing the final annual assessment rate; approving the final Assessment Roll; imposing the assessments; and authorizing certification of the Assessment Roll to the Lake County Tax Collector. The final assessment resolution shall constitute the annual rate resolution for Fiscal Year 2026-2027.

**Section 12. Collection.** The Residential Solid Waste Special Assessment shall be collected pursuant to the uniform method provided in section 197.3632, Florida Statutes, and shall be included on the annual property tax bill as a non-ad valorem assessment. The assessment shall be subject to the same collection provisions, discounts, penalties, and enforcement procedures applicable to ad valorem taxes as provided by law. The City Manager, City Clerk, and other City officials are authorized to execute agreements, certificates, and other documents necessary to place the assessment on the tax roll and implement the assessment program.

**Section 13. Use of Proceeds.** Proceeds of the Residential Solid Waste Special Assessment shall be used solely for the provision of Residential Solid Waste Services and the lawful costs of administering and collecting the assessment. Assessment proceeds may not be used for general governmental purposes unrelated to Residential Solid Waste Services.

**Section 14. Supplemental Billing.** Nothing in this Resolution prohibits the City from separately billing and collecting charges for services, parcels, or periods not included on the Assessment Roll, including new Dwelling Units, omitted parcels, prorated service, extra service, excessive yard waste, bulk items, special pickups, commercial service, containerized service, construction debris, delinquent charges, or other charges authorized by Ordinance No. 2026-J or



the City Code. A Residential Unit included on the certified Assessment Roll shall not also be billed through the City's utility billing system for the same Residential Solid Waste Services and service period, except for supplemental, extra, or other services not included in the annual assessment.

**Section 15. Conflicts.** All resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

**Section 16. Severability.** If any section, sentence, clause, phrase, or provision of this Resolution is held invalid or unconstitutional by a court of competent jurisdiction, such invalidity shall not affect the remaining provisions of this Resolution.

**Section 17. Effective Date.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2026.

**CITY OF UMATILLA, FLORIDA**

By:

\_\_\_\_\_  
Christopher R. Creech, Mayor

**ATTEST:**

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

Approved as to form and legal sufficiency:

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



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

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**DATE:** July 16, 2026

**MEETING DATE:** July 21, 2026

**SUBJECT:** Resolution No. 2026-12, Preliminary Fire Rate Amended and Restated

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### **BACKGROUND SUMMARY:**

The proposed resolution reimposes the annual Fire Services Assessment for Fiscal Year 2026–2027 to fund fire protection services, facilities, and programs within the City. The resolution restates and amends the initial assessment resolution adopted in 2018 to ensure clarity and continued legal sufficiency, incorporates the updated Fire Assessment Memorandum prepared in July 2026, and authorizes collection of the assessment using the uniform non-ad valorem assessment method in accordance with Section 197.3632, Florida Statutes.

### **RECOMMENDATIONS:**

Approval of Resolution No. 2026-12, Preliminary Fire Rate Amended and Restated

### **FISCAL IMPACTS:**

\$1,262,000 revenue

### **ATTACHMENTS:**

1. Reso No. 2026-12, Preliminary Fire Rate Amended and Restated jmc
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## **RESOLUTION NO. 2026-12**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UMATILLA, FLORIDA, RELATING TO THE PROVISION OF FIRE PROTECTION SERVICES, FACILITIES, AND PROGRAMS IN THE CITY OF UMATILLA, FLORIDA; REIMPOSING FIRE SERVICES ASSESSMENTS AGAINST ASSESSED PROPERTY LOCATED WITHIN THE CITY FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026; ESTABLISHING THE RATE OF ASSESSMENT; APPROVING THE ASSESSMENT ROLL; CONFIRMING, AMENDING, AND RESTATING THE INITIAL ASSESSMENT RESOLUTION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Council of the City of Umatilla, Florida (the "City Council"), has enacted Ordinance 2018-C (the "Ordinance"), which authorizes the imposition of Fire Services Assessments for fire protection services, facilities, and programs against Assessed Property located within the City of Umatilla (the "City"); and

**WHEREAS**, the City Council adopted Resolution No. 2018-23 (the "Initial Assessment Resolution"), which established the method of assessing the Fire Services Assessed Costs against Assessed Property and directed the preparation of the initial Assessment Roll; and

**WHEREAS**, the City Council now finds it necessary, desirable, and appropriate to restate and amend the Initial Assessment Resolution for clarity and continued legal sufficiency, and to reimpose Fire Services Assessments within the City for the fiscal year beginning October 1, 2026, using the uniform method of collection authorized by Section 197.3632, Florida Statutes; and

**WHEREAS**, the City Council has reviewed the City of Umatilla, Florida Fire Assessment Memorandum dated July 2026, prepared by Accenture Infrastructure and Capital Projects Consulting, LLC, which sets forth the updated methodology, categories, and findings in support of this Resolution;

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

**Section 1. Authority.** This Resolution is adopted pursuant to the provisions of the Ordinance, Sections 166.021, 166.041, 166.223, and 197.3632, Florida Statutes, and other applicable provisions of law.

**Section 2. Findings.** The findings and declarations contained in the Ordinance and the Initial Assessment Resolution, as amended and restated herein, are incorporated by reference.

**Section 3. Confirmation and Restatement.** The Initial Assessment Resolution is hereby confirmed, amended, and restated in full as set forth herein and shall constitute the Amended and

Restated Initial Assessment Resolution and Preliminary Rate Resolution of the City for the fiscal year beginning October 1, 2026.

**Section 4. Definitions.** All capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the Ordinance and this Resolution.

As used in this Resolution, the following terms shall have the following meanings:

**“Assessed Property”** means all Tax Parcels included on the Assessment Roll that receive a special benefit from the delivery of fire protection services, facilities, or programs.

**“Assessment Roll”** means the special assessment roll relating to the Fire Services Assessment approved herein, which includes a summary description of each Tax Parcel subject to the Fire Services Assessment and the amount of the Fire Services Assessment to be imposed against each parcel.

**“Building Area”** means the total area of a building expressed in square feet and reflected on the Tax Roll or, in the event such information is not reflected or determined not to be accurately reflected on the Tax Roll, that area determined through the use of field verification.

**“Building Use”** means the use assigned to each building based upon the Building Improvement Codes used by the Lake County Property Appraiser and the Department of Revenue (DOR) Codes, and/or field verification, as specified in Appendices B and C attached hereto.

**“Church Property”** means those Tax Parcels with a Code Description in the Improvement Codes or DOR Codes that identifies the parcel's primary use as religious, including sanctuaries, chapels, and other related facilities owned by religious institutions. Such parcels may be wholly or partially exempt from ad valorem taxation under Florida law depending on their actual use.

**“Cost Apportionment”** means the apportionment of the Fire Services Assessed Cost among all Property Use Categories according to the Demand Percentages established pursuant to the apportionment methodology.

**“Demand Percentage”** means the percentage of demand for fire protection services, facilities, or programs attributable to each Property Use Category as determined through analysis of historical fire incident reports.

**“Dwelling Unit”** means a building or a portion thereof available to be used for residential purposes and intended to be used as living quarters for one family only, or the use of land for mobile homes offered for rent or lease for residential purposes.

**“Fire Services Assessment”** means the special assessment imposed to fund all or any portion of the cost of providing fire protection services, facilities, or programs benefiting property.

**“Fire Services Assessed Cost”** means the amount determined by the City Council to be assessed to fund all or any portion of the cost of the provision of fire services, including but not limited to capital, operations, maintenance, administration, and implementation costs.

**“Fixed Property Use Codes”** means the property use codes used by FFIRS as specified in Appendix A attached hereto.

**“FFIRS”** means the Florida Fire Incident Reporting System maintained by the Florida State Fire Marshall. The City uses FFIRS to report and maintain computerized records of the fire protection incidents and other department activities in a uniform manner.

**“Government Property”** means property owned by the United States of America or any agency thereof, the State of Florida or any agency thereof, a county, a special district, or a municipal corporation.

**“Industrial/Warehouse”** means those Tax Parcels designated as industrial/warehouse in the Improvement Codes.

**“Institutional Property”** means those Tax Parcels designated as institutional in the Improvement Codes, including schools, churches, hospitals, and government buildings.

**“Mobile Home Park Property”** means (1) a place set aside and offered by a person, for either direct or indirect remuneration of the owner, lessor, or operator of such place, for parking, accommodation, or rental of five or more mobile homes; and (2) licensed by the Department of Health of the State of Florida or its successor, to function as a “mobile home park” under Chapter 513, Florida Statutes, as may be amended from time to time.

**“Mixed Use Property”** means a Tax Parcel that contains buildings with multiple uses capable of assignment under more than one Property Use Category.

**“Non-Residential Property”** means, collectively, Commercial Property, Industrial/Warehouse Property, Institutional Property, Church Property, and similar non-dwelling property categories.

**“Parcel Apportionment”** means the further apportionment of the Fire Services Assessed Cost allocated to each Property Use Category among individual Tax Parcels within that category.

**“Property Use Categories”** means classifications of Residential Property and Non-Residential Property for purposes of apportioning Fire Services Assessed Costs.

**“Recreational Vehicle Park Property”** means (1) a place set aside and offered by a person, for either direct or indirect remuneration of the owner, lessor, or operator of such place, for parking, accommodation, or rental of five or more recreational vehicles or tents; and (2) licensed by the Department of Health of the State of Florida or its successor, to function as a “recreational vehicle park” under Chapter 513, Florida Statutes, as may be amended from time to time.

**“Residential Property”** means those Tax Parcels with a Code Description designated as residential, including single-family, multi-family, and mobile home Dwelling Units.

**“Tax Parcel”** means a parcel of property located within the City to which the Property Appraiser has assigned a distinct ad valorem property tax identification number.

**“Vacant Land Property” or “Land”** means those Tax Parcels with no discernible Building Area or structures, but which are separately platted or assessed for taxation purposes. This includes parcels classified by the Lake County Property Appraiser as vacant or undeveloped land not otherwise exempt under this Resolution.

**Section 5. Provision and Funding of Fire Protection Services.** Upon the imposition of a Fire Services Assessment for fire protection services, facilities, or programs against Assessed Property located within the geographic area of the City, the City shall provide such fire protection services, facilities, or programs to such Assessed Property. A portion of the cost to provide such fire protection services, facilities, or programs shall be funded from proceeds of the Fire Services Assessment. The remaining costs required to provide fire protection services, facilities, and programs shall be funded by available City revenues other than Fire Services Assessment proceeds. It is hereby ascertained, determined, and declared that each parcel of Assessed Property located within the geographic area of the City will be benefited by the City's provision of fire protection services, facilities, and programs in an amount not less than the Fire Services Assessment imposed against such parcel, computed in the manner set forth in this Resolution.

**Section 6. Imposition and Computation of Fire Services Assessments.** Fire Services Assessments shall be imposed within the City until discontinued or changed. Fire Services Assessments shall be computed in a manner set forth in this Resolution unless discontinued or changed.

**Section 7. Legislative Determinations of Special Benefit and Fair Apportionment.** It is hereby ascertained and declared that the City's fire protection services, facilities, and programs provide a special benefit to assessable property based upon the following legislative determinations and based upon the City of Umatilla, Florida Fire Assessment Memorandum dated July 2026, prepared by Accenture Infrastructure and Capital Projects Consulting, LLC

#### General

(A) Upon the adoption of this Resolution determining the Fire Services Assessed Costs and identifying the Assessable Property to be included in the Assessment Roll, all legislative determinations ascertained and declared in the Ordinance are hereby ratified and confirmed.

(B) Fire protection services possess a logical relationship to the use and enjoyment of property by: (1) protecting the value and integrity of the improvements and structures through the provision of available fire protection services; (2) protecting the life and safety of intended occupants in the use and enjoyment of property; (3) lowering the cost of fire insurance by the presence of a professional comprehensive Fire Services program within the City; and (4) containing the spread of fire incidents occurring on unimproved property with the potential to spread and endanger property and property features.

(C) The availability and provision of comprehensive fire services enhance and strengthen the relationship of such services to the use and enjoyment of the parcels of property, the market perception of the area and, ultimately, property values.

(D) It is fair and reasonable to use the Improvement Codes and the DOR Codes for the Cost Apportionment and the Parcel Apportionment because: (1) the Tax Roll database employing the use of such property use codes is the most comprehensive, accurate, and reliable information readily available to determine the property use and Building Area for improved property within the City, and (2) the Tax Roll database employing the use of such property use codes is maintained by the Property Appraiser and is thus consistent with parcel designations on the Tax Roll. This compatibility permits the development of an Assessment Roll in conformity with the requirements of the Uniform Assessment Collection Act.

(E) The availability and provision of comprehensive fire services enhance and strengthen the relationship of such services to the use and enjoyment of the parcels of property, the market perception of the area, and ultimately, property values.

(F) The data available in the Improvements Codes is more useful and accurate to determine Building Area than relying exclusively upon the data maintained in the DOR Codes alone because

(1) the data maintained in the Improvement Codes reveals the existence of a Building with a different use than the use described on the DOR Code, and

(2) the Improvements Codes represent records maintained by the Property Appraiser with the most information relative to Building Area regardless of property use.

#### Cost Apportionment

(G) Apportioning Fire Services Assessed Costs among classifications of property based upon historical demand for fire services is a fair and reasonable method of Cost Apportionment because it reflects the property uses' potential fire risk based upon Building Use and is a reasonable proxy for the amount of fire flow, fire fighters, quantity and size of apparatus, and other special firefighting equipment that must be available in accordance with the City's standards and practices.

(H) Apportioning the Fire Services Assessed Cost among classifications of improved property based upon historical demand for fire protection services is fair and reasonable and proportional

to the special benefit received, and will ensure that no property is assessed an amount greater than the special benefit received.

(I) The Fire Service Incident Reports are the most reliable data available to determine the potential demand for fire protection services from property use and to determine the benefit to property use resulting from the availability of fire protection services to protect and serve Buildings located within Assessable Property and their intended occupants. There exist sufficient Fire Service Incident Reports that document the historical demand for fire services from Assessable Property within the Property Use Categories. The Demand Percentage that has been determined for each Property Use Category by an examination of such Fire Service Incident Reports is consistent with the experience of the City. Therefore, the use of Demand Percentages that were determined by an examination of Fire Services Incident Reports is a fair and reasonable method to apportion the Fire Services Assessed Costs among the Property Use Categories.

(J) The level of services required to meet anticipated demand for fire services and the corresponding annual fire services budget required to fund fire services provided to nonspecific property uses would be required notwithstanding the occurrence of any incidents from such non-specific property uses. Therefore, it is fair and reasonable to omit from the Demand Percentage calculation the Fire Services Incident Reports documenting fire services provided to non-specific property uses.

#### Residential Parcel Apportionment

(K) Neither the size nor the value of the Residential Property determines the scope of the required fire services response. The potential demand for fire services is driven by the existence of a Dwelling Unit and the anticipated average occupant population.

(L) Apportioning the Fire Services Assessed Costs for fire services attributable to Residential Property on a per Dwelling Unit basis is required to avoid cost inefficiency and unnecessary administration and is a fair and reasonable method of Parcel Apportionment based upon historical call data.

(M) The historical demand for fire service availability for multi-family and single-family Residential Property is substantially similar and any difference in the percentage of documented fire service calls to such specific property uses is statistically insignificant.

#### Non-Residential Parcel Apportionment

(N) The assessment of Non-Residential Property by actual square footage is fair and reasonable for the purpose of Parcel Apportionment because the demand for fire service, fire flow, fire fighters, quantity and size of apparatus, and other special firefighting equipment is determined and measured by the square footage of structures and improvements within benefited parcels.

(O) The greater the Building Area, the greater the potential for a large fire and the greater amount of firefighting resources that must be available in the event of a fire in a structure of that



Building's size. Therefore, it is fair and reasonable to use Building Area as a proxy for determining the Tax Parcel's Fire Services Assessment.

(P) Section 166.223, Florida Statutes, mandates that the City treat Recreational Vehicle Park property as Commercial Property for non-ad valorem special assessments levied by the City. Thus, it is fair and reasonable to treat each space within Recreational Vehicle Park property as a Building of Commercial Property and assign the square footage of 191 square feet, the average size of a recreational vehicle according to the Florida Association of RV Parks and Campgrounds.

(Q) Institutional Property whose use is wholly exempt from ad valorem taxation under Florida law provides facilities and uses to their ownership, occupants, and membership as well as the public in general that otherwise might be requested or required to be provided by the City and such property uses serve a legitimate public purpose and provide a public benefit. Therefore, it is fair and reasonable not to impose Fire Services Assessments upon Buildings located upon such parcels of Institutional Property whose Building Use is wholly exempt from ad valorem taxation under Florida law. Accordingly, no Fire Services Assessments shall be imposed upon Institutional Buildings located upon a parcel of Institutional Property whose Building Use is wholly exempt from ad valorem taxation under Florida law.

(R) Government Property provides facilities and uses to the community, local constituents, and the public in general that serve a legitimate public purpose and provide a public benefit. Therefore, it is fair and reasonable not to impose Fire Services Assessments upon such parcels of Government Property.

(S) Government Property that is owned by federal government mortgage entities, such as the VA and HUD due to foreclosures, are not serving a governmental purpose or providing a public benefit but are instead being held by these federal government mortgage entities in a proprietary capacity. Accordingly, these properties shall not be considered Government Property for purposes of the Fire Services Assessments and shall not be afforded an exemption from the Fire Services Assessment that is granted to other Government Property.

#### Land parcels

(T) It is fair and reasonable to classify all Land parcels together because they share a similar potential for endangering structures and occupants and because (i) the absence of a need for precise land acreage data within the ad valorem tax records maintained by the Property Appraiser undermines the use of actual Land acreage as a basis for Parcel Apportionment; (ii) the administrative expense and complexity of an on-site inspection to determine the actual acreage associated with each Tax Parcel assessed is impractical; (iii) the demand for fire protection availability is not measured by the Land acreage of a Tax Parcel, but rather by the unimproved state of the Tax Parcels, which produce a similar fire risk and demand for fire protection services. Accordingly, apportioning the Fire Protection Assessed Cost attributable to the Land Property Use Category on a per acre basis with each Tax Parcel being assigned a minimum of one (1) acre is a fair and reasonable method of parcel apportionment.

(U) Apportioning the Fire Protection Assessed Cost attributable to the Land Property Use Category on a per acre basis is a fair and reasonable method of parcel apportionment. However, due to the limited apparatus and resources available in the City for combating brush fires, the City has determined that a land fire greater than one acre in size is not capable of being suppressed by the City fire department and the fire control activities under such circumstances are directed to avoiding the spread of the fire event until additional personnel, apparatus and equipment arrive on the scene. Accordingly, it is fair and reasonable to assess only the first acre of each Tax Parcel within the Land Property Use Category.

### **Section 8. Cost Apportionment Methodology.**

(A) The City examined the Code Descriptions in the Fixed Property Use Codes in the Fire Service Incident Reports related to the type of calls and physical location of each call and using FFIRS data where available or verification of the physical location indicated in the Fire Services Incident Reports, the City assigned Fire Services incidents to specific properties located within the City by correlating these Code Descriptions to the DOR Codes and Improvement Codes.

(B) Based upon such assignment of Fire Services Incident Reports to specific properties, the number of Fire Services Incident Reports filed within a sampling period was determined for each Property Use Category. A Demand Percentage was then determined for each Property Use Category by calculating the percentage that Fire Services Incident Reports allocated to each Property Use Category bear to the total number of Fire Services Incident Reports documented for all Property Use Categories within the sampling period (Calendar Years 2024 and 2025).

(C) The Demand Percentage for each Property Use Category was then applied to the Fire Services Assessed Costs and the resulting product is the cost allocation of that portion of the Fire Services Assessed Costs allocated to each individual Property Use Category as follows:

#### Cost Apportionment

**Section 9. Parcel Apportionment Methodology.**

- (A) The apportionment among Tax Parcels of that portion of the Fire Services Assessed Costs apportioned to each Property Use Category under the Cost Apportionment shall be consistent with the Parcel Apportionment methodology described and determined in this Section 9.
- (B) It is hereby acknowledged that the Parcel Apportionment methodology is to be applied in the calculation of the estimated Fire Services Assessment rates established in Section 10 of this Resolution.
- (C) The Cost Apportionment to each Property Use Category and to Mixed Use Property shall be apportioned among the Tax Parcels within each Property Use Category and to Mixed Use Property Tax Parcels as follows:

**Parcel Apportionment within Property Use Categories**

| Category                                                                                                   | Parcel Apportionment |
|------------------------------------------------------------------------------------------------------------|----------------------|
| Residential<br>Residential                                                                                 | Dwelling Unit        |
| Non-Residential<br>- Commercial<br>- Industrial/Warehouse<br>- Institutional<br>- Nursing Home<br>- Church | Square Footage       |
| Land<br>Vacant Land                                                                                        | Per Parcel           |

- (1) **RESIDENTIAL PROPERTY.** The Fire Services Assessment for each Tax Parcel of Residential Property shall be computed by multiplying the Demand Percentage attributable to Residential Property by the Fire Services Assessed Costs, dividing such product by the total number of Dwelling Units shown on the Tax Roll within the City, and then multiplying such quotient by the number of Dwelling Units located on such Tax Parcel.

(2) NON-RESIDENTIAL PROPERTY. The Fire Services Assessments for each Tax Parcel of Non-Residential Property, except Recreational Vehicle Park Property, shall be computed as follows:

- (a) Multiply the Fire Services Assessed Costs by the Demand Percentage attributable to the Non-Residential Property Use Category. The resulting dollar amount reflects the portion of the City's Fire Services budget to be funded from Fire Services Assessment revenue derived from the Non-Residential Property Use Category.
- (b) Add the Building Area square footage of all the Tax Parcels in the Non-Residential Property Use Category. This sum reflects the aggregate square footage for the Non-Residential Property Use Category.
- (c) Divide the sum of the square footage determined above by the total assessable costs for the Non-Residential Property Use Category calculated in (a) above. The resulting quotient expresses a dollar amount per square foot of Building Area.
- (d) For each Tax parcel in the Non-Residential Property Use Category, multiply the applicable square foot rate by the number of square feet on each Tax Parcel. The resulting product is the amount of Fire Services Assessments to be imposed on each Tax Parcel of Non-Residential Property.

(3) RECREATIONAL VEHICLE PARK PROPERTY. The Fire Services Assessments for each Tax parcel of Recreational Vehicle Park property shall be computed as follows:

- (a) Aggregate the amount of square footage for each Tax Parcel of Recreational Vehicle Park, with recreational vehicle spaces, as reported to the Department of Health, at 191 square feet each, and actual Building Area for all other Buildings.
- (b) For each Tax parcel of Recreational Vehicle Park property, multiply the applicable square foot rate determined in Non-Residential Property subsection (c)(2) of this Section 9 for Commercial Property by the number of square feet on each Tax Parcel. The resulting product is the amount of Fire Services Assessments to be imposed on each Tax Parcel of Recreational Vehicle Park Property.

(4) LAND. The Fire Protection Assessments for each Tax Parcel containing Land shall be computed as follows:

- (A) Multiply the Fire Protection Assessed Cost by the Demand Percentage attributable to Land. The resulting dollar amounts reflect the portions of the City's fire protection budget to be funded from Fire Protection Assessment revenue derived from Land.

(B) Divide the product from subsection (4)(A) of this Section 9 by the sum of the number of acres in the Land Property Use Category with each Tax Parcel of Land being assigned one (1) acre. The resulting quotient expresses a dollar amount per acre to be used in computing the Fire Protection Assessments for the Land Property Use Category.

(5) **MIXED USE PROPERTY.** The Fire Services Assessments for each Tax Parcel classified in two or more Property Use Categories shall be the sum of the Fire Services Assessments computed for each Property Use Category.

**Section 10. Determination of Fire Services Assessed Costs; Establishment of Initial Fire Services Assessments.**

(A) The Fire Services Assessed Costs to be assessed and apportioned among benefited parcels pursuant to the Cost Apportionment and the Parcel Apportionment for the Fiscal Year beginning October 1, 2026, is \$\_\_\_\_\_.

(B) The estimated Fire Services Assessments to be assessed and apportioned among benefited parcels pursuant to the Cost Apportionment and Parcel Apportionment to generate the estimate Fire Services Assessed Cost for the Fiscal Year beginning October 1, 2026, are hereby established as follows for the purpose of this Resolution:

Preliminary Fire Services Assessment Rates (100% of Assessable Costs)

| <b>Residential Property Use Category</b>       | <b>Rate Per Dwelling Unit</b> |
|------------------------------------------------|-------------------------------|
| Residential                                    | \$                            |
| <b>Non-Residential Property Use Categories</b> | <b>Rate Per Square Foot</b>   |
| Commercial                                     | \$0.                          |
| Industrial/Warehouse                           | \$0.                          |
| Institutional                                  | \$.                           |
| Nursing Home                                   | \$                            |
| Church                                         | \$0.                          |
| <b>Land Property Use Category</b>              | <b>Rate Per Acre</b>          |
| Vacant Land                                    | \$0.00                        |

The Estimated Gross Revenue for Fiscal Year 2027-28 is \$ \_\_\_\_\_ ; estimated exempt buy-down is \$ \_\_\_\_\_. Estimated Net Revenue therefore is \$ \_\_\_\_\_.

(C) No Fire Services Assessment shall be imposed upon a parcel of Government Property; however, Government Property that is owned by federal mortgage entities such as VA and HUD shall not be exempt from Fire Services Assessment.

(D) Any shortfall in the expected Fire Services Assessment proceeds due to any reduction or exemption from payment of the Fire Services Assessments required by law or authorized by the City Council shall be supplemented by any legally available funds, or combination of such funds, and shall not be paid for by proceeds or funds derived from the Fire Services Assessments. In the event a court of competent jurisdiction determines any exemption or reduction by the City Council is improper or otherwise adversely affects the validity of the Fire Services Assessment imposed, the sole remedy shall be the imposition of a Fire Services Assessment upon each affected Tax Parcel in the amount of the Fire Services Assessment that would have been otherwise imposed save for such reduction or exemption afforded to such Tax Parcel by the City Council.

(E) The approval of the Estimated Fire Services Assessment Rate Schedule by the adoption of this Resolution determines the amount of the Fire Services Assessed Costs. The remainder of such Fiscal Year budget for fire services, facilities, and programs shall be funded from available City revenue other than Fire Services Assessment proceeds.

(F) The estimated Fire Services Assessments specified in the Estimated Fire Services Assessment Rate Schedule are hereby established to fund the specified Fire Services Assessed Costs determined to be assessed for the Fiscal Year 2026-27. No portion of such Fire Services Assessed Costs are attributable to impact fee revenue that funds capital improvements necessitated by new growth or development. Further, no portion of such Fire Services Assessed Costs are attributable to the Emergency Medical Services Cost. The remaining costs required to provide fire protection services, facilities, and programs shall be funded by available City revenues other than Fire Services Assessment proceeds.

(G) The estimated Fire Services Assessments established in this Resolution shall be the estimated assessment rates applied by the City Manager in the preparation of the preliminary Assessment Roll for the Fiscal Year commencing October 1, 2026 as provided in Section 11 of this Resolution.

## **SECTION 11. VACANCY ADJUSTMENT.**

### **mobile home parks**

(A) As a consequence of the transient use and potential extraordinary vacancies within Mobile Home Parks, as compared to other Residential Property with permanent structures affixed thereto, and the potential sustained lack of demand for fire protection service for unoccupied spaces, each Owner of Mobile Home Park property shall be afforded the opportunity to

demonstrate a historical extraordinary vacancy in space occupancy within such Assessed Property as defined herein and receive an extraordinary vacancy adjustment to the Fire Protection Assessment imposed upon such Assessed Property.

(B) Notwithstanding the definition of "Dwelling Units" vacant lots in Mobile Home Park property shall not be considered units of Dwelling Units of Residential Property and shall not be subject to the Fire Protection Assessments.

(C) Vacant spaces shall be those determined by the City Manager based on evidence of a historical extraordinary vacancy rate provided by the Owner on or before September 1 for fiscal year 2026-27 and by June 1 of each year thereafter. An extraordinary vacancy rate shall be defined as the percentage of available mobile home spaces within a Mobile Home Park that were vacant for each and every day of the time between January 1 through and including December 31 of the calendar year preceding the applicable deadline for the Owner's submittal of vacancy rate evidence for each year and shall be calculated as follows:

Exact Number of Permitted Sites within the Mobile Home Park \_\_\_\_\_A  
(not including overflow areas)

Times (x) Days in Reporting Period (x 365) B

Total Possible Space Nights \_\_\_\_\_C

$A \times B = C$  (Example: 100 sites x 365 days = 36,500)

Actual Space Nights \_\_\_\_\_D

Sum of Number of Actual Occupied Spaces for Each Day in Calendar Year

Occupancy Percentage \_\_\_\_\_E

$D/C = E$  (Example:  $12,500/36,500 = 34.2\%$ )

Vacancy Rate \_\_\_\_\_F

Subtract E from 100% (Example:  $100\% - 34.2\% = 65.8\%$ )

The Owner shall certify by affidavit to the City, on a form provided by the City Manager, the vacancy rate for the respective time period; such certification shall be subject to verification and audit. At a minimum, such affidavit shall conclusively identify and affirm (1) the tax parcel, (2) the number of spaces and type of improvements in the Mobile Home Park, and (3) the vacancy rate.

(D) The City Manager is directed and authorized to adjust, or cause to be adjusted, any Fire Protection Assessment imposed for the Fiscal Year beginning October 1, 2026, upon a parcel of Mobile Home Park property whose Owner timely and satisfactorily demonstrates by affidavit that such parcel has experienced an extraordinary vacancy by multiplying the vacancy rate by the portion of the Fire Protection Assessment attributable to Mobile Home Park spaces and reducing the Fire Protection Assessment by an equivalent amount.

(E) For the Fiscal Year beginning October 1, 2026, any shortfall in the expected Fire Protection Assessment proceeds due to any adjustment for extraordinary vacancy shall be supplemented by any legally available funds and shall not be paid for by proceeds or funds derived from Fire Protection Assessments.

#### **recreational vehicle parks**



(F) As a consequence of the transient use and potential extraordinary vacancies within Recreational Vehicle Parks, as compared to other Commercial Property and the potential sustained lack of demand for fire protection service for unoccupied spaces, each Owner of Recreational Vehicle Park property shall be afforded the opportunity to demonstrate a historical extraordinary vacancy in space occupancy within such Assessable Property as defined herein and receive an extraordinary vacancy adjustment to the Fire Protection Assessment imposed upon such Assessable Property.

(G) Notwithstanding the definition of "Commercial Property" herein vacant spaces in Recreational Vehicle Park property shall not be considered "Commercial Property" and shall not be subject to the Fire Protection Assessments.

(H) Vacant lots shall be those determined by the City Manager based on evidence of a historical extraordinary vacancy rate provided by the Owner on or before September 1 for fiscal year 2026-27 and by June 1 of each year thereafter. An extraordinary vacancy rate shall be defined as the percentage of available recreational vehicle spaces within a Recreational Vehicle Park that were vacant for each and every day of the time between January 1 through and including December 31 of the calendar year preceding the applicable deadline for the Owner's submittal of vacancy rate evidence for each year and shall be calculated as follows:

|                                                                                                     |           |
|-----------------------------------------------------------------------------------------------------|-----------|
| Exact Number of Permitted Sites within the Recreational Vehicle Park (not including overflow areas) | _____A    |
| Times (x) Days in Reporting Period                                                                  | (x 365) B |
| Total Possible Space Nights                                                                         | _____C    |

$A \times B = C$  (Example: 100 sites x 365 days = 36,500)

Actual Space Nights \_\_\_\_\_D

Sum of Number of Actual Occupied Spaces for Each Day in Calendar Year

Occupancy Percentage \_\_\_\_\_E

$D/C = E$  (Example:  $12,500/36,500 = 34.2\%$ )

Vacancy Rate \_\_\_\_\_F

Subtract E from 100% (Example:  $100\% - 34.2\% = 65.8\%$ )

The Owner shall certify by affidavit to the City, on a form provided by the City Manager, the vacancy rate for the respective time period; such certification shall be subject to verification and audit. At a minimum, such affidavit shall conclusively identify and affirm (1) the tax parcel, (2) the number of spaces and type of improvements in the Recreational Vehicle Park, and (3) the vacancy rate.

(I) The City Manager is directed and authorized to adjust, or cause to be adjusted, any Fire Protection Assessment imposed for the Fiscal Year beginning October 1, 2026, upon a parcel of Recreational Vehicle Park property whose Owner timely and satisfactorily demonstrates by affidavit that such parcel has experienced an extraordinary vacancy by multiplying the vacancy rate by the portion of the Fire Protection Assessment attributable to Recreational Vehicle Park spaces and reducing the Fire Protection Assessment by an equivalent amount.

(J) For the Fiscal Year beginning October 1, 2026, any shortfall in the expected Fire Protection Assessment proceeds due to any adjustment for extraordinary vacancy shall be supplemented by any legally available funds and shall not be paid for by proceeds or funds derived from Fire Protection Assessments.

**Section 12. Assessment Roll.**

(A) The City Manager is hereby directed to prepare, or cause to be prepared, a preliminary Assessment Roll for the Fiscal Year commencing October 1, 2026, in the manner provided in Ordinance 2018-C. The Assessment Roll shall include all Assessed Property. The City Manager shall apportion the estimated Fire Services Assessed Cost to be recovered through the Fire Services Assessments in the manner set forth in this Resolution.

(B) A copy of Ordinance 2018-C, this Resolution, documents related to the estimated amount of the Fire Services Assessed Cost to be recovered through the imposition of Fire Services Assessments, and the preliminary Assessment Roll shall be maintained on file in the Office of the City Manager and open to public inspection. The foregoing shall not be construed to require that the preliminary Assessment Roll be in printed form if the amount of the Fire Services Assessment for each parcel of property can be determined by the use of a computer terminal available to the public.

(C) It is hereby ascertained, determined, and declared that the method for determining the Fire Services Assessments for fire protection services as set forth in this Resolution is a fair and reasonable method of apportioning the Fire Services Assessed Cost among parcels of Assessed Property within the City.

**Section 13. Authorization of Public Hearing.** There is hereby established a public hearing to be held at 6:00 p.m. on Thursday, September 10, 2026 at the City Administration Building, 1 South Central Ave, Umatilla, Florida at which time the City Council will receive and consider any comments on the Fire Services Assessment from the public and affected property owners and consider imposing the Fire Services Assessments for the Fiscal Year commencing October 1, 2026 collecting such assessments imposed) on Tax Parcels within the City on the same bill as ad valorem taxes pursuant to the Uniform Assessment Collection Act.

**Section 14. Notice by Publication.** The City Manager shall publish notice of the public hearing authorized by Section 13 hereof in the manner and time provided in Section 2 of Ordinance 2018-C. The notice shall be published no later than August 21, 2026. A form of published notice is attached hereto as Appendix D.

**Section 15. Notice by Mail.** The City Manager or designee shall also provide notice by first class mail to the owner of each parcel of Assessed Property, as required by Section 197.3632, Florida Statutes, and the Ordinance. The notices shall be mailed no later than August 21, 2026. If the City

determines that the truth-in-millage (“TRIM”) notice that is mailed by the Property Appraiser under Section 200.069, Florida Statutes, also fulfills the requirements of this section, then the separate mailing requirement will be deemed to be fulfilled by the TRIM notice.

**Section 16. Method of Collection.** It is hereby declared that the Fire Services Assessments imposed on Tax Parcels in the City shall be collected and enforced pursuant to the Uniform Assessment Collection Act for the Fiscal Year beginning October 1, 2026.

**Section 17. Application Of Assessment Proceeds.** Proceeds derived by the City from the Fire Services Assessments will be utilized for the provision of fire protection services, facilities, and programs. In the event there is any fund balance remaining at the end of the Fiscal Year, such balance shall be carried forward and used only to fund fire protection services, facilities and programs.

**Section 18. Severability.** It is the intent of the City Council of the City of Umatilla, that if any section, sentence, clause, phrase or provision of this Resolution is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining provisions of this Resolution.

**Section 19. Conflict.** To the extent of any conflict, this Resolution shall control.

**Section 20. Effective Date.** This Resolution shall become effective immediately upon adoption.

**PASSED AND RESOLVED** this 21st day of July, 2026, by the City Council of the City of Umatilla.

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Christopher R. Creech, Mayor

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ATTEST:

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Jessica Burnham, City Clerk, CMC, FCRM

Approved as to form:

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Jennifer Cotch, City Attorney

## Appendix A

### Fixed Property Use Codes and Descriptions

| Fixed Property Use | Description                                        | Category      |
|--------------------|----------------------------------------------------|---------------|
| 124                | PLAYGROUND                                         | COMMERCIAL    |
| 131                | CHURCH/CHAPEL                                      | CHURCH        |
| 140                | CLUBS, OTHER                                       | COMMERCIAL    |
| 142                | CLUB HOUSE                                         | COMMERCIAL    |
| 150                | PUBLIC, GOVT, OTHER                                | INSTITUTIONAL |
| 151                | LIBRARY                                            | INSTITUTIONAL |
| 161                | RESTAURANT                                         | COMMERCIAL    |
| 200                | EDUCATIONAL PROPERTY OTHER                         | INSTITUTIONAL |
| 210                | SCHOOLS NON-ADULT OTHER                            | INSTITUTIONAL |
| 211                | PRE-SCHOOL                                         | INSTITUTIONAL |
| 213                | ELEMENTARY SCHOOL                                  | INSTITUTIONAL |
| 215                | HIGH SCHOOL/JR HIGH/MIDDLE SCHOOL                  | INSTITUTIONAL |
| 254                | DAY CARE-IN COMMERCIAL PROPERTY                    | COMMERCIAL    |
| 300                | HEALTHCARE/DETENTION OTHER                         | INSTITUTIONAL |
| 311                | CARE OF THE AGED/NURSING STAFF                     | NURSING HOMES |
| 321                | MENTAL RETARDATION/DEVELOPMENT DISABILITY FACILITY | INSTITUTIONAL |
| 322                | ALCOHOL/SUBSTANCE ABUSE RECOVERY CENTER            | INSTITUTIONAL |
| 340                | CLINICS, OTHER                                     | INSTITUTIONAL |
| 341                | CLINIC, CLINIC-TYPE INFIRMARY                      | INSTITUTIONAL |
| 342                | DOCTOR/DENTIST/SURGEONS OFFICE                     | COMMERCIAL    |
| 365                | POLICE STATION                                     | INSTITUTIONAL |
| 400                | RESIDENTIAL OTHER                                  | RESIDENTIAL   |
| 419                | ONE- AND TWO-FAMILY DWELLING                       | RESIDENTIAL   |
| 429                | MULTI-FAMILY DWELLINGS                             | RESIDENTIAL   |
| 459                | RESIDENTIAL BOARD AND CARE                         | NURSING HOMES |

| Fixed Property Use | Description                             | Category             |
|--------------------|-----------------------------------------|----------------------|
| 500                | MERCANTILE PROPERTIES OTHER             | COMMERCIAL           |
| 511                | CONVENIENCE STORE                       | COMMERCIAL           |
| 519                | FOOD, BEVERAGE SALES, GROCERY STORE     | COMMERCIAL           |
| 549                | SPECIALTY SHOPS                         | COMMERCIAL           |
| 557                | BARBER, BEAUTY SHOP, PERSONAL SERVICES  | COMMERCIAL           |
| 564                | SELF-SERVICE LAUNDRY/DRY CLEANING       | COMMERCIAL           |
| 571                | SERVICE STATION                         | COMMERCIAL           |
| 580                | GENERAL ITEM STORES, OTHER              | COMMERCIAL           |
| 581                | DEPARTMENT STORE                        | COMMERCIAL           |
| 599                | BUSINESS OFFICES                        | COMMERCIAL           |
| 640                | UTILITY, ENERGY DISTRIBUTION CNTR OTHER | INDUSTRIAL/WAREHOUSE |
| 700                | MANUFACTURING PROPERTY, PROCESSING      | INDUSTRIAL/WAREHOUSE |
| 808                | SHED                                    | NON-SPECIFIC         |
| 888                | FIRE STATIONS                           | INSTITUTIONAL        |
| 900                | OUTSIDE, SPECIAL PROPERTIES; OTHER      | NON-SPECIFIC         |
| 931                | OPEN LAND, FIELD                        | VACANT LAND          |
| 935                | CAMPSITE WITH UTILITIES                 | COMMERCIAL           |
| 936                | VACANT LOT                              | VACANT LAND          |
| 960                | STREET, OTHER                           | NON-SPECIFIC         |
| 961                | DIVIDED HIGHWAY, HIGHWAY                | NON-SPECIFIC         |
| 962                | PAVED PUBLIC STREET, RESIDENTIAL        | NON-SPECIFIC         |
| 963                | PAVED PRIVATE STREET, COMMERCIAL        | NON-SPECIFIC         |
| 965                | UNCOVERED PARKING AREA                  | NON-SPECIFIC         |
| 983                | PIPELINE, POWER LINE RIGHT OF WAY       | NON-SPECIFIC         |

## Appendix B

### Lake County Property Appraiser Building Use Codes & Descriptions

| Building Use Codes and Descriptions | Category                          |
|-------------------------------------|-----------------------------------|
| 003C - APARTMENTS                   | Residential                       |
| 004C - CONDOS                       | Residential                       |
| 005C - CO-OPS                       | Residential                       |
| 006C - RETIREMENT HOMES             | Nursing Home                      |
| 008C - MULTI FAMILY                 | Residential                       |
| 00F1 - FIRE ONLY                    | Residential                       |
| 00R1 - SINGLE FAMILY RESIDENCE      | Residential                       |
| 00R2 - DUPLEX                       | Residential                       |
| 00R3 - TRIPLEX                      | Residential                       |
| 00R4 - QUADRAPLEX                   | Residential                       |
| 00R5 - Mobile Home                  | Residential                       |
| 00R6 - New Code - needs attention   | Residential                       |
| 010C - UNFIN COMM AREA              | Commercial                        |
| 011C - 1 STORY STORES               | Commercial                        |
| 012C - COMMERCIAL & RESIDEN         | Undetermined - requires fieldwork |
| 013C - DEPARTMENT STORES            | Commercial                        |
| 013D - DISCOUNT STORES              | Commercial                        |
| 014C - SUPERMARKET                  | Commercial                        |
| 015C - SHOPPING CENTER MALL         | Commercial                        |
| 015D - S C FIN RET SHELL            | Commercial                        |
| 016C - SHOP CENTER COMM             | Commercial                        |
| 017C - OFF BLDG 1 STORY             | Commercial                        |
| 017D - OFFICES RES CONST            | Commercial                        |
| 018C - OFF BLDG MULTI STY           | Commercial                        |
| 019C - PROFESSIONAL BLDG            | Commercial                        |
| 020B - BUS TERMINALS                | Commercial                        |
| 020C - AIRPT COMM TERM              | Commercial                        |
| 020E - HANGERS COMM & PRIV          | Industrial/Warehouse              |
| 021C - RESTAU & CAFETERIA           | Commercial                        |
| 022C - FAST FOOD/DRIVE THRU         | Commercial                        |
| 023C - FINANCIAL INSTIT             | Commercial                        |
| 023D - BRANCH BANKS                 | Commercial                        |
| 024C - INSURANCE COMPANY            | Commercial                        |

| Building Use Codes and Descriptions | Category                          |
|-------------------------------------|-----------------------------------|
| 025C - SERVICE SHOPS ETC            | Commercial                        |
| 026C - SERVICE STATIONS             | Commercial                        |
| 027B - AUTO REPAIR SHOPS            | Commercial                        |
| 027C - AUTOMOTIVE SHOWROOM          | Commercial                        |
| 027D - TRUCK TERMINALS              | Industrial/Warehouse              |
| 028C - PARKING GARAGE               | Industrial/Warehouse              |
| 029C - WHLSE MFG OUTLETS            | Commercial                        |
| 030C - FLORIST-GREENHOUSES          | Commercial                        |
| 031C - DRIVE-IN THEATERS            | Commercial                        |
| 032B - STAGE THEATERS               | Commercial                        |
| 032C - MOVIE THEATERS               | Commercial                        |
| 032D - AUDITORIUMS ENCLOSED         | Commercial                        |
| 033C - NIGHT CLUBS, BARS            | Commercial                        |
| 034C - BOWLING ALLEY-SKATING RING   | Commercial                        |
| 035C - TOURIST ATTRACTIONS          | Commercial                        |
| 036C - CAMP BUILDINGS               | Commercial                        |
| 037C - RACE TRACKS                  | Commercial                        |
| 038C - GOLF COURSE                  | Commercial                        |
| 039C - HOTELS                       | Commercial                        |
| 039D - MOTELS                       | Commercial                        |
| 040C - VACANT INDUSTRIAL            | No Charge                         |
| 041C - LIGHT MFG PRE ENG BLDG       | Industrial/Warehouse              |
| 041D - LIGHT MFG MIN FIN            | Industrial/Warehouse              |
| 042C - HEAVY MANUFACTURING          | Industrial/Warehouse              |
| 043C - LUMBER RD'S SAW MILL         | Industrial/Warehouse              |
| 044C - PACKING PLANTS               | Industrial/Warehouse              |
| 045C - BREWERIES                    | Industrial/Warehouse              |
| 046C - FOOD PROCESSING              | Industrial/Warehouse              |
| 047C - MINERAL PROCESSING           | Industrial/Warehouse              |
| 048B - COLD STO WHSE                | Industrial/Warehouse              |
| 048C - WAREHOUSING                  | Industrial/Warehouse              |
| 049C - OPEN STORAGE                 | Industrial/Warehouse              |
| 050C - RESIDENTIAL                  | Residential                       |
| 067C - POULTRY                      | Industrial/Warehouse              |
| 068C - DAIRY BUILDINGS              | Industrial/Warehouse              |
| 069C - ORNAMENTALS                  | Undetermined - requires fieldwork |
| 071B - CONVENTS                     | Institutional                     |
| 071C - CHURCHES                     | Church                            |
| 071D - RECTORESS                    | Residential                       |
| 072B - PRIVATE COLLEGES             | Institutional                     |



| Building Use Codes and Descriptions | Category                          |
|-------------------------------------|-----------------------------------|
| 072C - SCHOLS PRIV ELEM SCND        | Institutional                     |
| 072D - PRIVATE FRAT HOUSE           | Institutional                     |
| 073C - HOSPITALS - PRIVATE          | Institutional                     |
| 073D - VET HOSPITALS                | Institutional                     |
| 074C - HOMES FOR AGED               | Nursing Home                      |
| 075C - ORPHANAGES                   | Institutional                     |
| 075D - DAY CARE CENTER              | Commercial                        |
| 076C - MORTR/CEMET/CREMATORY        | Commercial                        |
| 077B - YACHT-COUNTRY CLUB           | Commercial                        |
| 077C - CLUBS LODGE UNION HALLS      | Institutional                     |
| 078C - LIBRARY                      | Institutional                     |
| 082C - FOREST PARKS                 | Undetermined - requires fieldwork |
| 083C - PUBLIC SCHOOLS               | Institutional                     |
| 084C - COLLEGES - PUBLIC            | Institutional                     |
| 084D - DORMITORY - PUBLIC           | Institutional                     |
| 084E - FRAT HOUSE - PUBLIC          | Institutional                     |
| 085C - HOSPITALS                    | Institutional                     |
| 086B - COURTHOUSE                   | Institutional                     |
| 086C - FIRE STATION                 | Institutional                     |
| 086D - JAILS                        | Institutional                     |
| 087C - STATE                        | Institutional                     |
| 088C - FEDERAL                      | Institutional                     |
| 089C - MUNICIPAL                    | Institutional                     |
| 090C - LEASEHOLD                    | Undetermined - requires fieldwork |
| 091C - UTILITIES                    | Industrial/Warehouse              |
| 092C - MINING                       | No Charge                         |
| 093C - PETROLEUM                    | No Charge                         |
| 098C - CENTRALLY ASSESSED           | No Charge                         |
| 099C - NON-AG                       | No Charge                         |
| 0FIR - FIRE ONLY                    | Undetermined - requires fieldwork |
| 0R4C - UNDEFINED                    | Undetermined - requires fieldwork |
| INOV - Institutional Override       | Institutional                     |
| MHPK - MOBILE HOME PARK UNITS       | Residential                       |
| RVPK - RV SPACES                    | Commercial                        |

## Appendix C

### Department of Revenue Property Use Codes & Descriptions

| Property Use                            |             |
|-----------------------------------------|-------------|
| 0000 - VACANT RESIDENTIAL               |             |
| 0001 - SINGLE FAMILY IMPROVED           |             |
| 0002 - MOBILE HOME                      |             |
| 0003 - MULTI FAMILY 10+ UNITS           |             |
| 0004 - CONDOMINIUM                      |             |
| 0005 - CO-OP PARCELS                    |             |
| 0006 - RETIREMENT HOME                  |             |
| 0007 - MISC RES (MIGRANT)               |             |
| 0008 - MULTI FAMILY 10- UNITS           |             |
| 0009 - RESIDENTIAL COMMON ELEMENTS/AREA | Not Charged |
| 0010 - VACANT COMMERCIAL                |             |
| 0011 - STORES 1 STORY                   |             |
| 0012 - STORES/RES.COMBO                 |             |
| 0013 - DEPARTMENT STORES                |             |
| 0014 - SUPERMARKETS                     |             |
| 0015 - SHOPPING CENTER REG.             |             |
| 0016 - SHOPPING CENTER REG.             |             |
| 0017 - OFFICE 1 STORY                   |             |
| 0018 - OFFICE MULTI STORY               |             |
| 0019 - PROFESSIONAL BLVDG               |             |
| 0020 - AIR/MARINE/TERMINALS             |             |
| 0021 - RESTAURANTS                      |             |
| 0022 - DRIVE-IN RESTAURANT              |             |
| 0023 - FINANCIALS                       |             |

| Property Use                         |
|--------------------------------------|
| 0024 - INSURANCE CO'S                |
| 0025 - SERVICE SHOPS                 |
| 0026 - SERVICE STATIONS              |
| 0027 - AUTO SALES & REPAIR           |
| 0028 - PARKING GAR/LOTS/MH & RV PARK |
| 0029 - WHOLESALER                    |
| 0030 - FLORIST                       |
| 0031 - THEATER DRIVE-IN              |
| 0032 - THEATER ENCLOSED              |
| 0033 - NIGHTCLUBS & BARS             |
| 0034 - BOWLING ALLEY & RINKS         |
| 0035 - EXHIBITS/ATTRACTIONS          |
| 0036 - CAMPS                         |
| 0037 - RACE TRACKS                   |
| 0038 - GOLF COURSES                  |
| 0039 - HOTELS & MOTELS               |
| 0040 - VACANT INDUSTRIAL             |
| 0041 - LIGHT MANUFACTURING           |
| 0042 - HEAVY MANUFACTURING           |
| 0043 - LUMBER YARD                   |
| 0044 - PACKING HOUSE                 |
| 0045 - BOTTLERS                      |
| 0046 - FOOD PROCESSING               |
| 0047 - MINERAL PROCESSING            |
| 0048 - WAREHOUSING                   |
| 0049 - OPEN STORAGE                  |
| 0050 - AGRICULTURAL HOMESITE         |
| 0051 - CROPLAND, NURSERY, FERNERY    |
| 0052 - MUCK LAND                     |

| Property Use                         |
|--------------------------------------|
| 0053 - CROPLAND ROW CROP             |
| 0054 - TIMBER S I 70                 |
| 0055 - TIMBER S I 50-6               |
| 0056 - TIMBER S I 49                 |
| 0057 - TIMBER LOW-CYPRESS            |
| 0058 - UNDEFINED                     |
| 0059 - UNDEFINED                     |
| 0060 - UNDEFINED                     |
| 0061 - UNDEFINED                     |
| 0062 - PASTURE IMPROVED GOOD         |
| 0063 - PASTURE IMPROVED AVERAGE      |
| 0064 - SEMI IMP PASTURE              |
| 0065 - NATIVE PASTURE                |
| 0066 - TREE CROPS                    |
| 0067 - POULTRY & BEES/AQUACULTURE    |
| 0068 - DAIRY                         |
| 0069 - ORNAMENTAL NURSERY            |
| 0070 - VACANT INSTITUTIONAL          |
| 0071 - CHURCH                        |
| 0072 - PRIVATE SCHOOLS               |
| 0073 - PRIVATE HOSPITALS             |
| 0074 - HOMES FOR THE AGED            |
| 0075 - ORPHANAGES                    |
| 0076 - MORTUARY, CEMETERY, CREMATORY |
| 0077 - CLUBS, LODGES, UNION HALLS    |
| 0078 - CONVALESCENT HOMES            |
| 0079 - CULTURAL ORGANIZATIONS        |
| 0080 - VACANT GOVT                   |
| 0081 - MILITARY                      |

| Property Use                                            |             |
|---------------------------------------------------------|-------------|
| 0082 - FORESTS & PARKS                                  |             |
| 0083 - PUBLIC SCHOOLS                                   |             |
| 0084 - COLLEGES                                         |             |
| 0085 - HOSPITALS                                        |             |
| 0086 - COUNTY                                           |             |
| 0087 - STATE                                            |             |
| 0088 - FEDERAL                                          |             |
| 0089 - MUNICIPAL                                        |             |
| 0090 - LEASEHOLD INT                                    |             |
| 0091 - UTILITIES                                        |             |
| 0092 - MINING                                           |             |
| 0093 - SUB SURFACE RIGHTS                               | Not Charged |
| 0094 - RIGHT OF WAYS                                    | Not Charged |
| 0095 - SUBMERGED LANDS                                  | Not Charged |
| 0096 - WETLANDS                                         | Not Charged |
| 0097 - OUTDOOR PARK OR CLASSIFIED RECREATION            |             |
| 0098 - CENTRALLY ASSESSED                               | Not Charged |
| 0099 - NON AGRICULTURAL ACREAGE/CLASSIFIED CONSERVATION |             |

## Appendix D

### FORM OF NOTICE TO BE PUBLISHED

To be published by August 21, 2026

#### NOTICE OF HEARING TO IMPOSE AND PROVIDE FOR COLLECTION OF FIRE SERVICES SPECIAL ASSESSMENTS

Notice is hereby given that the City Council of the City of Umatilla will conduct a public hearing to consider the imposition of annual fire services special assessments for the provision of fire protection services within the municipal boundaries of the City of Umatilla.

The hearing will be held at 6:00 p.m. on September 10, 2026, in City Council Chambers of City Hall, 1 S. Central Avenue, Umatilla, Florida, for the purpose of receiving public comment on the proposed assessments. All affected property owners have a right to appear at the hearing and to file written objections with the City Council within 20 days of this notice. If a person decides to appeal any decision made by the City Council with respect to any matter considered at the hearing, such person will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact Jessica Burnham, City Clerk at (352) 669-3125, at least two days prior to the date of the hearing.

The assessment of each parcel of property will be based upon each parcel's classification and the total number of billing units attributed to that parcel. The following table reflects the proposed fire services assessment schedules:

#### FIRE SERVICES ASSESSMENTS FISCAL YEAR 2026-27

| <b>Residential Property Use Category</b> | <b>Rate Per Dwelling Unit</b> |
|------------------------------------------|-------------------------------|
| Residential                              | \$362.00                      |

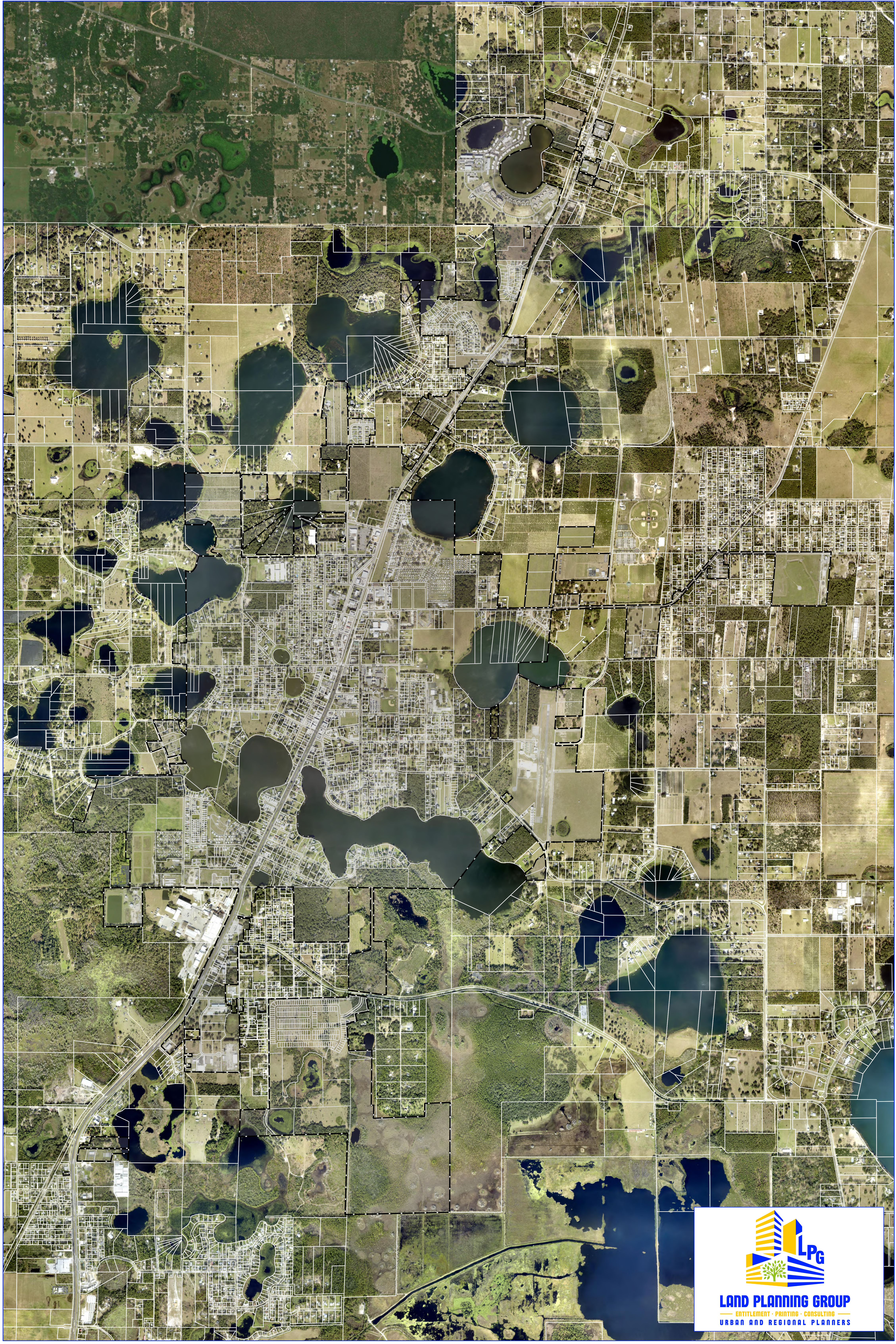
Copies of the Fire Services Assessment Ordinance, the Initial Assessment Resolution, and the preliminary Assessment Roll are available for inspection at the City Manager's Office, City Hall, located at 1 S. Central Avenue, Umatilla, Florida.

The fire service non-ad valorem assessment will be collected on the ad valorem tax bill to be mailed in November 2026. Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title.

If you have any questions, please contact the City at (352) 669-3125 Monday through Friday between 8:00 a.m. and 5:00 p.m.

[INSERT MAP OF UMATILLA]







## **Appendix E**

City of Umatilla Fire Assessment Memorandum dated July 2026, prepared by Accenture  
Infrastructure and Capital Projects Consulting, LLC





## **CITY OF UMATILLA**

### **AGENDA ITEM STAFF REPORT**

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**DATE:** July 9, 2026

**MEETING DATE:** July 21, 2026

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

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#### **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).

**UPDATE:** *The Staff has not received any letter of support or concern for this item since first reading.*

#### **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 (2)
-

**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.

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

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**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:

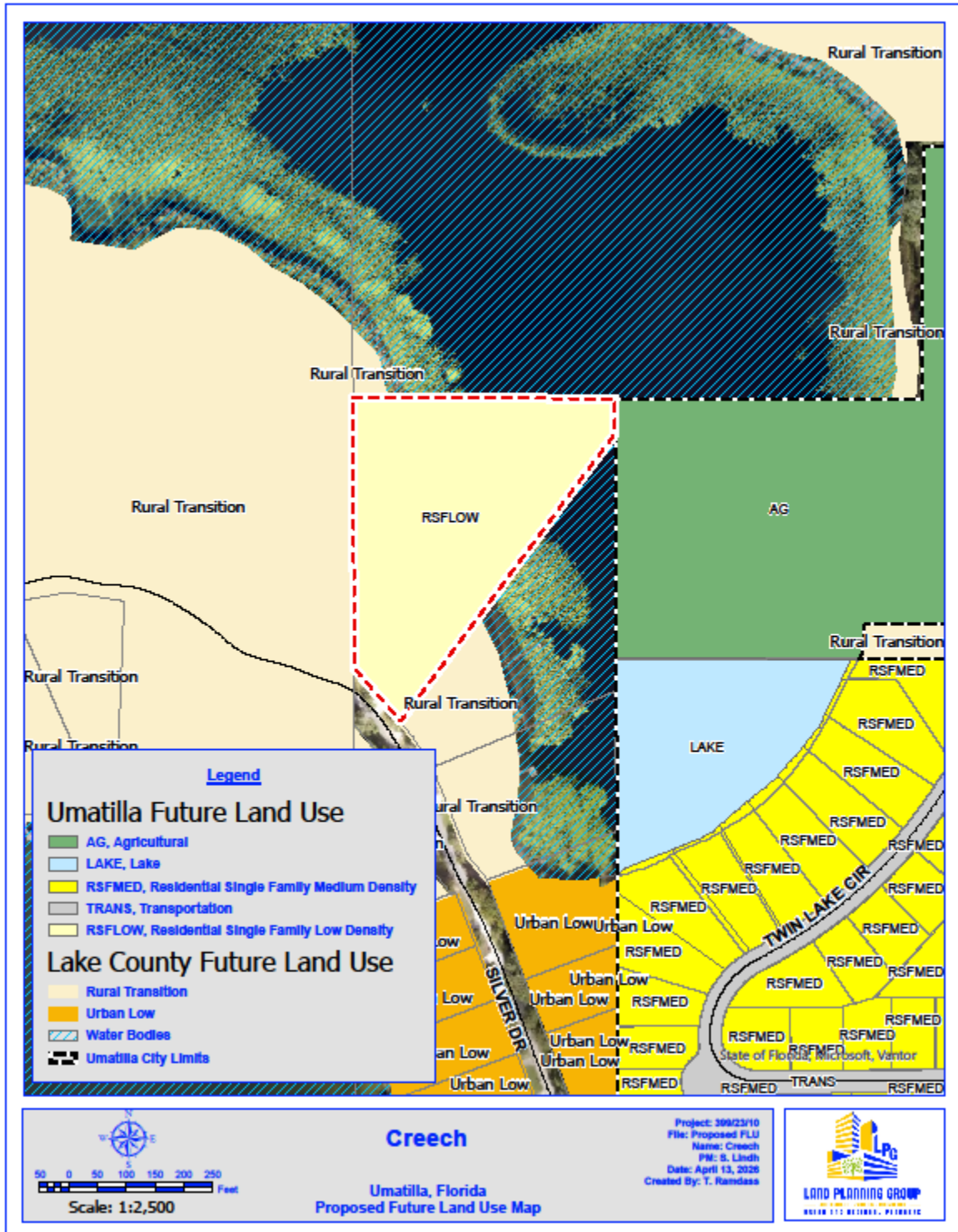
Approved as to Form:

\_\_\_\_\_  
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 law<sup>1</sup> 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;

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<sup>1</sup> 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

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**DATE:** July 9, 2026

**MEETING DATE:** July 21, 2026

**SUBJECT:** Final 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.

**UPDATE:** *The Staff has not received any letter of support or concern for this item since first reading.*

### **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.

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

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### **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:

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Jessica Burnham, CMC, FCRM  
City Clerk

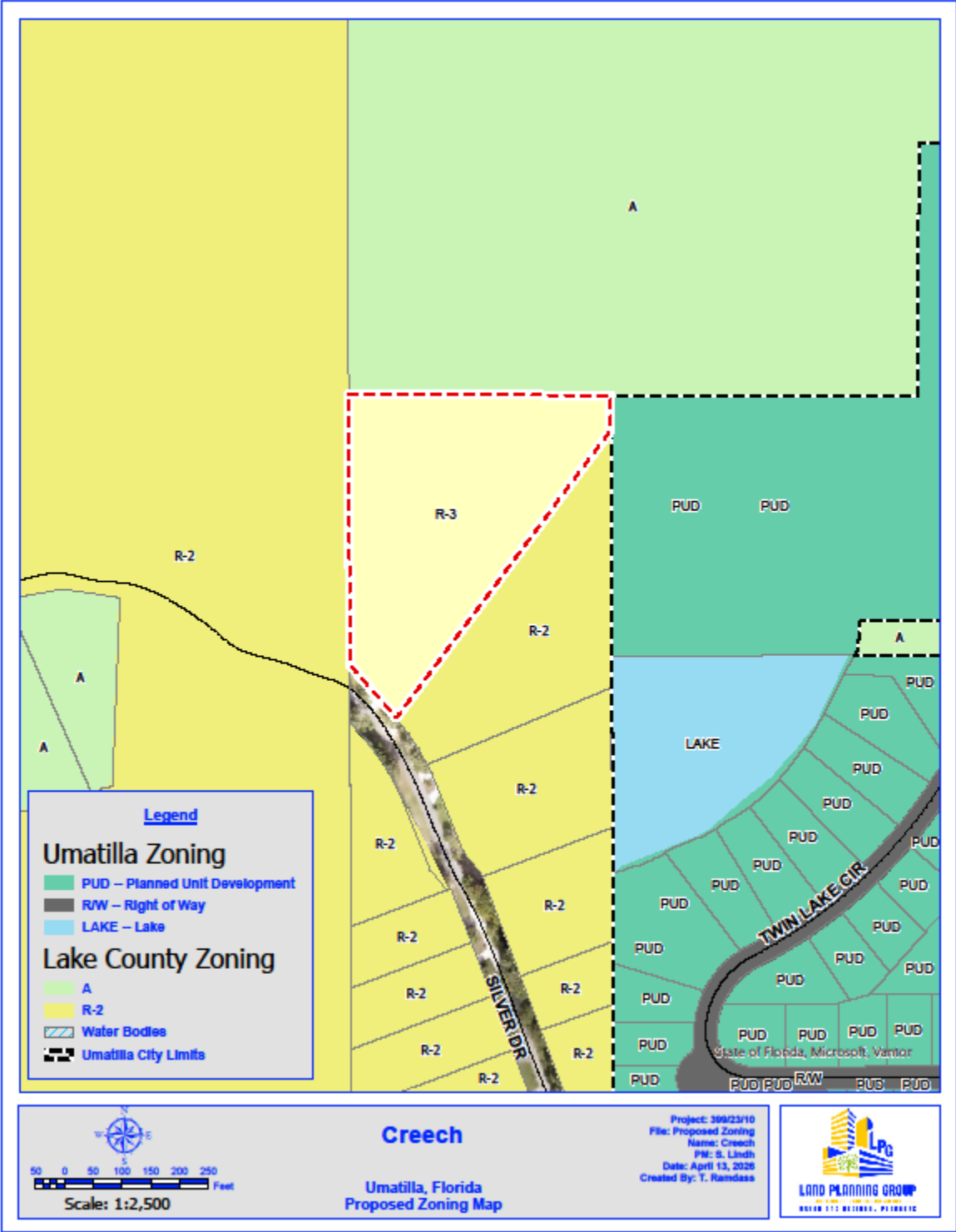
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Jennifer Cotch  
City Attorney

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



EXHIBIT "A"



**EXHIBIT "B"**  
**LEGAL DESCRIPTION**

That part of the West 453 feet of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 1, Township 18 South, Range 26 East, Lake County, Florida, more particularly described as follows: Begin at the Northwest corner of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 1, Township 18 South, Range 26 East, Lake County, Florida, run South  $00^{\circ}05'50''$  East, along the West line of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 1, a distance of 522.74 feet, thence South  $41^{\circ}14'32''$  East 85.0 feet, thence North  $37^{\circ}08'54''$  East 655.05 feet to a point hereby designated as Point "A", return to Point of Beginning, run South  $89^{\circ}46'52''$  East, along the North line of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 1, a distance of 453.0 feet, thence South  $00^{\circ}05'50''$  East, along a line parallel to the West line of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 1, a distance of 62.00 feet to the aforementioned Point "A". Less right of way for road, if any, lying and being in Lake County, Florida.



## **Business Impact Estimate Exemption**

### **Ordinance 2026-E1, Creech Trust Rezoning**

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

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

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law<sup>1</sup> 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;

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<sup>1</sup> See Section 166.041(4), Florida Statutes.

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



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

---

**DATE:** July 14, 2026

**MEETING DATE:** July 21, 2026

**SUBJECT:** Magnolia Pointe Phase 3 Performance Bond

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### **BACKGROUND SUMMARY:**

The Forestar Real Estate Group, Inc., is requesting approval to bond outstanding infrastructure related to Magnolia Pointe, Phase III.

A signed and sealed engineering estimate was submitted by Christopher Allen, PE. Dewberry Engineering certifying the unfinished construction value is \$1,634,049.12.

The City's LDR's require Performance Bonds be posted at 110% of the engineer's estimate, which is \$1,797,454.03. By accepting the performance bond, the owner can record the Phase III Plat which allows them to begin pre-sales of lots.

### **RECOMMENDATIONS:**

Approval and acceptance of the Magnolia Pointe, Phase III Performance Bond for \$1,797,454.03

### **FISCAL IMPACTS:**

TBD

### **ATTACHMENTS:**

1. Performance Bond\_Magnolia Pointe Phase 3
  2. Phase III reference
  3. MAPO Phase 3 Performance Bond Engineer Estimate
-

**PERFORMANCE BOND****KNOW ALL MEN BY THESE PRESENTS:**

That we FORESTAR (USA) REAL ESTATE GROUP INC., hereinafter referred to as "PRINCIPAL" and The Hanover Insurance Company, a surety company authorized to do business in the State of Florida hereinafter referred to as "SURETY," are held and firmly bound unto the City of Umatilla, Florida, hereinafter referred to as "CITY," in the sum of \$1,797,454.03 for the payment of which we bind ourselves, heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the above bounden PRINCIPAL, as a condition precedent to the approval by the CITY of a certain development known as Magnolia Pointe Phase 3, has covenanted and agreed with the CITY to all improvements required by the approved development plans, specifications, development order, final plat, and applicable CITY approvals, including, without limitation, construct roads, potable and reclaimed water systems, drainage facilities, sidewalks, sewer systems, and other improvements pertaining to said development, said development plans and specifications being dated the 14<sup>th</sup> day of August, 2023, as revised by grading revisions dated/revised in June 2026, and as may be further revised and approved by the CITY, all of which are on file with the CITY; and

NOW, THEREFORE, the conditions of these obligations are such that if PRINCIPAL shall construct the aforesaid improvements in accordance with the approved development plans, specifications, development order, applicable CITY approvals, and applicable law, within the time required by the CITY, and shall in every respect fulfill its obligations thereunder, and shall indemnify and save harmless the CITY against or from all claims, costs, expenses, damages, injury, or loss, including construction costs, engineering costs, inspection costs, administrative costs, legal fees (including attorneys' fees on appeal) and contingent costs which the CITY may sustain on account of the failure of the PRINCIPAL to perform in accordance with such obligations, then this obligation shall be void; otherwise it shall be and remain in full force and effect.

The SURETY unconditionally covenants and agrees that if the PRINCIPAL fails to perform all or any part of the obligations secured by this Bond within the time required, the SURETY, upon thirty (30) days written notice from the CITY, or its authorized agent or officer, of the default, will forthwith perform and complete the aforesaid obligations and pay the costs thereof, including, but not limited to the CITY's construction costs, engineering costs, inspection costs, administrative costs, legal fees (including attorneys' fees on appeal) and contingent costs. Notwithstanding the foregoing, the CITY may take immediate action as it determines necessary to protect public health, safety, welfare, access, utilities, drainage, or public infrastructure, and the PRINCIPAL and SURETY shall remain jointly and severally liable for all costs incurred by the CITY.

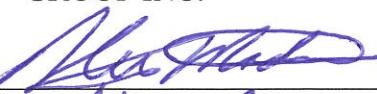


Should the SURETY fail or refuse to perform and complete the said improvements, the CITY, in view of the public interest, health, safety and welfare factors involved, and the inducement in approving and filing the said plat, shall have the right to resort to any and all legal remedies against the PRINCIPAL and SURETY, or either, both at law and in equity, including specifically specific performance, to which the PRINCIPAL and SURETY unconditionally agree.

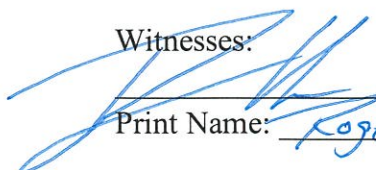
The PRINCIPAL and SURETY further jointly and severally agree that the CITY, at its option, shall have the right to construct, or cause to be constructed, the aforesaid improvements in case the PRINCIPAL should fail or refuse to do so. In the event the CITY should exercise and give effect to such right, the PRINCIPAL and the SURETY shall be jointly and severally liable hereunder to reimburse the CITY the total cost thereof, including, but not limited to, construction costs, engineering costs, inspection costs, administrative costs, legal fees (including attorneys' fees on appeal) and contingent costs, together with any damages either direct or consequential, which may be sustained on account of the failure of the PRINCIPAL to carry out and execute all of its obligations. This Bond shall remain in full force and effect until all improvements secured hereby have been completed, inspected, and accepted by the CITY, and until this Bond is released in writing by the CITY. This Bond shall not be cancelled, reduced, released, terminated, or otherwise modified without the prior written consent of the CITY.

IN WITNESS WHEREOF, the PRINCIPAL and the SURETY have executed these presents this 2nd day of July, 2026. The persons executing this Bond on behalf of the PRINCIPAL and SURETY represent and warrant that they are duly authorized to execute and bind their respective entities.

PRINCIPAL:  
FORESTAR (USA) REAL ESTATE  
GROUP INC.

By:   
Name: Alex Madison  
Title: Vice President

Witnesses:

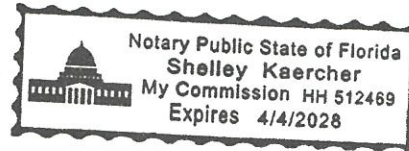
  
Print Name: Roger Van Aken

  
Print Name: B Bronson

STATE OF Florida  
COUNTY OF Seminole

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6 day of July, 2021, by Alex Madison, as CFL Region Vice President of FORESTAR (USA) REAL ESTATE GROUP INC., on behalf of said entity, who is personally known to me or produced \_\_\_\_\_ as identification.

Shelley Kaercher  
Notary Public  
Print Name: Shelley Kaercher  
My Commission Expires: 4-4-2028



**SURETY:**

The Hanover Insurance Company

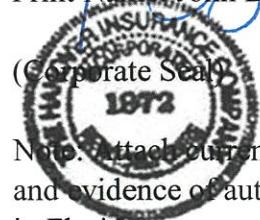
By: Noah William Pierce

Name: Noah William Pierce

Title: Attorney-in-Fact

Witnesses: Leslie Grimes  
Print Name: Leslie Grimes

John Dufresne  
Print Name: John Dufresne



Note: Attach current Power of Attorney and evidence of authority to issue bonds in Florida.

THE HANOVER INSURANCE COMPANY  
MASSACHUSETTS BAY INSURANCE COMPANY  
CITIZENS INSURANCE COMPANY OF AMERICA

POWER OF ATTORNEY

THIS Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

KNOW ALL PERSONS BY THESE PRESENTS:

That THE HANOVER INSURANCE COMPANY and MASSACHUSETTS BAY INSURANCE COMPANY, both being corporations organized and existing under the laws of the State of New Hampshire, and CITIZENS INSURANCE COMPANY OF AMERICA, a corporation organized and existing under the laws of the State of Michigan, (hereinafter individually and collectively the "Company") does hereby constitute and appoint,

Noah William Pierce and/or Maria Negron

Of Willis of Florida Inc. of Tampa, FL each individually, if there be more than one named, as its true and lawful attorney(s)-in-fact to sign, execute, seal, acknowledge and deliver for, and on its behalf, and as its act and deed any place within the United States, any and all surety bonds, recognizances, undertakings, or other surety obligations. The execution of such surety bonds, recognizances, undertakings or surety obligations, in pursuance of these presents, shall be as binding upon the Company as if they had been duly signed by the president and attested by the secretary of the Company, in their own proper persons. Provided however, that this power of attorney limits the acts of those named herein; and they have no authority to bind the Company except in the manner stated and to the extent of any limitation stated below:

Any such obligations in the United States, not to exceed Twenty Million and No/100 (\$20,000,000) in any single instance

That this power is made and executed pursuant to the authority of the following Resolutions passed by the Board of Directors of said Company, and said Resolutions remain in full force and effect:

RESOLVED: That the President or any Vice President, in conjunction with any Vice President, be and they hereby are authorized and empowered to appoint Attorneys-in-fact of the Company, in its name and as it acts, to execute and acknowledge for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, waivers of citation and all other writings obligatory in the nature thereof, with power to attach thereto the seal of the Company. Any such writings so executed by such Attorneys-in-fact shall be binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company in their own proper persons.

RESOLVED: That any and all Powers of Attorney and Certified Copies of such Powers of Attorney and certification in respect thereto, granted and executed by the President or Vice President in conjunction with any Vice President of the Company, shall be binding on the Company to the same extent as if all signatures therein were manually affixed, even though one or more of any such signatures thereon may be facsimile. (Adopted October 7, 1981 – The Hanover Insurance Company; Adopted April 14, 1982 – Massachusetts Bay Insurance Company; Adopted September 7, 2001 – Citizens Insurance Company of America and affirmed by each Company on March 24, 2014)

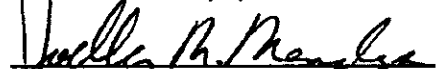
IN WITNESS WHEREOF, THE HANOVER INSURANCE COMPANY, MASSACHUSETTS BAY INSURANCE COMPANY and CITIZENS INSURANCE COMPANY OF AMERICA have caused these presents to be sealed with their respective corporate seals, duly attested by two Vice Presidents, this 15<sup>th</sup> day of August, 2023



The Hanover Insurance Company  
Massachusetts Bay Insurance Company  
Citizens Insurance Company of America

  
James H. Kawlecki, Vice President

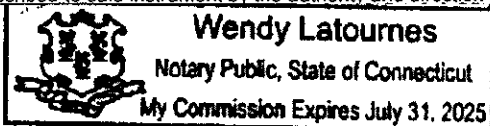
The Hanover Insurance Company  
Massachusetts Bay Insurance Company  
Citizens Insurance Company of America

  
Joellen M. Mendoza, Vice President

STATE OF CONNECTICUT )  
COUNTY OF HARTFORD )

) ss.

On this 15<sup>th</sup> day of August 2023 before me came the above named Executive Vice President and Vice President of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, to me personally known to be the individuals and officers described herein, and acknowledged that the seals affixed to the preceding instrument are the corporate seals of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, respectively, and that the said corporate seals and their signatures as officers were duly affixed and subscribed to said instrument by the authority and direction of said Corporations.



  
Wendy Latournes, Notary Public  
My commission expires July 31, 2025

I, the undersigned Vice President of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, hereby certify that the above and foregoing is a full, true and correct copy of the Original Power of Attorney issued by said Companies, and do hereby further certify that the said Powers of Attorney are still in force and effect.

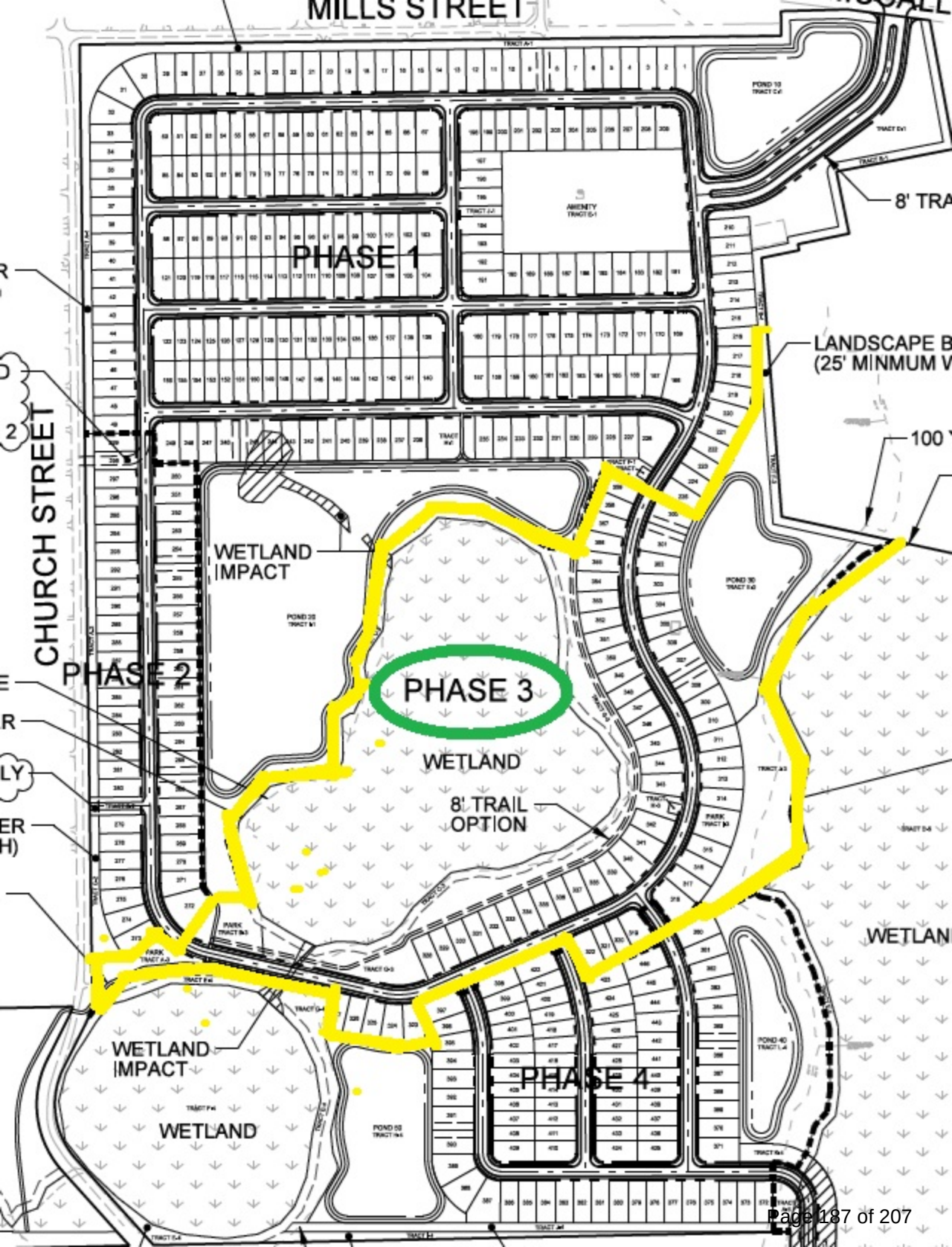
GIVEN under my hand and the seals of said Companies, at Worcester, Massachusetts, this 2nd day of July 2026.

CERTIFIED COPY

The Hanover Insurance Company  
Massachusetts Bay Insurance Company  
Citizens Insurance Company of America

  
John Rowedder, Vice President





PROJECT NAME: Magnolia Pointe Phase 3 Infrastructure  
City of Umatilla



Date:

6/24/2026

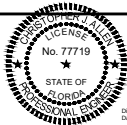
| ITEM NO.            | ITEM DESCRIPTION                                                | Unit | QTY   | Unit Cost     | Amount               | Completed to Date    | Work Remaining       |
|---------------------|-----------------------------------------------------------------|------|-------|---------------|----------------------|----------------------|----------------------|
| <b>CONSTRUCTION</b> |                                                                 |      |       |               |                      |                      |                      |
|                     | <b>Site Work</b>                                                |      |       |               |                      |                      |                      |
| 1                   | Construction Entrance                                           | LA   | 1     | \$ 15,930.49  | \$ 15,930.49         | \$ 15,930.49         | \$ -                 |
| 2                   | Clear, grub, burn onsite remaining future Phase 4 area          | AC   | 25    | \$ 2,573.13   | \$ 64,328.25         | \$ 57,895.43         | \$ 6,432.82          |
| 3                   | Mowing and Disking Phase 4                                      | AC   | 25    | \$ 416.59     | \$ 10,414.75         | \$ 10,414.75         | \$ -                 |
| 4                   | Silt Fence (single row remaining for Phase 4 Mass Grading area) | LS   | 3900  | \$ 2.12       | \$ 8,268.00          | \$ 8,268.00          | \$ -                 |
| 5                   | Mass Excavation (cut) Phase 4                                   | LS   | 700   | \$ 2.02       | \$ 1,414.00          | \$ 1,414.00          | \$ -                 |
| 6                   | Mass (fill) Phase 4                                             | LS   | 81100 | \$ 0.61       | \$ 49,471.00         | \$ 49,471.00         | \$ -                 |
| 7                   | Retention Pond (cut) (Ponds 20B, 80B, 100A)                     | LS   | 33400 | \$ 3.63       | \$ 121,242.00        | \$ 109,117.80        | \$ 12,124.20         |
| 8                   | Retention Ponds clay (cut) (Ponds 20B, 80B, 100A)               | LS   | 51450 | \$ 4.57       | \$ 235,126.50        | \$ 211,613.85        | \$ 23,512.65         |
| 9                   | Pond (fill) (Ponds 20B, 80B, 100A)                              | LS   | 4450  | \$ 0.64       | \$ 2,848.00          | \$ 2,848.00          | \$ -                 |
| 10                  | Finish Grade Lots                                               | LS   | 60    | \$ 240.44     | \$ 14,433.00         | \$ 7,216.50          | \$ 7,216.50          |
| 11                  | Seed Lots & Open Tract                                          | LS   | 44650 | \$ 0.27       | \$ 12,055.50         | \$ -                 | \$ 12,055.50         |
| 12                  | Sod Back Slopes (bahia)                                         | LS   | 53000 | \$ 4.17       | \$ 221,010.00        | \$ -                 | \$ 221,010.00        |
| 13                  | Sod Pond Slopes (bahia) (ponds 20B, 80B, 100A)                  | LS   | 20650 | \$ 4.17       | \$ 86,110.50         | \$ -                 | \$ 86,110.50         |
| 14                  | Temp Seed Mass Graded areas in Phase 4                          | LS   | 70950 | \$ 0.27       | \$ 19,156.50         | \$ -                 | \$ 19,156.50         |
|                     | <b>Site Work Subtotal</b>                                       |      |       |               | <b>\$ 861,808.49</b> | <b>\$ 474,189.82</b> | <b>\$ 387,618.67</b> |
|                     | <b>Sanitary</b>                                                 |      |       |               |                      |                      |                      |
| 1                   | Wet Well w/AGRU (Top Slab by Others)                            | LS   | 1     | \$ 126,533.44 | \$ 126,533.44        | \$ 126,533.44        | \$ -                 |
| 2                   | Valve Vault (Top Slab by Others)                                | LS   | 1     | \$ 14,385.03  | \$ 14,385.03         | \$ 14,385.03         | \$ -                 |
| 3                   | Connect to Manhole (16')                                        | EA   | 1     | \$ 8,017.43   | \$ 8,017.43          | \$ 8,017.43          | \$ -                 |
| 4                   | Manholes 0/6                                                    | EA   | 1     | \$ 12,954.18  | \$ 12,954.18         | \$ 10,363.34         | \$ 2,590.84          |
| 5                   | Manholes 6/8                                                    | EA   | 1     | \$ 28,249.24  | \$ 28,249.24         | \$ 22,599.39         | \$ 5,649.85          |
| 7                   | Manholes 10/12                                                  | EA   | 1     | \$ 21,686.88  | \$ 21,686.88         | \$ 17,349.50         | \$ 4,337.38          |
| 8                   | Manholes 12/14                                                  | EA   | 1     | \$ 37,305.27  | \$ 37,305.27         | \$ 29,844.22         | \$ 7,461.05          |
| 9                   | Manholes 14/16                                                  | EA   | 1     | \$ 28,377.90  | \$ 28,377.90         | \$ 22,702.32         | \$ 5,675.58          |
| 10                  | Lined Manholes 14/16                                            | EA   | 1     | \$ 24,325.70  | \$ 24,325.70         | \$ 19,460.56         | \$ 4,865.14          |
| 11                  | Lines Manholes 16/18                                            | EA   | 1     | \$ 26,212.40  | \$ 26,212.40         | \$ 20,969.92         | \$ 5,242.48          |
| 12                  | Drop Connection                                                 | EA   | 1     | \$ 1,588.55   | \$ 1,588.55          | \$ 1,588.55          | \$ -                 |
| 13                  | 8" PVC 0/6                                                      | LF   | 293   | \$ 25.09      | \$ 7,351.37          | \$ 7,351.37          | \$ -                 |
| 14                  | 8" PVC 10/12                                                    | LF   | 325   | \$ 31.08      | \$ 10,101.00         | \$ 10,101.00         | \$ -                 |
| 15                  | 8" PVC 12/14                                                    | LF   | 642   | \$ 34.75      | \$ 22,309.50         | \$ 22,309.50         | \$ -                 |
| 16                  | 8" PVC 14/16                                                    | LF   | 994   | \$ 42.30      | \$ 42,046.20         | \$ 42,046.20         | \$ -                 |
| 17                  | 8" PVC 16/18                                                    | LF   | 79    | \$ 54.63      | \$ 4,315.77          | \$ 4,315.77          | \$ -                 |
| 18                  | Double Laterals                                                 | EA   | 23    | \$ 1,080.98   | \$ 24,862.54         | \$ 18,646.91         | \$ 6,215.63          |
| 19                  | Single Laterals                                                 | EA   | 23    | \$ 953.62     | \$ 21,933.26         | \$ 16,449.95         | \$ 5,483.31          |
| 20                  | TV Video                                                        | LF   | 2333  | \$ 29.97      | \$ 69,920.01         | \$ -                 | \$ 69,920.01         |
| 21                  | Air Test                                                        | LS   | 1     | \$ 25,361.61  | \$ 25,361.61         | \$ -                 | \$ 25,361.61         |
| 22                  | Dewatering                                                      | LF   | 2333  | \$ 12.96      | \$ 30,235.68         | \$ 30,235.68         | \$ -                 |
|                     | <b>Sanitary Subtotal</b>                                        |      |       |               | <b>\$ 588,072.96</b> | <b>\$ 445,270.08</b> | <b>\$ 142,802.88</b> |
|                     | <b>Forcemain</b>                                                |      |       |               |                      |                      |                      |
| 22                  | Connect to Existing                                             | EA   | 1     | \$ 2,006.63   | \$ 2,006.63          | \$ -                 | \$ 2,006.63          |
| 23                  | 4" PVC (DR-18)                                                  | LF   | 976   | \$ 14.72      | \$ 14,366.72         | \$ 14,366.72         | \$ -                 |
| 24                  | Valves and Fittings                                             | LS   | 1     | \$ 14,524.03  | \$ 14,524.03         | \$ 13,071.63         | \$ 1,452.40          |
| 25                  | Pressure Testing                                                | LS   | 1     | \$ 5,072.32   | \$ 5,072.32          | \$ -                 | \$ 5,072.32          |
|                     | <b>Forcemain Subtotal</b>                                       |      |       |               | <b>\$ 35,969.70</b>  | <b>\$ 27,438.35</b>  | <b>\$ 8,531.35</b>   |

|    |                                        |    |      |              |                      |                      |                     |
|----|----------------------------------------|----|------|--------------|----------------------|----------------------|---------------------|
|    |                                        |    |      |              |                      |                      |                     |
|    | <b>Storm</b>                           |    |      |              |                      |                      |                     |
| 1  | Connect to Existing Structure          | EA | 1    | \$ 3,876.50  | \$ 3,876.50          | \$ 3,876.50          | \$ -                |
| 2  | Type "P" Manholes 8/10                 | EA | 1    | \$ 6,061.74  | \$ 6,061.74          | \$ 4,849.39          | \$ 1,212.35         |
| 3  | Type "P" Manholes 10/12                | EA | 1    | \$ 6,241.50  | \$ 6,241.50          | \$ 4,993.20          | \$ 1,248.30         |
| 4  | Type "P" Manholes 12/14                | EA | 1    | \$ 6,402.03  | \$ 6,402.03          | \$ 5,121.62          | \$ 1,280.41         |
| 4  | Type "P" Manholes 14/16                | EA | 1    | \$ 6,562.56  | \$ 6,562.56          | \$ 5,250.05          | \$ 1,312.51         |
| 5  | Type "J" Manholes 6/8                  | EA | 1    | \$ 6,939.28  | \$ 6,939.28          | \$ 5,551.42          | \$ 1,387.86         |
| 6  | Type "J" Manholes 8/10                 | EA | 1    | \$ 7,139.94  | \$ 7,139.94          | \$ 5,711.95          | \$ 1,427.99         |
| 7  | Type "J" Manholes 12/14                | EA | 1    | \$ 7,493.61  | \$ 7,493.61          | \$ 5,994.89          | \$ 1,498.72         |
| 8  | Type P-5 Curb Inlets 0/6               | EA | 3    | \$ 8,913.75  | \$ 26,741.25         | \$ 21,393.00         | \$ 5,348.25         |
| 9  | Type P-5 Curb Inlets 6/8               | EA | 1    | \$ 9,074.28  | \$ 9,074.28          | \$ 7,259.42          | \$ 1,814.86         |
| 11 | Type P-6 Curb Inlets 0/6               | EA | 5    | \$ 9,371.44  | \$ 46,857.20         | \$ 37,485.76         | \$ 9,371.44         |
| 12 | Type P-6 Curb Inlets 6/8               | EA | 1    | \$ 9,531.96  | \$ 9,531.96          | \$ 7,625.57          | \$ 1,906.39         |
| 13 | Type P-6 Curb Inlets 8/10              | EA | 1    | \$ 9,692.50  | \$ 9,692.50          | \$ 7,754.00          | \$ 1,938.50         |
| 14 | Type J-6 Curb Inlets 0/6               | EA | 1    | \$ 9,797.69  | \$ 9,797.69          | \$ 7,838.15          | \$ 1,959.54         |
| 15 | Type J-6 Curb Inlets 6/8               | EA | 2    | \$ 9,998.35  | \$ 19,996.70         | \$ 15,997.36         | \$ 3,999.34         |
| 16 | Type J-6 Curb Inlets 8/10              | EA | 2    | \$ 10,199.02 | \$ 20,398.04         | \$ 16,318.43         | \$ 4,079.61         |
| 17 | Type "D" Control Structures            | EA | 1    | \$ 8,372.86  | \$ 8,372.86          | \$ 8,372.86          | \$ -                |
| 18 | Type "H" Control Structures            | EA | 1    | \$ 13,244.83 | \$ 13,244.83         | \$ 13,244.83         | \$ -                |
| 19 | 18" HDPE 0/6                           | LF | 63   | \$ 46.59     | \$ 2,935.17          | \$ 2,935.17          | \$ -                |
| 20 | 18" HDPE 6/8                           | LF | 330  | \$ 47.48     | \$ 15,668.40         | \$ 15,668.40         | \$ -                |
| 21 | 18" HDPE 8/10                          | LF | 222  | \$ 49.69     | \$ 11,031.18         | \$ 11,031.18         | \$ -                |
| 22 | 18" HDPE 12/14                         | LF | 196  | \$ 54.28     | \$ 10,638.88         | \$ 10,638.88         | \$ -                |
| 23 | 24" HDPE 0/6                           | LF | 156  | \$ 69.36     | \$ 10,820.16         | \$ 10,820.16         | \$ -                |
| 24 | 24" HDPE 6/8                           | LF | 357  | \$ 70.39     | \$ 25,129.23         | \$ 25,129.23         | \$ -                |
| 25 | 24" HDPE 8/10                          | LF | 296  | \$ 71.58     | \$ 21,187.68         | \$ 21,187.68         | \$ -                |
| 26 | 24" HDPE 10/12                         | LF | 94   | \$ 82.94     | \$ 7,796.36          | \$ 7,796.36          | \$ -                |
| 27 | 30" HDPE 6/8                           | LF | 87   | \$ 103.09    | \$ 8,968.83          | \$ 8,968.83          | \$ -                |
| 28 | 30" HDPE 8/10                          | LF | 441  | \$ 104.49    | \$ 46,080.09         | \$ 46,080.09         | \$ -                |
| 29 | 30" HDPE 14/16                         | LF | 197  | \$ 120.38    | \$ 23,714.86         | \$ 23,714.86         | \$ -                |
| 30 | 36" HDPE 12/14                         | LF | 52   | \$ 138.05    | \$ 7,178.60          | \$ 7,178.60          | \$ -                |
| 31 | 12" x 18" ERCP 0/6                     | LF | 220  | \$ 74.95     | \$ 16,489.00         | \$ 16,489.00         | \$ -                |
| 32 | 18" MES                                | EA | 1    | \$ 3,016.80  | \$ 3,016.80          | \$ 3,016.80          | \$ -                |
| 33 | 12x18 MES                              | EA | 4    | \$ 1,920.72  | \$ 7,682.88          | \$ 7,682.88          | \$ -                |
| 34 | 24" MES                                | EA | 1    | \$ 3,553.15  | \$ 3,553.15          | \$ 3,553.15          | \$ -                |
| 35 | 30" MES                                | EA | 2    | \$ 5,912.79  | \$ 11,825.58         | \$ 11,825.58         | \$ -                |
| 36 | 24" U Endwall                          | EA | 3    | \$ 6,069.49  | \$ 18,208.47         | \$ 18,208.47         | \$ -                |
| 37 | 12" x 8" Ribbon Curb (Spreader Swales) | LF | 100  | \$ 20.85     | \$ 2,085.00          | \$ -                 | \$ 2,085.00         |
| 38 | Cleaning & Inspection                  | LF | 2711 | \$ 11.16     | \$ 30,254.76         | \$ 15,127.38         | \$ 15,127.38        |
| 39 | Dewatering                             | LF | 2711 | \$ 12.96     | \$ 35,134.56         | \$ 35,134.56         | \$ -                |
|    |                                        |    |      |              |                      |                      |                     |
|    | <b>Storm Subtotal</b>                  |    |      |              | <b>\$ 543,824.11</b> | <b>\$ 486,825.66</b> | <b>\$ 56,998.45</b> |
|    |                                        |    |      |              |                      |                      |                     |
|    | <b>PH 4 Pond Penetrations</b>          |    |      |              |                      |                      |                     |
| 1  | Type "P" Manholes 14/16                | EA | 1    | \$ 6,562.56  | \$ 6,562.56          | \$ 5,250.05          | \$ 1,312.51         |
| 2  | Type P-6 Curb Inlets 8/10              | EA | 1    | \$ 9,692.50  | \$ 9,692.50          | \$ 7,754.00          | \$ 1,938.50         |
| 3  | 18" MES                                | EA | 2    | \$ 3,016.80  | \$ 6,033.60          | \$ 6,033.60          | \$ -                |
| 4  | 18" HDPE 8/10                          | LF | 131  | \$ 49.69     | \$ 6,509.39          | \$ 6,509.39          | \$ -                |
| 5  | 18" HDPE 14/16                         | LF | 66   | \$ 54.76     | \$ 3,614.16          | \$ 3,614.16          | \$ -                |
| 6  | Cleaning and Inspection                | LF | 197  | \$ 11.16     | \$ 2,198.52          | \$ 1,099.26          | \$ 1,099.26         |
| 7  | Dewatering                             | LF | 197  | \$ 12.96     | \$ 2,553.12          | \$ 2,553.12          | \$ -                |
|    |                                        |    |      |              |                      |                      |                     |
|    | <b>Water Subtotal</b>                  |    |      |              | <b>\$ 37,163.85</b>  | <b>\$ 32,813.58</b>  | <b>\$ 4,350.27</b>  |
|    |                                        |    |      |              |                      |                      |                     |
|    | <b>Water</b>                           |    |      |              |                      |                      |                     |
| 1  | Connect to Existing                    | EA | 2    | \$ 2,006.63  | \$ 4,013.26          | \$ -                 | \$ 4,013.26         |
| 2  | 8" PVC (DR-18)                         | LF | 2647 | \$ 33.32     | \$ 88,198.04         | \$ 88,198.04         | \$ -                |
| 3  | 8" DIP                                 | LF | 160  | \$ 62.54     | \$ 10,006.40         | \$ 10,006.40         | \$ -                |
| 4  | Fire Hydrant Assembly                  | EA | 6    | \$ 10,270.25 | \$ 61,621.50         | \$ 61,621.50         | \$ -                |
| 5  | Jumper Assembly                        | EA | 1    | \$ 1,383.97  | \$ 1,383.97          | \$ 1,383.97          | \$ -                |
| 6  | 2" B/O Assembly                        | EA | 2    | \$ 3,881.52  | \$ 7,763.04          | \$ 7,763.04          | \$ -                |
| 7  | Double Services                        | EA | 20   | \$ 1,023.39  | \$ 20,467.80         | \$ 16,374.24         | \$ 4,093.56         |
| 8  | Single Services                        | EA | 18   | \$ 862.89    | \$ 15,532.02         | \$ 12,425.62         | \$ 3,106.40         |
| 9  | Valves and Fittings                    | LS | 1    | \$ 60,966.62 | \$ 60,966.62         | \$ 54,869.96         | \$ 6,096.66         |
| 10 | Testing and Chlorination               | LS | 1    | \$ 9,531.19  | \$ 9,531.19          | \$ 4,765.60          | \$ 4,765.59         |
|    |                                        |    |      |              |                      |                      |                     |
|    | <b>Water Subtotal</b>                  |    |      |              | <b>\$ 279,483.84</b> | <b>\$ 257,408.37</b> | <b>\$ 22,075.47</b> |



|                        |                                                |    |       |              |                      |                      |                      |
|------------------------|------------------------------------------------|----|-------|--------------|----------------------|----------------------|----------------------|
|                        |                                                |    |       |              |                      |                      |                      |
|                        | <b>Reuse</b>                                   |    |       |              |                      |                      |                      |
| 1                      | 8" PVC (DR-18)                                 | LF | 2603  | \$ 32.74     | \$ 85,222.22         | \$ 85,222.22         | \$ -                 |
| 2                      | 8" DIP                                         | LF | 120   | \$ 61.78     | \$ 7,413.60          | \$ 7,413.60          | \$ -                 |
| 3                      | Connect to Existing                            | EA | 2     | \$ 2,006.63  | \$ 4,013.26          | \$ -                 | \$ 4,013.26          |
| 4                      | 2" B/O Assembly                                | EA | 2     | \$ 3,881.52  | \$ 7,763.04          | \$ 7,763.04          | \$ -                 |
| 5                      | Double Services                                | EA | 24    | \$ 1,050.46  | \$ 25,211.04         | \$ 20,168.83         | \$ 5,042.21          |
| 6                      | Single Services                                | EA | 12    | \$ 865.90    | \$ 10,390.80         | \$ 8,312.64          | \$ 2,078.16          |
| 7                      | Valves and Fittings                            | LF | 1     | \$ 65,335.80 | \$ 65,335.80         | \$ 58,802.22         | \$ 6,533.58          |
| 8                      | Pressure Testing                               | LF | 1     | \$ 7,608.48  | \$ 7,608.48          | \$ 3,804.24          | \$ 3,804.24          |
|                        | <b>Reuse Subtotal</b>                          |    |       |              | <b>\$ 212,958.24</b> | <b>\$ 191,486.79</b> | <b>\$ 21,471.45</b>  |
|                        | <b>On Site Paving</b>                          |    |       |              |                      |                      |                      |
| 1                      | Stabilized Fire Access                         | SY | 10400 | \$ 6.62      | \$ 68,848.00         | \$ 17,212.00         | \$ 51,636.00         |
| 2                      | 8" Limerock                                    | SY | 7000  | \$ 20.27     | \$ 141,890.00        | \$ -                 | \$ 141,890.00        |
| 3                      | 2" SP-9.5 asphalt (2-1" Lifts)                 | SY | 7000  | \$ 25.58     | \$ 179,060.00        | \$ -                 | \$ 179,060.00        |
| 4                      | 2" Miami Curb                                  | LF | 5050  | \$ 18.69     | \$ 94,384.50         | \$ -                 | \$ 94,384.50         |
| 5                      | 5' Sidewalk                                    | LF | 2075  | \$ 30.85     | \$ 64,013.75         | \$ -                 | \$ 64,013.75         |
| 6                      | 8' Sidewalk w/ Wire Mesh                       | LF | 1200  | \$ 73.01     | \$ 87,612.00         | \$ -                 | \$ 87,612.00         |
| 7                      | 5' Handicap Ramp w/ Truncated Domes            | EA | 8     | \$ 1,554.82  | \$ 12,438.56         | \$ -                 | \$ 12,438.56         |
| 8                      | 8' Handicap Ramps w/ Truncated Domes           | EA | 4     | \$ 2,411.90  | \$ 9,647.60          | \$ -                 | \$ 9,647.60          |
| 9                      | Fine Grade R/W (incl. 15' ue)                  | SY | 14600 | \$ 0.84      | \$ 12,264.00         | \$ -                 | \$ 12,264.00         |
| 10                     | Sod Between Curb & Sidewalk                    | SY | 1400  | \$ 4.17      | \$ 5,838.00          | \$ -                 | \$ 5,838.00          |
| 11                     | Sod Curb Line (2 Strips Wide)                  | SY | 1700  | \$ 4.17      | \$ 7,089.00          | \$ -                 | \$ 7,089.00          |
| 12                     | Seed R/W                                       | SY | 11500 | \$ 0.27      | \$ 3,105.00          | \$ -                 | \$ 3,105.00          |
| 13                     | Striping and Signage                           | LS | 1     | \$ 19,868.16 | \$ 19,868.16         | \$ -                 | \$ 19,868.16         |
| 14                     | Remove & replace section of Church Street      | SY | 125   | \$ 128.45    | \$ 16,056.25         | \$ -                 | \$ 16,056.25         |
|                        | <b>On Site Paving Subtotal</b>                 |    |       |              | <b>\$ 722,114.82</b> | <b>\$ 17,212.00</b>  | <b>\$ 704,902.82</b> |
|                        | <b>Administration</b>                          |    |       |              |                      |                      |                      |
| 1                      | Geotechnical Testing                           | LS | 1     | \$ 27,943.63 | \$ 27,943.63         | \$ 11,177.45         | \$ 16,766.18         |
| 2                      | Construction Staking                           | LS | 1     | \$ 38,673.58 | \$ 38,673.58         | \$ 15,469.43         | \$ 23,204.15         |
| 3                      | Mobilization                                   | LS | 1     | \$ 31,049.06 | \$ 31,049.06         | \$ 12,419.62         | \$ 18,629.44         |
| 4                      | Certified "as-builts"                          | LS | 1     | \$ 39,992.72 | \$ 39,992.72         | \$ 15,997.09         | \$ 23,995.63         |
|                        | <b>Administration Subtotal</b>                 |    |       |              | <b>\$ 137,658.99</b> | <b>\$ 55,063.59</b>  | <b>\$ 82,595.40</b>  |
| <b>Change Order #1</b> |                                                |    |       |              |                      |                      |                      |
|                        | <b>Sanitary</b>                                |    |       |              |                      |                      |                      |
| 1                      | Add Manholes (S16,S17) (0/6)                   | LS | 1     | \$ 12,954.18 | \$ 12,954.18         | \$ 10,363.34         | \$ 2,590.84          |
| 2                      | Add Manholes (S18) (6/8)                       | LS | 1     | \$ 7,062.31  | \$ 7,062.31          | \$ 5,649.85          | \$ 1,412.46          |
| 3                      | Add 8" PVC (0/6)                               | LS | 1     | \$ 4,491.11  | \$ 4,491.11          | \$ 4,491.11          | \$ -                 |
| 4                      | Add 8" PVC (6/8)                               | LS | 1     | \$ 9,662.40  | \$ 9,662.40          | \$ 9,662.40          | \$ -                 |
| 5                      | Add Double Laterals                            | LS | 1     | \$ 3,242.94  | \$ 3,242.94          | \$ 2,594.35          | \$ 648.59            |
| 6                      | Add Single Laterals                            | LS | 1     | \$ 6,675.34  | \$ 6,675.34          | \$ 5,340.27          | \$ 1,335.07          |
| 7                      | Add Sanitary Lateral Stub-outs                 | LS | 1     | \$ 3,070.74  | \$ 3,070.74          | \$ 3,070.74          | \$ -                 |
| 8                      | Add TV video                                   | LS | 1     | \$ 16,153.83 | \$ 16,153.83         | \$ -                 | \$ 16,153.83         |
| 9                      | Add Air Test                                   | LS | 1     | \$ 1,521.63  | \$ 1,521.63          | \$ -                 | \$ 1,521.63          |
| 10                     | Add Dewatering                                 | LS | 1     | \$ 6,985.44  | \$ 6,985.44          | \$ 6,985.44          | \$ -                 |
|                        | <b>Sanitary</b>                                |    |       |              |                      |                      |                      |
| 11                     | Add connection to existing structure (ex. D84) | LS | 1     | \$ 8,363.44  | \$ 8,363.44          | \$ 8,363.44          | \$ -                 |
| 12                     | Add type "P" manholes (d28) (6/8)              | LS | 1     | \$ 5,900.95  | \$ 5,900.95          | \$ 4,720.76          | \$ 1,180.19          |
| 13                     | Add type P-5 curb inlets (D26, D27) (0/6)      | LS | 1     | \$ 17,827.50 | \$ 17,827.50         | \$ 14,262.00         | \$ 3,565.50          |
| 14                     | Add type P-5 curb inlets (D29, D30) (8/10)     | LS | 1     | \$ 18,553.28 | \$ 18,553.28         | \$ 14,842.62         | \$ 3,710.66          |
| 15                     | Add type P-6 curb inlets (D30A, D31) (8/10)    | LS | 1     | \$ 19,385.00 | \$ 19,385.00         | \$ 15,508.00         | \$ 3,877.00          |
| 16                     | Add type P-6 curb inlets (D32) (10/12)         | LS | 1     | \$ 9,880.33  | \$ 9,880.33          | \$ 7,904.26          | \$ 1,976.07          |
| 17                     | Add 18" HDPE (0/6)                             | LS | 1     | \$ 1,257.93  | \$ 1,257.93          | \$ 1,257.93          | \$ -                 |
| 18                     | Add 18" HDPE (6/8)                             | LS | 1     | \$ 4,130.76  | \$ 4,130.76          | \$ 4,130.76          | \$ -                 |
| 19                     | Add 18" HDPE (8/10)                            | LS | 1     | \$ 18,335.61 | \$ 18,335.61         | \$ 18,335.61         | \$ -                 |
| 20                     | Add 18" HDPE (10/12)                           | LS | 1     | \$ 1,477.00  | \$ 1,477.00          | \$ 1,477.00          | \$ -                 |
| 21                     | Add 24" HDPE (10/12)                           | LS | 1     | \$ 10,616.32 | \$ 10,616.32         | \$ 10,616.32         | \$ -                 |
| 22                     | Add Cleaning & Inspection                      | LS | 1     | \$ 7,131.24  | \$ 7,131.24          | \$ 7,131.24          | \$ -                 |
| 23                     | Add Dewatering                                 | LS | 1     | \$ 8,281.44  | \$ 8,281.44          | \$ 8,281.44          | \$ -                 |

|                         |                                      |    |   |              |                |                |                |  |
|-------------------------|--------------------------------------|----|---|--------------|----------------|----------------|----------------|--|
|                         | Water                                |    |   |              |                |                |                |  |
| 24                      | Add 8X8 Wet Tap                      | LS | 1 | \$ 13,033.25 | \$ 13,033.25   | \$ -           | \$ 13,033.25   |  |
| 25                      | Add 8" PVC (DR-18)                   | LS | 1 | \$ 20,558.44 | \$ 20,558.44   | \$ 14,390.91   | \$ 6,167.53    |  |
| 26                      | Add 8" DIP                           | LS | 1 | \$ 2,376.52  | \$ 2,376.52    | \$ 1,663.56    | \$ 712.96      |  |
| 27                      | Add Fire Hydrant Assembly            | LS | 1 | \$ 20,540.50 | \$ 20,540.50   | \$ 20,540.50   | \$ -           |  |
| 28                      | Add Jumper Assembly                  | LS | 1 | \$ 1,383.97  | \$ 1,383.97    | \$ 1,383.97    | \$ -           |  |
| 29                      | Add 2" B/O Assembly                  | LS | 1 | \$ 3,881.52  | \$ 3,881.52    | \$ 1,940.76    | \$ 1,940.76    |  |
| 30                      | Add Double Services                  | LS | 1 | \$ 2,046.78  | \$ 2,046.78    | \$ 1,023.39    | \$ 1,023.39    |  |
| 31                      | Add Single Services                  | LS | 1 | \$ 9,491.79  | \$ 9,491.79    | \$ 4,745.90    | \$ 4,745.89    |  |
| 32                      | Add Valves & Fittings                | LS | 1 | \$ 20,305.34 | \$ 20,305.34   | \$ 18,274.81   | \$ 2,030.53    |  |
| 33                      | Add Testing & Chlorination           | LS | 1 | \$ 2,189.84  | \$ 2,189.84    | \$ -           | \$ 2,189.84    |  |
|                         |                                      |    |   |              |                |                |                |  |
|                         | Reuse                                |    |   |              |                |                |                |  |
| 34                      | Add 8" PVC (DR-18)                   | LS | 1 | \$ 14,536.56 | \$ 14,536.56   | \$ 10,175.59   | \$ 4,360.97    |  |
| 35                      | Add 8" DIP                           | LS | 1 | \$ 1,235.60  | \$ 1,235.60    | \$ 864.92      | \$ 370.68      |  |
| 36                      | Add 2" B/O Assembly                  | LS | 1 | \$ 7,763.04  | \$ 7,763.04    | \$ 3,881.52    | \$ 3,881.52    |  |
| 37                      | Add Double Services                  | LS | 1 | \$ 3,151.38  | \$ 3,151.38    | \$ 1,575.69    | \$ 1,575.69    |  |
| 38                      | Add Single Services                  | LS | 1 | \$ 6,061.30  | \$ 6,061.30    | \$ 3,030.65    | \$ 3,030.65    |  |
| 39                      | Add Valves and Fittings              | LS | 1 | \$ 9,032.88  | \$ 9,032.88    | \$ 8,129.59    | \$ 903.29      |  |
| 40                      | Add Pressure Testing                 | LS | 1 | \$ 1,711.83  | \$ 1,711.83    | \$ -           | \$ 1,711.83    |  |
|                         |                                      |    |   |              |                |                |                |  |
|                         | On-Site Paving (Phase 2)             |    |   |              |                |                |                |  |
| 41                      | Add 12" Stabilized Subgrade          | LS | 1 | \$ 6,156.60  | \$ 6,156.60    | \$ -           | \$ 6,156.60    |  |
| 42                      | Add 8" Limerock                      | LS | 1 | \$ 18,648.40 | \$ 18,648.40   | \$ -           | \$ 18,648.40   |  |
| 43                      | Add 2" SP-9.5 Asphalt (2-1" Lifts)   | LS | 1 | \$ 23,533.60 | \$ 23,533.60   | \$ -           | \$ 23,533.60   |  |
| 44                      | Add 2" Miami Curb                    | LS | 1 | \$ 15,699.60 | \$ 15,699.60   | \$ -           | \$ 15,699.60   |  |
| 45                      | Add Fine Grade R/W                   | LS | 1 | \$ 1,176.00  | \$ 1,176.00    | \$ -           | \$ 1,176.00    |  |
| 46                      | Add Sod Curb Line (2 strips wide)    | LS | 1 | \$ 792.30    | \$ 792.30      | \$ -           | \$ 792.30      |  |
| 47                      | Add Seed R/W                         | LS | 1 | \$ 429.30    | \$ 429.30      | \$ -           | \$ 429.30      |  |
| 48                      | Add Striping and Signage             | LS | 1 | \$ 4,742.51  | \$ 4,742.51    | \$ -           | \$ 4,742.51    |  |
| 49                      | ON SITE PAVING (Emergency Access Rd) | LS | 1 | \$ -         | \$ -           | \$ -           | \$ -           |  |
| 50                      | Add 12" Stabilized Subbase           | LS | 1 | \$ 2,879.70  | \$ 2,879.70    | \$ -           | \$ 2,879.70    |  |
| 51                      | Add 8" Limerock                      | LS | 1 | \$ 8,108.00  | \$ 8,108.00    | \$ -           | \$ 8,108.00    |  |
| 52                      | Add Sod over Emergency Access Road   | LS | 1 | \$ 1,417.80  | \$ 1,417.80    | \$ -           | \$ 1,417.80    |  |
| 53                      | Add Concrete Aprons                  | LS | 1 | \$ 3,864.60  | \$ 3,864.60    | \$ -           | \$ 3,864.60    |  |
| 54                      | Add Fine Grade R/W                   | LS | 1 | \$ 319.20    | \$ 319.20      | \$ -           | \$ 319.20      |  |
|                         |                                      |    |   |              |                |                |                |  |
|                         | Administration                       |    |   |              |                |                |                |  |
| 55                      | Add Geotechnical Testing             | LS | 1 | \$ 3,208.04  | \$ 3,208.04    | \$ 962.41      | \$ 2,245.63    |  |
| 56                      | Add Construction Staking             | LS | 1 | \$ 5,156.97  | \$ 5,156.97    | \$ 1,547.09    | \$ 3,609.88    |  |
| 57                      | Add Mobilization                     | LS | 1 | \$ 4,998.84  | \$ 4,998.84    | \$ 1,499.65    | \$ 3,499.19    |  |
| 58                      | Add Certified "As-Builts"            | LS | 1 | \$ 6,538.46  | \$ 6,538.46    | \$ 1,961.54    | \$ 4,576.92    |  |
| 59                      | Change Order #2                      | LS | 1 | \$ 15,352.51 | \$ 15,352.51   | \$ -           | \$ 15,352.51   |  |
|                         |                                      |    |   |              |                |                |                |  |
|                         |                                      |    |   |              | \$ 465,283.69  | \$ 262,581.33  | \$ 202,702.36  |  |
|                         |                                      |    |   |              |                |                |                |  |
| Grand Total             |                                      |    |   |              | \$3,884,338.69 | \$2,250,289.57 | \$1,634,049.12 |  |
| Performance Bond @ 110% |                                      |    |   |              |                |                | \$1,797,454.03 |  |



This item has been digitally signed and sealed by Christopher J. Allen PE on the date adjacent to the seal.  
The signature must be verified on any electronic copies.  
Digitally signed by Christopher J. Allen  
Date: 2025.05.24 13:58:50-0400

Christopher Allen

Lic #: 77719

[Callen@dewberry.com](mailto:Callen@dewberry.com)

321.354.9739

Dewberry Engineers, INC

800 N. Magnolia Ave., Suite 1000

Orlando, Florida 32803

Certification of Authorization No. 8794



## **CITY OF UMATILLA**

### **AGENDA ITEM STAFF REPORT**

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**DATE: July 16, 2026**

**MEETING DATE: July 21, 2026**

**SUBJECT: Resolution No. 2026-17, Approval of Purchase Agreement and Authorization for the Acquisition of Real Property Located at 86 East Orange Lane**

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#### **BACKGROUND SUMMARY:**

At the June 2, 2026, City Council meeting, the City Council provided direction to staff to proceed with bringing forward a purchase agreement for the acquisition of the property located at 86 East Orange Lane, Umatilla, Florida 32784.

The City of Umatilla has entered into a Commercial Contract (Purchase Agreement) with The First Baptist Church of Umatilla, a Florida nonprofit corporation, for the purchase of the property identified as Tax Parcel Identification No. 13-18-26-2900-011-00100 and Alternate Key No. 1128684, including all improvements and appurtenances associated with the property.

The negotiated purchase price for the property is \$215,000, subject to the terms, conditions, adjustments, prorations, and closing costs outlined in the Purchase Agreement.

Staff is also presenting a Resolution authorizing the acquisition of the property and authorizing City Manager Aaron D. Mercer, on behalf of the City and, as applicable, the Umatilla Community Redevelopment Agency (CRA), to execute the Purchase Agreement, all closing documents, and any other documents or actions necessary to complete the transaction.

The acquisition of this property is intended to further municipal and community redevelopment purposes and may be funded, in whole or in part, through the CRA, as lawfully budgeted and appropriated. Approval of the Resolution and Purchase Agreement will allow staff to proceed with the closing process and finalize the acquisition.

#### **RECOMMENDATIONS:**

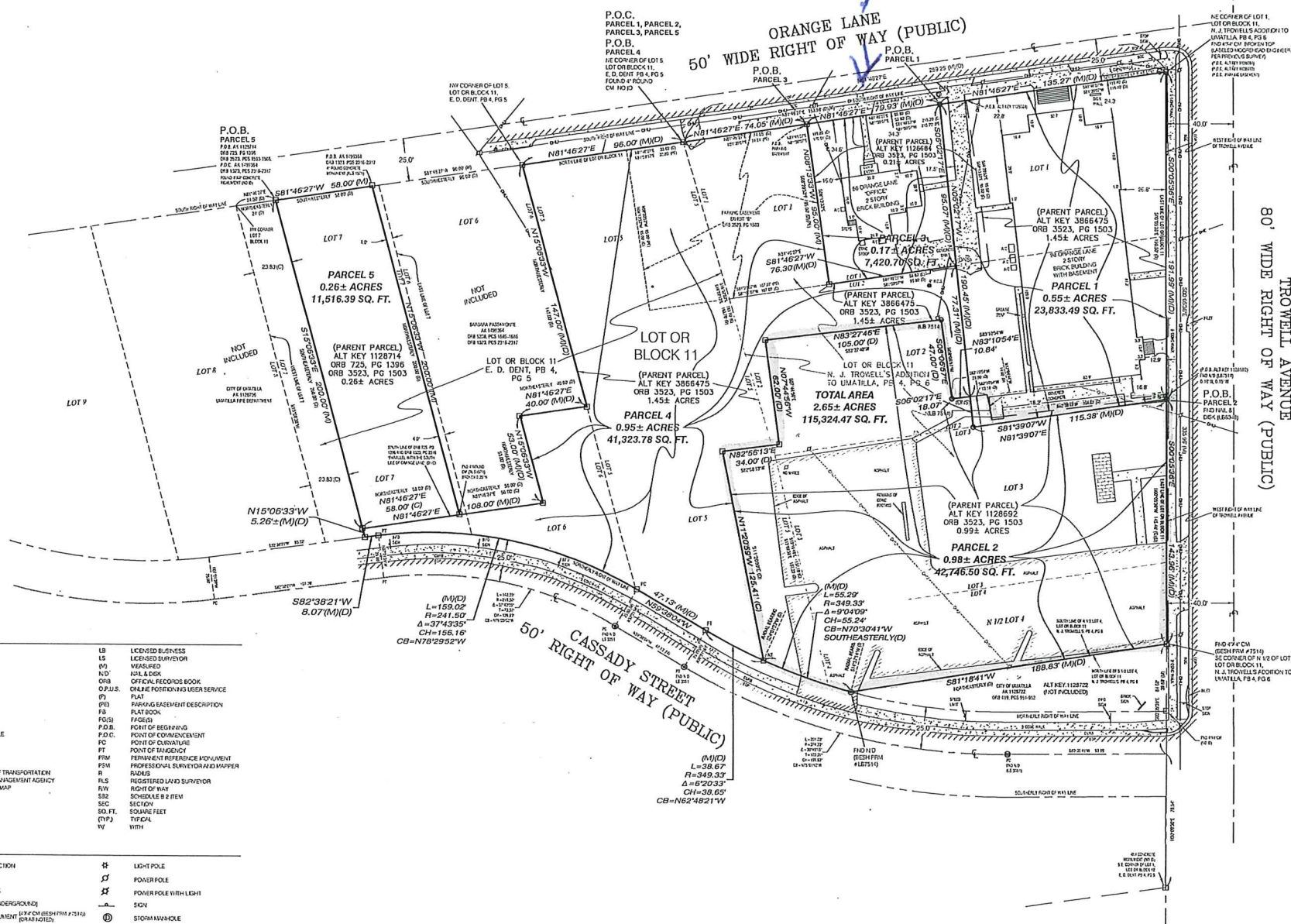
Approval of Resolution No. 2026-17, Approval of Purchase Agreement and Authorization for the Acquisition of Real Property Located at 86 East Orange Lane

#### **FISCAL IMPACTS:**

\$215,000

#### **ATTACHMENTS:**

1. FBCU Survey
  2. Resolution 2026-17\_Authorizing City Manager to Close of Property\_86 Orange Lane
  3. Purchase and Sale Agreement with FBCU for Church Admin Building
-



LEGEND

ABBREVIATIONS:

|      |                     |          |                                  |
|------|---------------------|----------|----------------------------------|
| AC   | AIR CONDITIONER PAD | LB       | LICENSED BUSINESS                |
| ACAD | AUTOCAD             | LS       | LICENSED SURVEYOR                |
| AK   | ALTERNATE KEY       | M        | MEASURED                         |
| ALT  | ALTERNATE           | N        | NORTH                            |
| BCC  | BACK OF CURB        | ORB      | OFFICIAL RECORD BOOK             |
| CB   | CHORD BEARING       | O.P.U.S. | ONLINE POSITIONING USER SERVICE  |
| CH   | CHORD DISTANCE      | P        | PLAT                             |
| CHC  | CHORD BEARING       | PED      | PARKING EASEMENT DESCRIPTION     |
| CHD  | CHORD DISTANCE      | PL       | PLAT BOOK                        |
| CHD  | CHORD DISTANCE      | PLS      | PLAT SURVEY                      |
| CHD  | CHORD DISTANCE      | P.O.B.   | POINT OF BEGINNING               |
| CHD  | CHORD DISTANCE      | P.O.C.   | POINT OF COMMENCEMENT            |
| CHD  | CHORD DISTANCE      | P.O.T.   | POINT OF TANGENCY                |
| CHD  | CHORD DISTANCE      | P.P.     | PERMANENT REFERENCE POINT        |
| CHD  | CHORD DISTANCE      | PSM      | PROFESSIONAL SURVEYOR AND MAPPER |
| CHD  | CHORD DISTANCE      | R        | RADIUS                           |
| CHD  | CHORD DISTANCE      | R.L.S.   | REGISTERED LAND SURVEYOR         |
| CHD  | CHORD DISTANCE      | R.W.     | RIGHT OF WAY                     |
| CHD  | CHORD DISTANCE      | S.S.     | SCHEDULE 8 ITEM                  |
| CHD  | CHORD DISTANCE      | SEC      | SECTION                          |
| CHD  | CHORD DISTANCE      | S.F.     | SQUARE FEET                      |
| CHD  | CHORD DISTANCE      | S        | SOUTH                            |
| CHD  | CHORD DISTANCE      | T        | TIE                              |
| CHD  | CHORD DISTANCE      | W        | WITH                             |

SYMBOLS:

|   |                                              |   |                        |
|---|----------------------------------------------|---|------------------------|
| ⊠ | CATEGORY 5 CORNER JUNCTION                   | ⊠ | LIGHT POLE             |
| ⊠ | CENTERLINE                                   | ⊠ | POWER POLE             |
| ⊠ | ELECTRIC JUNCTION BOX                        | ⊠ | POWER POLE WITH LIGHT  |
| ⊠ | FIBER OPTIC MARKER (UNDERGROUND)             | ⊠ | SON                    |
| ⊠ | FOULY CONCRETE VOLUMETRIC                    | ⊠ | STORM MANHOLE          |
| ⊠ | NAIL AND DISC (AS NOTED)                     | ⊠ | TELEPHONE JUNCTION BOX |
| ⊠ | FOUND NAIL IN FLOOR & CAP (HALF IN & 1/2 IN) | ⊠ | WATER METER            |
| ⊠ | OUT WIRE                                     | ⊠ | WELL                   |

LINE TYPES:

|     |                       |
|-----|-----------------------|
| --- | OVERHEAD UTILITY LINE |
|-----|-----------------------|

BOUNDARY SURVEY &  
LOT LINE DEVIATION  
ALTERNATE KEYS 1128684,  
1128692, 1128714 & 3866475  
SECTION 13-18-26  
UMATILLA, FLORIDA

**HALFF**  
902 NORTH SINCLAIR AVENUE  
TAVARES, FLORIDA 32778  
TEL (352) 343-4481  
LICENSE NUMBER: 8040

| REVISION | DATE | DESCRIPTION |
|----------|------|-------------|
|          |      |             |
|          |      |             |
|          |      |             |
|          |      |             |

|                              |
|------------------------------|
| PROJECT NO: 44882-203 (2020) |
| ISSUED: 10/06/2023           |
| DRAWN BY: SWH                |
| CHECKED BY: JHM              |
| FIELD BOOK: 13-18-26 (2)     |
| SHEET TITLE:                 |
| GEOMETRY SHEET               |



PARENT PARCEL DESCRIPTIONS:

ALTERNATE KEY: 1128714 (ORB 3523, PG 1503)

PARENT PARCEL A

BEGIN ON THE SOUTH LINE OF ORANGE LAKE 24 FEET NORTHEASTERLY OF THE NORTHWEST CORNER OF LOT 11 IN BLOCK 11 IN TROWELLS PLAN OF UMATILLA, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 6, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, RUN THENCE SOUTHEASTERLY PARALLEL TO THE WESTERN LINE OF SAID LOT 7, 200 FEET, THENCE NORTHEASTERLY PARALLEL WITH THE SOUTH LINE OF ORANGE LAKE, 58 FEET, THENCE NORTHWESTERLY, PARALLEL TO THE WESTERN LINE OF SAID LOT 7, 200 FEET TO THE SOUTH LINE OF ORANGE LAKE, THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF ORANGE LAKE 58 FEET TO THE POINT OF BEGINNING.

(O.R. BOOK 725, PAGE 1366)

ALTERNATE KEY: 3866475 (ORB 3523, PG 1503)

PARENT PARCEL B

BEGIN AT THE NORTHEAST CORNER OF LOT OR TRACT 5, SAID LOT OR BLOCK 11, ACCORDING TO THE MAP OF PROPERTY OF E.D. DENT, UMATILLA, FLORIDA, FILED OF RECORD SEPTEMBER 18, 1919, AND RECORDED IN PLAT BOOK 4, PAGE 5, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, RUN SOUTHWESTERLY ALONG THE EASTERN LINE OF SAID LOT 5, A DISTANCE OF 193.70 FEET, CONTINUE THENCE ALONG SAID EASTERN LINE OF LOT 5, SOUTH 130°23' EAST, A DISTANCE OF 131.23 FEET TO A POINT ON A CURVE SAID POINT HAVING A RADIAL LINE BEARING NORTH 17°05' WEST, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 302.16 FEET, CENTRAL ANGLE OF 132°59' AND CONCAVE TO THE NORTHEAST, A DISTANCE OF 78.17 FEET TO A POINT OF TANGENCY, THENCE NORTH 59°24' WEST, 51.65 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 218.25 FEET AND A CENTRAL ANGLE OF 37°01', THENCE NORTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 142.85 FEET TO A POINT OF TANGENCY, THENCE SOUTH 83°02' WEST, 20.14 FEET TO A POINT ON A LINE THAT IS 24 FEET EASTERLY, WHEN MEASURED PARALLEL WITH THE NORTH LINE THEREOF, OF THE WEST LINE OF LOT OR TRACT 7, SAID LOT OR BLOCK 11, THENCE NORTH 15°06' WEST ALONG SAID PARALLEL LINE 8.17 FEET TO A POINT SOUTH 15°06' EAST, A DISTANCE OF 200 FEET FROM THE NORTH LINE OF SAID LOT 7, THENCE NORTH 81°59' EAST PARALLEL WITH THE NORTH LINES OF LOTS 6 AND 7, SAID LOT OR BLOCK 11 OF THE MAP OF E.D. DENT'S A DISTANCE OF 108.00 FEET, THENCE NORTH 15°06' WEST, PARALLEL WITH THE WESTERLY LINE OF THE AFORESAID LOT 5 A DISTANCE OF 53.00 FEET, THENCE NORTH 81°59' EAST, PARALLEL WITH THE NORTH LINE OF LOT 6, OF SAID LOT OR BLOCK 11, A DISTANCE OF 96.00 FEET TO A POINT ON THE AFORESAID WEST LINE OF LOT 5, THENCE NORTH 15°06' WEST, 147.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 5, THENCE NORTH 81°59' EAST, 96.00 FEET TO THE POINT OF BEGINNING. (O.R. BOOK 732, PAGE 1371)

AND

PARENT PARCEL C

LOTS 1, 2, 3 AND THE NORTH 1/2 OF LOT 4 OF LOT OR BLOCK 11 OF N.J. TROWELLS ADDITION TO UMATILLA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 6, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCELS.

PARCEL 1 (OFFICE)

THOSE PORTIONS OF LOTS 1 AND 2 IN LOT OR BLOCK 11, OF N.J. TROWELLS ADDITION TO UMATILLA, PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 6, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4" SQUARE CONCRETE MONUMENT (MARKED "MOORHEAD ENGINEERING") AT THE NORTHEAST CORNER OF AFORESAID LOT 1, LOT OR BLOCK 11 OF N.J. TROWELLS ADDITION TO UMATILLA SAID POINT ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF ORANGE LAKE, THENCE ALONG THE NORTH LINE SAID LOT OR BLOCK 11 AND THE SOUTH RIGHT OF WAY LINE OF ORANGE LAKE RUN SOUTH 81°59' WEST, A DISTANCE OF 119.40 FEET TO THE POINT OF BEGINNING, SAID POINT BEARS NORTH 81°59' EAST, 110.01 FEET FROM A 4" RICH ROUND CONCRETE MONUMENT AT THE NORTHWEST CORNER OF SAID LOT 1, THENCE PERPENDICULAR TO AFORESAID RIGHT OF WAY LINE RUN SOUTH 09°20' EAST, A DISTANCE OF 95.80 FEET, THENCE PARALLEL WITH SAID RIGHT OF WAY LINE RUN SOUTH 81°59' WEST, A DISTANCE OF 95.80 FEET, THENCE PERPENDICULAR TO AFORESAID LINE RUN NORTH 09°20' WEST, A DISTANCE OF 95.80 FEET TO SAID SOUTH RIGHT OF WAY LINE OF ORANGE LAKE, THENCE ALONG SAID RIGHT OF WAY LINE RUN NORTH 81°59' EAST, A DISTANCE OF 95.80 FEET TO THE POINT OF BEGINNING.

ALTERNATE KEY: 1128684 (ORB 3523, PG 1503)

PARCEL 1 (OFFICE)

THOSE PORTIONS OF LOTS 1 AND 2 IN LOT OR BLOCK 11, OF N.J. TROWELLS ADDITION TO UMATILLA, PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 6, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4" SQUARE CONCRETE MONUMENT (MARKED "MOORHEAD ENGINEERING") AT THE NORTHEAST CORNER OF AFORESAID LOT 1, LOT OR BLOCK 11 OF N.J. TROWELLS ADDITION TO UMATILLA SAID POINT ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF ORANGE LAKE, THENCE ALONG THE NORTH LINE SAID LOT OR BLOCK 11 AND THE SOUTH RIGHT OF WAY LINE OF ORANGE LAKE RUN SOUTH 81°59' WEST, A DISTANCE OF 119.40 FEET TO THE POINT OF BEGINNING, SAID POINT BEARS NORTH 81°59' EAST, 110.01 FEET FROM A 4" RICH ROUND CONCRETE MONUMENT AT THE NORTHWEST CORNER OF SAID LOT 1, THENCE PERPENDICULAR TO AFORESAID RIGHT OF WAY LINE RUN SOUTH 09°20' EAST, A DISTANCE OF 95.80 FEET, THENCE PARALLEL WITH SAID RIGHT OF WAY LINE RUN SOUTH 81°59' WEST, A DISTANCE OF 95.80 FEET, THENCE PERPENDICULAR TO AFORESAID LINE RUN NORTH 09°20' WEST, A DISTANCE OF 95.80 FEET TO SAID SOUTH RIGHT OF WAY LINE OF ORANGE LAKE, THENCE ALONG SAID RIGHT OF WAY LINE RUN NORTH 81°59' EAST, A DISTANCE OF 95.80 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT THAT PORTION OF THE FOLLOWING DESCRIBED RIGHT OF WAY OF CASSADY STREET LYING ADJACENT TO AFORESAID PARCELS:

A STRIP OF LAND LYING 25 FEET NORTH (BY PERPENDICULAR AND CENTERING MEASUREMENT) OF THE FOLLOWING DESCRIBED CENTERLINE.

COMMENCE AT A 4" SQUARE CONCRETE MONUMENT (MARKED "MOORHEAD ENGINEERING") AT THE NORTHEAST CORNER OF LOT 1, LOT OR BLOCK 11 OF N.J. TROWELLS ADDITION TO UMATILLA, PER PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 6, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF ORANGE LAKE, THENCE ALONG THE EAST LINE OF SAID LOT OR BLOCK 11 AND THE WEST RIGHT OF WAY LINE OF TROWELL AVENUE RUN SOUTH 09°20' EAST, A DISTANCE OF 95.80 FEET TO A 4" SQUARE CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF LOT 4, BLOCK 11 OF AFORESAID N.J. TROWELLS ADDITION TO UMATILLA, THENCE CONTINUE SOUTH 09°20' EAST, A DISTANCE OF 64.88 FEET TO THE POINT OF BEGINNING OF CENTERLINE OF CASSADY STREET, SAID POINT BEARS NORTH 09°20' EAST, 78.54 FEET FROM A 4" SQUARE CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 12, OF AFORESAID N.J. TROWELLS ADDITION TO UMATILLA, FROM SAID POINT OF BEGINNING RUN THENCE SOUTH 89°34' WEST A DISTANCE OF 93.38 FEET, MORE OR LESS, TO A NAIL AND DISK MARKED 15 3351' AT THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 374.33 FEET, THENCE RUN NORTHWESTERLY 201.01 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°49' TO A NAIL AND DISK MARKED 15 3351' AT THE POINT OF TANGENCY, THENCE NORTH 59°24' WEST, A DISTANCE OF 41.13 FEET TO A NAIL AND DISK MARKED 15 3351' AT THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 216.50 FEET, THENCE RUN NORTHWESTERLY 142.55 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°39' TO A NAIL AND DISK MARKED 15 3351' AT THE POINT OF TANGENCY, THENCE SOUTH 82°32' WEST A DISTANCE OF 101.38 FEET TO A NAIL AND DISK MARKED 15 3351' FOR THE END OF CENTERLINE DESCRIPTION.

PROPOSED NEW PARCEL DESCRIPTIONS:

PARCEL 1

THOSE PORTIONS OF LOTS 1, 2 AND 3, OF LOT OR BLOCK 11, ACCORDING TO A MAP OF PROPERTY OF E.D. DENT, UMATILLA, FLORIDA, FILED OF RECORD SEPTEMBER 18, 1919 AND RECORDED IN PLAT BOOK 4, PAGE 5, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND ALSO ACCORDING TO N.J. TROWELLS ADDITION TO UMATILLA, ORANGE COUNTY, FLORIDA, FILED OF RECORD IN LAKE COUNTY, FLORIDA, SEPTEMBER 18, 1919 AND RECORDED IN PLAT BOOK 4, PAGE 6, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4" ROUND CONCRETE MONUMENT WITH NO IDENTIFICATION AT THE NORTHEAST CORNER OF LOT 5, LOT OR BLOCK 11, ACCORDING TO A MAP OF PROPERTY OF E.D. DENT, UMATILLA, LAKE COUNTY, FLORIDA, FILED OF RECORD SEPTEMBER 18, 1919 AND RECORDED IN PLAT BOOK 4, PAGE 5, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, THENCE N81°46'27"E, ON A BEARING RELATED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, ALONG THE NORTH LINE OF LOT OR BLOCK 11, ALSO BEING THE SOUTHERLY RIGHT OF WAY LINE OF ORANGE LAKE, FOR 153.98 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N81°46'27"E ALONG SAID NORTH LOT OR BLOCK LINE AND SAID SOUTHERLY RIGHT OF WAY LINE FOR 135.27 FEET TO A 4" SQUARE CONCRETE MONUMENT WITH BROKEN TOP AT THE NORTHEAST CORNER OF LOT 1, LOT OR BLOCK 11 OF N.J. TROWELLS ADDITION TO UMATILLA, ORANGE COUNTY, FLORIDA, FILED OF RECORD IN LAKE COUNTY, FLORIDA, SEPTEMBER 18, 1919 AND RECORDED IN PLAT BOOK 4, PAGE 6, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SAID CORNER ALSO BEING ON THE EAST LINE OF LOT OR BLOCK 11 AND BEING THE POINT OF INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF TROWELL AVENUE, THENCE S00°55'05"E, ALONG THE EAST LINE OF LOT OR BLOCK 11, ALSO BEING THE WEST RIGHT OF WAY LINE OF TROWELL AVENUE, FOR 191.99 FEET, THENCE DEPARTING SAID NORTH LOT LINE AND SAID WEST RIGHT OF WAY LINE, S81°59'07"W FOR 115.38 FEET, THENCE N05°02'17"E FOR 159.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.55 ACRES, MORE OR LESS.

PARCEL 2

THOSE PORTIONS OF LOTS 2, 3, 5, 6, 7, AND THE NORTH 1/2 OF LOT 4 OF LOT OR BLOCK 11, ACCORDING TO A MAP OF PROPERTY OF E.D. DENT, UMATILLA, FLORIDA, FILED OF RECORD SEPTEMBER 18, 1919 AND RECORDED IN PLAT BOOK 4, PAGE 5, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND ALSO ACCORDING TO N.J. TROWELLS ADDITION TO UMATILLA, ORANGE COUNTY, FLORIDA, FILED OF RECORD IN LAKE COUNTY, FLORIDA, SEPTEMBER 18, 1919 AND RECORDED IN PLAT BOOK 4, PAGE 6, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING NORTH OF THE NORTHERLY RIGHT OF WAY LINE OF CASSADY STREET, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4" ROUND CONCRETE MONUMENT WITH NO IDENTIFICATION AT THE NORTHEAST CORNER OF LOT 5, LOT OR BLOCK 11, ACCORDING TO A MAP OF PROPERTY OF E.D. DENT, UMATILLA, LAKE COUNTY, FLORIDA, FILED OF RECORD SEPTEMBER 18, 1919 AND RECORDED IN PLAT BOOK 4, PAGE 5, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, THENCE N81°46'27"E, ON A BEARING RELATED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, ALONG THE NORTH LINE OF LOT OR BLOCK 11, ALSO BEING THE SOUTHERLY RIGHT OF WAY LINE OF ORANGE LAKE, FOR 299.25 FEET TO A 4" SQUARE CONCRETE MONUMENT WITH BROKEN TOP AT THE NORTHEAST CORNER OF LOT 1, LOT OR BLOCK 11 OF N.J. TROWELLS ADDITION TO UMATILLA, ORANGE COUNTY, FLORIDA, FILED OF RECORD IN LAKE COUNTY, FLORIDA, SEPTEMBER 18, 1919 AND RECORDED IN PLAT BOOK 4, PAGE 6, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SAID CORNER ALSO BEING ON THE EAST LINE OF LOT OR BLOCK 11 AND BEING THE POINT OF INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF TROWELL AVENUE, THENCE S00°55'05"E, ALONG THE EAST LINE OF LOT OR BLOCK 11, ALSO BEING THE WEST RIGHT OF WAY LINE OF TROWELL AVENUE, FOR 191.99 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S00°55'05"E ALONG SAID EAST LINE AND THE SAID WEST RIGHT OF WAY LINE FOR 143.98 FEET TO A 4" SQUARE CONCRETE MONUMENT WITH NO IDENTIFICATION AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF LOT 4, LOT OR BLOCK 11, OF SAID N.J. TROWELLS ADDITION TO UMATILLA, THENCE DEPARTING SAID EAST LOT OR BLOCK LINE AND WEST RIGHT OF WAY LINE, S81°59'10"W, ALONG THE SOUTH LINE OF THE SAID NORTH 1/2 OF LOT 4, LOT OR BLOCK 11, A DISTANCE OF 188.83 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF CASSADY STREET, SAID POINT BEING A POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 493.33 FEET AND A RADIAL LINE WHICH BEARS S14°51'41"W, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 07°04' FOR A DISTANCE OF 55.29 FEET TO A POINT OF NON TANGENCY, THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE, RUN N11°205'59"W FOR 125.41 FEET, THENCE N82°28'15"E FOR 34.00 FEET, THENCE N07°44'50'W FOR 82.00 FEET, THENCE N83°21'45"E FOR 105.00 FEET, THENCE S05°05'37"E FOR 47.00 FEET, THENCE N85°10'54"E FOR 108.84 FEET, THENCE S05°02'17"E FOR 18.07 FEET, THENCE N81°39'07"E FOR 115.38 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.93 ACRES, MORE OR LESS.

PARCEL 3

THOSE PORTIONS OF LOTS 1 AND 2 OF LOT OR BLOCK 11, ACCORDING TO A MAP OF PROPERTY OF E.D. DENT, UMATILLA, FLORIDA, FILED OF RECORD SEPTEMBER 18, 1919 AND RECORDED IN PLAT BOOK 4, PAGE 5, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND ALSO ACCORDING TO N.J. TROWELLS ADDITION TO UMATILLA, ORANGE COUNTY, FLORIDA, FILED OF RECORD IN LAKE COUNTY, FLORIDA, SEPTEMBER 18, 1919 AND RECORDED IN PLAT BOOK 4, PAGE 6, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4" ROUND CONCRETE MONUMENT WITH NO IDENTIFICATION AT THE NORTHEAST CORNER OF LOT 5, LOT OR BLOCK 11, ACCORDING TO A MAP OF PROPERTY OF E.D. DENT, UMATILLA, LAKE COUNTY, FLORIDA, FILED OF RECORD SEPTEMBER 18, 1919 AND RECORDED IN PLAT BOOK 4, PAGE 5, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, THENCE N81°46'27"E, ON A BEARING RELATED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, ALONG THE NORTH LINE OF LOT OR BLOCK 11, ALSO BEING THE SOUTHERLY RIGHT OF WAY LINE OF ORANGE LAKE, FOR 146.56 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N81°46'27"E ALONG SAID NORTH LOT LINE AND SOUTHERLY RIGHT OF WAY LINE FOR 79.93 FEET, THENCE DEPARTING SAID NORTH LOT LINE AND SOUTHERLY RIGHT OF WAY LINE, RUN S05°02'17"E FOR 95.07 FEET, THENCE S81°46'27"W FOR 76.30 FEET, THENCE N05°13'53"W FOR 95.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.73 ACRES, MORE OR LESS.

PROPOSED NEW PARCEL DESCRIPTIONS:

PARCEL 4

THOSE PORTIONS OF LOTS 1, 2, 5, 6 AND 7 OF LOT OR BLOCK 11, ACCORDING TO A MAP OF PROPERTY OF E.D. DENT, UMATILLA, FLORIDA, FILED OF RECORD SEPTEMBER 18, 1919 AND RECORDED IN PLAT BOOK 4, PAGE 5, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND ALSO ACCORDING TO N.J. TROWELLS ADDITION TO UMATILLA, ORANGE COUNTY, FLORIDA, FILED OF RECORD IN LAKE COUNTY, FLORIDA, SEPTEMBER 18, 1919 AND RECORDED IN PLAT BOOK 4, PAGE 6, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A 4" ROUND CONCRETE MONUMENT WITH NO IDENTIFICATION AT THE NORTHEAST CORNER OF LOT 5, LOT OR BLOCK 11, ACCORDING TO A MAP OF PROPERTY OF E.D. DENT, UMATILLA, LAKE COUNTY, FLORIDA, FILED OF RECORD SEPTEMBER 18, 1919 AND RECORDED IN PLAT BOOK 4, PAGE 5, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, THENCE N81°46'27"E, ON A BEARING RELATED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, ALONG THE NORTH LINE OF LOT OR BLOCK 11, ALSO BEING THE SOUTHERLY RIGHT OF WAY LINE OF ORANGE LAKE, FOR 174.05 FEET, THENCE S08°13'03"E FOR 95.00 FEET, THENCE N81°46'27"E FOR 76.30 FEET, THENCE S05°02'17"E FOR 77.31 FEET, THENCE S83°10'54"W FOR 10.84 FEET, THENCE N08°05'57"W FOR 47.00 FEET, THENCE S83°27'46"W FOR 105.00 FEET, THENCE S07°44'50'W FOR 82.00 FEET, THENCE S82°56'13"W FOR 34.00 FEET, THENCE S11°20'59"E FOR 125.41 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF CASSADY STREET, SAID POINT BEING A POINT ON A CURVE CONCAVE NORTH-EASTERLY, HAVING A RADIUS OF 349.33 FEET AND A RADIAL LINE WHICH BEARS S24°10'23"W, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 05°20'39" FOR A DISTANCE OF 38.67 FEET TO THE POINT OF TANGENCY, THENCE CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) N59°38'04"W FOR 47.13 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 241.50 FEET, (2) NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 37°13'39" FOR A DISTANCE OF 159.02 FEET TO THE POINT OF TANGENCY, (3) S82°38'21"W FOR 8.07 FEET TO A POINT ON A LINE, (SAID LINE BEING 24.00 FEET NORTH-EASTERLY, AS MEASURED ALONG THE SOUTH RIGHT OF WAY LINE OF ORANGE LAKE FROM THE NORTHWEST CORNER OF LOT 7, LOT OR BLOCK 11, ACCORDING TO SAID N.J. TROWELLS ADDITION TO UMATILLA AND ALSO BEING PARALLEL WITH THE WEST LINE OF SAID LOT 7), THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, N15°03'33"W, ALONG SAID PARALLEL LINE FOR 5.26 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THAT LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 725, PAGE 1395, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, THENCE N81°46'27"E, ALONG THE SOUTH LINE OF SAID LAND AND THE SOUTH LINE OF THAT LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1323, PAGE 2316, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SAID LINE BEING PARALLEL WITH THE NORTH LINE OF SAID LOT 7, ALSO BEING THE SOUTH RIGHT OF WAY LINE OF SAID ORANGE LAKE FOR 105.00 FEET TO A LINE PARALLEL WITH THE WEST LINE OF SAID LOT 7, THENCE N15°03'33"W ALONG SAID PARALLEL LINE FOR 53.00 FEET, THENCE N81°46'27"E ALONG A LINE PARALLEL WITH THE SOUTH RIGHT OF WAY LINE OF ORANGE LAKE AND THE NORTH LINE OF SAID LOT 7 FOR 40.00 FEET TO THE WEST LINE OF LOT 5, ALSO BEING THE EAST LINE OF LOT 6, SAID LOT OR BLOCK 11, THENCE N15°03'33"W, ALONG SAID WEST AND EAST LOT LINE, (SAID LINE BEING PARALLEL WITH THE AFORESAID WEST LINE OF LOT 7), FOR 14.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 5, ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF SAID ORANGE LAKE, THENCE N81°46'27"W, ALONG SAID SOUTH RIGHT OF WAY LINE, FOR 96.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.95 ACRES, MORE OR LESS.

PARCEL 5

BEGIN ON THE SOUTH LINE OF ORANGE LAKE 24 FEET NORTHEASTERLY OF THE NORTHWEST CORNER OF LOT 7 IN BLOCK 11 IN TROWELLS PLAN OF UMATILLA, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 6, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, RUN THENCE SOUTHEASTERLY PARALLEL TO THE WESTERN LINE OF SAID LOT 7, 200 FEET, THENCE NORTHEASTERLY PARALLEL WITH THE SOUTH LINE OF ORANGE LAKE, 58 FEET, THENCE NORTHWESTERLY, PARALLEL TO THE WESTERN LINE OF SAID LOT 7, 200 FEET TO THE SOUTH LINE OF ORANGE LAKE, THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF ORANGE LAKE 58 FEET TO THE POINT OF BEGINNING.

(O.R. BOOK 725, PAGE 1395)

CONTAINING 0.26 ACRES, MORE OR LESS.

GENERAL NOTES:

1. THE SURVEY MAP AND/OR REPORT ON THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A LICENSED SURVEYOR AND MAPPER.
2. THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES LISTED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOUSOEVER.
3. THE PURPOSE OF THIS SURVEY WAS TO PREPARE FRESH NEW PARCELS AND DESCRIPTIONS FOR THE SUBJECT SURVEY FOR LOT LINE DEVIATION APPROVAL BY THE CITY OF UMATILLA, FLORIDA, PROPOSED NEW DESCRIPTIONS WRITTEN BY THE COMPANY BASED ON THE INSTRUMENTS FROM THE CLIENT. THIS SURVEY WAS ORDERED BY MIKE ELLIS, FIRST BAPTIST CHURCH OF UMATILLA.
4. HORIZONTAL DATUM AND BEARINGS SHOWN HEREON ARE FLORIDA STATE PLANE COORDINATE EAST ZONE 1881 BASED ON TROWELL VERTICAL REFERENCE STATION NETWORK AND IS BASED ON NORTH AMERICAN DATUM OF 1883, 2011 ADJUSTMENT (SPCS83-011) AND REFERENCED TO THE WEST RIGHT OF WAY LINE OF TROWELL AVENUE AS BEING S 07°05'30" E. ALL DISTANCES SHOWN ARE IN UNITED STATES SURVEY FEET.
5. THE PORTION OF SAID ADJACENT PROPERTIES IS APPROXIMATE, RECORDING DATA FOR ADJOINING PROPERTIES WAS OBTAINED FROM THE LAKE COUNTY PUBLIC ACCESS SYSTEM.
6. THE PARCEL PARCEL DESCRIPTIONS WERE SUPPLIED BY THE CLIENT AND COPIES OF THE ORIGINAL DEEDS WERE OBTAINED FROM THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
7. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE AND THEREFORE IS SUBJECT TO CHANGE DUE TO ANY FACTS THAT MAY BE DISCOVERED BY A FULL AND ACCURATE TITLE SEARCH.
8. THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THE SURVEYOR OR SHOWN ON THIS SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR USE RIGHTS OF THE SUBJECT PROPERTY.
9. UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNOBTSTRUCTED ABOVE GROUND ENCROACHMENTS, THE EXISTENCE OR NONEXISTENCE OF ANY POTENTIAL ENCROACHMENTS OR IMPROVEMENTS SHOWN IS BEYOND PROFESSIONAL SURVEY AND SUBJECT TO LEGAL INTERPRETATION.
10. UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR UNOBTSTRUCTED, ABOVE GROUND IMPROVEMENTS WERE LOCATED, UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED, NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND UTILITIES, AND ANY DEVIATION WILL BE NECESSARY BEFORE ANY AT SITE WORK TAKES PLACE. CONTACT SURVISEE ONE CALL AT 811 FOR FURTHER INFORMATION.
11. SUBJECT PROPERTY SHOWN HEREON IS IN FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% CHANCE FLOODPLAIN ACCORDING TO FLOOD INSURANCE RATE MAP, 129982022E, COMMUNITY PANEL NUMBER 10019, EFFECTIVE DATE, DECEMBER 18, 2012. THE ABOVE SURVEY INFORMATION, DATA, AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING, ELEVATIONS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1881 (NAVD83).
12. THIS SURVEY HAS BEEN PREPARED UNDER THE DIRECTION AND SUPERVISION OF THE UNDERSIGNED, BELOW IN ACCORDANCE WITH THE ADOPTED STANDARDS OF PRACTICE FOR LAND SURVEYING AS REQUIRED BY CHAPTER 541, FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 47.001, FLORIDA STATUTES.
13. SYMBOLS SHOWN HEREON ARE NOT TO SCALE AND ARE FOR INFORMATIONAL PURPOSES ONLY.
14. THIS COMPANY ACCEPTS NO RESPONSIBILITY FOR THE MARKETABLE STATUS OF THIS PROPERTY. THIS PROPERTY IS SUBJECT TO ANY AND/OR ALL CITY, COUNTY, STATE AND FEDERAL PLANNING AND ZONING REGULATIONS.
15. THERE MAY BE ENVIRONMENTAL ISSUES AND/OR OTHER MATTERS REGULATED BY VARIOUS DEPARTMENTS OF FEDERAL, STATE OR LOCAL GOVERNMENTS AFFECTING THE SUBJECT PROPERTY RIGHTS AND/OR USE RIGHTS OF THE SUBJECT PROPERTY.
16. OWNERSHIP OF FENCES SHOWN HEREON, IF ANY, WAS NOT DETERMINED BY THIS SURVEY, SAID FENCES WERE LOCATED ONLY WHERE DIMENSIONED AND MAY NOT RUN STRAIGHT.
17. SUBJECT PARCELS ARE CONTIGUOUS AND THERE ARE NO GAPS, CORES OR HATCHES BETWEEN THE PARCELS.
18. OVERALL PROPERTY SUBJECT TO RESERVATION OF EASEMENT (EASEMENT TYPE) CONTAINED IN OFFICIAL RECORDS BOOK 3523, PAGE 1503, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
19. FIELD SURVEY DATE: 10/27/2022.

BOUNDARY SURVEY & LOT LINE DEVIATION  
ALTERNATE KEYS 1128684;  
1128692, 1128714 & 3866475  
SECTION 13-18-26  
UMATILLA, FLORIDA



902 NORTH SINGULAR AVENUE  
TAMPA, FLORIDA 33618  
TEL (813) 343-4841  
LICENSE BUSINESS NUMBER: 5348

| REVISION | NO. | DATE | DESCRIPTION |
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CERTIFIED TO:  
FIRST BAPTIST CHURCH OF UMATILLA  
JERUSALEM WOOD-UP CENTER

JOHN T. ALGODRON, PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION NO. 6023 FOR THE LICENSED FIRM OF HALFE, LICENSED BUSINESS #5348

PROJECT NO.: 44482.003 (202)  
ISSUED: 10/26/2023  
DRAWN BY: EMB  
CHECKED BY: JIM  
FIELD BOOK: 13-18-26 (2)  
SHEET TITLE:  
COVER SHEET

## **RESOLUTION NO. 2026-17**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UMATILLA, FLORIDA, AND THE UMATILLA COMMUNITY REDEVELOPMENT AGENCY, AUTHORIZING THE CITY MANAGER TO EXECUTE DOCUMENTS AND TAKE ALL ACTIONS NECESSARY TO COMPLETE THE ACQUISITION AND CLOSING OF CERTAIN REAL PROPERTY LOCATED AT 86 EAST ORANGE LANE; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Umatilla, Florida (the “City”), has entered into a Commercial Contract with The First Baptist Church of Umatilla, a Florida nonprofit corporation (the “Seller”), for the purchase of certain real property located at 86 East Orange Lane, Umatilla, Florida 32784, identified as Tax Parcel Identification Number 13-18-26-2900-011-00100 and Alternate Key Number 1128684, together with all improvements and appurtenances thereto (the “Property”); and

**WHEREAS**, the purchase price for the Property is Two Hundred Fifteen Thousand Dollars (\$215,000.00), subject to the adjustments, prorations, costs, and other terms set forth in the Commercial Contract; and

**WHEREAS**, the acquisition of the Property is intended to further municipal and community redevelopment purposes and may be funded, in whole or in part, with funds of the Umatilla Community Redevelopment Agency (the “CRA”), as lawfully budgeted and appropriated; and

**WHEREAS**, the City Council and the CRA Board desire to authorize City Manager Aaron D. Mercer, acting on behalf of the City and, as applicable, the CRA, to execute all closing documents and take all other actions reasonably necessary or appropriate to timely complete the acquisition of the Property.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF UMATILLA, FLORIDA, AND THE BOARD OF COMMISSIONERS OF THE UMATILLA COMMUNITY REDEVELOPMENT AGENCY, AS FOLLOWS:**

**SECTION 1. Recitals.** The foregoing recitals are hereby ratified and confirmed as true and correct and are incorporated herein by reference.

**SECTION 2. Authorization To Complete Acquisition And Closing.** City Manager Aaron D. Mercer is hereby authorized, on behalf of the City and, as applicable, the CRA, to execute and deliver any and all documents and instruments reasonably necessary or appropriate to complete the acquisition and closing of the Property, including, without limitation, closing statements, settlement statements, affidavits, certifications, tax forms, title and escrow documents, notices, authorizations, acknowledgments, and other documents required by the closing or title agent. The City Manager is further authorized to accept delivery of the deed and other instruments of conveyance on behalf of the City.



**SECTION 3. Non-Material Modifications.** The City Manager is authorized to approve and execute non-material amendments, corrections, extensions, and other modifications to the Commercial Contract or closing documents that do not increase the purchase price or materially alter the obligations of the City or CRA, provided that such modifications are approved as to form and legal sufficiency by the City Attorney.

**SECTION 4. Payment Of Purchase Price And Closing Costs.** The appropriate City and CRA officials are authorized to disburse the purchase price, closing costs, prorations, recording charges, title-related expenses, and other amounts required to complete the transaction from funds lawfully budgeted and appropriated for such purpose.

**SECTION 5. Further Actions.** The City Manager, City Clerk, Finance Director, City Attorney, and other appropriate City and CRA officers and employees are authorized and directed to take all actions necessary or appropriate to implement this Resolution and complete the acquisition and closing of the Property.

**SECTION 6. Severability.** If any section, sentence, clause, or phrase of this Resolution is held invalid or unconstitutional by a court of competent jurisdiction, the holding shall not affect the validity of the remaining portions of this Resolution.

**SECTION 7. Effective Date.** This Resolution shall take effect immediately upon its adoption.

**PASSED AND ADOPTED** by the City Council of the City of Umatilla, Florida, and Umatilla Community Redevelopment Agency, this 21<sup>st</sup> day of July, 2026.

**CITY OF UMATILLA, FLORIDA**

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

**ATTEST:**

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

Approved as to form and legal sufficiency:

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

## Commercial Contract

1. PARTIES AND PROPERTY: City of Umatilla, a Florida municipal corporation ("Buyer")  
agrees to buy and The First Baptist Church of Umatilla, a Florida non-profit corporation ("Seller")  
agrees to sell the property at:

Street Address: 86 East Orange Lane, Umatilla, FL 32784

Legal Description: Tax ID Number 13-18-26-2900-011-00100 Alternate Key Number 1128684  
as further described on Exhibit "A"

and the following Personal Property: \_\_\_\_\_

(all collectively referred to as the "Property") on the terms and conditions set forth below.

2. PURCHASE PRICE: \$ 215,000.00

(a) Deposit held in escrow by: Stone & Gerken, P.A. \$ 2,150.00  
("Escrow Agent") (checks are subject to actual and final collection)

Escrow Agent's address: 632 E. Fifth Ave., Mount Dora, FL 32757 Phone: 352-887-1700

(b) Additional deposit to be made to Escrow Agent

☐ within \_\_\_\_ days (3 days, if left blank) after completion of Due Diligence Period or  
☐ within \_\_\_\_ days after Effective Date \$ N/A

(c) Additional deposit to be made to Escrow Agent

☐ within \_\_\_\_ days (3 days, if left blank) after completion of Due Diligence Period or  
☐ within \_\_\_\_ days after Effective Date \$ N/A

(d) Total financing (see Paragraph 5) \$ N/A

(e) Other \$ N/A

(f) All deposits will be credited to the purchase price at closing.

Balance to close, subject to adjustments and prorations, to be paid  
via wire transfer. \$ 212,850.00

For the purposes of this paragraph, "completion" means the end of the Due Diligence Period or upon delivery of  
Buyer's written notice of acceptability.

3. TIME FOR ACCEPTANCE; EFFECTIVE DATE; COMPUTATION OF TIME: Unless this offer is signed by Seller  
and Buyer and an executed copy delivered to all parties on or before July 22, 2026, this offer  
will be withdrawn and the Buyer's deposit, if any, will be returned. The time for acceptance of any counter offer will be  
3 days from the date the counter offer is delivered. The "Effective Date" of this Contract is the date on which the  
last one of the Seller and Buyer has signed or initialed and delivered this offer or the final counter offer or  
N/A. Calendar days, based on where the Property is located, will be used when  
computing all time periods. Other than time for acceptance and Effective Date as set forth above, any time periods  
provided for or dates specified in this Contract, whether preprinted, handwritten, typewritten or inserted herein, ending  
or occurring on a Saturday, Sunday, national legal holiday, or a day on which a national legal holiday is observed will  
extend to the next calendar day which is not a Saturday, Sunday, national legal holiday, or a day on which a national  
legal holiday is observed. Time is of the essence in this Contract.

4. CLOSING DATE AND LOCATION:

Buyer (\_\_\_\_) (\_\_\_\_) and Seller (\_\_\_\_) (\_\_\_\_) acknowledge receipt of a copy of this page, which is Page 1 of 8 Pages.

(a) **Closing Date:** This transaction will be closed on August 31, 2026 (Closing Date), unless specifically extended by other provisions of this Contract. The Closing Date will prevail over all other time periods including, but not limited to, Financing and Due Diligence periods. In the event insurance underwriting is suspended on Closing Date and **Buyer** is unable to obtain property insurance, **Buyer** may postpone closing up to 5 days after the insurance underwriting suspension is lifted.

(b) **Location:** Closing will take place in Lake County, Florida. (If left blank, closing will take place in the county where the property is located.) Closing may be conducted by mail or electronic means.

**5. THIRD PARTY FINANCING:**

**BUYER'S OBLIGATION:** On or before \_\_\_\_ days (5 days if left blank) after Effective Date, **Buyer** will apply for third party financing in an amount not to exceed \_\_\_\_% of the purchase price or \$\_\_\_\_\_, with a fixed interest rate not to exceed \_\_\_\_% per year with an initial variable interest rate not to exceed \_\_\_\_%, with points or commitment or loan fees not to exceed \_\_\_\_% of the principal amount, for a term of \_\_\_\_ years, and amortized over \_\_\_\_ years, with additional terms as follows:

**Buyer** will timely provide any and all credit, employment, financial and other information reasonably required by any lender. **Buyer** will use good faith and reasonable diligence to (i) obtain Loan Approval within \_\_\_\_ days (45 days if left blank) from Effective Date (Loan Approval Date), (ii) satisfy terms and conditions of the Loan Approval, and (iii) close the loan. **Buyer** will keep **Seller** and Broker fully informed about loan application status and authorizes the mortgage broker and lender to disclose all such information to **Seller** and Broker. **Buyer** will notify **Seller** immediately upon obtaining financing or being rejected by a lender. **CANCELLATION:** If **Buyer**, after using good faith and reasonable diligence, fails to obtain Loan Approval by Loan Approval Date, **Buyer** may within \_\_\_\_ days (3 days if left blank) deliver written notice to **Seller** stating **Buyer** either waives this financing contingency or cancels this Contract. If **Buyer** does neither, then **Seller** may cancel this Contract by delivering written notice to **Buyer** at any time thereafter. Unless this financing contingency has been waived, this Contract shall remain subject to the satisfaction, by closing, of those conditions of Loan Approval related to the Property. **DEPOSIT(S) (for purposes of Paragraph 5 only):** If **Buyer** has used good faith and reasonable diligence but does not obtain Loan Approval by Loan Approval Date and thereafter either party elects to cancel this Contract as set forth above or the lender fails or refuses to close on or before the Closing Date without fault on **Buyer's** part, the Deposit(s) shall be returned to **Buyer**, whereupon both parties will be released from all further obligations under this Contract, except for obligations stated herein as surviving the termination of this Contract. If neither party elects to terminate this Contract as set forth above or **Buyer** fails to use good faith or reasonable diligence as set forth above, **Seller** will be entitled to retain the Deposit(s) if the transaction does not close. For purposes of this Contract, "Loan Approval" means a statement by the lender setting forth the terms and conditions upon which the lender is willing to make a particular mortgage loan to a particular buyer. Neither a pre-approval letter nor a prequalification letter shall be deemed a Loan Approval for purposes of this Contract.

**6. TITLE:** **Seller** has the legal capacity to and will convey marketable title to the Property by ☒ statutory warranty deed ☐ special warranty deed ☐ other \_\_\_\_\_, free of liens, easements and encumbrances of record or known to **Seller**, but subject to property taxes for the year of closing; covenants, restrictions and public utility easements of record; existing zoning and governmental regulations; and (list any other matters to which title will be subject) \_\_\_\_\_

provided there exists at closing no violation of the foregoing and none of them prevents **Buyer's** intended use of the Property as Commercial Purposes

(a) **Evidence of Title:** The party who pays the premium for the title insurance policy will select the closing agent and pay for the title search and closing services. **Seller** will, at (check one) ☒ **Seller's** ☐ **Buyer's** expense and within 10 days after Effective Date or at least \_\_\_\_ days before Closing Date deliver to **Buyer** (check one) ☒ (i) a title insurance commitment by a Florida licensed title insurer setting forth those matters to be discharged by **Seller** at or before Closing and, upon **Buyer** recording the deed, an owner's policy in the amount of the purchase price for fee simple title subject only to exceptions stated above. If **Buyer** is paying for the evidence of title and **Seller** has an owner's policy, **Seller** will deliver a copy to **Buyer** within 15 days after Effective Date. ☐ (ii.) an abstract of title, prepared or brought current by an existing abstract firm or certified as correct by an existing firm. However, if such an abstract is not available to **Seller**, then a prior owner's title policy acceptable to the proposed

**Buyer** (\_\_\_\_) (\_\_\_\_) and **Seller** (\_\_\_\_) (\_\_\_\_) acknowledge receipt of a copy of this page, which is Page 2 of 8 Pages.

insurer as a base for reissuance of coverage may be used. The prior policy will include copies of all policy exceptions and an update in a format acceptable to **Buyer** from the policy effective date and certified to **Buyer** or **Buyer's** closing agent together with copies of all documents recited in the prior policy and in the update. If such an abstract or prior policy is not available to **Seller** then (i.) above will be the evidence of title.

**(b) Title Examination:** **Buyer** will, within 15 days from receipt of the evidence of title deliver written notice to **Seller** of title defects. Title will be deemed acceptable to **Buyer** if (1) **Buyer** fails to deliver proper notice of defects or (2) **Buyer** delivers proper written notice and **Seller** cures the defects within 30 days from receipt of the notice ("Curative Period"). **Seller** shall use good faith efforts to cure the defects. If the defects are cured within the Curative Period, closing will occur on the latter of 10 days after receipt by **Buyer** of notice of such curing or the scheduled Closing Date. **Seller** may elect not to cure defects if **Seller** reasonably believes any defect cannot be cured within the Curative Period. If the defects are not cured within the Curative Period, **Buyer** will have 10 days from receipt of notice of **Seller's** inability to cure the defects to elect whether to terminate this Contract or accept title subject to existing defects and close the transaction without reduction in purchase price.

**(c) Survey:** (check applicable provisions below)

(i.) ☒ **Seller** will, within 3 days from Effective Date, deliver to **Buyer** copies of prior surveys, plans, specifications, and engineering documents, if any, and the following documents relevant to this transaction:

\_\_\_\_\_, prepared for **Seller** or in **Seller's** possession, which show all currently existing structures. In the event this transaction does not close, all documents provided by **Seller** will be returned to **Seller** within 10 days from the date this Contract is terminated.

☒ **Buyer** will, at ☐ **Seller's** ☒ **Buyer's** expense and within the time period allowed to deliver and examine title evidence, obtain a current certified survey of the Property from a registered surveyor. If the survey reveals encroachments on the Property or that the improvements encroach on the lands of another, ☐ **Buyer** will accept the Property with existing encroachments ☒ such encroachments will constitute a title defect to be cured within the Curative Period.

**(d) Ingress and Egress:** **Seller** warrants that the Property presently has ingress and egress.

**7. PROPERTY CONDITION:** **Seller** will deliver the Property to **Buyer** at the time agreed in its present "as is" condition, ordinary wear and tear excepted, and will maintain the landscaping and grounds in a comparable condition. **Seller** makes no warranties other than marketability of title. In the event that the condition of the Property has materially changed since the expiration of the Due Diligence Period, **Buyer** may elect to terminate the Contract and receive a refund of any and all deposits paid, plus interest, if applicable, or require **Seller** to return the Property to the required condition existing as of the end of Due Diligence period, the cost of which is not to exceed \$-0- (1.5% of the purchase price, if left blank). By accepting the Property "as is", **Buyer** waives all claims against **Seller** for any defects in the Property. (Check (a) or (b))

☐ **(a) As Is:** **Buyer** has inspected the Property or waives any right to inspect and accepts the Property in its "as is" condition.

☒ **(b) Due Diligence Period:** **Buyer** will, at **Buyer's** expense and within 15 days from Effective Date ("Due Diligence Period"), determine whether the Property is suitable, in **Buyer's** sole and absolute discretion. During the term of this Contract, **Buyer** may conduct any tests, analyses, surveys and investigations ("Inspections") which **Buyer** deems necessary to determine to **Buyer's** satisfaction the Property's engineering, architectural, environmental properties; zoning and zoning restrictions; flood zone designation and restrictions; subdivision regulations; soil and grade; availability of access to public roads, water, and other utilities; consistency with local, state and regional growth management and comprehensive land use plans; availability of permits, government approvals and licenses; compliance with American with Disabilities Act; absence of asbestos, soil and ground water contamination; and other inspections that **Buyer** deems appropriate. **Buyer** will deliver written notice to **Seller** prior to the expiration of the Due Diligence Period of **Buyer's** determination of whether or not the Property is acceptable. **Buyer's** failure to comply with this notice requirement will constitute acceptance of the Property in its present "as is" condition. **Seller** grants to **Buyer**, its agents, contractors and assigns, the right to enter the Property at any time during the term of this Contract for the purpose of conducting Inspections, upon reasonable notice, at a mutually agreed upon time; provided, however, that **Buyer**, its agents, contractors and assigns enter the Property and conduct Inspections at their own risk. **Buyer** will indemnify and hold **Seller** harmless from losses, damages, costs, claims and expenses of any nature, including attorneys' fees at all levels, and from liability to any person, arising from the conduct of any and all inspections or any work authorized by **Buyer**. **Buyer**

**Buyer** (\_\_\_\_) (\_\_\_\_) and **Seller** (\_\_\_\_) (\_\_\_\_) acknowledge receipt of a copy of this page, which is Page 3 of 8 Pages.

will not engage in any activity that could result in a mechanic's lien being filed against the Property without **Seller's** prior written consent. In the event this transaction does not close, (1) **Buyer** will repair all damages to the Property resulting from the Inspections and return the Property to the condition it was in prior to conduct of the Inspections, and (2) **Buyer** will, at **Buyer's** expense release to **Seller** all reports and other work generated as a result of the Inspections. Should **Buyer** deliver timely notice that the Property is not acceptable, **Seller** agrees that **Buyer's** deposit will be immediately returned to **Buyer** and the Contract terminated.

(c) **Walk-through Inspection:** **Buyer** may, on the day prior to closing or any other time mutually agreeable to the parties, conduct a final "walk-through" inspection of the Property to determine compliance with this paragraph and to ensure that all Property is on the premises.

**8. OPERATION OF PROPERTY DURING CONTRACT PERIOD:** **Seller** will continue to operate the Property and any business conducted on the Property in the manner operated prior to Contract and will take no action that would adversely impact the Property after closing, as to tenants, lenders or business, if any. Any changes, such as renting vacant space, that materially affect the Property or **Buyer's** intended use of the Property will be permitted ☐ only with **Buyer's** consent ☒ without **Buyer's** consent.

**9. CLOSING PROCEDURE:** Unless otherwise agreed or stated herein, closing procedure shall be in accordance with the norms where the Property is located.

(a) **Possession and Occupancy:** **Seller** will deliver possession and occupancy of the Property to **Buyer** at closing. **Seller** will provide keys, remote controls, and any security/access codes necessary to operate all locks, mailboxes, and security systems.

(b) **Costs:** **Buyer** will pay **Buyer's** attorneys' fees, taxes and recording fees on notes, mortgages and financing statements and recording fees for the deed. **Seller** will pay **Seller's** attorneys' fees, taxes on the deed and recording fees for documents needed to cure title defects. If **Seller** is obligated to discharge any encumbrance at or prior to closing and fails to do so, **Buyer** may use purchase proceeds to satisfy the encumbrances.

(c) **Documents:** **Seller** will provide the deed; bill of sale; mechanic's lien affidavit; originals of those assignable service and maintenance contracts that will be assumed by **Buyer** after the Closing Date and letters to each service contractor from **Seller** advising each of them of the sale of the Property and, if applicable, the transfer of its contract, and any assignable warranties or guarantees received or held by **Seller** from any manufacturer, contractor, subcontractor, or material supplier in connection with the Property; current copies of the condominium documents, if applicable; assignments of leases, updated rent roll; tenant and lender estoppels letters (if applicable); tenant subordination, non-disturbance and attornment agreements (SNDAs) required by the **Buyer** or **Buyer's** lender; assignments of permits and licenses; corrective instruments; and letters notifying tenants of the change in ownership/rental agent. If any tenant refuses to execute an estoppels letter, **Seller**, if requested by the **Buyer** in writing, will certify that information regarding the tenant's lease is correct. If **Seller** is an entity, **Seller** will deliver a resolution of its governing authority authorizing the sale and delivery of the deed and certification by the appropriate party certifying the resolution and setting forth facts showing the conveyance conforms to the requirements of local law. **Seller** will transfer security deposits to **Buyer**. **Buyer** will provide the closing statement, mortgages and notes, security agreements, and financing statements.

(d) **Taxes and Prorations:** Real estate taxes, personal property taxes on any tangible personal property, bond payments assumed by **Buyer**, interest, rents (based on actual collected rents), association dues, insurance premiums acceptable to **Buyer**, and operating expenses will be prorated through the day before closing. If the amount of taxes for the current year cannot be ascertained, rates for the previous year will be used with due allowance being made for improvements and exemptions. Any tax proration based on an estimate will, at request of either party, be readjusted upon receipt of current year's tax bill; this provision will survive closing.

(e) **Special Assessment Liens:** Certified, confirmed, and ratified special assessment liens as of the Closing Date will be paid by **Seller**. If a certified, confirmed, and ratified special assessment is payable in installments, **Seller** will pay all installments due and payable on or before the Closing Date, with any installment for any period extending beyond the Closing Date prorated, and **Buyer** will assume all installments that become due and payable after the Closing Date. **Buyer** will be responsible for all assessments of any kind which become due and owing after Closing Date, unless an improvement is substantially completed as of Closing Date. If an improvement is substantially completed as of the Closing Date but has not resulted in a lien before closing, **Seller** will pay the amount of the last estimate of the assessment. This subsection applies to special assessment liens imposed by a public body and does not apply to condominium association special assessments.

**Buyer** (\_\_\_\_) (\_\_\_\_) and **Seller** (\_\_\_\_) (\_\_\_\_) acknowledge receipt of a copy of this page, which is Page 4 of 8 Pages.

(f) **Foreign Investment in Real Property Tax Act (FIRPTA):** If **Seller** is a "foreign person" as defined by FIRPTA, **Seller** and **Buyer** agree to comply with Section 1445 of the Internal Revenue Code. **Seller** and **Buyer** will complete, execute, and deliver as directed any instrument, affidavit, or statement reasonably necessary to comply with the FIRPTA requirements, including delivery of their respective federal taxpayer identification numbers or Social Security Numbers to the closing agent. If **Buyer** does not pay sufficient cash at closing to meet the withholding requirement, **Seller** will deliver to **Buyer** at closing the additional cash necessary to satisfy the requirement.

**10. ESCROW AGENT:** **Seller** and **Buyer** authorize Escrow Agent or Closing Agent (collectively "Agent") to receive, deposit, and hold funds and other property in escrow and, subject to collection, disburse them in accordance with the terms of this Contract. The parties agree that Agent will not be liable to any person for misdelivery of escrowed items to **Seller** or **Buyer**, unless the misdelivery is due to Agent's willful breach of this Contract or gross negligence. If Agent has doubt as to Agent's duties or obligations under this Contract, Agent may, at Agent's option, (a) hold the escrowed items until the parties mutually agree to its disbursement or until a court of competent jurisdiction or arbitrator determines the rights of the parties or (b) deposit the escrowed items with the clerk of the court having jurisdiction over the matter and file an action in interpleader. Upon notifying the parties of such action, Agent will be released from all liability except for the duty to account for items previously delivered out of escrow. If Agent is a licensed real estate broker, Agent will comply with Chapter 475, Florida Statutes. In any suit in which Agent interpleads the escrowed items or is made a party because of acting as Agent hereunder, Agent will recover reasonable attorney's fees and costs incurred, with these amounts to be paid from and out of the escrowed items and charged and awarded as court costs in favor of the prevailing party.

**11. CURE PERIOD:** Prior to any claim for default being made, a party will have an opportunity to cure any alleged default. If a party fails to comply with any provision of this Contract, the other party will deliver written notice to the non-complying party specifying the non-compliance. The non-complying party will have 5 days (5 days if left blank) after delivery of such notice to cure the non-compliance. Notice and cure shall not apply to failure to close.

**12. FORCE MAJEURE:** **Buyer** or **Seller** shall not be required to perform any obligation under this Contract or be liable to each other for damages so long as performance or non-performance of the obligation, or the availability of services, insurance, or required approvals essential to Closing, is disrupted, delayed, caused or prevented by Force Majeure. "Force Majeure" means: hurricanes, floods, extreme weather, earthquakes, fire, or other acts of God, unusual transportation delays, or wars, insurrections, or acts of terrorism, which, by exercise of reasonable diligent effort, the non-performing party is unable in whole or in part to prevent or overcome. All time periods, including Closing Date, will be extended a reasonable time up to 7 days after the Force Majeure no longer prevents performance under this Contract, provided, however, if such Force Majeure continues to prevent performance under this Contract more than 30 days beyond Closing Date, then either party may terminate this Contract by delivering written notice to the other and the Deposit shall be refunded to **Buyer**, thereby releasing **Buyer** and **Seller** from all further obligations under this Contract.

**13. RETURN OF DEPOSIT:** Unless otherwise specified in the Contract, in the event any condition of this Contract is not met and **Buyer** has timely given any required notice regarding the condition having not been met, **Buyer's** deposit will be returned in accordance with applicable Florida Laws and regulations.

**14. DEFAULT:**

(a) In the event the sale is not closed due to any default or failure on the part of **Seller** other than failure to make the title marketable after diligent effort, **Buyer** may elect to receive return of Buyer's deposit without thereby waiving any action for damages resulting from Seller's breach and may seek to recover such damages or seek specific performance. If Buyer elects a deposit refund, Seller may be liable to Broker for the full amount of the brokerage fee.

(b) In the event the sale is not closed due to any default or failure on the part of **Buyer**, **Seller** may either (1) retain all deposit(s) paid or agreed to be paid by **Buyer** as agreed upon liquidated damages, consideration for the execution of this Contract, and in full settlement of any claims, upon which this Contract will terminate or (2) seek specific performance. If **Buyer** fails to timely place a deposit as required by this Contract, **Seller** may either (1) terminate the Contract and seek the remedy outlined in this subparagraph or (2) proceed with the Contract without waiving any remedy for **Buyer's** default.

**15. ATTORNEY'S FEES AND COSTS:** In any claim or controversy arising out of or relating to this Contract, the prevailing party, which for purposes of this provision will include **Buyer**, **Seller** and Broker, will be awarded reasonable attorneys' fees, costs, and expenses.

**16. NOTICES:** All notices will be in writing and may be delivered by mail, overnight courier, personal delivery, or electronic means. Parties agree to send all notices to addresses specified on the signature page(s). Any notice,

**Buyer** (\_\_\_\_) (\_\_\_\_) and **Seller** (\_\_\_\_) (\_\_\_\_) acknowledge receipt of a copy of this page, which is Page 5 of 8 Pages.



251 document, or item given by or delivered to an attorney or real estate licensee (including a transaction broker)  
252 representing a party will be as effective as if given by or delivered to that party.

253 **17. DISCLOSURES:**

254 **(a) Commercial Real Estate Sales Commission Lien Act:** The Florida Commercial Real Estate Sales  
255 Commission Lien Act provides that a broker has a lien upon the owner's net proceeds from the sale of  
256 commercial real estate for any commission earned by the broker under a brokerage agreement. The lien upon the  
257 owner's net proceeds is a lien upon personal property which attaches to the owner's net proceeds and does not  
258 attach to any interest in real property. This lien right cannot be waived before the commission is earned.

259 **(b) Special Assessment Liens Imposed by Public Body:** The Property may be subject to unpaid special  
260 assessment lien(s) imposed by a public body. (A public body includes a Community Development District.) Such  
261 liens, if any, shall be paid as set forth in Paragraph 9(e).

262 **(c) Radon Gas:** Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in  
263 sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that  
264 exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon  
265 and radon testing may be obtained from your county public health unit.

266 **(d) Energy-Efficiency Rating Information:** Buyer acknowledges receipt of the information brochure required by  
267 Section 553.996, Florida Statutes.

268 **18. RISK OF LOSS:**

269 **(a)** If, after the Effective Date and before closing, the Property is damaged by fire or other casualty, **Seller** will  
270 bear the risk of loss and **Buyer** may cancel this Contract without liability and the deposit(s) will be returned to  
271 **Buyer**. Alternatively, **Buyer** will have the option of purchasing the Property at the agreed upon purchase price and  
272 **Seller** will credit the deductible, if any and transfer to **Buyer** at closing any insurance proceeds, or **Seller's** claim  
273 to any insurance proceeds payable for the damage. **Seller** will cooperate with and assist **Buyer** in collecting any  
274 such proceeds. **Seller** shall not settle any insurance claim for damage caused by casualty without the consent of  
275 the **Buyer**.

276 **(b)** If, after the Effective Date and before closing, any part of the Property is taken in condemnation or under the  
277 right of eminent domain, or proceedings for such taking will be pending or threatened, **Buyer** may cancel this  
278 Contract without liability and the deposit(s) will be returned to **Buyer**. Alternatively, **Buyer** will have the option of  
279 purchasing what is left of the Property at the agreed upon purchase price and **Seller** will transfer to the **Buyer** at  
280 closing the proceeds of any award, or **Seller's** claim to any award payable for the taking. **Seller** will cooperate  
281 with and assist **Buyer** in collecting any such award.

282 **19. ASSIGNABILITY; PERSONS BOUND:** This Contract may be assigned to a related entity, and otherwise ☒ is not  
283 assignable ☐ is assignable. If this Contract may be assigned, **Buyer** shall deliver a copy of the assignment agreement  
284 to the **Seller** at least 5 days prior to Closing. The terms "**Buyer**," "**Seller**" and "**Broker**" may be singular or plural. This  
285 Contract is binding upon **Buyer**, **Seller** and their heirs, personal representatives, successors and assigns (if  
286 assignment is permitted).

287 **20. MISCELLANEOUS:** The terms of this Contract constitute the entire agreement between **Buyer** and **Seller**.  
288 Modifications of this Contract will not be binding unless in writing, signed and delivered by the party to be bound.  
289 Signatures, initials, documents referenced in this Contract, counterparts and written modifications communicated  
290 electronically or on paper will be acceptable for all purposes, including delivery, and will be binding. Handwritten or  
291 typewritten terms inserted in or attached to this Contract prevail over preprinted terms. If any provision of this Contract  
292 is or becomes invalid or unenforceable, all remaining provisions will continue to be fully effective. This Contract will be  
293 construed under Florida law and will not be recorded in any public records.

294 ~~**21. BROKERS:** Neither **Seller** nor **Buyer** has used the services of, or for any other reason owes compensation to, a~~  
295 ~~licensed real estate Broker other than:~~

296 **(a) Seller's Broker:** \_\_\_\_\_,  
297 (Company Name) (Licensee)

298 \_\_\_\_\_,  
299 (Address, Telephone, Fax, E-mail)

300 who ☐ is a single agent ☐ is a transaction broker ☐ has no brokerage relationship and who will be compensated by  
301 ☐ **Seller** ☐ **Buyer** ☐ both parties pursuant to ☐ a listing agreement ☐ other (specify) \_\_\_\_\_

302 **(b) Buyer's Broker:** \_\_\_\_\_,

~~**Buyer** (\_\_\_\_\_) (\_\_\_\_\_) and **Seller** (\_\_\_\_\_) (\_\_\_\_\_) acknowledge receipt of a copy of this page, which is Page 6 of 8 Pages.~~

(Address, Telephone, Fax, E-mail)

who ☐ is a single agent ☐ is a transaction broker ☐ has no brokerage relationship and who will be compensated by  
☐ **Seller's Broker** ☐ **Seller** ☐ **Buyer** ☐ both parties pursuant to ☐ other (specify)

(collectively referred to as "Broker") in connection with any act relating to the Property, including but not limited to inquiries, introductions, consultations, and negotiations resulting in this transaction. **Seller** and **Buyer** agree to indemnify and hold Broker harmless from and against losses, damages, costs and expenses of any kind, including reasonable attorneys' fees at all levels, and from liability to any person, arising from (1) compensation claimed which is inconsistent with the representation in this Paragraph, (2) enforcement action to collect a brokerage fee pursuant to Paragraph 10, (3) any duty accepted by Broker at the request of **Seller** or **Buyer**, which is beyond the scope of services regulated by Chapter 475, Florida Statutes, as amended, or (4) recommendations of or services provided and expenses incurred by any third party whom Broker refers, recommends, or retains for or on behalf of **Seller** or **Buyer**.

**22. OPTIONAL CLAUSES:** (Check if any of the following clauses are applicable and are attached as an addendum to this Contract):

- |                                                         |                                                            |                                                     |
|---------------------------------------------------------|------------------------------------------------------------|-----------------------------------------------------|
| <input type="checkbox"/> Arbitration                    | <input type="checkbox"/> Seller Warranty                   | <input type="checkbox"/> Existing Mortgage          |
| <input type="checkbox"/> Section 1031 Exchange          | <input type="checkbox"/> Coastal Construction Control Line | <input type="checkbox"/> Buyer's Attorney Approval  |
| <input type="checkbox"/> Property Inspection and Repair | <input type="checkbox"/> Flood Area Hazard Zone            | <input type="checkbox"/> Seller's Attorney Approval |
| <input type="checkbox"/> Seller Representations         | <input type="checkbox"/> Seller Financing                  | <input type="checkbox"/> Other _____                |

**23. ADDITIONAL TERMS:**

*Stone & Gerken, P.A. will be the Closing Agent and Title Agent for the transaction.*

*Both the Buyer & Seller represent to each other that there is no real estate broker involved in this transaction and neither has incurred or will incur any liability for brokerage fees or agent's commission in connection with this contract. Accordingly, Seller and Buyer each agree to indemnify and hold the other harmless from any claims for such commissions.*

**THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT. IF NOT FULLY UNDERSTOOD, SEEK THE ADVICE OF AN ATTORNEY PRIOR TO SIGNING. BROKER ADVISES BUYER AND SELLER TO VERIFY ALL FACTS AND REPRESENTATIONS THAT ARE IMPORTANT TO THEM AND TO CONSULT AN APPROPRIATE PROFESSIONAL FOR LEGAL ADVICE (FOR EXAMPLE, INTERPRETING CONTRACTS, DETERMINING THE EFFECT OF LAWS ON THE PROPERTY AND TRANSACTION, STATUS OF TITLE, FOREIGN INVESTOR REPORTING REQUIREMENTS, ETC.) AND FOR TAX, PROPERTY CONDITION, ENVIRONMENTAL AND OTHER ADVICE. BUYER ACKNOWLEDGES THAT BROKER DOES NOT OCCUPY THE PROPERTY AND THAT ALL REPRESENTATIONS (ORAL, WRITTEN OR OTHERWISE) BY BROKER ARE BASED ON SELLER REPRESENTATIONS OR PUBLIC RECORDS UNLESS BROKER INDICATES PERSONAL VERIFICATION OF THE REPRESENTATION. BUYER AGREES TO RELY SOLELY ON SELLER, PROFESSIONAL INSPECTORS AND GOVERNMENTAL AGENCIES FOR VERIFICATION OF THE PROPERTY CONDITION, SQUARE FOOTAGE AND FACTS THAT MATERIALLY AFFECT PROPERTY VALUE.**

**Buyer** (\_\_\_\_) (\_\_\_\_) and **Seller** (\_\_\_\_) (\_\_\_\_) acknowledge receipt of a copy of this page, which is Page 7 of 8 Pages.

Each person signing this Contract on behalf of a party that is a business entity represents and warrants to the other party that such signatory has full power and authority to enter into and perform this Contract in accordance with its terms and each person executing this Contract and other documents on behalf of such party has been duly authorized to do so.

**ATTENTION: SELLER AND BUYER**

**CONVEYANCES TO FOREIGN BUYERS:** Part III of Chapter 692, Sections 692.201 - 692.205, Florida Statutes, 2023 (the "Act"), in part, limits and regulates the sale, purchase and ownership of certain Florida properties by certain buyers who are associated with a "foreign country of concern", namely: the People's Republic of China, the Russian Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the Venezuelan regime of Nicolás Maduro, or the Syrian Arab Republic. **It is a crime to buy or knowingly sell property in violation of the Act.**

**At time of purchase, Buyer must provide a signed Affidavit which complies with the requirements of the Act.** Seller and Buyer are advised to seek legal counsel regarding their respective obligations and liabilities under the Act.

*City of Umatilla, a Florida municipal corporation*

\_\_\_\_\_  
(Signature of Buyer) Date: \_\_\_\_\_

Aaron D. Mercer Tax ID No.: \_\_\_\_\_  
(Typed or Printed Name of Buyer)

Title: City Manager Telephone: 352-669-1539

\_\_\_\_\_  
(Signature of Buyer) Date: \_\_\_\_\_

\_\_\_\_\_  
(Typed or Printed Name of Buyer) Tax ID No.: \_\_\_\_\_

Title: \_\_\_\_\_ Telephone: \_\_\_\_\_

Buyer's Address for purpose of notice One South Central Avenue, Umatilla, FL 32784

Facsimile: \_\_\_\_\_ Email: \_\_\_\_\_  
*The First Baptist Church of Umatilla, a Florida non-profit corporation*

\_\_\_\_\_  
(Signature of Seller) Date: \_\_\_\_\_

Kent Merrill Tax ID No.: \_\_\_\_\_  
(Typed or Printed Name of Seller)

Title: President Telephone: 352-669-3214

\_\_\_\_\_  
(Signature of Seller) Date: \_\_\_\_\_

\_\_\_\_\_  
(Typed or Printed Name of Seller) Tax ID No.: \_\_\_\_\_

Title: \_\_\_\_\_ Telephone: \_\_\_\_\_

Seller's Address for purpose of notice: 550 Hatfield Drive, Umatilla, FL 32784

Facsimile: \_\_\_\_\_ Email: \_\_\_\_\_

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Buyer (\_\_\_\_\_) (\_\_\_\_\_) and Seller (\_\_\_\_\_) (\_\_\_\_\_) acknowledge receipt of a copy of this page, which is Page 8 of 8 Pages.



# Umatilla Public Library FY 25-26

June 2026

## Library Monthly Reports FY 25-26

|                                                | Q 1        | Q 2        | Jun-26     | Q 3        | FY 25-26   |
|------------------------------------------------|------------|------------|------------|------------|------------|
| Visits ( <i>door count halved</i> )            | 11,307     | 13,468     | 3,078      | 10,906     | 35,681     |
| Checkouts                                      | 7,233      | 7,072      | 2,879      | 7,717      | 22,022     |
| E-Books (digital)                              | 1,718      | 1,652      | 643        | 1,926      | 5,296      |
| Total Circulation                              | 8,951      | 8,724      | 3,522      | 9,643      | 27,318     |
| Kanopy Use (Streaming Service added June 2026) | -          | -          | 155        | 155        | 155        |
| FL ILL Received                                | 3          | 3          | -          | 8          | 14         |
| FL ILL Lent                                    | 12         | 15         | 7          | 28         | 55         |
| New Patrons                                    | 93         | 128        | 58         | 102        | 323        |
| Patron Computer Sessions                       | 1,075      | 1,170      | 227        | 1,190      | 3,435      |
| Wi-Fi Clients Served                           | -          | -          | Not Avail. | -          | -          |
| Adult Volunteer Hours                          | -          | -          | -          | -          | -          |
| Attendance Family Programs                     | 537        | 467        | 140        | 292        | 1,296      |
| Attendance Adult Programs                      | 260        | 371        | 205        | 435        | 1,066      |
| Attendance Teen Programs                       | 283        | 273        | 54         | 182        | 708        |
| Attendance Juvenile Programs                   | 829        | 943        | 593        | 915        | 2,530      |
| Total # of Programs                            | 147        | 159        | 36         | 106        | 410        |
| Meeting room Rental                            | -          | -          | -          | \$50       | \$50       |
| Cash to city (including cc)                    | \$1,698.98 | \$3,106.96 | \$772.60   | \$1,705.45 | \$6,511.39 |

## Highlights

### Summer Reading Program

We celebrate America 250 with our Adult Summer Reading Program and the Umatilla Gardening Community with our Youth Plant a Seed, Read Summer Reading Program. Summer reading runs through July 17, 2026. We have 63 adults registered and winning America 250 swag for reading and learning about America. Youth have received classes from Apiary expert David Westervelt, met a Gopher Tortoise from Trout Lake and Zoo Mom brought a baby alligator. Programs are funded through the library's fundraising efforts via the City-Wide Yard Sale and the Friends of the Library. Presenters such as Mr. Westervelt, Yard Stop, the Master Gardeners and BZ's Happy Plants provided free programs.

### Caboose Refurbishment

Thanks to the exceptional craftsmanship and attention to detail of **Brian Butler** (Public Works), the caboose interior has been beautifully refurbished. Please stop by for a tour!

# UMATILLA POLICE DEPARTMENT PRESS RELEASE

June 30, 2026 through July 6, 2026

## ARREST

|  |  |  |  |
|--|--|--|--|
|  |  |  |  |
|--|--|--|--|

## CRIMINAL CITATIONS REQUIRING COURT APPEARANCE

|          |       |                            |                                                      |
|----------|-------|----------------------------|------------------------------------------------------|
| 7/1/2026 | 11:21 | Jonathan Albino<br>Orlando | Driving with a suspended driver's license knowingly. |
|----------|-------|----------------------------|------------------------------------------------------|

## REPORTS FILED

|          |             |                                                                                                                                                                                                                                                          |
|----------|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 7/1/2026 | 3:09<br>pm  | Officers took a report of missing paperwork from a residence on Devault Street.                                                                                                                                                                          |
| 7/1/2026 | 9:38<br>pm  | Officers responded to 475 Umatilla Boulevard in reference to a dumpster fire. Citizens had attempted to extinguish the fire with two extinguishers however there were still flames. Umatilla Fire Department arrived on scene and extinguished the fire. |
| 7/3/2026 | 3:27<br>am  | Officers responded to a residence inside Olde Mill Stream in reference to a stolen golf cart. Officers located the golf cart outside an apartment complex on East Collins Street with heavy damage. The vehicle was turned over to the owner.            |
| 7/3/2026 | 10:10<br>am | Officers responded to an apartment on East Collins Street and took a report of a burglary and theft from a vehicle.                                                                                                                                      |
| 7/3/2026 | 10:15<br>am | Officers to a residence in Olde Mill Stream in reference to a vehicle burglary and theft. Officer's were able to return a stolen phone to the victim as it had been recovered earlier while investigating a different case.                              |
| 7/4/2026 | 4:45<br>pm  | Officers took a report of damage to a roadway in the cul de sac on Lake Fern Rd.                                                                                                                                                                         |

|                          |     |
|--------------------------|-----|
| ARRESTS                  | 1   |
| DISPATCHED CALLS         | 135 |
| TRAFFIC STOPS            | 37  |
| TRAFFIC CITATIONS ISSUED | 6   |

# UMATILLA POLICE DEPARTMENT PRESS RELEASE

July 7, 2026 through July 13, 2026

## ARREST

|            |               |                                |                                                                                                                                                       |
|------------|---------------|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| 07/07/2026 | 11:57<br>a.m. | Hampton, Julia<br>Umatilla     | Child Abuse without Great Bodily Harm.<br>(Domestic)                                                                                                  |
| 07/08/2026 | 3:29<br>a.m.  | Falen, Walter<br>Leesburg      | Possession of Controlled Substance Meth),<br>Possession of Drug Paraphernalia.                                                                        |
| 07/09/2026 | 5:49<br>p.m.  | Spann, Cody Lamar<br>Umatilla  | Driving While License Suspended or Revoked.                                                                                                           |
| 07/12/2026 | 3:12<br>a.m.  | Martin, Diana Lynn<br>Umatilla | Officers assisted the Lake County Sheriffs Office<br>with a failure to appear warrant for Ct 1: Driving<br>While License Suspended/Cancelled/Revoked. |

## CRIMINAL CITATIONS REQUIRING COURT APPEARANCE

|            |              |                            |                                                                                     |
|------------|--------------|----------------------------|-------------------------------------------------------------------------------------|
| 07/12/2026 | 9:51<br>a.m. | Lancaster, Ethan<br>Eustis | Driving While License<br>Suspended/Cancelled/Revoked 2 <sup>nd</sup><br>Conviction. |
|------------|--------------|----------------------------|-------------------------------------------------------------------------------------|

## REPORTS FILED

|            |              |                                                                                                                       |
|------------|--------------|-----------------------------------------------------------------------------------------------------------------------|
| 07/11/2026 | 8:39<br>p.m. | Officers responded to Umatilla High School reference an animal complaint.<br>Lake County Animal Control was notified. |
|            |              | .                                                                                                                     |
|            |              |                                                                                                                       |

|                          |     |
|--------------------------|-----|
| ARRESTS                  | 4   |
| DISPATCHED CALLS         | 156 |
| TRAFFIC STOPS            | 63  |
| TRAFFIC CITATIONS ISSUED | 5   |