



UMATILLA CITY COUNCIL MEETING

August 4, 2026 at 6:00 PM

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

AGENDA

Please silence your electronic devices

CALL TO ORDER

ROLL CALL

AGENDA REVIEW

MINUTES REVIEW

1. Approval of Meeting Minutes
- July 21, 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. Gracious Hearts 4H requesting use of the Cadwell Building and fees waived for meetings
3. Memorandum of Agreement between the Florida Fish and Wildlife Conservation Commission and The City of Umatilla

PUBLIC HEARING / ORDINANCES / RESOLUTIONS

4. First Reading of Ordinance No. 2026-K, Community Redevelopment Agency (CRA) Extension

NEW BUSINESS

5. Resolution No. 2026-13, Fee Schedule Update
6. Resolution No. 2026-05 Mid-Year Budget Amendment

REPORTS

7. 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 21, 2026 at 5:00 PM

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

MINUTES

CALL TO ORDER

Having been duly advertised as required by law, Mayor Creech called the Regular City Council Meeting to order at 6:06 p.m.

ROLL CALL

MEMBERS PRESENT

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

NOT PRESENT

Vaughan Nilson, Public Works Director

ALSO PRESENT

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

AGENDA REVIEW

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

MINUTES REVIEW

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

MOTION BY COUNCIL MEMBER ADAMS TO APPROVE THE JULY 7, 2026, REGULAR CITY COUNCIL MINUTES; SECONDED BY VICE MAYOR DURBIN. MOTION PASSED BY A UNANIMOUS VOICE VOTE.

PRESENTATIONS

PUBLIC COMMENT

Mayor Creech opened public comment

No one spoke

Mayor Creech closed public comment

CONSENT AGENDA

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

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

PUBLIC HEARING / ORDINANCES / RESOLUTIONS

3. Final 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 July 7, 2026, meeting could be carried over. City Attorney Cotch confirmed that it could.

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

City Attorney Cotch stated there had been no changes since first reading.

Council discussed traffic impacts associated with the project, including improving sight visibility by clearing vegetation within the median on Golden Gem Drive. Vice Mayor Durbin also inquired whether the existing packing house could be incorporated into the proposed development.

Mayor Creech opened public comment

Douglas Fairburn, 43 Cayman Circle, stated that there is already a large warehouse behind his home. He questioned how the proposed gas station would benefit the City and suggested that a restaurant would be a more appropriate use for the property.

Mary Fairburn, 43 Cayman Circle, expressed concerns that the proposed development would significantly change the character of the area. She questioned whether the proposed 24-hour gas station would include a traffic signal and requested that consideration of the item be postponed.

Elaine Moeller, 112 Cassady Street, stated that she attended the previous meeting and heard both sides of the discussion. She questioned whether regulations should be changed each time a property is sold and requested that the item be postponed to allow citizens an opportunity to understand the condition of the building.

Mayor Creech closed public comment

Mayor Creech inquired whether any Council Members had ex parte communications. Council Member Adams disclosed that she had spoken with the property owner.

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

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

4. Resolution No. 2026-14, 7-11 Site Plan

Ms. Lindh provided an overview of the proposed site plan for a 4,852-square-foot convenience store with six fuel pumps on a 1.68-acre site, replacing the existing 8,798-square-foot packing house built in the 1950s. She noted the project meets the City's architectural, access management, building setback, landscaping, and impervious surface ratio requirements. She also explained that while the proposed Master Sign Plan requests 416.05 square feet of signage, including a 15-foot-tall monument sign, the sign height exceeds the maximum allowed by the City's Land Development Regulations and will require revision.

Mayor Creech opened public comment

No one spoke

Mayor Creech closed public comment

MOTION BY COUNCIL MEMBER FETTEROLF TO APPROVE RESOLUTION NO. 2026-17, 7-11 SITE PLAN; SECONDED BY VICE MAYOR DURBIN. MOTION PASSED BY A UNANIMOUS VOICE VOTE.

**Items 5& 6 were heard together*

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

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 July 7th Meeting be carried over. City Attorney Cotch confirmed that it could.

Mayor Creech inquired whether any Council members had ex parte communications regarding the application. No ex parte communications were disclosed.

Mayor Creech opened public comment

None

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 ADAMS. MOTION PASSED BY A ROLL CALL VOTE.

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

7. Final 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.

Mayor Creech inquired whether prior testimony from the July 7th Meeting 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 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
Mayor Creech

YES

8. Final 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

Mayor Creech inquired whether prior testimony from the July 7th Meeting 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-H, STORMWATER FEE COLLECTION; SECONED BY COUNCIL MEMBER FETTEROLF. MOTION PASSED BY A ROLL CALL VOTE.

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

9. Final 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.

Mayor Creech inquired whether prior testimony from the July 7th Meeting 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 COUNCIL MEMBER FETTEROLF TO APPROVE ORDINANCE NO. 2026-J, SOLID WASTE SPECIAL ASSESSMENT; SECONDED BY VICE MAYOR DURBIN. MOTION PASSED BY A ROLL CALL VOTE.

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

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

Ms. Frazier provided an overview of the agenda item, explaining that the proposed resolution implements the collection of the City's stormwater drainage utility fee through the annual property tax bill beginning with the fiscal year starting October 1, 2026, as previously authorized by Ordinance No. 2026-H and Resolution No. 2025-35. She noted the resolution directs the preparation of the parcel-specific Stormwater Utility Fee Roll, with the City Council to establish or confirm the applicable rates, classifications, credits, exemptions, and other implementation details before the roll is certified to the Lake County Tax Collector. She further explained that the charge will remain a stormwater drainage utility fee authorized under Florida law and the City's Code of Ordinances.

Mayor Creech opened public comment

Cathy LaTourette, 588 Guerrant Street, asked what happens if the City is unable to collect the stormwater drainage utility fee and whether the remaining residents would have to cover the unpaid amount.

Mayor Creech responded that properties with unpaid stormwater drainage utility fees would be subject to a lien, and the cost would not be passed on to the rest of the City's residents.

Mayor Creech closed public comment

MOTION BY VICE MAYOR DURBIN TO APPROVE RESOLUTION NO. 2026-15, IMPLEMENTING

COLLECTION OF STORMWATER UTILITY FEE ON TAX ROLL; SECONDED BY COUNCIL MEMBER ADAMS. MOTION PASSED BY A UNANIMOUS VOICE VOTE.

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

Ms. Frazier provided an overview of the proposed resolution initiating the process to impose the Fiscal Year 2026–2027 residential solid waste special assessment to fund residential solid waste collection, disposal, recycling, yard waste, bulk waste, and related services. She explained the proposed maximum annual assessment is \$442.98 per residential unit, with costs apportioned based on the number of dwelling units on each parcel. The resolution also directs preparation of the preliminary assessment roll, schedules a public hearing for September 10, 2026, and, if approved following the hearing, the assessment will be collected on the annual property tax bill using the uniform non-ad valorem collection method.

Mayor Creech opened public comment

No one spoke

Mayor Creech closed public comment

MOTION BY VICE MAYOR DURBIN TO APPROVE RESOLUTION NO. 2026-16, INITIAL RESIDENTIAL SOLID WASTE SPECIAL ASSESSMENT RESOLUTION; SECONDED BY COUNCIL MEMBER ADAMS. MOTION PASSED BY A UNANIMOUS VOICE VOTE.

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

Ms. Frazier provided an overview of the proposed resolution reimposing the annual Fire Services Assessment for Fiscal Year 2026–2027 to fund fire protection services, facilities, and programs throughout the City. She explained the resolution updates and clarifies the original 2018 assessment resolution, incorporates the July 2026 Fire Assessment Memorandum, and authorizes collection of the assessment on the annual property tax bill using the uniform non-ad valorem assessment method in accordance with Florida law.

Mayor Creech opened public comment

No one spoke

Mayor Creech closed public comment

City Attorney Cotch requested that the motion include language stating that the fees are subject to review and approval by the City Attorney.

MOTION BY MAYOR CREECH TO APPROVE RESOLUTION NO. 2026-12, PRELIMINARY FIRE RATE AMENDED AND RESTATED PENDING REVIEW AND APPROVAL BY THE CITY ATTORNEY; SECONDED BY VICE MAYOR DURBIN. MOTION PASSED BY A UNANIMOUS VOICE VOTE.

**Resolution No. 2026-12, Preliminary Fire Rate Amended and Restated is attached to minutes as Exhibit A which was provided by the City Attorney after review.*

****Items 13 & 14 heard together***

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

14. Final 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 July 7th Meeting could be carried over. City Attorney Cotch confirmed that it could.

Vice Mayor opens 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 FETTEROLF. MOTION PASSED BY A ROLL CALL VOTE.

Council Member Adams	YES
Council Member Fetterolf	YES
Council Member Crockett	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

15. Magnolia Pointe Phase 3 Performance Bond

City Manager Mercer provided an overview of the request from Forestar Real Estate Group, Inc. to post a performance bond for the remaining infrastructure improvements in Magnolia Pointe Phase III. He explained that the unfinished construction value was certified by the project engineer at \$1,634,049.12, requiring a performance bond of \$1,797,454.03 in accordance with the City's Land Development Regulations. Approval of the bond will allow the Phase III plat to be recorded so the developer can begin pre-selling lots.

Discussion ensued regarding grading issues in Phase I. City Manager Mercer stated that a new grading plan for Phase III has been approved.

MOTION BY VICE MAYOR DURBIN TO APPROVE MAGNOLIA POINTE PHASE 3 PERFORMANCE BOND; SECONDED BY COUNCIL MEMBER CROCKETT. MOTION PASSED BY A UNANIMOUS VOICE VOTE.

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

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

MOTION BY COUNCIL MEMBER FETTEROLF TO APPROVE RESOLUTION NO. 2026-17, APPROVAL OF PURCHASE AGREEMENT AND AUTHORIZATION FOR THE ACQUISITION OF REAL PROPERTY LOCATED AT 86 EAST ORANGE LANE; SECONDED BY COUNCIL MEMBER CROCKETT. MOTION PASSED BY A UNANIMOUS VOICE VOTE.

REPORTS

17. Staff Reports

Chief Lanoue stated that he would provide a full report at the next City Council meeting.

Ms. Lambert had nothing to report.

Assistant City Manager Bolton had nothing to report.

City Manager Mercer asked the Council to reconsider placing the proposed golf cart regulations on a referendum and instead direct staff to draft an ordinance. Council expressed consensus in favor of having staff prepare an ordinance modeled after the City of Mount Dora's golf cart ordinance.

City Attorney Cotch had nothing to report.

Council Member Fetterolf had nothing to report.

Council Member Crockett had nothing to report.

Mayor Creech had nothing to report.

Vice Mayor Durbin had nothing to report.

Council Member Adams announced the August 4 breakfast event for all teachers.

Chief Seeley had nothing to report.

Ms. Frazier requested Council consensus to schedule a budget workshop for 5:00 p.m. before the first City Council meeting in September. Council agreed.

Clerk Burnham had nothing to report.

Ms. Stulz had nothing to report.

ADJOURNMENT

With no further business for discussion, the meeting adjourned at approximately 7:13 p.m.

Christopher R Creech, Mayor

Jessica Burnham, CMC, FCRM
City Clerk

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; ESTABLISHING PROPOSED MAXIMUM FIRE SERVICES ASSESSMENT RATES FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026; DIRECTING PREPARATION OF AN UPDATED PRELIMINARY ASSESSMENT ROLL, INCLUDING PROPERTY ANNEXED INTO THE CITY SINCE ADOPTION OF THE PRIOR ASSESSMENT ROLL; AUTHORIZING A PUBLIC HEARING; DIRECTING PUBLICATION AND MAILED NOTICE PURSUANT TO SECTION 197.3632(4), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City annually adopts a Preliminary Rate Resolution to initiate the process for updating the Assessment Roll and reimposing Fire Services Assessments for the upcoming fiscal year; 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, and desires to establish the maximum estimated assessment rates for the fiscal year beginning October 1, 2026;

WHEREAS, the municipal boundaries of the City have changed since adoption of the prior Fire Services Assessment Roll due to annexation of additional property into the City, and the City Council therefore desires to provide notice and conduct the public hearing required by section 197.3632(4), Florida Statutes, before adopting the Fire Services Assessment Roll for the Fiscal Year beginning October 1, 2026; and

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

SECTION 1. Authority. This Resolution is adopted pursuant to Ordinance No. 2018-C (the "Ordinance"), Resolution No. 2018-23 (the "Initial Assessment Resolution"), Resolution No. 2018-35 (the "Final Assessment Resolution"), the City's subsequent annual fire assessment resolutions, Sections 166.021, 166.041, 166.223, and 197.3632, Florida Statutes, and other applicable law.

SECTION 2. Purpose and Definitions. This Resolution constitutes the Preliminary Rate Resolution under the Ordinance, initiates the annual process for updating the Assessment Roll, and directs the reimposition of Fire Services Assessments for the fiscal year beginning October 1, 2026. All capitalized terms not otherwise defined herein have the meanings set forth in the Ordinance, the Initial Assessment Resolution, the Final Assessment Resolution, and subsequent amendments thereto.

SECTION 3. Provision and Funding of Fire Protection Services. Upon the reimposition of Fire Services Assessments against Assessed Property within the City, the City shall provide fire protection services, facilities, and programs to such Assessed Property. All or a portion of the cost of such services shall be funded from Fire Services Assessment proceeds, and the remaining cost, if any, shall be funded from legally available City revenues other than Fire Services Assessment proceeds. Each parcel of Assessed Property will receive a special benefit from the availability and provision of fire protection services in an amount not less than the Fire Services Assessment imposed against the parcel.

SECTION 4. Imposition and Computation of Fire Services Assessments. Fire Services Assessments shall be imposed against Assessed Property within the Property Use Categories and computed in accordance with the Ordinance, the Initial Assessment Resolution, the Final Assessment Resolution, and subsequent amendments thereto.

SECTION 5. Legislative Determinations of Special Benefit And Fair Apportionment. The legislative determinations of special benefit and fair apportionment embodied in the Ordinance, the Initial Assessment Resolution, the Final Assessment Resolution, and subsequent amendments thereto are affirmed and incorporated herein by reference.

SECTION 6. Cost Apportionment Methodology. The Cost Apportionment methodology established in the Initial Assessment Resolution, as subsequently amended, is affirmed and incorporated herein by reference.

SECTION 7. Parcel Apportionment Methodology. The Parcel Apportionment methodology established in the Initial Assessment Resolution, as subsequently amended, is affirmed and incorporated herein by reference.

SECTION 8. Establishment Of Estimated Fire Services Assessments.

- (A) The estimated Fire Services Assessments set forth in Appendix A are established as the maximum rates to be used in preparing the updated Assessment Roll. The City Council may adopt rates at or below these maximum rates in the Final Assessment Resolution.
- (B) No Fire Services Assessment shall be imposed upon Government Property or upon Buildings located on Institutional Property whose Building Use is wholly exempt from ad valorem taxation under Florida law; provided, however, that property owned by federal mortgage entities, including the VA and HUD, and held in a proprietary capacity shall not be exempt solely by reason of such ownership.
- (C) Any shortfall resulting from an exemption or reduction required by law or authorized by the City Council shall be supplemented from legally available funds other than Fire Services Assessment proceeds.
- (D) No portion of the Fire Services Assessed Cost is attributable to emergency medical services or to impact-fee-funded capital improvements necessitated by new growth or development.

SECTION 9. Assessment Roll. The City Manager is directed to prepare, or cause to be prepared, an updated preliminary Assessment Roll for the fiscal year beginning October 1, 2026, in the

manner provided in the Ordinance. The updated preliminary Assessment Roll shall include all Assessed Property located within the municipal boundaries of the City, including property annexed into the City since adoption of the prior Assessment Roll, based upon the City boundaries in effect when the preliminary Assessment Roll is prepared. The City Manager shall apply the proposed maximum rates established in Appendix A to calculate the proposed assessment applicable to each parcel and shall cause the preliminary Assessment Roll and supporting documentation to be maintained on file and available for public inspection.

SECTION 10. Authorization Of Public Hearing. A public hearing is hereby established for 6:00 p.m. on September 10, 2026, in the Umatilla City Council Chambers, 1 South Central Avenue, Umatilla, Florida, for the purpose of receiving written objections and testimony from affected property owners and other interested persons and considering adoption of the final Fire Services Assessment Roll and imposition of the Fire Services Assessments for the fiscal year beginning October 1, 2026. Affected property owners shall have the right to appear at the hearing and to file written objections with the City Council within 20 days after publication of the notice authorized by this Resolution.

SECTION 11. Notice By Publication. The City Manager shall publish notice of the public hearing not less than 20 days before the hearing in the manner required by section 197.3632(4), Florida Statutes, and the Ordinance. The published notice shall identify the City Council, include a geographic depiction of the property subject to the Fire Services Assessments, state the proposed assessment schedule, state that the assessments will be collected by the Lake County Tax Collector, and advise affected property owners of their right to appear at the public hearing and file written objections with the City Council within 20 days after publication. The form of published notice attached as Appendix B, including the City Limits Map attached thereto, is approved in substantially the form attached.

SECTION 12. Notice By Mail. The City Manager, or designee, shall provide first-class mailed notice to each person owning property subject to the proposed Fire Services Assessment not less than 20 days before the public hearing, in accordance with section 197.3632(4), Florida Statutes, and the Ordinance. The mailed notice shall contain the information required by section 197.3632(4), including the purpose of the assessment, the total amount to be levied against the parcel, the applicable unit of measurement and number of units attributed to the parcel, the total revenue the City expects to collect, the hearing information and objection rights, and the statutory warning concerning collection on the ad valorem tax bill. The notice may be included in the notice of proposed property taxes and proposed or adopted non-ad valorem assessments issued pursuant to section 200.069, Florida Statutes, provided the notice contains all information required by section 197.3632(4).

SECTION 13. Method Of Collection. The Fire Services Assessments shall be collected and enforced pursuant to the Uniform Assessment Collection Act for the fiscal year beginning October 1, 2026.

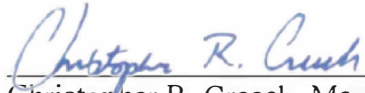
SECTION 14. Application Of Assessment Proceeds. Fire Services Assessment proceeds shall be used solely for fire protection services, facilities, and programs. Any remaining fund balance shall be carried forward and used only for those purposes.

SECTION 15. Severability. If any provision of this Resolution is held invalid or unconstitutional by a court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

SECTION 16. Conflicts. To the extent of any conflict between this Resolution and any prior annual Preliminary Rate Resolution, this Resolution controls for the fiscal year beginning October 1, 2026.

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

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



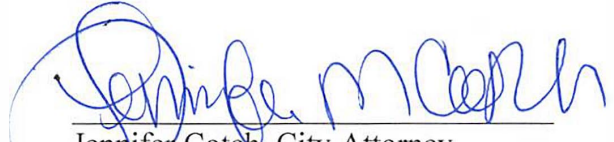
Christopher R. Creech, Mayor

ATTEST:



Jessica Burnham, City Clerk, CMC, FCRM

Approved as to form:



Jennifer Cotch, City Attorney

APPENDIX A
ESTIMATED FIRE SERVICES ASSESSMENT RATE SCHEDULE

Property Use Category	Maximum Estimated Rate
Residential	\$362.00 per dwelling unit
Commercial	\$0.18 per square foot
Industrial/Warehouse	\$0.02 per square foot
Institutional	\$2.28 per square foot
Church	\$0.10 per square foot
Nursing Home	\$3.44 per square foot
Vacant Land	\$25.00 per parcel

APPENDIX B

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 the City Council Chambers of City Hall, 1 South 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, that person will need a record of the proceedings and may need to ensure that a verbatim record is made. Persons needing an accommodation or interpreter should contact Jessica Burnham, City Clerk, at (352) 669-3125 at least two days before the hearing.

The assessment of each parcel will be based on the parcel's classification and the number of billing units attributed to the parcel. The following table reflects the proposed maximum fire services assessment rates:

Property Use Category	Maximum Proposed Rate
Residential	\$362.00 per dwelling unit
Commercial	\$0.18 per square foot
Industrial/Warehouse	\$0.02 per square foot
Institutional	\$2.28 per square foot
Nursing Home	\$3.44 per square foot

Copies of the Fire Services Assessment Ordinance, applicable assessment resolutions, supporting documentation, and the preliminary Assessment Roll are available for inspection at the City Manager's Office, City Hall, 1 South Central Avenue, Umatilla, Florida.

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

Questions may be directed to the City at (352) 669-3125, Monday through Friday, between 8:00 a.m. and 5:00 p.m.



820 0 820 1,600 2,500 3,300 4,100 Feet

Scale: 1:12,000

Umatilla

Umatilla, Florida
City Limits Map

Project: 399
File: 399 > Mapping > Maps as of... > PDF
Name: Umatilla
PM: S. Lindh
Date: May 15, 2026
Created By: T. Ramdass



LAND PLANNING GROUP
COMMUNITY. POLICY. DESIGN.
URBAN AND REGIONAL PLANNERS



CITY OF UMATILLA

AGENDA ITEM STAFF REPORT

DATE: July 14, 2026

MEETING DATE: August 4, 2026

SUBJECT: Gracious Hearts 4H requesting use of the Cadwell Building and fees waived for meetings

BACKGROUND SUMMARY:

Gracious Heart 4-H is requesting the use of the Caldwell Building to hold its meetings and is also requesting that the associated facility rental fees be waived. Last year, the City Council approved an agreement allowing the club to use the facility at no charge, provided the club cleaned the park and the Caldwell Building following each meeting or event. Gracious Heart 4-H is requesting that this arrangement be continued.

RECOMMENDATIONS:

TBD

FISCAL IMPACTS:

Waived fee of \$75 per meeting

ATTACHMENTS:

1. Attachment # 1 26-27 Gracious Hearts Club Calendar
-



ATTACHMENT #1

August –

08/16 – Meeting @ 3 PM

September –

9/20 – Meeting @ 3 PM

October –

TBD – Prep Clinic at Fairgrounds

10/18 – Meeting @ 3 PM

November –

11/7 – Canned Food Drive Carwash @ USB Umatilla (11 AM – 1 PM)

11/15 – Meeting @ 3 PM

December –

12/5 – Toy Drive Carwash @ USB Umatilla (11 AM – 1 PM)

12/12 - Cracker Christmas Parade – Club Float

12/20 – Meeting @ 3 PM

January –

01/17 – Meeting @ 3 PM

February –

02/21 – Meeting @ 3 PM (Bring - LCF Record Books)

March –

03/21 – Last Meeting Before Fair @ 3 PM

May –

05/16 – 4H Reports & Project Summary Meeting

TBD - 4H Friends Celebration

June –

TBD – Record Books/Project Summary & Award Application's Due



CITY OF UMATILLA

AGENDA ITEM STAFF REPORT

DATE: June 29, 2026

MEETING DATE: August 4, 2026

SUBJECT: Memorandum of Agreement between the Florida Fish and Wildlife Conservation Commission and The City of Umatilla

BACKGROUND SUMMARY:

The attached Memorandum of Agreement establishes a partnership between the Florida Fish and Wildlife Conservation Commission (FWC) and the City to enhance public recreational boating opportunities. Under the agreement, FWC will utilize available labor, equipment and materials funded in part from the "Sport Fish Restoration Act — Recreational Boating Access subprogram from state funding to construct, improve, and maintain the Lake Umatilla Public Boat Ramp at Guerrant Park. The agreement allows FWC to improve public boating access through a cooperative effort with the City.

RECOMMENDATIONS:

FISCAL IMPACTS:

De minimis

ATTACHMENTS:

1. FWC Boat Ramp and Park Mapv2
 2. MOU_FWC and Umatilla
-



MEMORANDUM OF AGREEMENT
BETWEEN
THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION
AND
THE CITY OF UMATILLA
FOR
BOATING ACCESS PROJECTS

FWC Agreement No. **25230**

THIS MEMORANDUM OF AGREEMENT is entered into by and between THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION, whose address is 620 South Meridian Street, Tallahassee, Florida 32399-1600, hereafter “COMMISSION” or “FWC,” and the CITY OF UMATILLA whose address is One South Central Avenue hereafter “COOPERATOR,” collectively, “Parties.”

The purpose of this Memorandum of Agreement is to establish an agreement between the Parties to provide mutually beneficial support in their respective efforts to enhance public recreational boating opportunities at the following boat ramps listed in Attachment A: Table A, hereafter referred to as the “PROJECTS,” and

WHEREAS, the COMMISSION has available labor, equipment, and materials funded in part from the Sport Fish Restoration Act – Recreational Boating Access subprogram and in part from state funding to construct new, improve existing, and maintain the PROJECTS, and

WHEREAS, the COOPERATOR has property available for boating access, further described in Attachments A: Table B, hereafter referred to as the “PROJECT SITES,” and wishes to cooperate with the COMMISSION.

In consideration of mutual promises contained herein, the COMMISSION and the COOPERATOR agree as follows:

Section 1. RESPONSIBILITIES OF THE PARTIES.

The Parties hereby agree to accept and undertake the following responsibilities assigned to them under this Agreement:

A. RESPONSIBILITIES OF THE COMMISSION:

- A.1. Provide labor, equipment, and materials to maintain the structures or improvements at the PROJECTS described in Attachment A: Table A.
- A.2. Agrees to perform all structural maintenance and improvements to the PROJECTS that are within the COMMISSION’s abilities to perform as may be necessary during the term of this Agreement. Further agrees to notify the COOPERATOR when repairs or

improvements that are beyond the COMMISSION's abilities to perform are necessary, in which case any additional coordination and costs would be the responsibility of the COOPERATOR.

A.3. Obtain appropriate permits prior to construction or repair work performed hereunder.

A.4. Communicate with the COOPERATOR on any changes to the Agreement.

B. RESPONSIBILITIES OF THE COOPERATOR:

B.1. Agrees to dedicate, by appropriate action of its governing body within 90 days of execution of this Agreement, the real property referenced in Attachment A, Table B, Exhibit(s), and by its acceptance to the provisions of this Agreement does hereby dedicate it to public use as a recreation area available to the general public for recreation and boating purposes only. COOPERATOR agrees to complete the Site Dedication Form, Attachment B, and file it as an official record in the Clerk of the Circuit Court with jurisdiction over the project sites. The Parties further agree that the execution of this Agreement shall constitute an acceptance of the dedication of PROJECT SITES on behalf of the general public of the State. The Site Dedication shall last for the term of this Agreement unless the Agreement is terminated. Should the Agreement terminate or otherwise end, the COOPERATOR may request, and the COMMISSION shall issue a Termination of the Dedication for filing with the Clerk of Court.

B.2. Agrees to provide a means of ingress and egress to the PROJECT SITES.

B.3. Agrees to provide and maintain all existing parking spaces and ancillary facilities described in Attachment A: Table C, PROJECT FACILITIES.

B.4. COOPERATOR further agrees, subject to availability of necessary funds, to provide other ancillary facilities such as, but not limited to, lighting, public restrooms, picnic, and recreational facilities as may be deemed, in the opinion of the COOPERATOR, to be necessary or desirable.

B.5. Agrees to operate and, subject to the terms of Section 1. Paragraph A.2., hereof, maintain PROJECT SITES, and all ancillary facilities thereon for the duration of the term of this agreement. Such operational and maintenance responsibilities shall include, but not be limited to, the maintenance of ancillary facilities, trash removal, grounds maintenance on the PROJECT SITES, and the provision of such law enforcement services as are usual and customary in order to allow the safe and orderly public use of the PROJECT SITES.

B.6. Shall keep the PROJECT SITES and PROJECT FACILITIES open for public use, maintained in accordance with all applicable health and safety standards and kept in good repair to prevent undue deterioration and provide for safe public use.

- B.7. Covenants that it has full legal authority and financial ability to develop, operate, and maintain the PROJECT FACILITIES and improvements in accordance with the terms of this Agreement.
- B.8. Communicate in writing to the COMMISSION when repairs or maintenance to be conducted by the COMMISSION in accordance with Section 1. Paragraph A.2., hereof, are deemed necessary by the COOPERATOR.
- B.9. Shall not, for any reason, convert all or any portion of the PROJECT SITES or PROJECT FACILITIES to other purposes, without prior written approval of the COMMISSION. Any such conversion will result in termination of this Agreement.
- B.10. Agrees that no launch fee shall be charged by the COOPERATOR at the PROJECT SITES. Entrance fees may be collected by the COOPERATOR if PROJECT SITE provides additional ancillary facilities listed in Attachment A, Table C, and if done in accordance with all State and Federal laws and regulations. Entrance fees charged for the PROJECT SITES by the COOPERATOR shall be imposed uniformly upon all users without regard to age, sex, race, religion, handicap, or other lawfully prohibited condition. All entrance fees charged by the COOPERATOR for the PROJECT SITES must be uniform and consistent with fees charged throughout the COOPERATOR's jurisdiction, and must be invested back into the maintenance of PROJECT SITES or PROJECT FACILITIES, as identified in Attachment A.
- B.11. Agrees to not normally restrict access hours between dawn to dusk to the PROJECTS unless such restriction is agreed to by the COMMISSION in writing and made part of this Agreement by way of an amendment. COOPERATOR may temporarily restrict access hours to any one or more of the PROJECTS without prior agreement by the COMMISSION in the event that there is any threat to public health or safety by allowing continued access. Such restriction must be lifted as soon as the threat to public health and safety has ended. COOPERATOR agrees to consult with the COMMISSION as soon as reasonably practicable upon any such closure, and to work with the COMMISSION on appropriate timetables for lifting such restrictions.
- B.12. Agrees, upon request, to provide the COMMISSION with any existing documents such as surveys, design plans, or as-built drawings as may be necessary for construction or repair of the project facilities and to otherwise assist the COMMISSION, as appropriate, in obtaining all necessary permits for work on the PROJECTS. As available, the COOPERATOR further agrees to provide engineering services, when necessary, to address special design problems or major rebuilds and for the purpose of reviewing and signing permit applications requiring a professional engineer's signature. In the event that special design problems or major rebuilds are identified, the COOPERATOR may qualify for grant funding through the COMMISSION'S programs to cover the costs of these engineering services. If the COOPERATOR does not agree to provide these engineering services, the specific PROJECT shall be removed from this Agreement going forward.

- B.13. To the extent applicable by law, agrees to indemnify the COMMISSION for any penalties imposed by the United States Department of Interior, due to the COOPERATOR'S non-compliance with applicable Federal regulations, to the extent provided by law. Any such penalties will be paid by the COOPERATOR.
- B.14. Agrees to give the COMMISSION access to the PROJECT SITES, through its agents and employees for the purpose of inspecting the PROJECTS thereon, and to perform any duties imposed hereunder. The Parties agree that, in compliance with 50 CFR 80.132, those lands or waters on which capital improvements are made by the COMMISSION hereunder shall remain within the control of the COMMISSION to the extent necessary to ensure the protection, maintenance, and use of the improvement(s) throughout the term of this agreement.
- B.15. Agrees to allow the COMMISSION to post, at its own expense, signs at the PROJECT SITES identifying the PROJECTS as a Federal Aid Project, and the Parties hereto as cooperators in providing boating access facilities. In addition, such signs may include public information concerning maintenance of the PROJECT SITES.
- B.16. Agrees to purchase, erect and maintain directional signs, approved by the COMMISSION, on main public highways to direct public users to each of the PROJECT SITES described in Attachment A, Table B. The COOPERATOR agrees to provide and maintain such signs at its expense for the entirety of this Agreement. Should the signs be damaged, removed or destroyed, the COOPERATOR shall, at its expense, replace them within ninety (90) days. This requirement can be waived by the COMMISSION, in writing, if the COOPERATOR receives a written denial from the Florida Department of Transportation for the installation of the signs.

Section 2. TERM OF THE AGREEMENT.

It is understood and agreed that the relation established by this Agreement is meant to be for the benefit of both Parties, and that this Agreement shall be effective on the date of execution by both Parties, and shall remain in effect for a period of **twenty (20) years**, or for a period of twenty (20) years from the completion of any reconstruction or major repair, or significant structural alteration or addition to the PROJECTS, approved in writing by the Parties and conducted at the expense of the COMMISSION, unless otherwise terminated, suspended or modified in writing by an appropriate amendment executed by both Parties.

Section 3. TERMINATION.

Either party may terminate this Agreement, in whole or as to any specified PROJECTS which are the subject hereof, upon giving written notice to the other party specifying the termination date, by certified mail, return receipt requested, at least thirty (30) days prior to the termination date specified in the notice. In the event of such termination, the obligations of the Parties hereunder shall cease as to the PROJECT SITES or PROJECT FACILITIES which are the subject of termination, and such PROJECT SITES or PROJECT FACILITIES shall revert to the exclusive control of the COOPERATOR. **Should the Agreement terminate, the**

COMMISSION shall issue a Termination of the Site Dedication for filing with the Clerk of Court where the original site dedication was filed.

Section 4. NOTICES.

All notices shall be delivered to the Parties at the following addresses (or such changed address or addressee as may be provided by notice). A notice or other communication shall be deemed received by the addressee on the next business day after having been placed in overnight mail with the U. S. Postal Service, or other overnight express service such as FedEx, UPS, or similar service. Notices sent by means other than overnight delivery shall be deemed received when actually received by the addressee:

COMMISSION CONTACT INFORMATION:

April Secrest
Construction Project Specialist
Fish and Wildlife Conservation Commission
620 South Meridian Street
Tallahassee, FL 32399-1600
Telephone: (407) 747-1914
Email: April.Secrest@MyFWC.com

COOPERATOR CONTACT INFORMATION:

Vaughan Nilson
Public Works Director
City of Umatilla
P.O. Box 2286
Umatilla, FL 32784
Telephone: (352) 669-1539
Email: vnilson@umatillafl.org

Section 5. PUBLIC RECORDS.

All records in conjunction with this Agreement shall be public records in accordance with the laws applicable to the Parties.

Section 6. LIABILITY.

Each party hereto agrees that it shall be solely responsible for the negligent or wrongful acts of its employees and agents. However, nothing herein shall constitute a waiver by either party of sovereign immunity or statutory limitations on liability, including but not limited to sovereign immunity of the State of Florida beyond the waiver provided for in section 768.28, F.S., as amended.

Section 7. STATE REQUIRED CLAUSES.

- A. Non-discrimination. No person, on the grounds of race, creed, color, national origin, age, sex, or disability, shall be excluded from participation in, be denied the proceeds or benefits of, or be otherwise subjected to discrimination in performance of this Agreement.
- B. Prohibition of Discriminatory Vendors. In accordance with Section 287.134, Florida Statutes, an entity or affiliate who has been placed on the discriminatory vendor list may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may

not submit a bid, proposal or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity.

- C. **Public Entity Crimes.** In accordance with Section 287.133(2)(a), F.S., a person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not perform work as a grantee, contractor, supplier, subcontractor, consultant or by any other manner under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, F.S., for Category Two, for a period of 36 months from the date of being placed on the convicted vendor list.
- D. **Legislative appropriation.** For contracts whose term extends beyond the State fiscal year in which encumbered funds were appropriated, the State of Florida's performance is contingent upon an annual appropriation by the Legislature.

Section 8. NON-ASSIGNMENT.

This Agreement may not be assigned in whole or in part without the written approval of all Parties. Any such assignment or attempted assignment shall be null and void.

Section 9. SEVERABILITY AND CHOICE OF VENUE.

This Agreement has been delivered in the State of Florida. Florida law governs this Agreement, all agreements arising under or out of this Agreement, and any legal action or other proceeding of any kind designed to resolve a dispute that arises out of or relates to this Agreement.

Wherever possible, each provision of this Agreement shall be interpreted in such manner as to be effective and valid under applicable law. If a court or other tribunal finds any provision of this Agreement unenforceable as written, the unenforceable provision(s) shall be ineffective to the extent of such prohibition or invalidity, without invalidating the remainder of such provision and the remaining provisions of this Agreement. The Parties have selected the Second Judicial Circuit in Leon County, Florida, as the mandatory and exclusive forum for resolving any dispute, in law or equity, that arises out of or relates to the Parties' transactions. By signing this Agreement, COOPERATOR affirms that COOPERATOR considers the Second Judicial Circuit to be a fair and convenient forum for any legal action or other proceeding of any kind designed to resolve such a dispute. COOPERATOR will not initiate in any other forum a legal action or other proceeding to which this provision applies.

Section 10. NO THIRD-PARTY RIGHTS.

The Parties hereto do not intend, nor shall this Agreement be construed to grant any rights, privileges or interest to any person not a party to this Agreement.

Section 11. JURY TRIAL WAIVER.

As part of the consideration for this Agreement, the Parties hereby waive trial by jury in any action or proceeding brought by any party against any other party pertaining to any matter whatsoever arising out of or in any way connected with this Agreement, or with the products or services provided under this Agreement; including but not limited to any claim of quantum meruit.

Section 12. FEDERAL COMPLIANCE.

As applicable, COOPERATOR shall comply with all federal laws, rules, and regulations, including but not limited to:

A. Clean Air Act and Water Pollution Control Act.

All applicable standards, orders, or requirements issued under the Clean Air Act (42 U.S.C. 7401-7671q), and the Water Pollution Control Act (33 U.S.C. 1251-1387, as amended).

B. Lacey Act, 16 U.S.C 3371-3378.

This Act prohibits trade in wildlife, fish and plants have been illegally taken, possessed, transported or sold.

C. Magnuson-Stevens Fishery Conservation and Management Act, 16 U.S.C. 1801-1884.

This Act governs marine fisheries in Federal waters.

D. Migratory Bird Treaty Act, 16 U.S.C. 703-712.

The Act prohibits anyone, unless permitted, to pursue, hunt, take, capture, kill, attempt to take, capture or kill, possess, offer for sale, sell, offer to purchase, deliver for shipment, ship, cause to be shipped, deliver for transportation, transport, cause to be transported, carry or cause to be carried by any means whatsoever, receive for shipment, transport of carriage, or export, at any time, or in any manner, any migratory bird, or any part, nest, or egg of such bird.

E. Endangered Species Act, 16 U.S.C. 1531, et seq.

The Act provides a program for the conservation of threatened and endangered plants and animals and the habitat in which they are found. The Act also prohibits any action that cause a “taking” of any listed species of endangered fish or wildlife. Also, generally prohibited are the import, export, interstate, and foreign commerce of listed species.

Section 13. PROHIBITION OF UNAUTHORIZED ALIENS.

In accordance with Executive Order 96-236, the COMMISSION shall consider the employment by the COOPERATOR of unauthorized aliens a violation of section 274A(e) of the Immigration

and Nationalization Act. Such violation shall be cause for unilateral cancellation of this Agreement if the COOPERATOR knowingly employs unauthorized aliens.

Section 14. ENTIRE AGREEMENT; AMENDMENT.

This Agreement with all incorporated attachments and exhibits represents the entire agreement of the Parties. This Agreement may be amended by mutual written agreement of the Parties.

REMAINDER OF THE PAGE INTENTIONALLY LEFT BLANK

SIGNATURE PAGE TO FOLLOW

Signatures

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed through their duly authorized signatories on the day and year last written below.

COOPERATOR EXECUTION SIGNATURE	COMMISSION EXECUTION SIGNATURE
City of Umatilla	Florida Fish and Wildlife Conservation Commission
Cooperator Signature	Executive Director (or Designee) Signature
Print Name	Print Name
Title	Title
Date	Date

Attachments

Attachments to this Agreement include the following:

- Attachment A: Projects List
- Attachment B: Site Dedication Form
- Exhibit 1: Property Record Card, Parcel 13-18-26-0003-000-08700 and
Property Record Card, Parcel 13-18-26-0003-000-06400

Table A: PROJECTS				
FWC Ramp Number	Ramp Name	GPS Location		Exhibit: Site Control/Legal Description (Deed, Easement, Property Appraisal Document)
LK00530RN	Lake Umatilla Public Boat Ramp	N28°55.0404'	W81°39.9918'	Exhibit 1: Property Appraisor information card / legal description

Table B: PROJECT SITES			
FWC Ramp Number	Ramp Name	Waterbody	Structures Maintained
LK00530RN	Lake Umatilla Public Boat Ramp	Lake Umatilla	One (1) single-lane boat ramp

Table C: PROJECT FACILITIES		
FWC Ramp Number	Ramp Name	List of Parking Spaces & Additional Ancillary Facilities
LK00530RN	Lake Umatilla Public Boat Ramp	Parking spaces: 6 paved; Ancillary facilities: access road, floating dock, pavilion with picnic table

SITE DEDICATION

This Site Dedication gives notice that the Real Property identified as described in Attachment A: Table B: Exhibit(s), Legal Description, attached hereto, (the "PROJECT SITES") have been developed with financial assistance provided by Sport Fish Restoration Funds, through the Fish and Wildlife Conservation Commission, under the grant program called the Sport Fish Restoration Program. In accordance with 50 CFR 80, the PROJECT SITES are hereby dedicated to the public as boating access facilities for the use and benefit of the general public for a minimum period of twenty (20) years from the date of this dedication.

DEDICATOR

Original signature

Witness

Printed Name

Printed Name

Title

Witness

Date

Printed Name

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20____
by _____, who is personally known to me or who
produced _____ as identification.

Stamp:

Notary Public, State of Florida

FWC Ramp No. LK00530RN

Lake Umatilla Public Boat Ramp

PROPERTY RECORD CARD

General Information

Name:	CITY OF UMATILLA	Alternate Key:	3925918
Mailing Address:	PO BOX 2286 UMATILLA, FL 32784-2286 Update Mailing Address	Parcel Number: ⓘ	13-18-26-0003-000-08700
		Millage Group and City:	00U1 Umatilla
		2021 Total Certified Millage Rate:	19.8503
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	LAKEVIEW ST UMATILLA FL, 32784 Update Property Location ⓘ	Property Name:	LAKE UMATILLA PUBLIC BOAT RAMP Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	BEGIN AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 7 OF SECTION 13 TOWNSHIP 18 SOUTH RANGE 26 EAST, RUN NORTHERLY 411.01 FEET TO LAKE AND POINT A, RETURN TO THE POINT OF BEGINNING RUN WEST TO THE EASTERLY LINE OF LOT 3 BLK H OF MITCHENOR'S ADD SUB, NORTH 37-55-24 EAST TO THE WATERS OF LAKE UMATILLA, THENCE NORTHEASTERLY ALONG SAID WATERS OF LAKE TO POINT A, AND THE SOUTH 470.58 FEET OF THE GOVERNMENT LOT 7 OF SAID SECTION 13--LESS THAT PART OF LAND LYING SOUTHEASTERLY OF LAKEVIEW STREET-- ORB 185 PG 53		
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT GOVT MUNICIPAL (8089)	0	0		0.820	Acre	\$0.00	\$22,140.00
				Click here for Zoning Info ⓘ FEMA Flood Map				

Miscellaneous Improvements

There is no improvement information to display.

NOTE: Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

PROPERTY RECORD CARD

General Information

Name:	CITY OF UMATILLA	Alternate Key:	1406731
Mailing Address:	PO BOX 2286 UMATILLA, FL 32784-2286 Update Mailing Address	Parcel Number: 	13-18-26-0003-000-06400
		Millage Group and City:	00U1 Umatilla
		2025 Total Certified Millage Rate:	19.7102
		Trash/Recycling/Water/Info:	My Public Services Map 
Property Location:	LAKEVIEW ST UMATILLA FL, 32784	Property Name:	GUERRANT PARK Submit Property Name 
		School Information:	School Locator & Bus Stop Map  School Boundary Maps 
Property Description:	BEGIN AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 7 OF SECTION 13 TOWNSHIP 18 SOUTH RANGE 26 EAST RUN NORTHERLY 411.01 FEET TO LAKE AND POINT A, RETURN TO THE POINT OF BEGINNING, RUN WEST TO THE EASTERLY LINE OF LOT 3 BLK H OF MITCHENOR'S ADD SUB, NORTH 37-55-24 EAST TO THE WATERS OF LAKE UMATILLA, NORTHEASTERLY ALONG SAID WATERS OF LAKE TO POINT A, AND THE SOUTH 470.58 FEET OF GOVERNMENT LOT 7, AND THE WEST 231.42 FEET OF THE SOUTH 470.58 FEET OF GOVERNMENT LOT 8 IN SECTION 13 TOWNSHIP 18 SOUTH RANGE 26 EAST--LESS THAT PART OF LAND LYING NORTHWESTERLY OF LAKEVIEW STREET-- ORB 185 PG 53		
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	VACANT GOVT MUNICIPAL (8089)	0	0		16.220	Acre		\$218,970.00	\$218,970.00
Click here for Zoning Info  FEMA Flood Map									

Miscellaneous Improvements

There is no improvement information to display.

Values and Estimated Ad Valorem Taxes

Values shown are 2026 Working Values. If you need a 2025 Property Record Card, please contact our office.

The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$218,970	\$194,290	\$0	5.0254	\$0.00
SCHOOL BOARD STATE	\$218,970	\$218,970	\$0	3.0870	\$0.00
SCHOOL BOARD LOCAL	\$218,970	\$218,970	\$0	2.9980	\$0.00
LAKE COUNTY WATER DISTRICT	\$218,970	\$194,290	\$0	0.2940	\$0.00
NORTH LAKE HOSPITAL DIST	\$218,970	\$194,290	\$0	0.3859	\$0.00
ST JOHNS RIVER FL WATER MGMT DIST	\$218,970	\$194,290	\$0	0.1793	\$0.00
CITY OF UMATILLA	\$218,970	\$194,290	\$0	7.2377	\$0.00
LAKE COUNTY MSTU AMBULANCE	\$218,970	\$194,290	\$0	0.4629	\$0.00

LAKE COUNTY VOTED DEBT SERVICE	\$218,970	\$194,290	\$0	0.0400	\$0.00
				Total: 19.7102	Total: \$0.00

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) ⓘ	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$5,000)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$5,000)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5,000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law

Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)

[Learn More](#) [View the Law](#)

Economic Development Exemption

[Learn More](#) [View the Law](#)

✓ Government Exemption (amount varies)

[Learn More](#) [View the Law](#)

NOTE: Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

Copyright © 2014 Lake County Property Appraiser. All rights reserved.
Property data updated nightly.

Site Notice



CITY OF UMATILLA AGENDA ITEM STAFF REPORT

DATE: July 20, 2026

MEETING DATE: August 4, 2026

SUBJECT: First Reading of Ordinance No. 2026-K, Community Redevelopment Agency (CRA) Extension

BACKGROUND SUMMARY:

The City Council is being asked to consider extending the City's Community Redevelopment Agency through September 30, 2039.

Two ordinance options have been prepared:

Option 1: Extend the CRA and keep the current boundaries.

Option 2: Extend the CRA and remove the secondary area, leaving only the original CRA boundary.

Both options extend the Redevelopment Plan, CRA Trust Fund, and tax increment financing through September 30, 2039.

The City's current Redevelopment Plan identifies 2026 as the completion date. Florida law allows the City Council to approve continuation of the CRA through September 30, 2039.

RECOMMENDATIONS:

Approve Ordinance No. 2026-K, Community Redevelopment Agency (CRA) Extension- Option 1 or Option 2

FISCAL IMPACTS:

The ordinances do not create a new tax or increase tax rates.

If the secondary area is removed, future tax increment revenues from that area would no longer be deposited into the CRA Trust Fund.

ATTACHMENTS:

1. Option 1 Ordinance_2026-K_CRA_Timeframe only jmc
 2. Option 2 Ordinance 2026-K_Timeframe and Original Boundary Area jmc
 3. Exhibit A
 4. BIE_CRA Timeframe Extension
-

ORDINANCE NO. 2026-K

AN ORDINANCE OF THE CITY OF UMATILLA, FLORIDA, RELATING TO THE COMMUNITY REDEVELOPMENT AGENCY; APPROVING THE CONTINUED EXISTENCE OF THE CITY OF UMATILLA COMMUNITY REDEVELOPMENT AGENCY PURSUANT TO SECTION 163.3755, FLORIDA STATUTES; AMENDING THE COMMUNITY REDEVELOPMENT PLAN ADOPTED BY RESOLUTION NO. 2017-12, AS AMENDED, TO EXTEND THE TIME CERTAIN FOR COMPLETION OF REDEVELOPMENT ACTIVITIES FINANCED BY INCREMENT REVENUES; CONTINUING THE COMMUNITY REDEVELOPMENT TRUST FUND AND TAX INCREMENT FINANCING THROUGH SEPTEMBER 30, 2039; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Umatilla (“City”) previously found the existence of slum and blighted conditions and created the City of Umatilla Community Redevelopment Agency (“CRA”) with an indefinite duration pursuant to Part III, Chapter 163, Florida Statutes and Ordinance 1980-B; and

WHEREAS, the CRA currently operates pursuant to a Community Redevelopment Plan, restated by Resolution No. 2017-12 approved on March 7, 2017 (the “Redevelopment Plan”), and amended from time to time, confirming the community redevelopment area boundaries and establishing redevelopment programs, goals, objectives, and implementation strategies; and

WHEREAS, the Redevelopment Plan provides that all redevelopment financed by tax increment revenues generated within the redevelopment area must be completed within thirty (30) years after the fiscal year in which the City’s plan was approved or adopted and identifies 2026 as the redevelopment completion date; and

WHEREAS, the City of Umatilla Community Redevelopment Agency Board has duly noticed and conducted a public meeting at which it considered the continued existence of the CRA, the extension of the time certain contained in the Redevelopment Plan, and the continuation of the Community Redevelopment Trust Fund and tax increment financing through September 30, 2039, and recommended approval thereof to the City Council; and

WHEREAS, the Redevelopment Plan includes detailed findings, redevelopment needs, land use analysis, capital improvement programming, and statutory compliance provisions pursuant to Sections 163.360 and 163.362, Florida Statutes; and

WHEREAS, the CRA was in existence on October 1, 2019, and is therefore subject to Section 163.3755, Florida Statutes, which provides that a CRA shall terminate on its charter

expiration date or September 30, 2039, whichever is earlier, unless the governing body approves its continued existence by majority vote; and

WHEREAS, the City Council desires to approve the continued existence of the CRA, extend the time certain contained in the Redevelopment Plan, and continue the Community Redevelopment Trust Fund and tax increment financing through September 30, 2039, to allow the completion and continuation of redevelopment activities contemplated in the Redevelopment Plan, as amended, for the maximum period permitted by law.

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

Section 1. Recitals. The above recitals are hereby adopted as findings of fact in support of this Ordinance.

Section 2. Approval of Continued Existence of Community Redevelopment Agency. Pursuant to Section 163.3755, Florida Statutes, the City Council hereby approves the continued existence of the City of Umatilla Community Redevelopment Agency. The CRA shall continue in existence until **September 30, 2039**, or such earlier date as may otherwise be required by law, unless further extended by legislative action of the Florida Legislature.

Section 3. Continuation and Amendment of Existing Community Redevelopment Plan. The City of Umatilla Community Redevelopment Plan adopted by Resolution No. 2017-12, as amended, is hereby ratified, confirmed, and continued in full force and effect as the operative redevelopment plan for the CRA, except that the time certain for completing all redevelopment financed by increment revenues is hereby extended through September 30, 2039.

Nothing herein shall be construed as expanding or reducing the CRA boundaries, modifying the redevelopment programs, objectives, or projects identified in the Redevelopment Plan, or re-adopting findings of necessity beyond those already made and incorporated into the Redevelopment Plan.

Any future amendments to the Redevelopment Plan shall be processed in accordance with Sections 163.361 and 163.362, Florida Statutes.

Section 4. Continuation of Community Redevelopment Trust Fund and Tax Increment Financing. The City of Umatilla Community Redevelopment Trust Fund established pursuant to Ordinance No. 1997-A shall continue in existence through September 30, 2039. The annual calculation, appropriation, payment, collection, receipt, and deposit of tax increment revenues into the Trust Fund shall continue through September 30, 2039, in accordance with Section 163.387, Florida Statutes, and the Redevelopment Plan, as amended by this Ordinance. All increment revenues received and deposited into the Trust Fund shall be used only for purposes authorized by Part III of Chapter 163, Florida Statutes, and the Redevelopment Plan.

Section 5. Conflicts. All ordinances in conflict with this ordinance are hereby repealed.

Section 6. Severability. Should any section, phrase, sentence, provision, or portion of this Ordinance be declared by any Court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

Section 7. Effective Date. This ordinance shall take effect immediately upon passage.

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

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)

ORDINANCE NO. 2026-K

AN ORDINANCE OF THE CITY OF UMATILLA, FLORIDA, RELATING TO THE CITY OF UMATILLA COMMUNITY REDEVELOPMENT AGENCY; APPROVING THE CONTINUED EXISTENCE OF THE COMMUNITY REDEVELOPMENT AGENCY PURSUANT TO SECTION 163.3755, FLORIDA STATUTES; AMENDING THE COMMUNITY REDEVELOPMENT PLAN TO EXTEND THE TIME CERTAIN FOR COMPLETION OF REDEVELOPMENT ACTIVITIES THROUGH SEPTEMBER 30, 2039; EXCLUDING THE AREA ADDED BY THE PRIOR EXPANSION AND RETAINING ONLY THE ORIGINAL COMMUNITY REDEVELOPMENT AREA; AMENDING THE COMMUNITY REDEVELOPMENT TRUST FUND AND TAX INCREMENT FINANCING PROVISIONS CONSISTENT WITH THE REVISED BOUNDARIES; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Umatilla (the “City Council”) previously found the existence of slum and blighted conditions and created the City of Umatilla Community Redevelopment Agency (the “CRA”) pursuant to Part III, Chapter 163, Florida Statutes, and Ordinance No. 1980-B; and

WHEREAS, the City established the Community Redevelopment Trust Fund by Ordinance No. 1997-A to finance redevelopment activities undertaken pursuant to the approved community redevelopment plan; and

WHEREAS, the original community redevelopment area was subsequently expanded, and the City Council later adopted the City of Umatilla 2017 Community Redevelopment Plan by Resolution No. 2017-12, as it may have been subsequently amended (the “Redevelopment Plan”); and

WHEREAS, Appendix B to the Redevelopment Plan depicts the original and expanded community redevelopment area boundaries and identifies the original community redevelopment area as approximately 157.45 acres; and

WHEREAS, the Redevelopment Plan states that redevelopment financed by tax increment revenues is to be completed within thirty years after the fiscal year in which the City’s plan was adopted, resulting in a stated completion date of 2026; and

WHEREAS, the CRA was in existence on October 1, 2019, and Section 163.3755, Florida Statutes, provides that the CRA shall terminate on the expiration date provided in its charter on October 1, 2019, or September 30, 2039, whichever is earlier, unless the City Council approves the CRA’s continued existence by a majority vote; and

WHEREAS, Section 163.361, Florida Statutes, authorizes the City Council, upon the recommendation of the CRA and following a duly noticed public hearing, to amend the Redevelopment Plan, including by excluding land from the community redevelopment area; and

WHEREAS, the CRA has considered the continued existence of the CRA, an extension of the time certain for completion of redevelopment activities, and the exclusion of the area added by the prior expansion, and has recommended approval by the City Council; and

WHEREAS, the City Council finds that concentrating available redevelopment resources within the original community redevelopment area will further the purposes, goals, and objectives of the Redevelopment Plan; and

WHEREAS, the City Council desires to continue the CRA through September 30, 2039, while excluding the expanded area and retaining only the original community redevelopment area described and depicted in Exhibit “A” attached hereto.

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

Section 1. Recitals. The above recitals are hereby adopted as findings of fact and incorporated into this Ordinance.

Section 2. Approval of Continued Existence of Community Redevelopment Agency. Pursuant to Section 163.3755, Florida Statutes, the City Council hereby approves the continued existence of the City of Umatilla Community Redevelopment Agency through September 30, 2039.

Section 3. Amendment of Redevelopment Plan Completion Date. Upon the recommendation of the CRA and pursuant to Section 163.361, Florida Statutes, the Redevelopment Plan is amended to provide that all redevelopment activities and projects to be financed by tax increment revenues shall be completed no later than September 30, 2039.

Any reference in the Redevelopment Plan to 2026, a thirty-year completion period, or another earlier termination or completion date is amended and superseded to the extent necessary to be consistent with this Section.

Section 4. Exclusion of Expanded Area and Retention of Original Community Redevelopment Area. The Redevelopment Plan is amended to exclude from the community redevelopment area all land added by the prior expansion and to retain only the original community redevelopment area legally described and depicted in Exhibit “A,” which is incorporated into this Ordinance.

From and after the effective date applicable to the boundary amendment, the boundaries shown in Exhibit “A” shall constitute the boundaries of the City of Umatilla community redevelopment area and shall supersede inconsistent maps, acreage references, and boundary descriptions in the Redevelopment Plan.

This amendment excludes land from the community redevelopment area and does not add any land to the community redevelopment area.

Section 5. Continuation of Redevelopment Plan. Except for the amendments to the completion date and community redevelopment area boundaries expressly adopted by this Ordinance, the Redevelopment Plan is ratified, confirmed, and continued in full force and effect. The programs, objectives, and projects in the Redevelopment Plan shall apply only within the revised community redevelopment area to the extent geographically applicable.

Section 6. Amendment and Continuation of Community Redevelopment Trust Fund. The Community Redevelopment Trust Fund established by Ordinance No. 1997-A, as amended, and the funding of the Trust Fund pursuant to Section 163.387, Florida Statutes, are continued through

September 30, 2039, but shall apply only to taxable real property located within the original community redevelopment area boundary depicted in Exhibit “A.”

Beginning with the first fiscal year and tax roll for which the revised boundaries may lawfully be implemented, no tax increment attributable solely to property excluded by this Ordinance shall be required to be appropriated to or deposited into the Trust Fund.

The applicable base-year assessed values and tax increment calculations for property remaining within the revised community redevelopment area shall be administered in accordance with Section 163.387, Florida Statutes, the ordinances establishing or amending the Trust Fund, and information maintained by the Lake County Property Appraiser and affected taxing authorities.

Section 7. Implementation and Notice. The City Manager, City Clerk, and CRA staff are authorized and directed to revise the official CRA maps and records, coordinate implementation of the revised boundaries with the Lake County Property Appraiser and affected taxing authorities, and provide all notices, certified copies, or other documentation required by law.

Section 8. Conflicts. All ordinances, resolutions, plan provisions, maps, legal descriptions, or portions thereof in conflict with this Ordinance are repealed, amended, or superseded to the extent of the conflict.

Section 9. Severability. If any section, sentence, clause, phrase, or provision of this Ordinance is held invalid or unconstitutional by a court of competent jurisdiction, the remainder of this Ordinance shall remain in full force and effect.

Section 10. Effective Date. This Ordinance shall take effect immediately upon adoption; provided, however, that the revised boundaries shall be implemented for tax increment financing purposes beginning with the first fiscal year and tax roll for which implementation may lawfully occur.

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

CITY OF UMATILLA, FLORIDA

Christopher Creech, Mayor

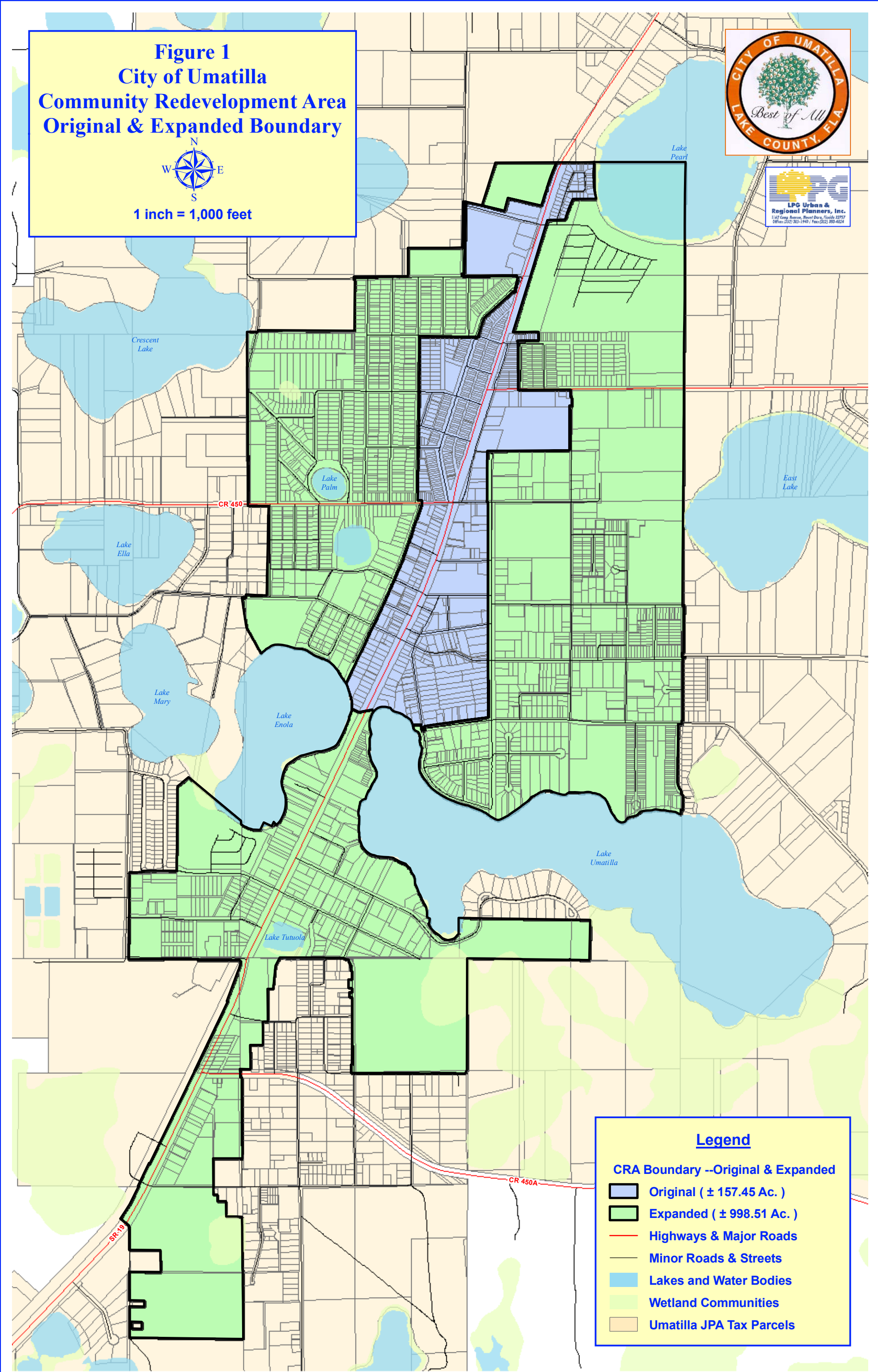
ATTEST:

APPROVED AS TO FORM:
STONE & GERKEN, PA

Jessica Burnham, CMC, FCRM
City Clerk

Jennifer Cotch, City Attorney

(SEAL)
Passed First Reading: _____
Passed Second Reading: _____



Umatilla Original CRA Boundary Taxparcel Info

ALT KEY	PARCEL NUMBER	OWNER NAME	OWNER ADDRESS	CITY	STATE	ZIP	PROPERTY ADDRESS
1007950	131826000100003000	SCHOOL BOARD OF LAKE COUNTY	201 W BURLEIGH BLVD	TAVARES	FL	32778	LONE STAR ST
1029741	121826060001000100	UMATILLA PROPERTIES LLC	100 SE 3RD AVE STE 1800	FORT LAUDERDALE	FL	33394	633 UMATILLA BLVD
1070783	121826000100000200	BRYAN PAUL W II	PO BOX 643	UMATILLA	FL	32784-0643	BULLDOG WAY
1094411	121826000400003200	LUBEMASTER INC	512 HATFIELD DR	UMATILLA	FL	32784	512 HATFIELD DR
1094437	121826000400003000	FIRST BAPTIST CHURCH OF UMATILLA	570 HATFIELD DR	UMATILLA	FL	32784	4 E COLLINS ST
1105137	131826290001300601	CITY OF UMATILLA	PO BOX 2286	UMATILLA	FL	32784-2286	CASSADY ST
1105161	121826080000800000	CITY OF UMATILLA	PO BOX 2286	UMATILLA	FL	32784-2286	HATFIELD DR
1105196	131826120000A00800	UNITED STATES OF AMERICA	5511 W EXECUTIVE DR STE 133	TAMPA	FL	33609	315 N CENTRAL AVE
1105200	131826120000D00700	PRASE TABERNACLE INC	PO BOX 381	TAVARES	FL	32778-0381	210 N KENTUCKY AVE
1122317	121826000400004600	FIRST BAPTIST CHURCH OF UMATILLA	570 HATFIELD DR	UMATILLA	FL	32784	2-4 COLLINS ST
1122333	121826000400002800	HAWKINS S MARCUS	41334 N BABB RD	UMATILLA	FL	32784	196 E COLLINS ST
1122368	121826000400002901	VO HE	190 E COLLINS ST	UMATILLA	FL	32784	190 E COLLINS
1122384	121826000400002900	IWANSKI JEFFREY & CYNTHIA M	10819 N EMENEL GROVE RD	UMATILLA	FL	32784	499 N ORANGE AVE
1122392	121826000400003100	CITY EQUIPMENT AND POWERSPORTS GROUP INC	2201 TALL OAK DR	WINTER GARDEN	FL	34787	590 N CENTRAL AVE
1122422	121826000100000300	NATIONWIDE INVESTMENTS UM LLC	7880 HOLMBERG RD	POMPANO BEACH	FL	33067	911 N CENTRAL AVE
1122431	121826000100000400	EVERS ENTERPRISES LLLP	2011 COUNTRY CLUB DR	EUSTIS	FL	32726	1000 N CENTRAL AVE
1128609	131826290000000100	GEORGES RANDAL	14914 CAPRI LN	HUDSON	FL	34667-1008	10 N CENTRAL AVE
1128617	131826290000000200	COLLINS BRUCE W LIFE ESTATE	PO BOX 843	UMATILLA	FL	32784-0843	30 N CENTRAL AVE
1128625	131826290000000300	SCHUBERT THOMAS A	156 ONEIDA ST	SAINT AUGUSTINE	FL	32084	80 N CENTRAL AVE
1128650	131826290000000700	MARUTI 182 LLC	182 N CENTRAL AVE	UMATILLA	FL	32784	182 N CENTRAL AVE
1128668	131826290000000900	A & M RANCH INC	PO BOX 2287	UMATILLA	FL	32784-2287	180 BUDD AVE
1128676	131826290000000901	CITY OF UMATILLA	PO BOX 2286	UMATILLA	FL	32784-2286	40 SMITH ST
1128684	131826290001100100	FIRST BAPTIST CHURCH OF UMATILLA	570 HATFIELD DR	UMATILLA	FL	32784	86 E ORANGE LN
1128692	131826290001100200	CITY OF UMATILLA	PO BOX 2286	UMATILLA	FL	32784-2286	59 N TROWELL AVE
1128706	131826290001100301	CITY OF UMATILLA	PO BOX 2286	UMATILLA	FL	32784-2286	1 CASSADY ST
1128714	131826290001100700	JERUSALEM WORSHIP CENTER INC	38322 JAMESTOWN ST	UMATILLA	FL	32784	CASSADY ST
1128722	131826290001200100	CITY OF UMATILLA	PO BOX 2286	UMATILLA	FL	32784-2286	CASSADY ST
1128731	131826290001200201	CITY OF UMATILLA	PO BOX 2286	UMATILLA	FL	32784-2286	CASSADY ST
1128749	131826290001300400	CITY OF UMATILLA	PO BOX 2286	UMATILLA	FL	32784-2286	10 LAKESIDE AVE
1128757	131826290001300500	CITY OF UMATILLA	PO BOX 2286	UMATILLA	FL	32784-2286	LAKESIDE AVE
1128803	131826290002500000	CITY OF UMATILLA	PO BOX 2286	UMATILLA	FL	32784-2286	1 S CENTRAL AVE
1128927	131826020000000200	CORBITT MICHICO ESTATE	25 LAKESIDE AVE	UMATILLA	FL	32784-8894	25 LAKESIDE AVE
1128943	131826030000000001	MC MANUS EDWARD & MELISSA GUINTA	77 1/2 LORILLARD PL	ORMOND BEACH	FL	32174	87 LAKESIDE AVE
1129699	121826060001001100	DTTMANN DWIGHT W	690 N KENTUCKY AVE	UMATILLA	FL	32784	690 N KENTUCKY AVE
1129702	121826060001200100	DEE ANN WILSON FAMILY TRUST	PO BOX 1686	UMATILLA	FL	32784-1686	811 N CENTRAL AVE
1129729	121826060001300002	UMATILLA STATE BANK	PO BOX 29	UMATILLA	FL	32784-0029	750 N CENTRAL AVE
1129737	121826060001400100	HENNS RIP LLC	37828 N COUNTY ROAD 44A	EUSTIS	FL	32736	605 N CENTRAL AVE
1129745	121826060001600100	JOSEPH H GARTNER AND GLORIA M GARTNER REVOCABLE LI	1673 HOTTLE RD	COOPERSBURG	PA	18036	521 N CENTRAL AVE
1129753	121826060001600300	PREFERRED FLOORING CONTRACTORS INC	PO BOX 1675	EUSTIS	FL	32727-1675	525 N CENTRAL AVE
1129761	121826060001600800	HENNS RIP LLC	37828 N COUNTY ROAD 44A	EUSTIS	FL	32736	563 N CENTRAL AVE
1129796	121826060001602300	CUMMINS GREGORY E	526 UMATILLA BLVD	UMATILLA	FL	32784	580 UMATILLA BLVD
1129826	121826060001700500	SLOCOMB LORRAINE M LIFE ESTATE	PO BOX 730	ALTOONA	FL	32702-0730	UMATILLA BLVD
1129834	121826060001700600	COATES PROPERTY GROUP LLC	535 UMATILLA BLVD	UMATILLA	FL	32784	535 UMATILLA BLVD
1129842	121826060001700800	RLH RENTALS LLC	537 UMATILLA BLVD	UMATILLA	FL	32784	537 N UMATILLA BLVD
1129851	121826060001701700	MILDRED S WESTERVELT REVOCABLE LIVING TRUST	105 W COLLINS ST	UMATILLA	FL	32784	105 W COLLINS ST
1129982	121826060002200100	MEGA 521 LLC	100 E HAZZARD AVE	EUSTIS	FL	32726	521 UMATILLA BLVD
1129991	121826060002300100	BRYAN PAUL W II ET AL	PO BOX 643	UMATILLA	FL	32784-0643	433 N CENTRAL AVE
1130000	121826060002300101	BRYAN PAUL W II ET AL	PO BOX 643	UMATILLA	FL	32784-0643	N CENTRAL AVE
1130018	121826060002400300	BRYAN JENNIFER S	PO BOX 1001	UMATILLA	FL	32784-1001	439 UMATILLA BLVD
1130026	121826060002401500	CHURCH OF GOD TRUSTEES	PO BOX 388	UMATILLA	FL	32784-0388	463 UMATILLA BLVD
1130034	121826060002401800	VS CONDOS LLC	1420 CELEBRATION BLVD STE 313	CELEBRATION	FL	34747	475 UMATILLA BLVD
1130042	121826060002402500	FIRST PRESBYTERIAN CHURCH OF UMATILLA	PO BOX 407	UMATILLA	FL	32784-0407	SEMINOLE ST
1130051	121826060002402700	FIGUEROA REYES MARITZA	478 N KENTUCKY AVE	UMATILLA	FL	32784	478 N KENTUCKY AVE
1130069	121826060002403400	CITY OF UMATILLA	PO BOX 2286	DONA VISTA	FL	32784-2286	W OCALA ST
1130077	121826060002403600	CITY OF UMATILLA	PO BOX 2286	DONA VISTA	FL	32784-2286	W OCALA ST
1130417	131826260000000100	CITY OF UMATILLA	PO BOX 2286	UMATILLA	FL	32784-2286	LAKESIDE AVE
1130425	131826260000000702	WEEMAN KARLA F OR MICHAEL R WEEMAN	PO BOX 319	UMATILLA	FL	32784-0319	LAKESIDE AVE
1130433	1318262600000001200	CITY OF UMATILLA	PO BOX 2286	UMATILLA	FL	32784-2286	LAKESIDE AVE
1130697	121826080000800001	CITY OF UMATILLA	PO BOX 2286	UMATILLA	FL	32784-2286	N TROWELL AVE
1130841	131826120000A00100	CIRCLE K STORES INC	PO BOX 52085 DC-17	PHOENIX	AZ	85072-2085	391 N CENTRAL AVE
1130867	131826120000D00100	DOERFLER MANUFACTURING INC	235 N CENTRAL AVE	UMATILLA	FL	32784-7565	235 N CENTRAL AVE
1130875	131826120000D00400	G2 HOLDINGS GROUP II LLC	140 BOARDMAN DR	UMATILLA	FL	32784	211 N CENTRAL AVE
1130891	131826120000E00401	TORRANCE PROPERTIES LLC	100 DUBBS ST	UMATILLA	FL	32784	111 N CENTRAL AVE
1130905	131826120000E00500	UMATILLA MASONIC LODGE #65	PO BOX 809	UMATILLA	FL	32784-0809	101 N CENTRAL AVE
1130913	131826120000E00601	UMATILLA STATE BANK	PO BOX 29	UMATILLA	FL	32784-0029	N KENTUCKY AVE
1130948	131826120000G00200	CITY OF UMATILLA	PO BOX 2286	UMATILLA	FL	32784-2286	N CENTRAL AVE
1130956	131826120000G00201	DAJ HOLDINGS LLC	3110 KENTSHIRE BLVD	OCOE	FL	34761	61 N CENTRAL AVE
1130964	131826120000G00300	JOINT EQUITY LLC	55 N CENTRAL AVE	UMATILLA	FL	32784	55 N CENTRAL AVE
1130972	131826120000G00900	FLORIDA TELEPHONE CORP	931 14TH ST	DENVER	CO	80202	60 GUERRANT ST
1201225	131826290000900000	SCHOOL BOARD OF LAKE COUNTY	201 W BURLEIGH BLVD	TAVARES	FL	32778	MALLORY ST
1201241	131826290001200200	ROBISON PATRICIA A	16 S TROWELL AVE	UMATILLA	FL	32784	16 S TROWELL AVE
1201331	131826020000000300	KEARNS JENNIFER A	1537-49 LAKESIDE AVE	UMATILLA	FL	32784	1537-49 LAKESIDE AVE
1201349	131826030000000A00	92 S TROWELL LLC	530 ROSE ST	UMATILLA	FL	32784	92 S TROWELL AVE
1201357	131826030000000800	ABONZA SANDRA G & ANDRES JR	75 ROSE ST	UMATILLA	FL	32784	ROSE ST
1201365	131826030000000E00	YATES JEFFREY R & AMANDA	45 ROSE ST	UMATILLA	FL	32784	45 ROSE ST
1201373	131826030000000G00	ALGER MICHAEL D	31 ROSE ST	UMATILLA	FL	32784-8985	31 ROSE ST
1201586	121826060001601700	HENNS RIP LLC	37828 N COUNTY ROAD 44A	EUSTIS	FL	32736	582 UMATILLA BLVD
1201594	121826060001700100	SLOCOMB LORRAINE M LIFE ESTATE	PO BOX 730	ALTOONA	FL	32702-0730	533 UMATILLA BLVD
1201641	121826060002200700	Not for public record					540 N KENTUCKY AVE
1201659	121826060002301300	MURPHEY VIRGINIA E	1223 SUGAR LOAF RD	SEVIERVILLE	TN	37876	PALMETTO ST
1201667	121826060002400100	BRYAN JENNIFER S	PO BOX 1001	UMATILLA	FL	32784-1001	50 W OCALA ST
1202043	131826120000E00400	NEWBY MATTHEW A & HOLLY E P	PO BOX 201	ALTOONA	FL	32702-0201	123 N CENTRAL AVE
1202060	131826120000G00400	UMATILLA COLONIAL LLC	932 LAKE ELSIE DR	TAVARES	FL	32778	9 N CENTRAL AVE
1202078	131826120000G00800	CALVARY CHAPEL OF THE LAKES INC	PO BOX 2289	UMATILLA	FL	32784-2289	GUERRANT ST

1382157	121826040000D00100	DEE ANN WILSON FAMILY TRUST	PO BOX 1686	UMATILLA	FL	32784-1686	800 N CENTRAL AVE
1499330	131826290000000501	NOU-CHANN FAMILY REVOCABLE TRUST	35 S KENTUCKY AVE	UMATILLA	FL	32784	100 N CENTRAL AVE
1499348	131826290001000001	CITY OF UMATILLA FLORIDA	PO BOX 2286	UMATILLA	FL	32784-2286	31 ORANGE LN
1499356	131826290001000002	TSIRNIKAS PETER G &	19814 E ALTOONA RD	ALTOONA	FL	32702	41 ORANGE LN
1499364	131826290001100600	PASSAMONTE BARBARA A LIFE ESTATE	52 ORANGE LN	UMATILLA	FL	32784	52 ORANGE LN
1499372	131826290001100900	CITY OF UMATILLA	PO BOX 2286	UMATILLA	FL	32784-2286	ORANGE LN
1499381	131826290001120040	EHLERS BRIAN J	42 S TROWELL AVE	UMATILLA	FL	32784-8967	42 S TROWELL AVE
1499399	131826290001120060	BABCOCK NATHANIEL W & APRIL M	88 S TROWELL AVE	UMATILLA	FL	32784	88 S TROWELL AVE
1499402	131826290001130010	CITY OF UMATILLA	PO BOX 2286	UMATILLA	FL	32784-2286	CASSADY ST
1499577	131826200000000400	CHANNAVE CAROLYN	1657 LAUREN LN	LADY LAKE	FL	32159	57 LAKESIDE AVE
1499585	131826200000000700	BISCEGLIA JULIA A	PO BOX 864	UMATILLA	FL	32784-0864	67 LAKESIDE AVE
1499593	131826200000000800	RIEMER JAMES A	79 LAKESIDE AVE	UMATILLA	FL	32784	73 LAKESIDE AVE
1499607	131826200000000900	RIEMER JAMES A	79 LAKESIDE AVE	UMATILLA	FL	32784	79 LAKESIDE AVE
1499631	1318263000000000H00	DICKERSON JAMES P	95 LAKESIDE AVE	UMATILLA	FL	32784	95 LAKESIDE AVE
1500559	1218260600011701200	OLSON ERIC A ET AL	PO BOX 534	UMATILLA	FL	32784-0534	545 UMATILLA BLVD
1500567	1218260600011701900	CAMP THERESA L	540 PARK AVE	UMATILLA	FL	32784	540 PARK AVE
1500575	1218260600011702100	WILOV-JOLLY BERES W T	36859 RUSCHIN DR	NEWARK	CA	94560	530 PARK AVE
1500583	1218260600011702300	Not for public record					500 PARK AVE
1500591	1218260600011800000	CITY OF UMATILLA	PO BOX 2286	UMATILLA	FL	32784-2286	W COLLINS ST
1500729	121826060002402900	DEAN THOMAS P LIFE ESTATE	PO BOX 258	UMATILLA	FL	32784-0258	436 N KENTUCKY AVE
1500737	121826060002403200	CITY OF UMATILLA	PO BOX 2286	DONA VISTA	FL	32784-2286	410 N KENTUCKY AVE
1501016	1318262600000000400	FOX RONALD E & MURIEL	PO BOX 319	UMATILLA	FL	32784-0319	27 S CENTRAL AVE
1501024	1318262600000000500	FOX RONALD E & MURIEL	PO BOX 319	UMATILLA	FL	32784-0319	35 S CENTRAL AVE
1501032	1318262600000000600	HARRIS CHALLAN L LIFE ESTATE	85 S CENTRAL AVE	UMATILLA	FL	32784	85 S CENTRAL AVE
1501041	1318262600000000700	RATSMAN NICOLAS W & SHERRY B LIFE ESTATE	2931 S GROVE ST	EUSTIS	FL	32726	86 LAKESIDE AVE
1501059	1318262600000000800	PALLADINO NICOLE M	68 LAKESIDE AVE	UMATILLA	FL	32784	68 LAKESIDE AVE
1501067	1318262600000000900	WEEMAN MANAGEMENT GROUP LLC	32515 SCENIC HILLS DR	MOUNT DORA	FL	32757	60 LAKESIDE AVE
1501075	1318262600000001000	CURTIS JUDY LIFE ESTATE	48 LAKESIDE AVE	UMATILLA	FL	32784	48 LAKESIDE AVE
1501652	131826120000A00900	WATTS LINDA	1514 N LAKEVIEW AVE	LEESBURG	FL	34748	312 N KENTUCKY AVE
1501679	131826120000D00401	MABRY GERALD R	PO BOX 1505	UMATILLA	FL	32784-1505	44 MITCHNER ST
1501695	131826120000E00600	PROSPERA LLC	3124 MONTERRAT PL	KISSIMMEE	FL	34743	180 N KENTUCKY AVE
1692547	1218260600011602800	CUMMINS GREGORY E	526 UMATILLA BLVD	UMATILLA	FL	32784	526 UMATILLA BLVD
1692598	1318262600000000701	BELECK NICOLE R	74 LAKESIDE AVE	UMATILLA	FL	32784	74 LAKESIDE AVE
1692687	131826120000C00000	CITY OF UMATILLA	PO BOX 2286	UMATILLA	FL	32784-2286	251 N CENTRAL AVE
1692695	131826120000C00700	CITY OF UMATILLA	PO BOX 2286	UMATILLA	FL	32784-2286	277 N CENTRAL AVE
1737338	1318260300000000000	BEIGHTOL SCOTT & ANATALIA E PEREZ BEIGHTOL	63 ROSE ST	UMATILLA	FL	32784	63 ROSE ST
1737541	121826080000A00300	NESHEIWAT HAYAT	2901 CLINT MOORE RD STE 2	BOCA RATON	FL	33496-2039	420 N TROWELL RD
1770017	131826200000000100	CITY OF UMATILLA	PO BOX 2286	UMATILLA	FL	32784-2286	19 LAKESIDE AVE
1770025	1318262000000000600	TYNES RONALD B JR & JACKIE E	65 LAKESIDE AVE	UMATILLA	FL	32784	65 LAKESIDE AVE
1770131	121826060002300700	MURPHEY VIRGINIA E	PO BOX 207	UMATILLA	FL	32784-0207	501 N CENTRAL AVE
1770262	131826120000G00600	CITY OF UMATILLA	PO BOX 2286	UMATILLA	FL	32784-2286	HARRIS ST
1782252	121826000100000100	GLENDALE GROVES LLC	PO BOX 12	UMATILLA	FL	32784-0012	40747 STATE ROAD 19
1800285	121826120000G00100	GREENTECH MANAGEMENT LLC	105 BREAKWATER N	HENDERSONVILLE	TN	37075	87 N CENTRAL AVE
1823111	121826060002402800	BUSH KYNDALL C	466 N KENTUCKY AVE	UMATILLA	FL	32784	466 N KENTUCKY AVE
1823137	131826260000001100	NOLETTE PROPERTIES LLC	33943 E LAKE JOANNA DR	EUSTIS	FL	32736	30 LAKESIDE AVE
2538082	121826000100004800	SEABROOK J ELLIOTT & SUSAN Y TRUSTEES	PO BOX 2425	UMATILLA	FL	32784-2425	40742 STATE ROAD 19
2607734	121826000400010000	CSX TRANSPORTATION INC	500 WATER ST	JACKSONVILLE	FL	32202-4420	N CENTRAL AVE
2702486	121826060002200900	JEFFREY KATHRYN G	542 N KENTUCKY AVE	UMATILLA	FL	32784	542 N KENTUCKY AVE
2803649	131826260000000501	FOX RONALD E & MURIEL	PO BOX 319	UMATILLA	FL	32784-0319	45 S CENTRAL AVE
2803657	131826260000000601	FOX RONALD F &	PO BOX 319	UMATILLA	FL	32784-0319	55 S CENTRAL AVE
2898372	121826060002303102	BRYAN JOHN R ET AL	PO BOX 643	UMATILLA	FL	32784-0643	431 N CENTRAL AVE
2900237	131826120000A00400	AUST BRENDA E ET AL	PO BOX 702	LAKE CITY	FL	32056-0702	N CENTRAL AVE
2921633	121826000100000202	BRYAN PAUL W II	PO BOX 643	UMATILLA	FL	32784-0643	1007 N CENTRAL AVE
2926554	121826000100000301	NOU SAMATH & VEASNA CHANN	35 S KENTUCKY AVE	UMATILLA	FL	32784	901 N CENTRAL AVE
2990171	1318260300000000C00	GONZALEZ HONORIO & JUANITA	75 ROSE ST	UMATILLA	FL	32784	75 ROSE ST
3035224	121826000100000302	939 N CENTRAL AVE LLC	1001 BRICKELL BAY DR STE 2110	MIAMI	FL	33131	939 N CENTRAL AVE
3334701	1318262900011200401	CITY OF UMATILLA	PO BOX 2286	UMATILLA	FL	32784-2286	5 TROWELL AVE
3369025	121826040000C00700	UTI REAL ESTATE LLC	630 GOODBAR AVE	UMATILLA	FL	32784	630 GOODBAR AVE
3462963	1218260001000005000	O'REILLY AUTOMOTIVE STORES INC	PO BOX 1156	SPRINGFIELD	MO	65801-1156	1030 BULLDOG WAY
3562666	131826120000A00901	CIRCLE K STORES INC	PO BOX 52085 DC-17	PHOENIX	AZ	85072-2085	W OCALA ST
3638794	1218260800000800004	MC DONALD'S CORPORATION # 17673	2755 S BAY ST STE G	EUSTIS	FL	32726-6587	400 HATFIELD DR
3684354	121826045000000100	LAURENT TIMOTHY W & ALICE E LIFE ESTATE	4369 RED BANKS CT	GREEN BAY	WI	54311	1002 LAKE PEARL PL
3684362	121826045000000200	NEWLAND BLAINE SR LIFE ESTATE	1006 LAKE PEARL PL	UMATILLA	FL	32784	1006 LAKE PEARL PL
3684389	121826045000000400	MC DANIEL MERLE ET AL	1008 LAKE PEARL PL	UMATILLA	FL	32784	1008 LAKE PEARL PL
3684397	121826045000000500	MICHAEL MUDLER AND ALICE MUDLER JOINT REVOCABLE LIV	N522 ROBINHOOD WAY	SHERWOOD	WI	54169	1010 LAKE PEARL PL
3684419	121826045000000700	SHANK GEORGE F & JO LIFE ESTATE	1059 LAKE PEARL PL	UMATILLA	FL	32784	1059 LAKE PEARL PL
3684427	121826045000000800	MENDENHALL BRUCE & LINDA M	1057 LAKE PEARL PL	UMATILLA	FL	32784	1057 LAKE PEARL PL
3684435	121826045000000900	VENN GRETCHEN R	1055 LAKE PEARL PL	UMATILLA	FL	32784	1055 LAKE PEARL PL
3684443	121826045000001000	DE BOLT DONALD E & JACQUELINE J	1053 LAKE PEARL PL	UMATILLA	FL	32784	1053 LAKE PEARL PL
3684451	121826045000001100	SULLIVAN JUDITH R LIFE ESTATE	1051 LAKE PEARL PL	UMATILLA	FL	32784	1051 LAKE PEARL PL
3684460	121826045000001200	TORRE JOSEPH A & JACQUALYN LIFE ESTATE	1049 LAKE PEARL PL	UMATILLA	FL	32784	1049 LAKE PEARL PL
3684486	121826045000001400	REGAN PAUL J & SALLY J TRUSTEES	1045 LAKE PEARL PL	UMATILLA	FL	32784	1045 LAKE PEARL PL
3684494	121826045000001500	RICE SHARON K	PO BOX 554	UMATILLA	FL	32784-0554	1041 LAKE PEARL PL
3684516	121826045000001700	SEMANSKI FAMILY TRUST	1035 LAKE PEARL PL	UMATILLA	FL	32784	1035 LAKE PEARL PL
3684524	121826045000001800	OTTOW DARICK K AND SHARON A OTTOW TRUST	1031 LAKE PEARL PL	UMATILLA	FL	32784-7123	1031 LAKE PEARL PL
3684541	121826045000002000	BABCOCK JEFFREY J & GWEN A	1029 LAKE PEARL PL	UMATILLA	FL	32784	1029 LAKE PEARL PL
3684559	121826045000002100	HALL MILTON L	1027 LAKE PEARL PL	UMATILLA	FL	32784	1027 LAKE PEARL PL
3684567	121826045000002200	MACPHERSON WILLIS A II & CAROLYN R	1023 LAKE PEARL PL	UMATILLA	FL	32784	1023 LAKE PEARL PL
3684583	121826045000002400	HOLLINGSWORTH CARL G & DOROTHY S	1021 LAKE PEARL PL	UMATILLA	FL	32784	1021 LAKE PEARL PL
3684591	121826045000002500	HUTCHINS NELSON L & CONNIE S	1017 LAKE PEARL PL	UMATILLA	FL	32784	1017 LAKE PEARL PL
3684613	121826045000002700	TAYLOR KELLY W & KRISTIE D	PO BOX 95	MOHALL	ND	58761-0095	1015 LAKE PEARL PL
3684621	121826045000002800	MILES FAMILY REVOCABLE TRUST	4038 NORTH AVE	PENN YAN	NY	14527	1011 LAKE PEARL PL
3684648	121826045000003000	BASTIN WILLIS G JR	1009 LAKE PEARL PL	UMATILLA	FL	32784	1009 LAKE PEARL PL
3684656	121826045000003100	RICHER FAMILY LIVING TRUST	11209 E MITCHELL RD	PETOSKEY	MI	49770	1007 LAKE PEARL PL
3684664	121826045000003200	DE ROUCHIE ERNEST L III & GLENNA L	1005 LAKE PEARL PL	UMATILLA	FL	32784	1005 LAKE PEARL PL
3684681	121826045000003400	SELINSKI JOHN C	1001 LAKE PEARL PL	UMATILLA	FL	32784	1001 LAKE PEARL PL
3684699	121826045000003500	DABERKOW CLIFFORD & BETTY	1020 LAKE PEARL PL	UMATILLA	FL	32784	1020 LAKE PEARL PL
3684702	121826045000003600	SCHMIDT DALE D & NANCY J TRUSTEES	1022 LAKE PEARL PL	UMATILLA	FL	32784	1022 LAKE PEARL PL
3684711	121826045000003700	MONTER RANDAL B & CINDY L	1086 240TH ST	JEFFERSON	IA	50129	1046 LAKE PEARL PL

3684737	121826045000003900	BRADBURY LIVING TRUST	1040 LAKE PEARL PL	UMATILLA	FL	32784	1040 LAKE PEARL PL
3684753	121826045000A00000	COUNTRYSIDE VILLAS ON LAKE PEARL HOA INC	1000 LAKE PEARL PL	UMATILLA	FL	32784	LAKE PEARL PL
3700945	121826000400005700	FIRST BAPTIST CHURCH OF UMATILLA	570 HATFIELD DR	UMATILLA	FL	32784	570 HATFIELD DR
3764285	121826000100005800	EVERS ENTERPRISES LLLP	2011 COUNTRY CLUB DR	EUSTIS	FL	32726	PRIVATE DR
3777619	121826000400005900	FIRST BAPTIST CHURCH OF UMATILLA	570 HATFIELD DR	UMATILLA	FL	32784	550 HATFIELD DR
3779116	131826000100007500	CITY OF UMATILLA	PO BOX 2286	UMATILLA	FL	32784-2286	LONE STAR ST
3781589	131826120000A00500	AUST BRENDA E & DALE L AUST	PO BOX 1875	BARTOW	FL	33831-1875	321 N CENTRAL AVE
3800496	131826000200007600	CITY OF UMATILLA	PO BOX 2286	UMATILLA	FL	32784-2286	LONE STAR ST
3803089	121826000400011000	FIRST BAPTIST CHURCH OF UMATILLA	570 HATFIELD DR	UMATILLA	FL	32784	HATFIELD DR
3815755	121826000400011200	FIRST BAPTIST CHURCH OF UMATILLA	570 HATFIELD DR	UMATILLA	FL	32784	HATFIELD DR
3833046	121826060001600500	RMSCLAUD LLC	4073 ROSE OF SHARON DR	ORLANDO	FL	32808	531 N CENTRAL AVE
3834614	121826060001400500	JJC GROUP LLC	5409 OSPREY ISLE LN	ORLANDO	FL	32819	607 N CENTRAL AVE
3847492	121826060002400800	BRYAN JONATHAN ET AL	PO BOX 643	UMATILLA	FL	32784-0643	441 UMATILLA BLVD
3866475	131826290001100101	JERUSALEM WORSHIP CENTER INC	38322 JAMESTOWN ST	UMATILLA	FL	32784	98 ORANGE LN
3875736	131826290001300600	CITY OF UMATILLA	PO BOX 2286	UMATILLA	FL	32784-2286	LAKESIDE AVE
3883556	121826000400011500	CITY OF UMATILLA	PO BOX 2286	UMATILLA	FL	32784-2286	N CENTRAL AVE
3885518	121826000100011600	LAKE COUNTY BCC	315 W MAIN ST	TAVARES	FL	32778	PRIVATE DR
3886275	121826045000E00000	COUNTRYSIDE VILLAS ON LAKE PEARL HOA INC	1000 LAKE PEARL PL	UMATILLA	FL	32784	LAKE PEARL PL
3886276	121826045000F00000	COUNTRYSIDE VILLAS ON LAKE PEARL HOA INC	1000 LAKE PEARL PL	UMATILLA	FL	32784	LAKE PEARL PL
3905460	131826120000G00801	CALVARY CHAPEL OF THE LAKES INC	PO BOX 2289	UMATILLA	FL	32784-2289	N KENTUCKY AVE
3914774	131826000200008600	CITY OF UMATILLA	PO BOX 2286	UMATILLA	FL	32784-2286	UNASSIGNED
1122473	131826000100002600	DUVALL ALYSA AND STANLEY BEDGOOD III	87 LONE STAR ST	UMATILLA	FL	32784	87 LONE STAR ST
1122481	131826000100001900	DIAZ FIGUEROA MANUEL III ET AL	377 N TOWELL	UMATILLA	FL	32784	N TROWELL AVE
1122511	131826000100001600	4595 HYPOLUXO RD LLC	615 PINE LAKE DR	DELRAY BEACH	FL	33445	356 N CENTRAL AVE
1122520	131826000100001200	ALLEN REBECCA L	PO BOX 604	UMATILLA	FL	32784-0604	395 N TROWELL AVE
1122546	131826000100002700	ADAMS MELISSA R ET AL	PO BOX 464	UMATILLA	FL	32784-0464	65 LONE STAR ST
1122627	131826000100002500	SHERMAN SAMANTHA	315 N TROWELL AVE	UMATILLA	FL	32784	315 N TROWELL AVE
1122635	131826000100002300	HIRST WAYNE T	35 S TROWELL AVE	UMATILLA	FL	32784	320 N CENTRAL AVE
1128820	121826040000A00100	DELA EDEN PROPERTIES LLC	610 N CENTRAL AVE	UMATILLA	FL	32784	610 N CENTRAL AVE
1128838	121826040000A00300	DELA EDEN PROPERTIES LLC	610 N CENTRAL AVE	UMATILLA	FL	32784	610 N CENTRAL AVE
1128846	121826040000A00600	RGJ BOLTON PROPERTIES LLC	1016 PINE MEADOWS GOLF COURSE RD	EUSTIS	FL	32726	680 N CENTRAL AVE
1128854	121826040000A00800	UNITED SOUTHERN BANK	PO DRAWER 29	UMATILLA	FL	32784-0029	690 N CENTRAL AVE
1128960	131826150100A00100	JOINT EQUITY LLC	55 N CENTRAL AVE	UMATILLA	FL	32784	GUERRANT ST
1130671	121826080000A00201	FIRST BAPTIST CHURCH OF UMATILLA	570 HATFIELD DR	UMATILLA	FL	32784	HATFIELD DR
1130883	131826120000E00100	SNYDER SCOTT M	61 KENTUCKY AVE	UMATILLA	FL	32784	191 N CENTRAL AVE
1130981	131826120000H00100	JOINT EQUITY LLC	55 N CENTRAL AVE	UMATILLA	FL	32784	55 GUERRANT ST
1130999	131826120000H00201	PETERS RONALD M & DONNA K	19805 SALTSDALE RD	UMATILLA	FL	32784	24 S CENTRAL AVE
1131006	131826120000H00500	MONAGHAN MICHAEL J & TAMMY W	3061 STRATFORD LN	MOUNT DORA	FL	32757	40 S CENTRAL AVE
1131014	131826120000H00700	GEN STAR ONE INC	18503 RAVENSWOOD RD	ALTOONA	FL	32702	60 S CENTRAL AVE
1131022	131826120000H01000	RICHARD L AND STACY L PUCKETT REVOCABLE TRUST	608 N BLUEBIRD WAY	MUSTANG	OK	73064	82 S CENTRAL
1131031	131826120000H01500	CITY OF UMATILLA	PO BOX 2286	UMATILLA	FL	32784-2286	S CENTRAL AVE
1211573	131826000100002800	AVENUE REAL ESTATE HOLDINGS LLC	1435 STERNS DR	LEESBURG	FL	34748-3062	15 LONE STAR ST
1406684	131826000100001500	WHITLOCK RAQUEL M	PO BOX 1496	UMATILLA	FL	32784-1496	40 BULLDOG LN
1406714	131826000100002400	THAMES ALVA & AMANDA CUDWORTH	325 N TROWELL AVE	UMATILLA	FL	32784	325 N TROWELL AVE
1406838	131826000200002900	AVENUE REAL ESTATE HOLDINGS LLC	1435 STERNS DR	LEESBURG	FL	34748-3062	310 N CENTRAL AVE
1501717	131826120000H00600	LAKE COUNTY PROPERTY HOLDINGS LLC	231 RUBY AVE STE G	KISSIMMEE	FL	34741	46 S CENTRAL AVE
1507847	131826000100001800	DIAZ FIGUEROA MANUEL III & CAROL A DIAZ	377 N TROWELL AVE	UMATILLA	FL	32784	377 N TROWELL AVE
1705304	131826000100002100	RICHARDSON RICHARD	1850 N PARK AVE	WINTER PARK	FL	32789-2438	N CENTRAL AVE
1755352	131826120000H00101	CITY OF UMATILLA	PO BOX 2286	UMATILLA	FL	32784-2286	S CENTRAL AVE
1770271	131826120000H00800	LEGACY REAL ESTATE INVESTMENTS & FUNDING LLC	6137 ROUND LAKE RD	APOPKA	FL	32712	66 S CENTRAL AVE
1782261	131826000100002200	RICHARDSON RICHARD	1850 N PARK AVE	WINTER PARK	FL	32789-2438	338 CENTRAL AVE
1813794	131826000100001400	WHITLOCK RAQUEL M	PO BOX 1496	UMATILLA	FL	32784-1496	BULLDOG LN
2841214	121826000400009800	PARTNERS FOR CHILDREN & FAMILIES INC	PO BOX 129	ALTOONA	FL	32702-0129	HATFIELD DR
2920459	121826000400009700	DELA EDEN PROPERTIES LLC	610 N CENTRAL AVE	UMATILLA	FL	32784	HATFIELD DR
3030559	131826150000B01000	BARROW HULBERT TRUST	58 S KENTUCKY AVE	UMATILLA	FL	32784	58 S KENTUCKY AVE
3442741	131826120000E00201	SSA INVESTMENTS LLC	14868 TULLAMORE LOOP	WINTER GARDEN	FL	34787-5338	169 N CENTRAL AVE
3801580	131826150100A00800	SNYDER SCOTT M	61 KENTUCKY AVE	UMATILLA	FL	32784	61 KENTUCKY AVE
3878113	131826120000H01300	CITY OF UMATILLA	PO BOX 2286	UMATILLA	FL	32784-2286	S CENTRAL AVE
3883238	13182600020002LAKE	STATE OF FLORIDA	3900 COMMONWEALTH BLVD	TALLAHASSEE	FL	32399	LAKEVIEW ST
3883242	16182600020000LAKE	STATE OF FLORIDA	3900 COMMONWEALTH BLVD	TALLAHASSEE	FL	32399	LAKESHORE DR
3887126	121826040000A02200	PURVIS H SCOTT TRUSTEE &	600 CRESCENT ST	UMATILLA	FL	32784	PARKS AVE
3890386	121826040000A01700	FARYNA SHARON LIFE ESTATE	18215 COUNTY ROAD 450	UMATILLA	FL	32784	700 N CENTRAL AVE
3929566	131826150100A00300	NOU-CHANN FAMILY REVOCABLE TRUST	35 S KENTUCKY AVE	UMATILLA	FL	32784	35 S KENTUCKY AVE
3948078	131826150100A00400	WHITE ABRAHAM A AND JEMMA E WHITE	39 S KENTUCKY AVE	UMATILLA	FL	32784	39 S KENTUCKY AVE
3948079	131826150100A00500	ENGEL DEAN & CHAKRIYA LENG	43 S KENTUCKY AVE	UMATILLA	FL	32784	43 S KENTUCKY AVE
3948080	131826150100A00600	GRIFFIN HENRY D SR & DEBORAH	PO BOX 6	UMATILLA	FL	32784-0006	47 S KENTUCKY AVE
3948081	131826150100A00700	CAPEZZA LUCKY A AND NICHOLAS CAPEZZA	51 S KENTUCKY AVE	UMATILLA	FL	32784	51 S KENTUCKY AVE
3960751	131826150100A00200	JOINT EQUITY LLC	55 N CENTRAL AVE	UMATILLA	FL	32784	GUERRANT



Business Impact Estimate

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

Ordinance 2026-K CRA extension

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

Summary of Ordinance: **The proposed ordinance approves the continued existence of the City of Umatilla Community Redevelopment Agency through September 30, 2039, amends the Community Redevelopment Plan to extend the redevelopment completion date through September 30, 2039, and continues the Community Redevelopment Trust Fund and tax increment financing.**

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any: **The City anticipates no direct adverse economic impact on private, for-profit businesses. The ordinance continues an existing governmental redevelopment program and financing mechanism and does not impose new regulatory requirements.**

(a) An estimate of direct compliance costs that businesses may reasonably incur; **No direct compliance costs are anticipated because the ordinance imposes no new permitting, licensing, reporting, or operational requirements on private businesses.**

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and **The ordinance does not create or increase any fee, tax, or charge imposed on private businesses.**

(c) An estimate of the City's costs, including estimated revenues from any new charges or fees to cover such costs.

There is no direct compliance cost that businesses may reasonably incur due to the proposed ordinance. There is no new charge or fee imposed by the proposed ordinance. There is no anticipated regulatory cost associated with the proposed ordinance.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: **None**.

4. Additional information the governing body deems useful (if any):
[You may wish to include in this section the methodology or data used to prepare the Business Impact Estimate. For example: City staff solicited comments from businesses in the City as to the potential impact of the proposed ordinance by contacting the chamber of commerce, social media posting, direct mail or direct email, posting on City website, public workshop, etc. You may also wish to include efforts made to reduce the potential fiscal impact on businesses. You may also wish to state here that the proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated (individuals as well as businesses) and, therefore, the proposed ordinance does not affect only businesses].



CITY OF UMATILLA

AGENDA ITEM STAFF REPORT

DATE: June 25, 2026

MEETING DATE: August 4, 2026

SUBJECT: Resolution No. 2026-13, Fee Schedule Update

BACKGROUND SUMMARY:

Pursuant to HB 803, the City is required to revise certain building permit and inspection fees, including fees applicable when a private provider performs plan review or inspection services. The Building Official has reviewed the City's Building Services Fee Schedule and revised the applicable fees to reflect the City's actual costs for services it continues to perform and to comply with the private-provider fee requirements of section 553.791, Florida Statutes. Resolution No. 2026-13 adopts the updated Building Services Fee Schedule attached as Exhibit "A."

RECOMMENDATIONS:

Approve Resolution 2026-13 Fee Schedule Update

FISCAL IMPACTS:

Not quantifiable

ATTACHMENTS:

1. Resolution No. 2026-13 Fee Schedule Update
 2. Exhibit A Building Permit Fee Schedule
 3. Building fees current vs proposed
-

RESOLUTION 2026 - 13

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UMATILLA, FLORIDA, AMENDING AND ADOPTING THE BUILDING FEE SCHEDULE FOR THE CITY; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR A SEVERABILITY; PROVIDING FOR CORRECTION OF SCRIVENER'S ERRORS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Umatilla adopted Ordinance 2023-31 adopting user fees by resolution and repealing all user fees in Code of Ordinance; and

WHEREAS, HB 803 (2026), amended sections 553.79 and 553.791, Florida Statutes, relating to building permit and inspection fees and private provider services; and

WHEREAS, the City's Building Official has reviewed the Building Services Fee Schedule and recommended revisions to comply with applicable law, including revisions to the calculation of permit and inspection fees and reductions applicable when private provider services are used; and

WHEREAS, the Umatilla City Council has determined the fees and charges should be updated to address the needs of the City's customers and to fairly apportion the fees so as not to cause an undue burden on the taxpayers of the City of Umatilla; and

WHEREAS, the Umatilla City Council wishes to adopt an updated Building Services Fee Schedule to take effect as of the effective date hereof, and which may hereafter be amended by further resolution of the Council;

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

Section 1. Recitals. The above recitals are true and correct and are incorporated herein and made a part hereof by reference.

Section 2. Adoption of Building Services Fee Schedule. The Building Services Fee Schedule attached hereto as Exhibit "A" is hereby approved and adopted. The fees set forth therein shall be imposed and collected beginning on the effective date of this Resolution and may thereafter be amended by resolution of the City Council.

Section 3. Implementation. The City Manager or designee are hereby authorized to take such further action as may be necessary to implement the purpose and provisions of this Resolution.

Section 4. Repeal and Conflicts. All prior resolutions, or portions thereof, establishing building permit, plan review, inspection, or related administrative fees that conflict with the Building Services Fee Schedule adopted by this Resolution are hereby repealed to the extent of such conflict.

Section 5. Severability. 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.

Section 6. Correction of Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Resolution, as determined by the City Clerk and City Attorney, may be corrected without the need for further action by the City Council.

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

PASSED AND ADOPTED this 4th day of August, 2026 by the City Council of the City of Umatilla, Lake County, Florida.

Christopher Creech, Mayor

ATTEST:

Approved as to Form:
STONE & GERKEN, PA

Jessica Burnham, City Clerk

Jennifer Cotch, City Attorney

EXHIBIT A

COMMERCIAL PERMITS	2026
	\$250 minimum
	Square Footage Rate (Under Roof)
Building / Commercial Modular	\$0.90 per sq. ft.
	\$250 minimum
All alterations / renovations / shell buildouts	1/2 of commercial sq. ft. rate / \$250 minimum
Warehouse / Shell Structure (does not include mini warehouses/self storage)	1/2 of commercial sq. ft. rate / \$250 minimum
Change of Use / Occupancy (inspection required)	\$250
Slab / Foundation	\$0.12 per sq. ft. / \$150 minimum
Roofing - Commercial	\$0.10 per sq. ft. / \$250 minimum
Solar - Commercial (includes electric)	\$550 / \$950 over 50 panels
Construction Trailer (includes MEP)	\$350
Marine	\$0.25 per sq. ft. / \$250 minimum
SIGN PERMITS	2026
Multiple signs allowed on same permit with same AK#	
Sign Permit	\$150 + \$75 each additional sign
Sign with Electric	\$200 + \$75 each additional sign
Free Standing Signs (monument)	\$250 + \$75 each additional sign
Free Standing Signs with new electric	\$300 + \$75 each additional sign
TRADE PERMITS	2026
Minimum for all trade permits	Residential - \$150 Commercial - \$250
Mechanical	\$0.06 per sq. ft.
Mechanical - warehouse/shell	\$0.03 per sq. ft.
Mechanical Changeouts (multiple units OK on single permit)	Minimum fee for 1st unit \$75 each additional
Electrical	\$0.06 per sq. ft.
Electrical - warehouse/shell	\$0.03 per sq. ft.
Electrical - low voltage commercial	\$40
Gas Piping / Fixtures	\$0.06 per sq. ft.
Plumbing	\$0.06 per sq. ft.
Plumbing - warehouse / shell	\$0.03 per sq. ft.
Plumbing irrigation per system	Residential - \$100 Commercial - \$150
Mechanical Hood, Paint Booth, Coolers, etc.	\$250
Fire suppression system for mechanical hood, paint booth, etc.	\$300 for 1st / \$100 each additional
Fire Alarm (1-14 devices / 15+ devices)	\$200 / \$350
Fire Sprinklers (1-25 heads)	\$200
Fire Sprinklers (26-50 heads)	\$350
Fire Sprinklers (51+ heads)	\$500
RESIDENTIAL PERMITS	2026
Minimum Fee	\$150
Building	\$0.70 per sq. ft.
All Alterations / Renovations / Shell	\$0.35 per sq. ft.
Slab / Foundation	\$0.12 per sq. ft.
Roofing - Residential	\$0.09 per sq. ft.
Solar - Residential	\$200

EXHIBIT A

MOBILE HOME PERMITS	2026
Manufactured Home Permit Fees- Includes set-up, electrical, plumbing, and mechanical	\$475
Modular Home / Modular Buildings DCA approved	same as manufactured home
SWIMMING POOL PERMITS	2026
Spas above ground	\$250
Private above ground swimming pools	\$250
Private in ground swimming pools	\$450
Commercial swimming pools	\$650 / \$850 over 1,500 sq. ft.
MISCELLANEOUS PERMITS	2026
Screen enclosures without slab/foundation	\$250
Screen enclosures with slab/foundation	\$350
Aluminum Construction without slab/foundation	\$250
Generator	Residential - \$150 each / Commercial \$250 each
Demolition - Any Building or Structure. Multiple buildings on the same AK# allowed on 1 permit	Residential - \$150 1st / \$50 each additional Commercial - \$250 1st / \$50 each additional
ADMINISTRATIVE COST	2026
Administrative Fee (for all Trade permit applications)*	\$25
Administrative Fee for New Construction	Residential - 20% of Building Permit Fee Commercial - 5% of Building Permit Fee
Fire Plan Review	50% of Building Permit Fee (Commercial Only)
Change of Primary Contractor	\$70
Change of Subcontractor	\$40
Modification of plans at any time after initial re-submittal per trade (minor)	\$65
Modification of plans at any time after initial re-submittal per trade (major redesign)	25% of permit fee with trades
Approve or Re-Stamp Construction Plans after permit issuance	Admin. Fee + printing cost
Commercial Pre-Power Approval - Every 60 Days	\$80
Temporary / Conditional Certificate of Occupancy (per month)	Residential \$100 Commercial \$250
Replace Building Permit Card	\$10
Extension of Permit Application (only one 90-day extension may be granted without AHJ approval)	Greater of 10% of original permit fee or \$150
Re-Inspection	\$80
Private Provider Discount - Inspections	25% Building/Trade fees only
Private Provider Commercial -Inspections & Review	50% Reduction
Private Provider Commercial Inspections only	25% Reduction
Private Provider Discount - Plan Review & Inspections	31% Building/Trade fees only
PERMIT RENEWALS (Issued Permits Which are Expired)	
NOTE: When renewing a building permit, the following percentages shall be used for purposes of calculating the fee (the percentage represents the work completed).	
If first inspection was never made, renewal must be at full current value	100%
Slab inspection approved and slab poured	80% of permit minimum, whichever is greater
Lintel inspection Approved	60% of permit minimum, whichever is greater
Framing and Rough-In Inspections Approved	40% of permit minimum, whichever is greater
Insulation Inspection Approved	20% of permit minimum, whichever is greater
Final Inspections Only	10% of permit minimum, whichever is greater
Electrical, Plumbing, Fire, Gas and Mechanical permit renewal fees	Trade Minimum Fee for each

EXHIBIT A

WORKING WITHOUT PERMITS	
If any person commences work on a building or structure before obtaining necessary permits, they shall be subject to a penalty as specified	\$250 or double the permit fee; whichever is greater
GENERAL INFORMATION - ADMINISTRATION COSTS	
No refund will be given on any permit \$100 or less unless issued in error by the City	
No more than 50% of building, electrical, plumbing, fire, gas, or mechanical fees shall be refunded	
No refund shall be given on permits over thirty (30) days from date of issuance or if construction has been started, unless the permit is issued in error by the City.	
No refund shall be given on plan review, preliminary permit fees, administrative fees or technology fees.	
Refunds will only be issued to the individual or entity that made the original payment; unless written, notarized authorization is provided by the entity who made the payment.	
The minimum permit fees are non-refundable.	
New Commercial structures 2,000 square foot and greater will require a non-refundable fee of one-half of the building permit fee to be paid at the time of the application. This fee will be credited back to the building permit if the permit is issued prior to the expiration of the permit application.	
Building permits shall become null and void if construction has not started and/or a valid inspection called for within one-hundred eighty (180) days from the issuance date.	
Modified Construction Plans after permit issuance and re-submittals for those revisions: Fees will be incurred for each trade.	
2 sets of paper construction plans will be stamped at no charge. Fees will be incurred for any additional sets of plans stamped. Fees will be incurred for any plan sets printed for applicants.	
No partial payments will be allowed.	
If a private provider is used to do the plan review, the private provider must do the inspections.	
*Private-provider permit fees shall reflect only the City's documented actual costs for services it continues to perform and shall comply with section 553.791, Florida Statutes. No fee shall be charged for plans review or inspections performed by the private provider, and no punitive administrative fee shall be imposed.	

BUILDING SERVICES

	Current Fee	Proposed Fee
<i>Application</i>		
Addressing Assignment Fee	\$ 30.00	\$ 30.00
Annexation (per lot, max \$1,500)	500.00	500.00
Initial Zoning	500.00	500.00
Certification of Addition Plans	100.00	100.00
Comp Plan Amendment (small scale)	500.00	500.00
Comp Plan Amendment (large scale)	750.00	750.00
Comp Plan Policy	500.00	500.00
Concurrency Review	500.00	500.00
Construction Plan	600.00	600.00
Construction Plan Residential - Subdivision	1,000.00	1,000.00
Construction Plan Commercial - Subdivision	750.00	750.00
Conditional Use Permit	400.00	400.00
Conditional Use Extension or Modification	400.00	400.00
Development of Regional Impact	1,500.00	1,500.00
DRI Development Order Amendment	1,000.00	1,000.00
Expansion/Change of a Non-Conforming Use	500.00	500.00
Flood Zone Determination	100.00	100.00
Lot Split/ Lot Line Deviation	400.00	400.00
Planned Unit Development	750.00	750.00
PUD Amendment	750.00	750.00
Plat - Final	300.00	300.00
Preliminary Subdivision Plan	750.00	750.00
Rezoning	500.00	500.00
Minor Site Plan (staff approval)	250.00	250.00
Major Site Plan (Council approval)	500.00	500.00
Minor Subdivision Plan - 3 Lots or Fewer	350.00	350.00
Street Name Change	300.00	300.00
Street Name Reservations (per road)	125.00	125.00
Unity of Title	50.00	50.00
Vacating Streets, Lots, Plats	500.00	500.00
Variance	400.00	400.00
<i>Zoning Clearance Fees</i>		
<i>Residential</i>		
Single Family Residence		
Fence	20.00	20.00
Pool	50.00	50.00
Addition	50.00	50.00
Accessory Structure - Shed	20.00	20.00
Accessory Structure - Garage or carport	50.00	50.00
Chicken Coop	20.00	20.00
Slab	20.00	20.00
Driveway	50.00	50.00

BUILDING SERVICES

	Current Fee	Proposed Fee
Commercial		
Sign	75.00	75.00
Fence	50.00	50.00
Addition	75.00	75.00
Accessory Structure - Shed	50.00	50.00
Driveway	75.00	75.00
Parking Lot	150.00	150.00

* Base Fees do not include pass-through fees from City Attorney, Land Planner, Engineer, or advertising costs associated with the submitted development application as adopted by Ordinance 2017-F.

Public Infrastructure Inspection Fees

\$0 - \$20,000	1.50%	1.50%
>\$20,000	1.00%	1.00%

Requirements: Submittal of signed and sealed estimate by Licensed Civil Engineer or copy of Construction Contract

COMMERCIAL PERMITS

Minimum		\$250
Building/Commercial Modular	\$100 min + 1% of construction cost (based on ICC tables or signed contract)	\$0.90 per sq. ft. / \$250 minimum
All Alterations/Renovations/Shell Buildouts	\$100 min + 1% of construction cost (based on signed contract)	1/2 commercial sq. ft. rate / \$250 minimum
Warehouse/Shell Structure (does not include mini warehouses/self storage)		1/2 of commercial sq. ft. rate / \$250 minimum
Change of Use/Occupancy (inspection required)		\$250
Slab/Foundation		\$0.12 per sq. ft. / \$150 minimum
Roofing	\$100 min + \$5 per \$1,000 or fraction thereof based on contract value	\$0.10 per sq. ft. / \$250 minimum
Solar (includes electric)	\$5 per \$1,000 (min \$100)	\$550 / \$950 over 50 panels
Construction Trailer (includes MEP)		\$350

BUILDING SERVICES

	Current Fee	Proposed Fee
Marine	1% of construction cost (\$150 min.)	\$0.25 per sq. ft / \$250 minimum

SIGN PERMITS

Multiple signs allowed on same permit with same AK#

Sign Permit		\$150 + \$75 each additional sign
Sign with Electric		\$200 + \$75 each additional sign
Free Standing Signs (monument)		\$250 + \$75 each additional sign
Free Standing Signs with new electric		\$300 + \$75 each additional sign
Sandwich Board Signs (annual)	\$50	\$50
Commercial Wall Signs		
No Electrical	\$100	remove
Electrical	\$200	remove
Commercial Roof Signs		
No Electrical	\$100	remove
Electrical	\$200	remove
Commercial Painted Signs	\$50	remove
Commercial Free Standing Signs		
No Electrical	\$150	remove
Electrical	\$250	remove

TRADE PERMITS

Minimum for all trade permits		Residential - \$150 Commercial - \$250
	\$100 min + \$3.25 per \$1,000 of actual or contract value	
Mechanical		\$0.06 per sq.ft
Mechanical - warehouse/shell		\$0.03 per sq.ft
Mechanical Changeouts (multiple units OK on single permit)		Minimum fee for 1st unit, \$75 for each additional
	\$100 min + 0.02 per sq ft.	
Electrical		\$0.06 per sq.ft
Electrical - warehouse/shell		\$0.03 per sq.ft
Electrical - low voltage commercial		\$40

BUILDING SERVICES

	Current Fee	Proposed Fee
Commercial Electric	\$100 + 0.02 per sq ft.	remove
Temporary Electric Service	100.00	remove
Gas Piping/Fixtures	\$100 + 0.02 per sq ft.	\$0.06 per sq.ft
Plumbing	\$100 min or 1% of contract	\$0.06 per sq.ft
Plumbing - warehouse/shell		\$0.03 per sq.ft
		Residential - \$100
Plumbing irrigation per system	\$75	Commercial - \$150
Mechanical Hood, Paint Booth, Coolers, etc.	\$150	\$250
Fire suppression system for mechanical hood, paint booth, etc.		\$300 for 1st / \$100 each additional
	\$100 + \$10 per 1,000 sq ft over 10,000	\$200 / \$350
Fire Alarm (1 - 14 devices / 15+ devices)		
Fire Sprinklers (1 - 25 heads)	\$25 per \$1,000	\$200
Fire Sprinklers (26 - 50 heads)	\$25 per \$1,000	\$350
Fire Sprinklers (51+ heads)	\$25 per \$1,000	\$500

RESIDENTIAL PERMITS

Minimum		\$150
	\$100 min or 1% of construction cost (based on ICC tables or signed contract)	\$0.70 per sq. ft
Building	\$100 min or 1% of construction cost (based on ICC tables or signed contract)	\$0.35 per sq. ft.
All Alterations/Renovations/Shell		
Concrete Slab / Foundation	50.00	\$0.12 per sq. ft.
Roofing	\$100 min + \$5 per \$1,000 or fraction thereof based on contract value	\$0.09 per sq. ft.
	\$5 per \$1,000 (min \$100)	
Solar		\$200

MOBILE HOME PERMITS

BUILDING SERVICES

	Current Fee	Proposed Fee
Manufactured Home-includes set-up, electrical, plumbing and mechanical		\$475
Single Wide (includes set-up, electrical and plumbing)	300.00	remove
Double Wide (includes set-up, electrical and plumbing)	350.00	remove
Used Mobile Home Inspection	100.00	remove
Modular Home/Modular Buildings DCA approved		\$475
SWIMMING POOL PERMITS		
Spas above ground	\$150 + 1%	\$250
Private above ground swimming pools	\$150 + 1%	\$250
Private in ground swimming pools	\$150 + 1%	\$450
		\$650 / \$850 over
Commercial swimming pools	\$150 + 1%	1,500 sq. ft.
MISCELLANEOUS PERMITS		
Screen Enclosure without slab/foundation	75.00	\$250
Screen Enclosure with slab/foundation	125.00	\$350
Pool Cage	\$100 + 1%	remove
Aluminum Construction without slab/foundation		\$250
		Residential - \$150
Generator	75.00	Commercial - \$250
		Residential - \$150
		Commercial - \$250
		for one structure
		\$50 each
Demolition - Any building or structure. Multiple buildings on the same AK# allowed on 1 permit.	200.00	additional
Building Move (disconnect at existing site)	\$300	\$300
Building Move (@ new site requires additional permitting)	TBD	remove
Chicken Coop	\$45	\$45
Driveway	\$50	\$50
Vinyl Siding	\$75	\$75
Fence	\$50	\$50
Carport (minimum)	\$75 + 1%	\$75 + 1%
Shed	\$75	\$75
Tree Removal	\$75	\$75
	\$100 or 1% of	\$100 or 1% of
Windows-Doors (minimum)	contract	contract
	\$50 or 1% of	\$50 or 1% of
Tent (accessory permit) - (minimum)	contract	contract
ROW-Right of Way Permit	\$100	\$100
ADMINISTRATIVE COST		
Administrative Fee (for all Trade permit applications)	20% of permit	\$25

BUILDING SERVICES

	Current Fee	Proposed Fee
		Residential - 20% of permit fee
Administrative Fee for New Construction	20% of permit (min. \$300)	Commercial - 5% of permit fee
Fire Plan Review - Commercial Only		50% of permit fee
Change of Contractor	\$100	\$70
Change of Subcontractor		\$40
Modification of plans after initial submittal per trade (minor)	\$0.25 of permit (min. \$100)	\$65
Modification of plans after initial submittal per trade (major)	\$0.25 of permit (min. \$100)	25% of permit fee with trades
Approve or re-stamp construction plans after permit issuance		Admin Fee + printing cost
Commercial Pre-Power Approval - Every 60 days		\$80
Temporary / Conditional Certificate of Occupancy (per month)		Residential - \$100
Replacement Permit Card	\$50	Commercial - \$250
Permit Extension Fee (only one 90-day extension may be granted without AHJ approval)	\$75	\$10
Re-inspection	\$50	Greater of 10% of original permit fee or \$150
Re-inspection Fees for Building and MEPs		\$80
First Re-inspection	50.00	remove
Second Re-inspection	75.00	remove
Third or subsequent	100.00	remove
Private provider discount - Inspections		25% Building / Trade Fees only
Private provider Commercial - Inspections & Review		50% Reduction
Private provider Commercial - Inspections Only		25% Reduction
Private provider Commercial - Plan Review & Inspections		31% Building / Trade Fees only
Fee Reductions & Discounts		
Fee reduction for utilizing a private inspection service	31%	remove
Fee reduction for utilizing a private plan review service	6%	remove
Discount for residential electronic permitting	5%	remove
Discount for commercial electronic permitting	3%	remove

PERMIT RENEWALS (Issued Permits which are expired)

Note: When renewing a building permit, the following percentages shall be used for purposes of calculating the fee (the percentage represents the work completed).

Permit Renewal Fee	150.00	remove
If first inspection was never made, renewal must be at full current value	1% of permit (min. \$50)	100%

BUILDING SERVICES

	Current Fee	Proposed Fee
Slab inspection approved and slab poured		80% of permit minimum, whichever is greater
Lintel inspection approved		60% of permit minimum, whichever is greater
Framing and rough-in inspections approved		40% of permit minimum, whichever is greater
Insulation inspections approved		20% of permit minimum, whichever is greater
Final inspections only		10% of permit minimum, whichever is greater
Electrical, plumbing, fire, gas and mechanical permit renewal fees		Trade minimum fee for each

WORKING WITHOUT PERMITS

After the Fact Penalty	double permit fee (min. \$100)	\$250 or double the permit fee, whichever is greater
Special Event Permits		
With Alcohol	\$150	\$150
No Alcohol	\$100	\$100
Temporary Tent Sales	\$75	\$75
Fireworks Tent Sale (with Fire Inspection)	\$125	\$125
Donation Bins		
Temporary Use Permits (TUP) - annual	\$50	\$50
Residential City Impact Fees		
Water Impact Fee	\$2,174.51	\$2,174.51
Sewer Impact Fee	\$3,204.04	\$3,204.04
Reuse Impact Fee		
Police Impact Fee	\$496	\$496
Fire Impact Fee	\$292	\$292

BUILDING SERVICES

	Current Fee	Proposed Fee
Water Meter Connections		
Water Meter (3/4" meter connection)	\$750	\$750
Water Meter (1" meter connection)	\$925	\$925
Water Meter (1 1/2" meter connection)	\$1,700	\$1,700
Water Meter (2" meter connection)	\$2,200	\$2,200
Hydrant Meters	\$450	\$450
Commercial City Impact Fees		
Water Impact Fee	based on use	based on use
Sewer Impact Fee	based on use	based on use
Reuse Impact Fee		
Police Impact Fee	\$0.33 per sf	\$0.33 per sf
Fire Impact Fee	\$0.32 per sf	\$0.32 per sf
Water Meter (based on meter size)	based on size	based on size

GENEAL INFORMATION - ADMINISTRATION COSTS

No refund will be given on any permit \$100 or less unless issued in error by the City

No more than 50% of building, electrical, plumbing, fire, gas, or mechanical fees shall be refunded

No refund shall be given on permits over thirty (30) days from date of issuance or if construction has been started, unless the permit is issued in error by the City.

No refund shall be given on plan review, preliminary permit fees, administrative fees or technology fees.

Refunds will only be issued to the individual or entity that made the original payment; unless written, notarized authorization is provided by the entity who made the payment.

The minimum permit fees are non-refundable.

New Commercial structures 2,000 square foot and greater will require a non-refundable fee of one-half of the building permit fee to be paid at the time of the application. This fee will be credited back to the building permit if the permit is issued prior to the expiration of the permit application.

Building permits shall become null and void if construction has not started and/or a valid inspection called for within one-hundred eighty (180) days from the issuance date.

Modified Construction Plans after permit issuance and re-submittals for those revisions: Fees will be incurred for each trade.

2 sets of paper construction plans will be stamped at no charge. Fees will be incurred for any additional sets of plans stamped. Fees will be incurred for any plan sets printed for applicants.

No partial payments will be allowed.

If a private provider is used to do the plan review, the private provider must do the inspections.

*Private-provider permit fees shall reflect only the City's documented actual costs for services it continues to perform and shall comply with section 553.791, Florida Statutes. No fee shall be charged for plans review or inspections performed by the private provider, and no punitive administrative fee shall be imposed.



CITY OF UMATILLA AGENDA ITEM STAFF REPORT

DATE: July 27, 2026

MEETING DATE: August 4, 2026

SUBJECT: Resolution No. 2026-05 Mid-Year Budget Amendment

BACKGROUND SUMMARY:

During the fiscal year, the City receives various grants and other revenue sources which change the total amount of the budget. These grants and their associated expenditures need to be incorporated into the budget and approved by City Council. This amendment updates various grants and corrects other minor budget items as necessary.

This amendment also incorporates the audited fund balances for the prior year as well as increases in building inspection revenues and expenditures. Other minor line item adjustments that have been included do not increase the total budget. The result of the changes in the General Fund is an increase to reserves of \$341,532.

An additional request included is the creation of another 0.5 FTE for the police department, making the vacant part-time police officer position a full-time position. No additional funding is needed for this request as the position has not been filled all year. Converting this position to full-time would make it easier to fill and would help reduce overtime in the department.

RECOMMENDATIONS:

Approve Resolution No. 2026-05 Mid-Year Budget Amendment

FISCAL IMPACTS:

Total expenditure budget increase of \$4,527,003 primarily grant related

ATTACHMENTS:

1. RESOLUTION 2026-05 jmc
 2. EXHIBIT A
-

RESOLUTION 2026 - 05

A RESOLUTION OF THE CITY OF UMATILLA, LAKE COUNTY, FLORIDA, AMENDING THE FISCAL YEAR 2025-2026 BUDGET; APPROVING A REVISION TO THE POLICE DEPARTMENT STAFFING ALLOCATION; AUTHORIZING IMPLEMENTATION OF THE BUDGET AMENDMENT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Umatilla, Florida (the “City”), adopted a budget for the Fiscal Year 2025-2026; and

WHEREAS, during the fiscal year, the City received grants and other revenues, incorporated audited prior-year fund balances, and identified adjustments to building inspection revenues and expenditures that should be reflected in the budget; and

WHEREAS, the proposed amendment increases General Fund reserves by \$307,342 and includes the conversion of a vacant 0.5 full-time-equivalent part-time police officer position to a full-time position without requiring an increase in total appropriations; and

WHEREAS, the City Council finds that the budget amendment set forth in Exhibit “A” is necessary, balanced, and in the best interests of the City.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Umatilla, Lake County, Florida, that:

1. The foregoing recitals are hereby ratified and incorporated into this Resolution as legislative findings of the City Council.
2. The Fiscal Year 2025-2026 Budget is hereby amended in accordance with Exhibit “A”, attached hereto and incorporated herein. The total amended budget, including reserves, is \$30,287,093.
3. The City Council approves the conversion of the vacant 0.5 full-time-equivalent part-time police officer position to a 1.0 full-time-equivalent police officer position, provided that the conversion is accomplished within the appropriations approved by this Resolution.
4. This Resolution shall take effect immediately upon its adoption.

DULY ADOPTED by the City Council of the City of Umatilla, Lake County, Florida this 4th day of August, 2026.

Christopher Creech, Mayor

ATTEST:

Approved as to Form:
STONE & GERKEN, PA

Jessica Burnham
City Clerk

Jennifer Cotch
City Attorney



CITY OF UMATILLA

FISCAL YEAR 2025-2026

BUDGET SUMMARY

	GENERAL FUND	SPECIAL REVENUE FUNDS	CAPITAL PROJECTS FUND	ENTERPRISE FUNDS	TOTAL
CASH BALANCES BROUGHT FORWARD	\$2,905,657	\$1,940,023	(\$984,034)	\$5,644,686	\$9,506,332
ESTIMATED REVENUES:					
Ad Valorem Taxes - Millage 7.2377	1,524,910	1,172,982	-	-	2,697,892
Sales and Use Taxes	76,933	-	449,289	-	526,222
Franchise Fees	332,000	-	-	-	332,000
Utility Service Taxes	494,500	-	-	-	494,500
Communications Services Tax	173,565	-	-	-	173,565
Licenses and Permits	150,000	-	-	-	150,000
Intergovernmental	606,544	-	2,432,042	6,810,445	9,849,031
Charges for Services	63,600	1,090,283	-	4,115,175	5,269,058
Fines and Forfeitures	29,900	500	-	-	30,400
Miscellaneous	227,550	11,100	-	136,945	375,595
Other Financing Sources	797,100	76,398	-	-	873,498
	4,476,602	2,351,263	2,881,331	11,062,565	20,771,761
Total Estimated Revenues and Cash Balances Brought Forward	\$7,382,259	\$4,291,286	\$1,897,297	\$16,707,251	\$30,278,093
ESTIMATED EXPENDITURES/EXPENSES:					
General Government	1,857,000	-	-	-	1,857,000
Public Safety	1,814,138	774,669	-	-	2,588,807
Physical Environment	92,540	-	-	8,560,792	8,653,332
Transportation	571,010	-	1,831,968	1,520,109	3,923,087
Culture & Recreation	892,474	-	-	-	892,474
Economic Environment	-	948,259	-	-	948,259
Debt Service	-	10,078	65,329	123,769	199,176
Other Uses	76,398	199,000	-	598,100	873,498
Total Expenditures / Expenses	5,303,560	1,932,006	1,897,297	10,802,770	19,935,633
Reserves	2,078,699	2,359,280	0	5,904,481	10,342,460
Total Appropriated Expenditures/ Expenses and Reserves	\$7,382,259	\$4,291,286	\$1,897,297	\$16,707,251	\$30,278,093

Investment Report
FY 2026

Account	Beginning Balance	Ending Balance	Interest Earned							
	Jun-26		FYTD	Q3	Jun-26	May-26	Apr-26	Q2	Q1	FY 2025
General Operating	\$ 137,659.13		\$ 23.13	\$ 8.04	\$ 2.02	\$ 1.25	\$ 4.77	\$ 5.22	\$ 9.87	\$ 23.88
MMDA Sweep	2,961,097.00		27,756.30	11,071.60	6,384.31	2,763.30	1,923.99	9,431.44	7,253.26	69,147.77
FL CLASS (1)	4,029,541.25		29,541.25	29,541.25	12,276.94	12,606.02	4,658.29	-	-	-
SRF Debt Service	42,957.47		245.19	205.76	103.44	93.53	8.79	26.35	13.08	-
CD 3976 (2)	-		24.06	-	-	-	-	-	24.06	41.70
SRF Loan Reserve	886,777.51		66.32	22.11	7.77	7.05	7.29	21.86	22.35	2.19
Utility Impact Fees	1,737,224.62		40,351.01	13,093.88	4,562.95	4,195.67	4,335.26	12,941.83	14,315.30	372.94
CD 0200 (3)	-		-	-	-	-	-	-	-	468.27
CD 0108 (8/28)	53,629.40		60.39	20.13	6.71	6.71	6.71	20.13	20.13	80.50
CD 7257 (8/19)	54,353.78		61.12	20.38	6.80	6.79	6.79	20.37	20.37	81.39
LETF	3,013.66		0.22	0.07	0.03	0.02	0.02	0.07	0.08	0.31
USMS	3,048.63		1.01	0.27	-	0.13	0.14	0.37	0.37	1.52
Total	\$ 9,909,302.45	\$ -	\$ 98,130.00	\$ 53,983.49	\$ 23,350.97	\$ 19,680.47	\$ 10,952.05	\$ 22,467.64	\$ 21,678.87	\$ 70,220.47

(1) FL Class Account opened April 14, 2026 with \$2.5 million, April earnings are for only 2 weeks. Additional \$1.5 million deposited April 28, 2026.

(2) CD closed November 17, 2025 and funds transferred to SRF Debt Service MM account.

(3) CD closed September 23, 2025 and funds transferred to Utility MM account.

UMATILLA POLICE DEPARTMENT PRESS RELEASE

July 14, 2026 through July 20, 2026

ARREST

n/a

CRIMINAL CITATIONS REQUIRING COURT APPEARANCE

n/a

REPORTS FILED

07/19/2026

10:38
a.m.

Officers assisted the Department of Children and Families in the area of Hatfield Drive to commence a case.

ARRESTS

0

DISPATCHED CALLS

110

TRAFFIC STOPS

42

TRAFFIC CITATIONS ISSUED

3

UMATILLA POLICE DEPARTMENT PRESS RELEASE

July 21, 2026 through July 27, 2026

ARREST

07/22/2026	1:44 a.m.	Pollard, Traci Umatilla	Abuse without great bodily harm (Domestic); Resisting without violence.
07/24/2026	11:36 p.m.	Peralta Marte, Eliashel Eustis	No valid drivers license; Possession of Cannabis more than 20 grams.

CRIMINAL CITATIONS REQUIRING COURT APPEARANCE

n/a			
-----	--	--	--

REPORTS FILED

07/23/2026	3:13 p.m.	Officers responded to the Umatilla Police Department reference bank fraud. A report was taken.
------------	--------------	---

ARRESTS	2
DISPATCHED CALLS	111
TRAFFIC STOPS	49
TRAFFIC CITATIONS ISSUED	3

Umatilla Fire Department

Incident Details

Q3- 2026

Count of Total Incidents

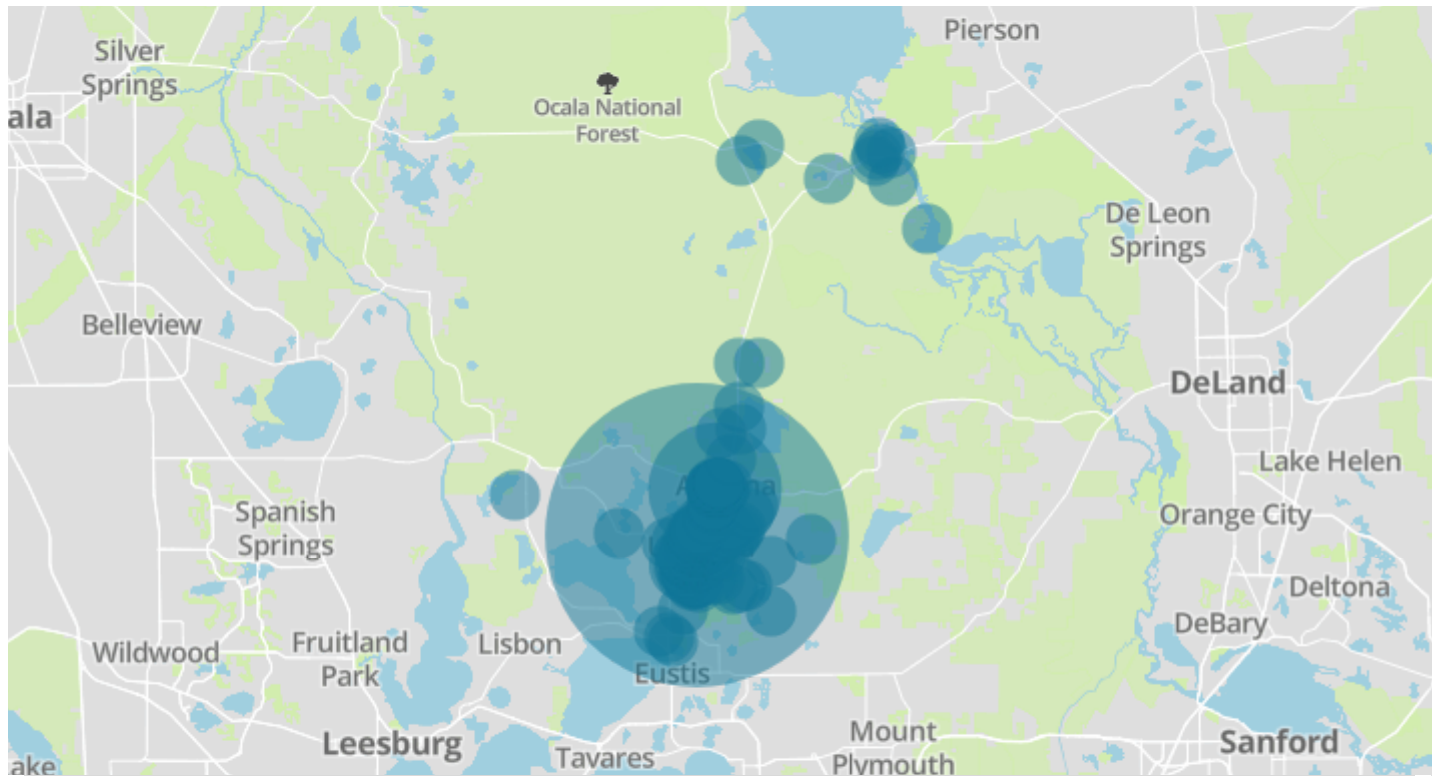
Count of Incidents

369

Count of Incidents by Incident Type Category



Incident Locations (Incidents with Location Latitude and Longitude)



Incident Details

Incident Number	Incident Date	Primary Incident Type	Location Addr
260527-113215-UFDL	5/27/26	N/A	
260527-133226-UFDL	5/27/26	N/A	N/A
260625-160217-UFDL	6/25/26	N/A	N/A
260718-203218-UFDL	7/18/26	N/A	N/A
260727-075118-UFDL	7/27/26	N/A	N/A
260731-1439-UFDL	7/31/26	Breathing problems	390 S Central /
UMFD-2026-0000494	5/1/26	Fire / smoke alarm	475 Umatilla B
UMFD-2026-0000495	5/1/26	Trash / rubbish fire	37208 N THRIL
UMFD-2026-0000496	5/1/26	Chest pain (non-trauma)	290 LAKESHOF
UMFD-2026-0000497	5/2/26	Sick case	40541 ROGER
UMFD-2026-0000498	5/2/26	Electrical power line down / arcing / malfunction	SR 19
UMFD-2026-0000499	5/3/26	Trash / rubbish fire	17323 LAKE St
UMFD-2026-0000500	5/3/26	No appropriate choice (medical response)	633 UMATILLA