



UMATILLA COMMUNITY REDEVELOPMENT AGENCY (CRA) MEETING

September 15, 2026 at 5:45 PM

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

AGENDA

Please silence your electronic devices

PLEDGE OF ALLEGIANCE AND INVOCATION

CALL TO ORDER

ROLL CALL

AGENDA REVIEW

MINUTES REVIEW

1. Approval of Meeting Minutes
- August 4, 2026, Community Redevelopment Agency (CRA) Minutes

PRESENTATIONS

PUBLIC COMMENT

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

PUBLIC HEARING / ORDINANCES / RESOLUTIONS

2. Resolution No. 2026-28, CRA Budget for Fiscal Year 2026-2027
3. Resolution No. 2026-31, Community Redevelopment Agency (CRA) Plan Update

ACTION ITEMS / DISCUSSION ITEMS

4. Facade Grant Application: 901 N Central Avenue - Umatilla Donuts

ADJOURNMENT

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

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



UMATILLA COMMITTEE REDEVELOPMENT BOARD (CRA) MEETING

August 4, 2026 at 6:00 PM

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

MINUTES

PLEDGE OF ALLEGIANCE AND INVOCATION

CALL TO ORDER

Having been duly advertised as required by law, Chair Creech called the Community Redevelopment Agency (CRA) Meeting to order at 6:00 pm, led the Pledge of Allegiance, and delivered the invocation.

ROLL CALL

MEMBERS PRESENT

Christopher Creech, Chair
Zack Durbin, Vice Chair
Bear Crockett, Board Member
Katherine Adams, Board Member
Fred Fetterolf, Board Member

NOT PRESENT

ALSO PRESENT

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

AGENDA REVIEW

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

MINUTES REVIEW

1. Approval of Community Redevelopment Agency Minutes
- July 21, 2026, Community Redevelopment Agency Minutes

MOTION BY BOARD MEMBER CROCKETT TO APPROVE JULY 21, 2026, COMMUNITY REDEVELOPMENT ADVISORY BOARD MINUTES; SECONDED BY BOARD MEMBER ADAMS. MOTION WAS APPROVED BY A UNANIMOUS VOICE VOTE.

PRESENTATIONS

PUBLIC COMMENT

Chair Creech opened public comment

No one spoke

Chair Creech closed public comment

PUBLIC HEARING / ORDINANCES / RESOLUTIONS

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

City Attorney Stone read both Ordinances by title only.

Option 1: 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.

Option 2: 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.

City Attorney Stone provided an overview of the agenda item regarding the extension of the City's Community Redevelopment Agency (CRA) through September 30, 2039. He provided background on the establishment of the CRA, including the creation of the CRA Trust Fund and Redevelopment Plan in 1997 to address blighted areas. He explained that the City Council later added properties and expanded the original CRA boundaries.

City Attorney Stone explained that two ordinance options were presented. The first ordinance would extend the CRA's sunset date through September 30, 2039, while maintaining the current boundaries. The second ordinance would extend the CRA through September 30, 2039, but return the CRA to its original boundaries by removing the secondary area. Both options would continue the Redevelopment Plan, CRA Trust Fund, and tax increment financing through September 30, 2039.

Chair Creech opened public comment

Chris Voss, 305 Lakeside, spoke regarding the CRA boundaries and expressed concern that the current boundaries may limit the City's ability to address needed improvements. He stated that work should begin in that area, noting that his road is in need of repair.

Craig Dolan, 210 Rose Street, asked how many projects have been completed during the CRA's tenure.

Earl Prather, 395 Lakeside Avenue, suggested a third option of dissolving the CRA so that the funds could return to the General Fund. He also questioned whether, under the second option to reduce the CRA boundaries, the funds could be transferred to the General Fund.

Chair closed public comment

Discussion ensued regarding the potential dissolution or reduction of the CRA boundaries and the use of remaining CRA funds. It was explained that if the CRA were dissolved, existing projects would need to be completed or the funds otherwise addressed in accordance with the CRA plan. As long as the CRA remains in place, the funds must continue to be spent in accordance with the adopted Redevelopment Plan.

Staff noted that projects within the existing green area have included street and sidewalk resurfacing. Discussion followed regarding the timeframe for spending funds if the CRA boundaries were reduced and whether the Redevelopment Plan could be modified in the future to reflect revised project areas and priorities.

Mayor Creech expressed support for leaving the CRA boundaries as they currently exist, allowing the City to complete identified projects and adjust or reduce the area at a later time. It was noted that reducing the CRA boundaries now could leave approximately \$500,000 in the General Fund, while potentially resulting in the loss of approximately \$300,000 in County funding, after which the City would need to identify projects for the remaining CRA area.

The Council requested that a memorandum be prepared outlining the types of projects and activities that could be included in the Redevelopment Plan for consideration at the next meeting.

MOTION BY VICE CHAIR DURBIN TO APPROVE OPTION ONE ORDINANCE NO. 2026-K, COMMUNITY REDEVELOPMENT AGENCY (CRA) EXTENSION; SECONDED BY BOARD MEMBER CROCKETT. MOTION PASSED BY A ROLL CALL VOTE.

Vice Chair Durbin	YES
Board Member Crockett	YES
Board Member Fetterolf	YES
Board Member Adams	YES
Chair Creech	YES

ACTION ITEMS / DISCUSSION ITEMS

ADJOURNMENT

With no further business for discussion, the meeting adjourned at approximately 6:50 p.m.

Christopher R Creech, Chair

Jessica Burnham, CMC, FCRM
City Clerk



CITY OF UMATILLA

AGENDA ITEM STAFF REPORT

DATE: September 3, 2026

MEETING DATE: September 15, 2026

SUBJECT: Resolution No. 2026-28, CRA Budget for Fiscal Year 2026-2027

BACKGROUND SUMMARY:

The CRA budget is based on the tentatively adopted millage rate of 7.3522. The total budget is \$3,288,642 of which \$1,007,954 is for operating expenditures. Facade improvement grant funds have once again been included at \$80,000. The proposed capital outlay totals \$640,000 and includes the following:

- Potential land acquisition - \$300,000
- Street resurfacing - \$150,000
- Street signs and other wayfinding signage - \$50,000
- Lighting improvements - \$50,000
- Bus shelters and benches - \$40,000
- Parking - \$50,000

RECOMMENDATIONS:

Adoption of Resolution No. 2026-28, CRA Budget for Fiscal Year 2026-2027

FISCAL IMPACTS:

Total expenditure budget of \$1,007,954

ATTACHMENTS:

1. Resolution No. 2026-28, CRA Final Budget for Fiscal Year 2026-2027
 2. Exhibit A, CRA Budget
-

RESOLUTION 2026 – 28 (CRA)

A RESOLUTION OF THE CITY OF UMATILLA COMMUNITY REDEVELOPMENT AGENCY, STATE OF FLORIDA, ADOPTING THE BUDGET FOR FISCAL YEAR 2026-2027; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Umatilla Community Redevelopment Agency, Florida, held a duly noticed public hearing in the Umatilla City Council Chambers, on September 15, 2026, to adopt the CRA budget for fiscal year 2026-2027; and

WHEREAS, the Community Redevelopment Board is required to adopt an annual budget by resolution in accordance with Section 189.418(3), Florida Statutes; and

WHEREAS, the Community Redevelopment Board members desire to approve the CRA Budget for Fiscal Year 2026-2027.

NOW, THEREFORE BE IT RESOLVED BY THE CITY OF UMATILLA COMMUNITY REDEVELOPMENT BOARD, FLORIDA, THAT:

1. The Chairperson and Board members of the Umatilla Community Redevelopment Agency Board hereby approve and adopt the Fiscal Year 2026-2027 budget attached hereto as Exhibit “A”.
2. This Resolution shall take effect immediately upon its adoption.

DULY ADOPTED at a public hearing this 15th day of September, 2026, by the Community Redevelopment Board of the City of Umatilla, Lake County, Florida.

Christopher R. Creech Chair
City of Umatilla Community Redevelopment Agency

ATTEST:

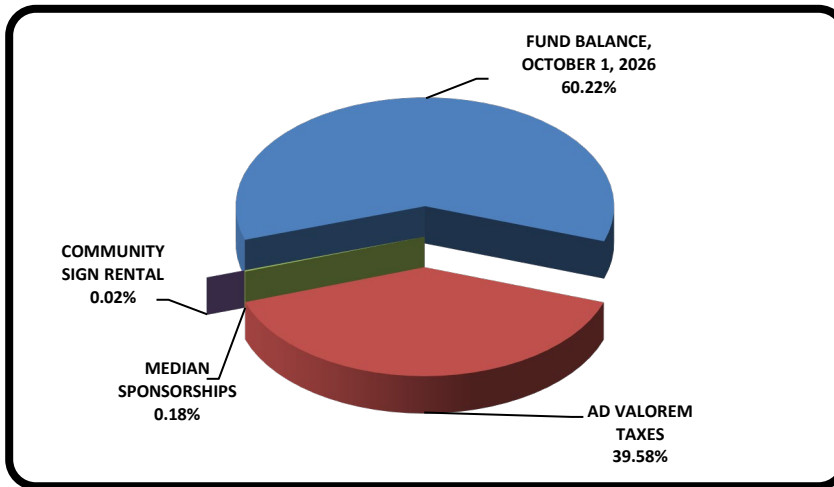
Jessica Burnham, CMC, FCRM
City Clerk

Jennifer Cotch
City Attorney

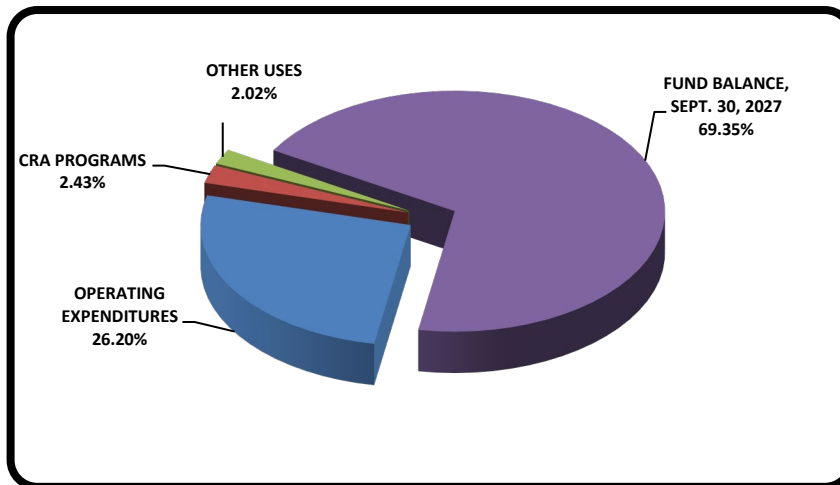
EXHIBIT A



COMMUNITY REDEVELOPMENT AGENCY



	BUDGET	PERCENT REVENUES
FUND BALANCE, OCTOBER 1, 2026	\$ 1,980,568	60.22%
AD VALOREM TAXES	1,301,574	39.58%
MEDIAN SPONSORSHIPS	6,000	0.18%
COMMUNITY SIGN RENTAL	500	0.02%
TOTAL AVAILABLE RESOURCES	\$ 3,288,642	100.00%



	BUDGET	PERCENT EXPENSES
OPERATING EXPENDITURES	\$ 861,504	26.20%
CRA PROGRAMS	80,000	2.43%
OTHER USES	66,450	2.02%
FUND BALANCE, SEPT. 30, 2027	2,280,688	69.35%
TOTAL USE OF RESOURCES	\$ 3,288,642	100.00%



COMMUNITY REDEVELOPMENT AGENCY

GOALS:

Redevelopment Incentive Program, Commercial Improvement Matching Grant Program, Streetscape Program, and Public Property Program.

	2025 ACTUAL	2026 BUDGET	2026 ESTIMATE	2027 BUDGET
PERSONAL SERVICES	\$ 65,072	\$ 82,664	\$ 72,788	\$ 76,455
OPERATING EXPENDITURES	117,044	223,045	129,425	225,049
CAPITAL OUTLAY	368,933	640,000	319,556	640,000
OTHER USES	52,440	68,240	68,240	66,450
	<u>\$ 603,489</u>	<u>\$ 1,013,949</u>	<u>\$ 590,009</u>	<u>\$ 1,007,954</u>

OBJECTIVES:

- ☆ Redevelopment Incentive Program - to encourage the development of commercial buildings and sites within the CRA District.
- ☆ Commercial Improvement Matching Grant Program - to provide an incentive to owners or tenants for rehabilitation of commercial property in the form of a matching grant.
- ☆ Streetscape Program - to promote community events, outdoor activities, quality of life and economic prosperity by improving pedestrian access within the CRA. Improve Safety and traffic conditions within the CRA by calming and slowing traffic. Assist local businesses by improving parking conditions and drawing attention to the City's commercial areas.
- ☆ Public Property Program - City to acquire property, maintain and/or improve within the CRA for other programs.

RESULTS:

- ⇒ Creation of an improved business environment for citizens within the community.



COMMUNITY REDEVELOPMENT AGENCY

	2025 ACTUAL	2026 BUDGET	2026 ESTIMATE	2027 BUDGET
FUND BALANCE, OCTOBER 1	1,041,498	745,409	1,417,252	1,980,568
ADD REVENUES:				
104-311-100 AD VALOREM TAXES	975,800	1,172,982	1,142,185	1,301,574
104-361-200 COMMUNITY SIGN RENTAL	425	1,000	265	500
104-366-100 CRA MEDIAN SPONSORSHIP	2,310	5,875	10,800	6,000
104-369-900 MISCELLANEOUS REVENUE	708	-	75	-
TOTAL REVENUES	979,243	1,179,857	1,153,325	1,308,074
TOTAL AVAILABLE RESOURCES	2,020,741	1,925,266	2,570,577	3,288,642
DEDUCT EXPENDITURES:				
PERSONAL SERVICES:				
104-559-120 REGULAR SALARIES & WAGES	44,368	48,694	49,100	52,690
104-559-210 FICA TAXES	3,143	3,728	3,478	4,030
104-559-220 RETIREMENT CONTRIBUTION	6,098	6,833	6,850	7,160
104-559-230 LIFE & HEALTH INSURANCE	10,381	22,309	12,310	11,325
104-559-240 WORKERS COMPENSATION	1,082	1,100	1,050	1,250
PERSONAL SERVICES TOTAL	65,072	82,664	72,788	76,455
OPERATING EXPENDITURES:				
104-559-310 PROFESSIONAL SERVICES	3,200	10,000	-	10,000
104-559-311 ATTORNEY SERVICES	7,700	7,300	6,688	7,300
104-559-312 ENGINEERING SERVICES	-	5,000	-	5,000
104-559-320 AUDITING & ACCOUNTING	5,000	5,000	5,000	5,000
104-559-340 CONTRACTUAL SERVICES	45,213	56,400	53,945	56,400
104-559-400 TRAVEL AND PER DIEM	576	800	525	800
104-559-420 POSTAGE	-	50	20	50
104-559-450 INSURANCE - P&C	4,779	5,375	5,102	4,349
104-559-460 REPAIRS & MAINTENANCE	7,054	15,000	14,205	15,000
104-559-480 PROMOTIONAL ACTIVITIES	-	-	189	-
104-559-490 OTHER CURRENT CHARGES	154	100	680	130
104-559-491 LEGAL ADVERTISING	-	150	-	150
104-559-492 SPECIAL DISTRICT FEE	-	175	259	175
104-559-499 CRA PROGRAMS	14,393	80,000	20,000	80,000
104-559-510 OFFICE SUPPLIES	1,596	500	1,362	500
104-559-520 OPERATING SUPPLIES	2,996	1,000	890	1,000
104-559-540 DUES & SUBSCRIPTIONS	434	745	700	745
104-559-550 TRAINING	-	450	1,860	3,450
104-559-560 URBAN FORESTRY	23,949	35,000	18,000	35,000
OPERATING EXPENDITURES TOTAL	117,044	223,045	129,425	225,049



COMMUNITY REDEVELOPMENT AGENCY

	<u>2025</u>	<u>2026</u>	<u>2026</u>	<u>2027</u>
	<u>ACTUAL</u>	<u>BUDGET</u>	<u>ESTIMATE</u>	<u>BUDGET</u>
CAPITAL OUTLAY:				
104-559-610 LAND	153,899	300,000	317,614	300,000
104-559-630 INFRASTRUCTURE	215,034	340,000	1,942	340,000
CAPITAL OUTLAY TOTAL	368,933	640,000	319,556	640,000
104-559-910 ADMINISTRATIVE SERVICES	52,440	68,240	68,240	66,450
TOTAL EXPENDITURES	603,489	1,013,949	590,009	1,007,954
FUND BALANCE, SEPTEMBER 30	1,417,252	911,317	1,980,568	2,280,688



COMMUNITY REDEVELOPMENT AGENCY

MANPOWER ANALYSIS

<u>POSITION</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>
SPECIAL PROGRAMS & COMPLIANCE MANAGER (SPLIT W/CODE)	0.75	0.75	0.75
TOTAL	0.75	0.75	0.75

CAPITAL OUTLAY DETAILS

104-559-610 Land	
Potential land acquisition	\$ 300,000
104-559-630 Infrastructure	
Street resurfacing	150,000
Street signs and other wayfinding signage	50,000
Lighting improvements	50,000
Bus shelters and benches	40,000
Parking	50,000
	<u>\$ 340,000</u>



CITY OF UMATILLA

AGENDA ITEM STAFF REPORT

DATE: September 10, 2026

MEETING DATE: September 15, 2026

SUBJECT: Resolution No. 2026-31, Community Redevelopment Agency (CRA) Plan Update

BACKGROUND SUMMARY:

The City's Community Redevelopment Plan was last updated in 2017. The proposed 2026 amendment updates the Plan to reflect completed projects, current redevelopment needs, and future CRA programs and projects.

The amended Plan also conforms to Ordinance No. 2026-K, which retained the original CRA boundary and established September 30, 2039, as the deadline for completing redevelopment activities financed with tax increment revenues.

RECOMMENDATIONS:

Staff recommends that the CRA Board adopt Resolution No. 2026-31, recommend approval of the 2026 Amended City of Umatilla Community Redevelopment Plan, and authorize transmittal of the Amended Plan and the CRA's recommendation to the City Council for final consideration.

FISCAL IMPACTS:

N/A

ATTACHMENTS:

1. CRA Resolution _2026 Plan Amendment
 2. Revised CRA Plan 2026 _draft
 3. CRA Improvement Matching Grant Application Revised 2026
-

RESOLUTION NO. 2026-31 CRA

A RESOLUTION OF THE CITY OF UMATILLA COMMUNITY REDEVELOPMENT AGENCY; RECOMMENDING APPROVAL OF THE 2026 AMENDMENT TO THE CITY OF UMATILLA COMMUNITY REDEVELOPMENT PLAN; AUTHORIZING TRANSMITTAL OF THE AMENDED PLAN AND THIS RECOMMENDATION TO THE CITY COUNCIL; PROVIDING FOR CORRECTIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Umatilla Community Redevelopment Agency (the "CRA") was created pursuant to Part III, Chapter 163, Florida Statutes, to carry out community redevelopment purposes within the City of Umatilla Community Redevelopment Area;

WHEREAS, the City Council previously approved a community redevelopment plan for the Community Redevelopment Area, which has been amended from time to time (the "Plan");

WHEREAS, Section 163.361, Florida Statutes, authorizes the City Council to amend the Plan upon the recommendation of the CRA and requires the City Council to hold a duly noticed public hearing on the proposed amendment;

WHEREAS, the CRA has reviewed the proposed 2026 amendment to the Plan, attached hereto as Exhibit "A" and incorporated herein by reference (the "Amended Plan");

WHEREAS, the Amended Plan updates the CRA's accomplishments, identifies continuing redevelopment conditions, problems, needs, and opportunities, and revises the redevelopment goals, strategies, programs, and authorized projects intended to address those conditions;

WHEREAS, the Amended Plan recognizes Ordinance No. 2026-K, which continued the CRA and the completion of redevelopment activities financed by tax increment revenues through September 30, 2039, and which retained only the original community redevelopment area within the CRA District;

WHEREAS, the Amended Plan does not expand the boundaries of the Community Redevelopment Area or extend the September 30, 2039 time certain established by Ordinance No. 2026-K;

WHEREAS, the CRA finds that the Amended Plan remains responsive to the conditions supporting community redevelopment, is consistent with the purposes of Part III, Chapter 163, Florida Statutes, and will further the public health, safety, morals, and welfare of the residents of the City of Umatilla; and

WHEREAS, the CRA desires to recommend approval of the Amended Plan and transmit its written recommendation to the City Council for consideration in accordance with Sections 163.360 and 163.361, Florida Statutes.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF UMATILLA COMMUNITY REDEVELOPMENT AGENCY, AS FOLLOWS:

SECTION 1. RECITALS. The foregoing recitals are true and correct and are incorporated into this Resolution as findings of the CRA.

SECTION 2. RECOMMENDATION OF AMENDED PLAN. The CRA hereby approves the Amended Plan for purposes of recommendation and recommends that the City Council approve and adopt the Amended Plan in accordance with Sections 163.360 and 163.361, Florida Statutes. This recommendation does not constitute final approval of the Amended Plan, which remains subject to approval by the City Council after the required public notice and public hearing.

SECTION 3. PLAN TIME CERTAIN. The Amended Plan shall be read and implemented consistently with Ordinance No. 2026-K. All redevelopment activities financed by tax increment revenues shall be completed no later than September 30, 2039. Any statement in Exhibit "A" that could be construed as establishing a new thirty-year period beginning in 2026 is corrected and superseded by this Section.

SECTION 4. TRANSMITTAL AND FURTHER ACTION. The Chair, City Manager, City Clerk, City staff, and City Attorney are authorized and directed to transmit the Amended Plan and this written recommendation to the City Council and to take such administrative actions as may be necessary to present the Amended Plan for final consideration by the City Council. The City Council's consideration shall occur at a public hearing noticed in accordance with Section 163.361, Florida Statutes.

SECTION 5. SCRIVENER'S ERRORS. The Chair, City Manager, City Clerk, and City Attorney are authorized to correct typographical, grammatical, cross-reference, pagination, formatting, and similar non-substantive errors in this Resolution and Exhibit "A", and to conform Exhibit "A" to Section 3 of this Resolution, without further action of the CRA, provided that no correction changes the substantive intent of the CRA.

SECTION 6. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED by the City of Umatilla Community Redevelopment Agency at a duly noticed public meeting held on the 15th day of September 2026.

ATTEST:

CITY OF UMATILLA COMMUNITY
REDEVELOPMENT AGENCY

Jessica Burnham, City Clerk

Christopher R. Creech, Chair

APPROVED AS TO FORM AND LEGALITY:

Stone & Gerken, P.A.
City Attorney

EXHIBIT A

2026 AMENDED CITY OF UMATILLA COMMUNITY REDEVELOPMENT PLAN

The 2026 Amended City of Umatilla Community Redevelopment Plan is attached separately and incorporated into this Resolution by reference. Before final assembly, the Plan's Redevelopment Completion Date provision should be conformed to Section 3 of this Resolution and Ordinance No. 2026-K.



2026

CITY OF UMATILLA 2026 AMENDED COMMUNITY REDEVELOPMENT PLAN

Aaron Mercer, City Manager

September, 2026

Acknowledgements

City of Umatilla Community Redevelopment Board

Katherine Adams, Board member

Bear Crockett, Board member

Fred Fetterolf, Board member

Christopher Creech, Chairman

Zack Durbin, Board member

Mayor and City Council

Christopher Creech, Mayor, Seat 2

Fred Fetterolf, City Council Seat 1

Katherine Adams, City Council Seat 5

Zack Durbin, City Council Seat 3

Bear Crockett, City Council Seat 4

City Staff and Consultant

Aaron Mercer, City Manager

Jessica Burnham, City Clerk

LPG Urban & Regional Planners

Stone & Gerken, P.A.

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INTRODUCTION

CITY OF UMATILLA

LOCATION

The City of Umatilla is located in the central part of the State of Florida in Lake County on the southern edge of the Ocala National Forest. The City of Umatilla is approximately 3.1 square miles in size.

OVERVIEW AND HISTORY OF UMATILLA

Nathan J. Trowell founded Umatilla in 1856. The name was taken from an Oregon town of the same name. It is an Indian name meaning "Laughing Waters."

The first schoolhouse was built in 1874. By the turn of the century a general store, a hotel, a grocery store, a post office, a blacksmith shop, a packing house, and four churches had been built.

On November 8, 1904, an election was held for the purpose of incorporating Umatilla. Of 43 votes cast, 35 were in favor of incorporation.

During the 20th century Umatilla prospered with citrus as its dominant business until the freezes of the late 1980's, leaving land available for alternative uses. Current businesses include a pharmacy, restaurants, shops, doctors, a bank, a weekly newspaper, doctor's offices, a hardware and lumber retailer, real estate offices, an RV park, hotel, and industrial businesses.

Present day Umatilla is a community that features a relaxing small town charm in which residents can raise a family in an atmosphere where neighbors still know each other.

The City of Umatilla is aggressive in seeking grants that have allowed for projects that include the upgrade of water and sewer lines, the city's main water plant, lift stations, storm water infrastructure, and amenities to city parks, and upgrades to the municipal airport.

There are three public schools located within the city limits: Umatilla Elementary, Umatilla Middle, and Umatilla High School

DEMOGRAPHICS

The following demographic information is based on the 2024 Census data.

Population: 3,854

Persons 65 and over: 33.4%

Persons Per Household:

Median Age: 47.7

2.2

Median household income: \$71,077

Persons under 19: 17.6%

of households below \$15,000: 10.2%

Persons 20-64: 48.9%



Redevelopment Projects Before and After



DEFINITIONS

WHAT IS REDEVELOPMENT?

Redevelopment consists of any projects or activities within a community redevelopment district to eliminate or prevent blight and rehabilitate or conserve areas of a community.

WHAT IS A COMMUNITY REDEVELOPMENT DISTRICT?

A community redevelopment district consists of areas within a city characterized by blight or slum and/or insufficiencies in affordable housing, infrastructure, transportation, or parking. These insufficiencies pose a risk to the public health, safety, and welfare. Florida law gives local government the power to create a community redevelopment district.

HOW DOES FUNDING WORK?

Funding for redevelopment projects is provided via a mechanism called tax increment financing (TIF). Properties within the redevelopment area are assessed on a fixed date, deemed the "frozen value". Any increase in property value subsequent to the frozen value is an additional tax revenue and is considered "increment". The tax increment is deposited into the CRA fund for further redevelopment efforts. Tax increment is paid annually from the following sources: Lake County Property tax, MSTU, Lake County Water Authority, and the City of Umatilla.

PURPOSE

The purpose of this Plan is to update the City of Umatilla Community Redevelopment Plan, adopted in May 2017. The City of Umatilla established the City of Umatilla Community Redevelopment Agency (CRA) in 1997. In September 2006 updates were approved to the plan including the expansion of the boundaries of the Community Redevelopment Area. The City Ordinance that established the City of Umatilla Community Redevelopment Agency and the 2006 and 2009 ordinances updating the CRA are provided in Appendix A.

The updated plan evaluates the program accomplishments, physical and economic conditions, current challenges and development opportunities facing the community. The plan also presents redevelopment strategies and tasks to encourage economic development, preserve and enhance property values, improve pedestrian safety, and provide recreational facilities.

Ordinance No. 2026-K continued the CRA through September 30, 2039, extended the deadline for completion of redevelopment activities financed by tax increment revenues through that date, and excluded the area added by the prior expansion so that only the original community redevelopment area remains within the CRA District.

REDEVELOPMENT AREA BOUNDARY

The CRA boundaries are approximately located 751 feet +/- north of Bulldog Way on State Road 19 to Mills Street and State Road 19. The boundary spans towards the east ending at South Pine Street and spanning west at the furthest point of Owens Lane and tapering northward to Winogene Avenue and southward back to State Road 19 and Mills Street. For a more detailed description, please see the exact legal description in Appendix B.

ACCOMPLISHMENTS SINCE THE 2017 PLAN UPDATE

Strategic Property Acquisition. Since adoption of the 2017 Plan Update, the CRA has acquired four key properties to support future redevelopment and expansion of the municipal core. The property at 410 N. Kentucky Avenue was the CRA's first strategic acquisition intended to support the future development of an entertainment district. The CRA also acquired and demolished the dilapidated residence at 31 Orange Lane, acquired the nearby property at 86 Orange Lane, and added the parking lot at 59 Cassady Street to its property inventory.

Commercial Building Rehabilitation. The CRA has funded multiple matching facade grants for exterior repairs, repainting, and related improvements. Recipients have included the Masonic Lodge, Ace Hardware, NAPA Auto Parts, the Colonial mixed-use building now occupied in part by 9 North, and other commercial properties. The CRA also provided grant assistance to three commercial property owners for roof replacements and supported smaller projects, including replacement of the iconic Fish N Chix sign.

Hospitality and Adaptive Reuse. The Fox Den Hotel, the City's only lodging establishment, received assistance for window upgrades and exterior painting. The Palm Mansion was reimagined as a wedding and event venue and revitalized through landscaping, painting, parking, and safety improvements.

Transportation and Multimodal Improvements. Several streets within the CRA were repaved and restriped. Improvements to Trowell Avenue included wide bicycle lanes in anticipation of the North Lake County Trail extending through Umatilla.

Streetscape Improvements. As part of the CRA's continuing streetscape efforts, most standard Florida Department of Transportation slotted stop-sign poles were replaced with capped, black-framed poles. The CRA also purchased pole-mounted banners that line the State Road 19 corridor and reinforce the City's identity.



CONTINUING REDEVELOPMENT GOALS

Building on these accomplishments, the CRA's continuing goals are to strategically acquire and assemble property for redevelopment and public purposes; advance the future entertainment district and strengthen the municipal core; encourage the rehabilitation, adaptive reuse, and aesthetic improvement of commercial properties through well-structured grant programs; expand parking and other supporting infrastructure; improve streetscapes and community identity; and enhance bicycle, pedestrian, and trail connectivity, including connections to the planned North Lake County Trail.

PROBLEMS AND NEEDS WITHIN GEOGRAPHIC AREA

The purpose of this section of the plan is to provide a list of problems and needs identified within the CRA boundaries. These items are then addressed within the CRA Plan through redevelopment strategies which include the implementation of specific programs and projects of the Community Redevelopment Agency, the City of Umatilla or other governmental agencies operating within the Community Redevelopment Area.

PROBLEMS

- High occurrence of vacant businesses and high vacancy rates of commercial facilities.
- Buildings occupied with businesses are in need of repair.
- Blighted and chronically noncompliant properties continue to impair redevelopment and may require sustained code enforcement and other lawful corrective action.
- The SR 19 corridor lacks a meaningful streetscape.
- There is a deficit of off-street parking spaces for commercial uses.
- Existing crosswalks on SR 19 are too dangerous to cross.
- Blighted and chronically noncompliant properties continue to impair redevelopment and may require sustained code enforcement and other lawful corrective action.
- The width of SR 19 visually separates the City into two halves.
- Several local roadway segments remain unpaved, including part or all of Owens Lane, South Kentucky Avenue, Orange Court, Roberts Street, and Blanche Avenue.
- Many local streets are in need of resurfacing.
- Commercial properties have no clear definition between road, driveways, and parking areas.
- Commercial buildings are in need of repair and upgrades.
- Streetscape and medians are in need of enhancements.
- Existing landscaping is in need of enhancements.
- Utility poles and power lines are unsightly.
- Central sewer treatment system is not connected to 100% of the structures.
- Numerous properties continue to rely on individual septic systems rather than the City's central sewer system.
- The stormwater system is inadequate during large rain events.

NEEDS

- Upgrade the street view of commercial buildings.
- Incentive programs and financial assistance programs for commercial property owners wishing to improve the street view of their properties.
- Restore, replace, or find new uses for deteriorated and empty stores.
- Acquire, maintain and/or improve public property.
- Provide usable crosswalks across SR 19.

- Develop a parking plan for existing community businesses.
- Continue the strategic acquisition and assembly of properties within the municipal core, generally between City Hall and the adjacent parking lot and Trowell Avenue, for future municipal facilities and a governmental campus.
- Eliminate blight through coordinated code enforcement and, when authorized and appropriate, foreclosure of code enforcement liens following continued noncompliance.
- Improve local street in need of resurfacing or paving.
- Utilize the incentive programs for commercial redevelopment.
- Enhance the streetscapes and medians in commercial areas.
- Encourage development of mixed-use infill in vacant or non-conforming lots
- Continue to make improvements to central water, wastewater treatment, and Stormwater systems.
- Installation of beautification features within the redevelopment area to draw visitors to Umatilla.
- Establish artistic and cultural activities and attractions for residents and visitors.
- Expand the employment opportunities and diversify the types of businesses.
- Coordinate a marketing strategy for commercial areas.
- Improve and expand wastewater treatment infrastructure.
- Expand potable water to non-service areas.

OPPORTUNITIES

- Vacant lots throughout the CRA provide opportunities for development, infrastructure improvements and expansion.
- The linkages between the school, churches, community, and city should be maintained.
- SR 19 can be evaluated for possible redesign and landscaping.
- Incentive programs can assist in upgrades to existing commercial businesses which would make a big impact to downtown.
- There are medians along SR 19 that provide an area for streetscape enhancements.
- State and federal grants are available for redevelopment.
- The Umatilla Chamber and the City of Umatilla are well organized and have established redevelopment as a primary goal.
- Press coverage is ample and positive.

REDEVELOPMENT STRATEGIES

The purpose of creating the CRA was to identify and address blighting conditions and to enable the City to establish a mechanism to finance redevelopment projects more efficiently through Tax increment Financing (TIF). The TIF will finance many of the redevelopment programs and projects identified in this Redevelopment Plan.

When considering redevelopment strategies, it is important to note that the CRA cannot possibly fund the immense task of redevelopment on its own. It must therefore structure its programs to act as catalysts for redevelopment efforts by individual residents and businesses within the CRA and to leverage investment by private enterprise. Innovative programming on the part of the Agency is necessary to maximize benefits from expenditures.

Since the implementation of a few strategically placed well-funded programs may have a much greater impact on the overall area than many inadequately funded ones, programs must be evaluated in the context of the agency's overall goals, and implemented accordingly.

The programs and projects of the redevelopment plan are designed to solve the underlying problems that have a blighting influence on the City of Umatilla CRA, satisfy basic needs of the general public and take advantage of opportunities for economic, social or aesthetic improvement.

For avoidance of doubt, CRA funds may be programmed and expended, consistent with this Plan, annual budget approvals, and applicable law, for commercial grant programs and residential grant programs within the CRA District and for septic-to-sewer conversions under applicable programs when those expenditures further the elimination of blight, improve public health and safety, protect the environment, or enhance property values.

REDEVELOPMENT PLAN

VISION AND INTENT

The goal of the City of Umatilla Redevelopment Board is to rehabilitate and redevelop areas within the district while meeting the needs of the business owners and residents of the community.

ANNUAL BUDGET

The objective of the annual budget is to ensure that money is spent prudently and legally within the allocations and priorities established by the CRA.

The CRA Board has developed project plans based on the CRA budget adopted for the fiscal year. Funds allocated through the CRA Budget may be used for the following purposes:

- Consulting fees, including but not limited to planners, engineers, architects, landscape architects, graphic designers and attorneys.
- Salaries or compensation to City staff assigned to administer the CRA programs or projects.
- Upgrades, improvements, and enhancements on private property and City owned or public property within the CRA, including improvements within rights of way and publicly dedicated land, and any allowable project identified within the CRA Plan.
- All expenditures from the redevelopment trust fund must satisfy two requirements: the undertaking must be authorized by this Plan, and the expenditure must qualify under Section 163.387(6)(c), Florida Statutes, including applicable powers and limitations in Section 163.370, Florida Statutes. Expenditures shall be made only pursuant to an adopted annual budget. Administrative and overhead costs must be directly related to implementation of this Plan, reasonable, and supported by appropriate documentation. CRA funds shall not be used for general governmental operating expenses unrelated to this Plan, administrative buildings or police or fire facilities except as permitted by law, or public capital improvements previously scheduled to be constructed with other public funds except as permitted by law.

REDEVELOPMENT INCENTIVES PROGRAM

The objective of this program is to encourage the redevelopment of commercial buildings and sites within

the CRA.

“Start up” costs associated with redeveloping an existing building or site may be a deterrent to the improvement of blighted conditions within the CRA. Application fees and impact fees represent a significant portion of a business owner’s “start up” costs. For example, a site plan is often required when a new business inhabits an existing building depending on whether the new occupant is changing the use of the building or making renovations or improvements to the building or site. Applicants are required to pay a “site plan” review fee and may not begin improvements until the site plan is approved. In addition, the owner may be required to pay impact fees depending on the nature of the business and the modifications being made to a building. Impact fees or other fees related to development may be reduced or eliminated through an approved grant.

The City will “fast track” its review of development applications for buildings and sites within the CRA to the greatest extent possible. The City will waive all or part of an owner’s development review fees and/or impact fees based upon the amount of money that the owner expends improving or renovating the building or site, subject to a cap of \$5,000 and approval by the City Manager. The CRA may provide direct financial assistance, including matching grants, to eligible commercial property owners and tenants for qualifying improvements within the CRA District, subject to program guidelines adopted by the CRA Board, annual budget appropriations, and applicable law. An owner may request an additional waiver from the CRA (although the CRA is not bound to grant such a waiver). If an additional waiver or grant award is requested, the CRA should apply the following criteria when making its decision:

- The extent that the redevelopment of a building or site will have a positive impact on the surrounding area or will further the goals of the CRA plan;
- Whether the type of business that is proposed will improve the quality of life for the residents of Umatilla (including such considerations as to whether the business is unique or duplicative, whether it will promote or encourage additional businesses to locate to the area, whether it is likely to succeed, whether it will create jobs); and
- The extent that the request will deplete funds available for other projects (including whether other projects are anticipated or pending during the budget year, the effectiveness of this program, and whether funds allocated to this program are needed for other projects).

COMMERCIAL BUILDINGS AND SITES IMPROVEMENT PROGRAM

The objective of this program is to encourage the renovation and improvement to the exterior of individual commercial buildings. Exterior improvements to commercial buildings and sites within the CRA improve the appearance of the City’s commercial corridors, promote economic activity within the City and spur additional owner-initiated improvements.

The CRA’s Improvement Grant Program provides a matching grant to pay eligible costs incurred by a qualified owner or tenant in making façade and site improvements within the CRA district. Eligible improvements may include structural improvements, signage, landscaping, decorative lighting, painting when the entire façade is redone, trim, storefront windows, exterior doors, awnings, shutters, and, when approved under adopted program guidelines, site and utility improvements integral to code compliance, public health, or environmental protection, including septic-to-sewer conversions and associated laterals, connections, and lawful abandonment of on-site septic systems. At least half of each grant award shall be used for improvements to the façade itself. Funds shall be allocated on a first-come, first-served basis. Only one grant shall be considered for award per business location or address every three (3) years. The applicant shall provide a dollar-for-dollar match for CRA funds in excess of the tax increment revenue generated by the applicant’s property, up to \$2,000. Grants shall be reimbursement-based and subject to

adopted eligibility, application, completion, documentation, and award criteria. Grant funds may not be used for general business operating expenses.

HOUSING PROGRAM

Housing is essential to the character and economic vitality of Umatilla. As the city grows, demand for a greater variety of housing increases. The redevelopment program should focus on diverse housing options for homeowners and renters. Downtown and Commerce mixed use developments would allow residents greater access to walk to jobs, shops, and parks. Within the redevelopment district, vacant lots should be analyzed for the potential infill and housing development opportunities.

The provision of affordable housing opportunities for residents of differing demographics encourages the opportunity for infill in vacant or non-conforming lots and reduction of generated trips in the downtown area.

Residential Façade and Property Improvement Grant Program

The CRA Board may establish and administer residential grant programs within the District to improve the exterior appearance and functionality of residences, with priority given to areas most visible to the public from adjacent streets, parks, or other public places. The CRA may establish and administer residential façade and property improvement grant programs for residential property located within the CRA District. Eligible improvements may include exterior painting, façade repair, roofs, windows, doors, porches, accessibility improvements, landscaping, demolition or removal of deteriorated improvements, correction of code violations, and other exterior improvements that eliminate or prevent blight, deterioration, unsafe conditions, or threats to the public health, safety, or welfare. All grants shall be subject to adopted eligibility requirements, funding limitations, matching requirements, and other program guidelines approved by the CRA Board.

PUBLIC PROPERTY IMPROVEMENTS PROGRAM

The objective for this program is to allow the City to acquire property, maintain and/or improve property within the CRA for the purpose of assisting with the implementation of other CRA programs or meeting the objectives of such programs, including, but not limited to, providing adequate parking, improving roadways, providing bus stop shelters, improving pedestrian access, providing restrooms, splash pads, and other recreational amenities. Pathways, trails, parks, meeting areas, drainage, lighting, utilities, and facilitating the use of the CRA for community events, activities and economic development are other recognized components of this program.

Several properties within the CRA are currently owned by the City of Umatilla, dedicated to the public or function as rights of way. Parking areas, public restrooms, public meeting places and parks are needed within the CRA in order to promote community events and activities and economic development. In addition, it may be critical to other CRA Programs such as the Commercial and Employment Improvement Program, Residential Neighborhood Improvement Program and Streetscape Program that work is undertaken within public rights of way (e.g. utility installation or relocation, tree trimming, paving or stabilization of roads, sidewalk repair or installation, etc.).

The City may have the opportunity to acquire, maintain and/or improve property within the CRA from time to time. Such improvements may include demolishing existing structures; clearing and preparing land; stabilizing or paving parking areas; paving streets or roads; installing bus stop shelters; improving utility infrastructure, including water and sewer facilities and septic-to-sewer conversions with associated

laterals, connections, and lawful abandonment of on-site septic systems; relocating or improving stormwater retention areas; installing or repairing sidewalks; clearing debris; installing landscaping; installing and trimming trees; and repairing, maintaining, or installing wayfinding and other signage, banners, and lighting. In addition to physical improvements, the CRA may utilize City staff and retain consultants, including engineers, planners, surveyors, and attorneys, and may pay eligible acquisition-related costs such as real estate fees, appraisal services, and environmental assessment studies. Acquisition, demolition, clearance, site preparation, and public improvement expenditures shall comply with Sections 163.370 and 163.387(6)(c), Florida Statutes, including the limitations applicable to public capital improvements previously scheduled to be constructed with other public funds.

STREETSCAPE PROGRAM

The objectives for this program are to create a sense of place when one enters the City of Umatilla. This may be accomplished through the addition of recurring elements to the streetscape and improving the north and south gateways to the City. The Streetscape Program promotes and supports community events, outdoor activities, quality of life and economic prosperity by improving pedestrian access within the CRA, improving safety and traffic conditions by calming and slowing traffic and by assisting local businesses by improving parking conditions and drawing attention to the City's commercial areas.

The City's commercial corridor lacks recurring elements or characteristics that define or identify the City's business districts or designate the "entrances" to the City. The purpose of a streetscape program is to create a "sense of place" that is easily recognizable and consistent with a city's character.

The Board may choose to retain a design consultant to formulate a streetscape plan or develop a plan utilizing staff. The design consultant may utilize the services of one or more consultants as deemed necessary, and may conduct meetings with the CRA Board, property owners, government agencies, members of the public or City staff during the process of formulating a proposed streetscape plan.

The streetscape plan may include such items as decorative lighting, wayfinding and other signage, light post banners, landscaping within medians to compliment the median sponsor program and at other locations, installation of trees to soften buildings and provide greenery in the streetscape, pedestrian crossings, sidewalks, traffic calming, artistic features both man-made and natural, the use of murals on public and private buildings, and architectural enhancements to public or private buildings.

The Board may request City staff and any of the following consultants to assist with the formulation of land development regulations and design criteria for overlay districts within the CRA in an effort to facilitate implementation of the Streetscape Program (e.g. existing setback and site development requirements may impede implementation of the Program): design consultant, land planner, engineer, landscape architect, and attorney.

ARTS AND CULTURAL AMENITIES PROGRAM

The objective of the Arts & Cultural Amenities Program is to add beautification features throughout the CRA District through innovative designs, materials, construction methods, public art, and other physical improvements that cultivate a pleasant and engaging built and natural environment reflecting the distinctive personality of Umatilla. The CRA may support arts and cultural activities only to the extent the expenditure is authorized by Section 163.387(6)(c), Florida Statutes, and directly implements an eligible redevelopment project or public-realm improvement identified in this Plan. CRA trust fund monies shall not be used for general event operations, entertainment, giveaways, or advertising whose principal purpose is conducting or promoting an event.

MARKETING AND PROMOTIONAL PROGRAM

The objective of the Marketing and Promotional Program is to support and economic development within the CRA District through wayfinding, district branding incorporated into eligible physical improvements, business recruitment materials tied to specific redevelopment projects, and other activities authorized by Section 163.387(6)(c), Florida Statutes. CRA trust fund monies shall not be used for general event operations, entertainment, giveaways, or advertising whose principal purpose is conducting or promoting festivals, movies in the park, food truck nights, art festivals, or similar.

ECO-TOURISM, ECONOMIC DEVELOPMENT AND ECOLOGY FRIENDLY OPPORTUNITIES PROGRAM

The objective for this program is to draw people to the area that will patronize local businesses and undertake ecologically friendly projects that will promote conservation awareness and to attract businesses to the community that will provide goods and services related to eco-tourism. For example, businesses such as camping and kayaking outfitters, hiking guides, bed & breakfast “inns”, and sporting goods retailers should be encouraged. If possible, also provide trailheads, trails, bicycle paths (or crossings), and informational kiosks within the CRA or provide signage directing visitors to such locations. Facilitate and/or encourage the use of multi-modal transportation, “green” design and construction, and alternative energy usage within the CRA.

The City’s proximity to natural resources, wildlife areas and recreational opportunities make it possible for local businesses to provide services to those visiting the City of Umatilla. The installation of wayfinding signs, banners, and signage could promote themes related to wildlife, recreational opportunities, native foliage and reinforce the City’s “ecologically friendly” image. Other opportunities are the facilitation of multi-modal transportation, alternative energy, water and natural resource conservation, “green” construction or landscape design, and similar concepts. The promotion of eco-tourism and ecology friendly programs will further economic development and provide larger customer base for restaurants, lodging and retail providers.

The “Nature’s Hometown” slogan should be incorporated into logos, signage or banners when appropriate. Architectural features, paint colors or sculptures and statues could be used to promote the “ecologically friendly” theme. Provide funding and improve trailheads originating in the CRA (if applicable) and provide one or more information Kiosks within the CRA regarding recreational and/or ecological related opportunities.

STORMWATER IMPROVEMENT PROGRAM

The objective of this program is to ensure the reduction of Stormwater flooding within the CRA by assisting with Stormwater related improvements as needed based on the availability of funds, either through financing a project within the CRA district or providing matching funds.

Consistent with CRA objectives concerning water quality and public health, CRA funds may be used, subject to budget availability, adopted program guidelines, and applicable law, to provide matching funds, grants, or reimbursements for septic-to-sewer conversions within the CRA District, including laterals, connections, and lawful abandonment of on-site septic systems, when the work demonstrably improves water quality, reduces pollutant loadings, or mitigates flooding or groundwater impacts.

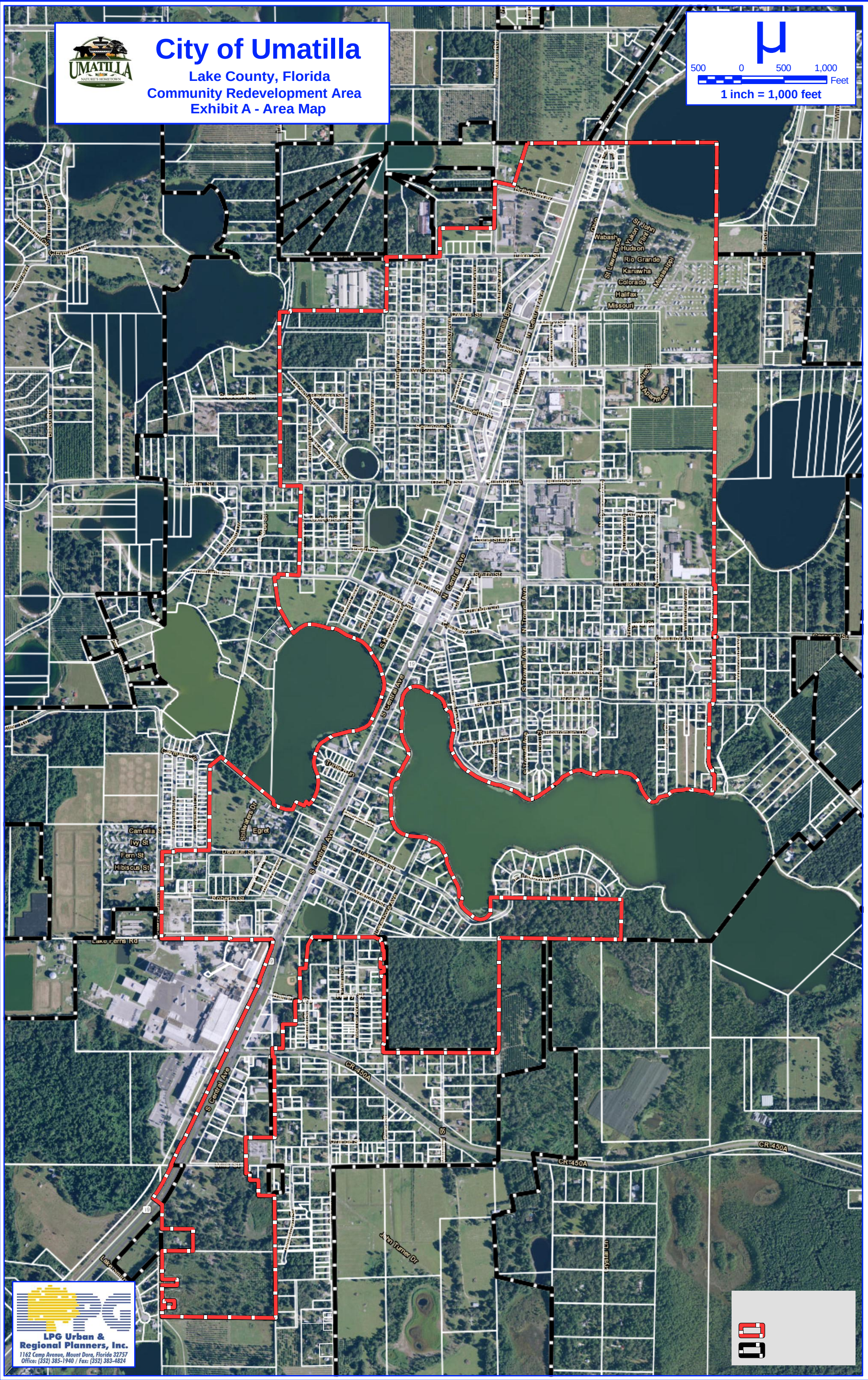
The City of Umatilla has identified several areas with flooding or water quality problems. Recommended improvements to alleviate level of service deficiencies have been identified, but due to a shortage in grant monies these projects are pending until additional funds are available. The City adopted a Stormwater utility program to assist with funding Stormwater improvements throughout the City.

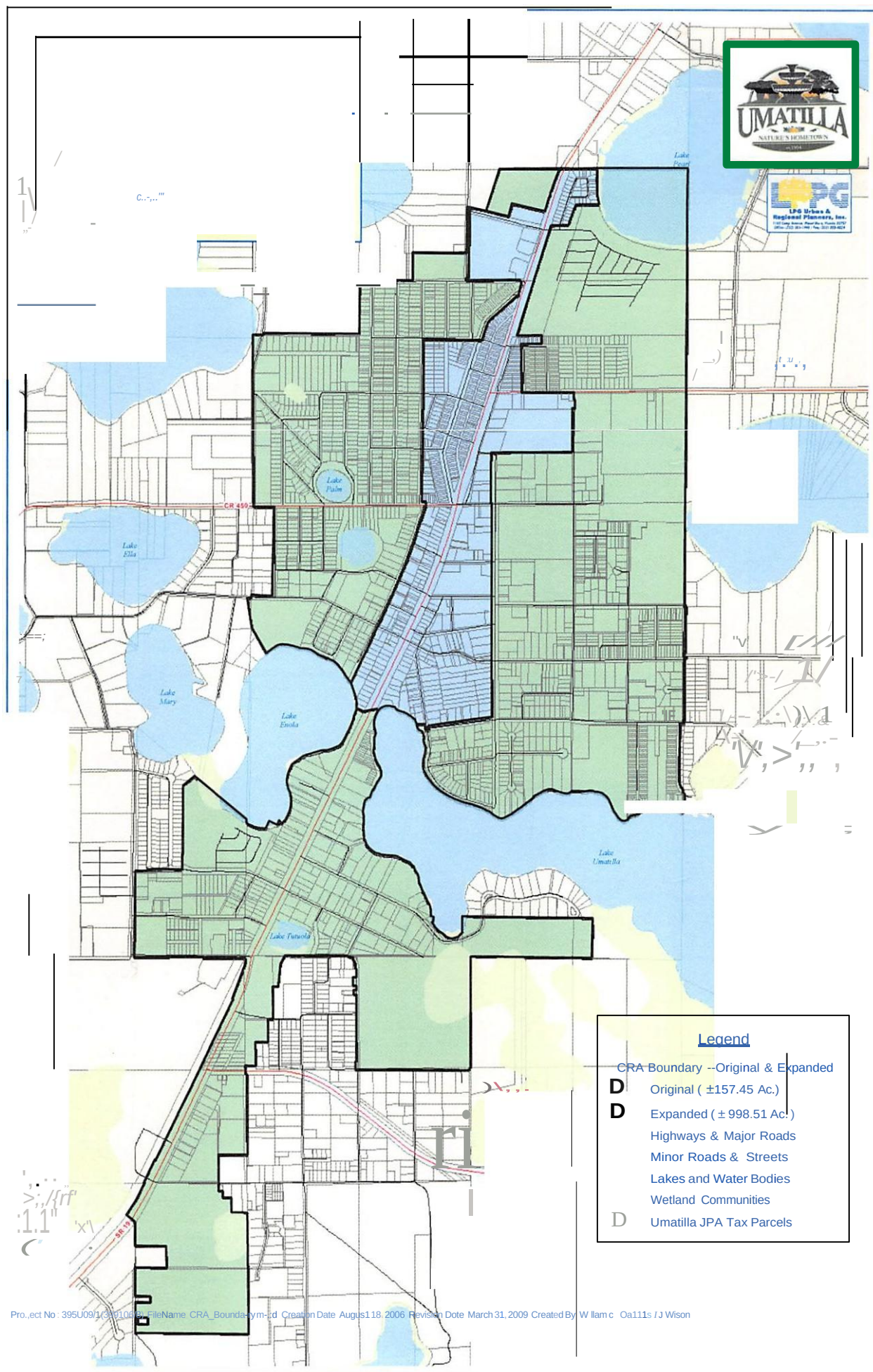
SIDEWALKS IMPROVEMENT PROGRAM

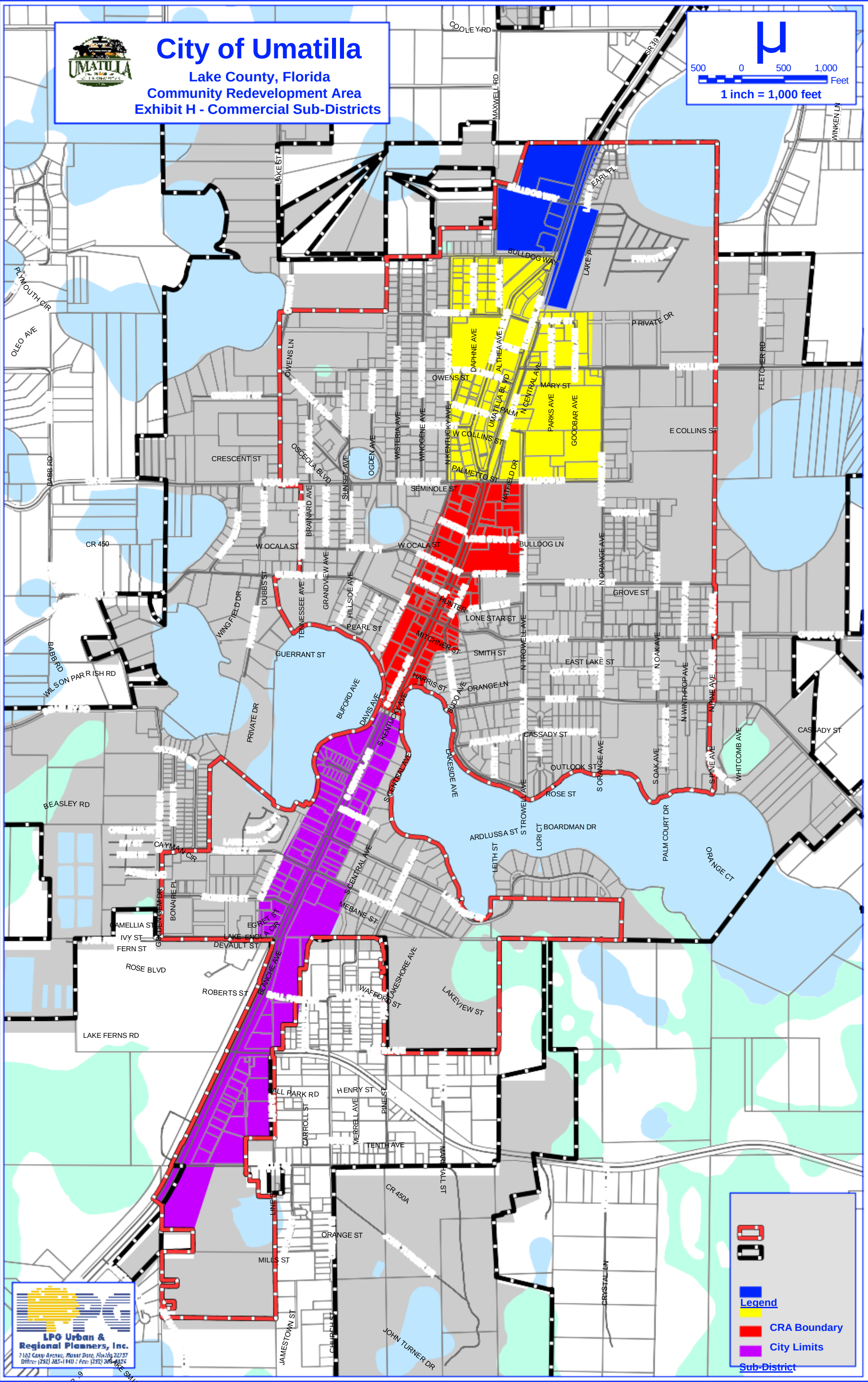
The objective to this program is to provide safe access to schools, parks, residential areas, commercial opportunities and recreational activities. In addition, the Program is intended to assist with providing alternative modes of transportation.

As noted in the “Finding of Necessity” Report, about 6.4 miles of sidewalk is needed within the CRA. In Figure B-3, the various areas of priority are illustrated according to their close proximity to schools, parks and other public areas of interest. This criterion was labeled as an “unsafe” condition and assisted in determining that blighted conditions within the CRA. Due to the urgency and need, the City continues to utilize funds available from the general fund or any other programs to install and repair sidewalks. The City provides approximately 1,200 to 2,000 feet of new sidewalks or sidewalk repairs annually.

CRA funds will be utilized when the installation or repair of particular sidewalks is integral to the success of other CRA Programs (e.g. Streetscape or Commercial Improvement Program. Specific requests will be considered from the City to assist with funding sidewalk projects, including the use of CRA funds as matching funds for other grant programs.







APPENDIX D

LAND DATA

DEVELOPED LANDS/EXISTING LAND USE

There are approximately 978.60 +/- acres within the CRA (Exhibit A). In order to ascertain the existing land uses within the CRA in an economical manner, data was obtained from the property appraiser's office and a review was conducted of aerial imagery. Review of the data (Table 1-1) indicates that a total of 576.11 +/- acres (58.87%) of the CRA are developed, approximately 259.03 +/- acres (28.84%) are classified as vacant and available for development. The remaining undeveloped properties consist of right of way and open space.

Table 1-1 DEVELOPED LANDS/EXISTING LAND USE		
Categories	Acres	%
Residential	307.72	53.42%
Commercial	96.74	16.79%
Industrial	61.94	10.75%
Institutional	109.71	19.04%
TOTAL	546.99	100.00%

The majority of the developed land is Residential (307.72 acres or 53.42%). This category includes single family, duplexes, triplexes, multi-family and mobile home parks. The next largest category of developed property is the Institutional category which includes schools, churches, and city owned lands including parks (109.71 acres and 19.04%). Commercial lands are the third largest category in the CRA (96.74 acres and 19.02%). The Commercial tracts are predominantly along SR 19. The type of uses varies from banks, restaurants, offices, an RV park, retail and personal service uses. Industrially developed land has the least amount of acreage (61.94 acres and 10.75%).

VACANT LANDS

Review of the vacant lands data indicates that there are approximately 259.03 +/- acres available for development within the CRA (Table 1-2). Vacant lands designated as residential account for approximately 38.62% (100.03 +/- acres). Commercially designated vacant lands account for approximately 13.79% (35.72 +/- acres). Vacant lands designated

Table 1-2 VACANT LANDS/EXISTING LAND USE		
CATEGORIES	ACRES	%
Residential	100.03	38.62%
Commercial	35.72	13.79%
Industrial	59.15	22.83%
Institutional	64.13	24.76%
TOTAL	259.03	100.00%

Institutional account for 24.76% (64.13 +/- acres). Industrially designated vacant lands account for 22.83 % (59.13 +/- acres). Several properties that are currently designated by the Property Appraiser's office as Agriculture have been given a Residential, Commercial, Industrial or Institutional designation for the purposes of this report. This determination was made by considering the Future Land Use and Zoning of the property.

ZONING

Review of the City of Umatilla zoning map (Table 1-3) indicates that the majority of the area within the CRA is zoned for residential development (48%). Lands designated for commercial development account for 14.87%. Industrially zoned lands account for only 5.25% (52.38 acres).

TABLE 1-3 ZONING

Commercial	CATEGORIES	ACRES	PERCENTAGES
	C-1	27.36	2.74%
	C-2	58.94	5.90%
	TC	47.95	4.80%
	CPUD	14.32	1.43%
Industrial	LM	9.12	0.92%
	IPUD	43.26	4.33%
Public Facilities District	PFD	132.9	13.58%
Residential			
	R-3	73.49	7.37%
	UR-5	270.4	27.10%
	MF-12	3.16	0.31%
	MF-8	0.65	0.06%
	RP	57.6	5.77%
	PUD	71.19	7.20%
ROW		160	16.03%
Lake		28.48	2.85%
Total		997.64	100%

FUTURE LAND USE

Review of the City of Umatilla Future Land Use data (Table 1-4) indicates that the majority of the area is designated as residential with approximately 647 + acres (47%). Single Family Medium Density accounts for 339 + acres (34%). The remainder of the residential property is Single Family Low Density (4%), Multi-Family (6%) and Mobile Home High Density (2%). Lands designated Commercial account for 148 + acres (15%). Institutional and Recreational lands account for 128 + (13%).

TABLE 1-4 FUTURE LAND USE

CATEGORIES	ACRES	PERCENTAGES
General Commercial	73.21	7.38%
Commercial Wholesale	2.33	.23%
Tourist Commercial	50.17	5.06%
Downtown Mixed Use	23.1	2.33%
Commercial Total	148.13	15%
Industrial	57.99	5.85%
Institutional	92.57	9.34%
Recreational	34.92	3.52%
Single Family Low Density	48.14	4.86%
Single Family Medium Density	339.47	34.24%
Multi-Family	62.86	6.34%
Mobile Home High Density	18.29	1.84%
Residential Total	647.11	47.28%
ROW	160	16.14%
Lake	28.49	2.87%
Total	991.54	100%

HOUSING DATA

Housing data from the 2020 Census:

Owner occupied: 67.5%

Renter occupied: 32.5%

Vacant housing units: 12.6%

Built prior to 1980: 34%

Median home value: \$195,400

Review of the data indicates that the area is predominately owner occupied (67.5%) with approximately 1/3 of the housing stock over 42 years old (34%). Comparison of the 2010 Census data indicates owner occupied housing units have increased by approximately 26% while renter occupied dwelling units have decreased by approximately 10%. A decrease in vacant housing units from 13.9% to 12.6% is also indicated.

TAXABLE VALUE

Review of the Property Appraiser data indicates that the majority of the properties (818 parcels covering 403.02 +/- acres) within the CRA have a taxable value of \$500,000 or less (76%) (Table 1-5). There are 31 parcels (109.59 +/- acres) with a taxable value of \$1,000,000 to \$ 500,001 (2.94%). There are 19 parcels (195.99 +/- acres) with a taxable value of \$1,000,001 to \$10,000,000 (1.78%).

TABLE 1-5 TAXABLE VALUES				
Total Assessed Values	Number of Tax Parcels	Percent of Total	Total Number of Acres	Percent of Total
\$0- \$15,000	54	5.07%	51.88	6.15%
\$15,001 - \$50,000	91	8.55%	46.09	5.46%
\$50,001 - \$100,000	51	4.79%	36.33	4.31%
\$100,001 - \$500,000	818	76.87%	403.02	47.83%
\$500,001 - \$1,000,000	31	2.94%	109.59	13.0%
\$1,000,001 - \$10,000,000	19	1.78%	195.99	23.25%
Total	1,064	100.00%	842.9	100.00%

SUMMARY OF LAND USES

The Future Land Use designation and Zoning of the properties within the CRA are primarily consistent with the Existing Land Use of those properties. Commercial uses form the core of the CRA along SR 19 or within close proximity to it. Residential properties surround the commercial, expanding to the east and west. The majority of the properties within the CRA have a Future Land Use designation and zoning of Residential. Residential is also the largest Existing Land Use within the CRA.

There are several large vacant properties with the potential for development in the CRA. The properties which could be developed as a residential use, based on FLU and zoning, have a low taxable value as these properties are currently used for Agriculture. There is potential for increased funds for the CRA as these properties are developed. There are also a few vacant properties with low taxable values at this time that would potentially be developed for commercial use. These would increase the taxable value of the CRA as well.

APPENDIX E

TAX INCREMENT FINANCING ESTIMATES

TABLE 1-6 TIF CONTRIBUTION ESTIMATES		
Fiscal Year	Actual Income	Projected Income
2021	\$ 294,807	
2022	\$ 371,849	
2023	\$ 550,227	
2024	\$ 755,600	
2025	\$ 975,800	
2026	\$ 1,142,186	
2027		\$ 1,603,388
2028		\$ 1,655,049
2029		\$ 1,707,744
2030		\$ 1,761,492
2031		\$ 1,816,315
2032		\$ 1,872,235
2033		\$ 1,929,273
2034		\$ 1,987,451
2035		\$ 2,046,794
2036		\$ 2,107,323
Total	4,090,469	18,487,062

Table 1-6 assumes a modest growth in property values continuing through 2036, with a 2% annual increase in property values for this period. The millage rate used for calculations are the 2027 rates for Lake County, MSTU and the city. The Water Authority has not paid for 2 years so they have been removed from the estimates. The amounts estimated are 95% of the increased value over the base year. This is a conservative estimate and does not take into consideration any new construction or new assessments. New development, especially on undeveloped property, will increase the total tax increment as they are entered on the tax roll.

REDEVELOPMENT PLAN BUDGET

Table 1-7 illustrates program budgets for the next five years. There will be amendments to the Redevelopment Plan and the table will be amended accordingly. The Proposed Budget table is for planning purposes only and is not a guarantee of expenditure of funds. Actual allocations are determined annually through the budget process. This proposed budget is intended to serve as a guide and is not intended to replace the annual budget adopted by the CRA.

TABLE 1-7 PROPOSED BUDGET					
	2027	2028	2029	2030	2031
TIF Revenue	\$ 1,603,388	\$ 1,655,049	\$ 1,707,744	\$ 1,761,492	\$ 1,816,315
Balance Forward	1,980,568	2,576,002	3,151,659	3,657,628	4,183,992
Available	3,583,956	4,231,051	4,859,402	5,419,119	6,000,307
EXPENDITURES					
CRA Programs	80,000	200,000	200,000	200,000	200,000
Capital Outlay	640,000	610,000	700,000	700,000	650,000
Miscellaneous	287,954	269,393	301,775	335,127	369,482

PUBLICLY FUNDED CAPITAL IMPROVEMENT PROJECTS IN THE CRA

The City of Umatilla Capital Improvements Plan (CIP) for FY 2027-2031 includes the following projects:

Fiscal Year	Project	Budget
2027-2029	Land Acquisition	\$ 1,000,000
2027-2031	Street Resurfacing	\$ 600,000
2027-2031	Street & Wayfinding Signs	\$ 200,000
2027-2031	Lighting Improvements	\$ 100,000
2027-2029	Bus shelters and benches	\$ 100,000
2027-2029	Parking	\$ 400,000
2028-2031	Septic to Sewer	\$ 800,000
2029-2030	Park Improvements	\$ 100,000
Total		\$ 3,300,000

ORDINANCE CREATING COMMUNITY
REDEVELOPMENT AGENCY

AN ORDINANCE CREATING COMMUNITY REDEVELOPMENT AGENCY PURSUANT TO FLORIDA STATUTE 163; ADOPTING THE DEFINITIONS AS SET FORTH IN FLORIDA STATUTE 163.340; APPOINTMENT OF A BOARD OF COMMISSIONERS; PROVISION FOR TERM OF OFFICE; PROVIDING FOR COMPENSATION; PROVIDING FOR POWERS OF THE AGENCY; PROVIDING FOR THE INCORPORATION OF ALL POWERS AND RESTRICTIONS SET FORTH IN FLORIDA STATUTE 163; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF UMATILLA,
that

WHEREAS the City of Umatilla City Council, by resolution, did make a finding of necessity that one or more of slum or blighted areas exist in the City of Umatilla; and

WHEREAS the rehabilitation, conservation, or redevelopment or a combination thereof, of such area or areas is necessary in the interest of the public health, safety, and morals, or welfare of the residents of the City of Umatilla, and

WHEREAS, Florida Statute 163 provides for the creation of a community redevelopment agency to function in the City of Umatilla to carry out the community redevelopment purposes as defined in said Statute, and

WHEREAS, Florida Statute 163 requires the adoption of this Ordinance to enable the City of Umatilla to pursue with the Community Redevelopment,

BE IT ORDAINED AS FOLLOWS:

A board of commissioners of the Community Redevelopment Agency shall consist of five (5) commissioners. The terms of office of the commissioners shall be for four (4) years, except that three (3) of the members first appointed shall be designated to serve terms one, two, and three years respectively, from the date of their appointment, and two members shall be designated to serve for terms of four years from the date of their appointment. The appointments shall be made by the Umatilla City Council.

Any vacancy occurring during the term of office shall be filled for the remainder of the unexpired term.

The initial appointment for the one year term shall be Robert Crownover. The initial appointment for the two year term shall be Phil Conant. The initial appointment for the three year term shall be Carl Ludecke. The initial appointments for the four year terms shall be William Kicklighter and Charles Demko. The commissioners and their successors appointed pursuant to this act shall receive no compensation. Notwithstanding the powers granted to the Community Redevelopment Agency, the powers

hereinafter set forth shall remain exclusively vested in the City Council of the City of Umatilla.

1. The power to determine an area to be a slum or blighted area, or combination thereof, to designate such area as appropriate for a community redevelopment project, and to hold any public hearings required with respect thereto.

2. The power to grant final approval to community redevelopment plans and modifications thereof.

3. The power to authorize the issuance of revenue bonds as set forth in Florida Statute 163.385.

4. The power to approve the acquisition, demolition, removal, or disposal of property as provided in Florida Statute 163.370(4) and the power to assume the responsibility to bear loss as provided in Florida Statute 163.370(4).

SAVINGS CLAUSE. If any section, sentence, clause, phrase, or word of this Ordinance is for any reason held, or declared to be unconstitutional, inoperative, or void, such holding or invalidity shall not effect the remaining portions of this Ordinance; and it shall be construed to have been Council intent to pass this Ordinance without such unconstitutional, invalid, or inoperative part therein; and the remainder of this Ordinance, 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 Ordinance or any provision thereof, shall be held inapplicable to any person, groups of persons, property, kind of property, circumstances or set of circumstances, such holding shall not effect the applicability thereof to any other person, property, or circumstances.

EFFECTIVE DATE. The ordinance shall take effect upon becoming a law.


Mayor, City of Umatilla

Passed upon third and final reading this 1st day of April, 1980.

ATTEST:

L)bO 3/4) -
Clerk
DEC/tab/20

CITY OF UMATILLA, FLORIDA, ORDINANCE NO. A

AN ORDINANCE OF THE CITY COUNCIL OF UMATILLA, FLORIDA, PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR THE ESTABLISHMENT AND ADMINISTRATION OF A COMMUNITY REDEVELOPMENT TRUST FUND; PROVIDING FOR THE DESIGNATION OF THE COMMUNITY REDEVELOPMENT TRUST FUND AS THE RECIPIENT OF FUNDS PURSUANT TO SECTION 163.387, FLORIDA STATUTES; PROVIDING FOR ENFORCEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

U

WHEREAS, the City Council of the City of Umatilla has by Resolution established a finding of blight; and,

WHEREAS, the City Council desires to provide for the removal of such blighted areas and redevelop such areas, pursuant to the Community Redevelopment Act of 1969, hereafter referred to as the "CRA", as contained in Florida Statutes, Chapter 163, Part III, and,

WHEREAS, the City Council has, by Resolution approved a Community Redevelopment Plan for the City.

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

Section 1. There is hereby established and created, in accordance with the provisions of Section 163.387, Florida Statutes, a Community Redevelopment Trust Fund, hereafter referred to as the "Fund".

Section 2. The monies allocated to and deposited into the Fund are hereby appropriated to the City of Umatilla Community Redevelopment Agency, hereafter referred to as the "Agency", to finance projects within the Community Redevelopment Project Area, hereafter referred to as the "Project". The Agency shall utilize the monies and the revenue paid into and earned by the Fund for all and every Community development purpose delegated to it by the established

Community Redevelopment Plan, hereafter referred to as the "Plan", and as further provided by law. The Fund is to exist for the duration of the Project programs or until legally terminated by ordinance. Said monies shall be held by the City for and on behalf of the Agency and distributed to the Agency in accordance with a subsequent agreement to be established between the City and the Agency.

Section 3. There shall be paid into the Fund each year by all taxing authorities within the Project, excluding the school district, the incremental increase in ad valorem taxes levied each year by the above-referenced taxing authorities over the amount of ad valorem taxes levied by the referenced taxing authorities in the base year, as established in Section 5 below.

Section 4. The tax roll used in connection with the taxation of such property for the base year shall be the Tax Roll of 1996 in Lake County. All deposits into the Fund shall begin with the incremental increases in ad valorem tax revenues received subsequent to November 1, 1996.

Section 5. The tax increment shall be determined and appropriated annually in an amount equal to the difference between:

a. that amount of ad valorem taxes levied each year by all taxing authorities, excluding the school district, on taxable real property contained within the geographic boundaries of the Project; and,

b. that amount of ad valorem taxes which would have been produced by the rate upon which the tax is levied each year by or for all taxing authorities, excluding the school district, upon the total of the assessed value of the taxable property in the Project, as shown upon the 1996 assessment roll used in connection with the taxation of such property by all taxing authorities, excluding the school district. If any conflict occurs between the provisions of this

Ordinance and the provisions of Chapter 163, Part III, Florida Statutes, concerning tax increment financing, the statutory provisions shall control and apply to this Ordinance.

Section 6. The tax increment shall be computed by using the assessed value of taxable property in the Project for the year 1996 as the base, and in subsequent years using the assessment value of property in the Project for that year as the second factor in determining the amount of tax increment in that year.

Section 7. All taxing authorities, excluding the school district, will annually appropriate to the Fund the aforesated sum at the beginning of their fiscal year. The Fund shall receive the tax increment above described only as, if and when such taxes may be collected by the taxing authorities. The taxing authorities' obligation to annually appropriate to the Fund shall commence immediately upon the effective date of this Ordinance and continue until all loans, advances and indebtednesses, if any, and interest thereon, incurred by the Agency as a result of the Project have been paid and only to the extent that such tax increment recited above accrues.

Section 8. The Agency with the approval of the City Council is directed to establish and set up the Fund and to develop and promulgate rules, regulations and criteria whereby the Fund may be promptly and effectively administered, including the establishment and the maintenance of books and records and adoption of procedures whereby the Agency may, expeditiously and without undue delay, utilize said monies for their allocated statutory purpose.

Section 9. The Agency accepts full responsibility for the receipt, custody, disbursement, accountability, management and proper application of all monies paid into the Fund subject to the provisions of Section 2 of this Ordinance.

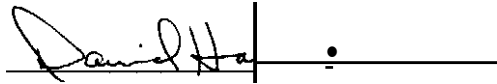
Section 10. Any and all ordinances or parts of ordinances that are in conflict herewith are hereby repealed.

Section 11. If any part of this Ordinance is held to be invalid or unenforceable for any reason, such holding shall not affect the validity or enforceability of the remainder, which shall remain in full force and effect.

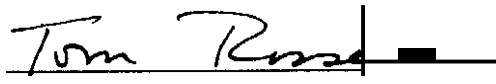
Section 12. This Ordinance shall take effect as provided by law.

PASSED AND DULY ADOPTED, this 16 day of July, 1997.

ATTEST:



Clerk/Deputy Clerk



Mayor

APPENDIX G

STATUTORY REQUIREMENTS

COMMUNITY REDEVELOPMENT DISTRICT LEGAL BOUNDARY DESCRIPTION

The approximately 998.5+/- acre CRA, including all land and water within the boundary, is located in the center of the city and extends to the most southerly point. The CRA boundaries are approximately located 751' +/- north of Bulldog Way on State Road 19 to Mills Street and State Road 19. The boundary spans towards the east ending at South Pine Street and spanning west at the furthest point of Owens Lane and tapering northward to Winogene Avenue and southward back to State Road 19 and Mills Street. For a more detailed description, please see the exact legal description in the Appendices.

RESIDENTIAL USE

This plan does not propose the conversion of residential uses to nonresidential uses. All existing residential uses within the redevelopment area shall be allowed to continue as residential use in conformance with the city's Comprehensive Plan. This Plan is not intended to remedy a shortage of affordable housing for residents of low or moderate income, including the elderly.

REPLACEMENT HOUSING FOR RELOCATED PERSONS

There will be no temporary or permanent displacement of persons from housing facilities located within the development area necessary to complete the redevelopment of the redevelopment area. There will be no need for replacement housing.

REDEVELOPMENT COMPLETION DATE

All redevelopment to be financed by tax increment revenues generated within the redevelopment area shall be completed by September 30, 2039, which supersedes and replaces previous plans, is approved or adopted.

REDEVELOPMENT PLAN SAFEGUARDS

All redevelopment work shall be carried out pursuant to this plan.

REDEVELOPMENT PLAN MODIFICATION

This redevelopment plan may be modified in a manner consistent with Florida Statutes 163.361.

PROVISIONS FOR RETENTION OF CONTROL

If any land is sold or leased for private use by the city, the sale or lease of such land shall include restrictions or covenants running with the land for such periods of time and under such conditions as the City Council deems necessary to retain control of such land to effectuate the purpose of the Act and this plan.

City of Umatilla CRA Improvement Matching Grant Program

Commercial and Residential Program Guidelines and Application

Program purpose. The Umatilla Community Redevelopment Agency (CRA) established this program to support eligible exterior and site improvements to commercial and residential property within the CRA District. Awards must implement the adopted Community Redevelopment Plan and provide a public redevelopment benefit by eliminating or preventing blight, deterioration, unsafe conditions, or other conditions identified in the Plan.

1. Program Description

The program provides reimbursement-based grants to qualified property owners and, for commercial property, qualified tenants with the property owner's written consent. Funding is subject to annual appropriation, availability, adopted guidelines, and approval by the CRA Board. A complete application does not create an entitlement to funding.

- Only property located within the current CRA District is eligible.
- Only one grant may be awarded per property address or business location during any three-year period, unless the CRA Board expressly approves otherwise.
- No work may begin and no materials may be ordered before written award approval and execution of any required grant agreement. Pre-award costs are not eligible.
- The applicant must complete the approved work, obtain required inspections, and submit paid invoices and proof of payment before reimbursement.
- The CRA may approve, deny, reduce, condition, or defer any request in its sole discretion.

2. Funding and Match

Unless the CRA Board establishes otherwise for a particular funding cycle, an award may include up to the lesser of \$2,000 or the tax increment revenue attributable to the property without a match. CRA funding above that amount requires a dollar-for-dollar applicant match. The amount of each award shall be determined by the CRA Board based on the proposed improvements, available funding, consistency with the Community Redevelopment Plan, and the public redevelopment benefit provided by the project. The applicant is responsible for all costs exceeding the approved award.

For a commercial grant, at least one-half of the CRA award must be used for improvements to the building façade. Residential grants must prioritize exterior improvements visible from an adjacent street, park, or other public place, or improvements that correct a documented health, safety, code, utility, or environmental condition.

3. Applicant and Property Eligibility

- The property must be located within the CRA District shown in the current adopted Community Redevelopment Plan.
- A commercial applicant must be the property owner or a tenant with the property owner's written consent. A residential applicant must be the property owner.
- City and County property taxes and assessments must be current. The property must have no unresolved City liens or code violations unless the proposed project will cure the condition and the CRA Board expressly approves the award subject to that cure.
- The proposed work must comply with the Comprehensive Plan, Land Development Regulations, Building Code, and all other applicable requirements.
- All required permits must be obtained before construction. Work requiring licensure must be performed by a properly licensed and insured contractor.
- The applicant must demonstrate how the project advances the Community Redevelopment Plan and produces a public redevelopment benefit.

4. Eligible Commercial Improvements

- Exterior wall repair, repainting, re-siding, trim, and similar façade improvements.
- Storefront windows, exterior doors, awnings, shutters, or canopies.
- Building-mounted signs and removal of obsolete signs.
- Landscaping, irrigation, decorative lighting, exterior security lighting, and façade illumination.
- Customer parking or site improvements approved as part of the project.
- Roof surfacing or shingles when the work contributes to the appearance of the façade.
- Site and utility improvements integral to code compliance, public health, or environmental protection, including approved septic-to-sewer connections, laterals, and lawful abandonment of an onsite septic system.
- Other exterior or site improvements approved by the CRA Board and authorized by the Plan.

5. Eligible Residential Improvements

- Repair or replacement of deteriorated front porches and other exterior features.
- Exterior painting, trim, windows, and exterior doors.
- Decorative fence improvements and landscaping visible from a public place.
- Underground relocation of utilities when feasible and approved by the applicable utility provider.

- Approved septic-to-sewer connections, laterals, and lawful abandonment of an onsite septic system.
- Similar exterior improvements approved by the CRA Board that eliminate or prevent deterioration, improve the residence's exterior appearance or functionality, or correct an unsafe or code-deficient condition.

6. Ineligible Costs

- Work begun, materials ordered, or expenses incurred before written award approval.
- General business operating expenses, inventory, merchandise, equipment, furnishings, or routine maintenance without a documented redevelopment benefit.
- Interior improvements, except work incidental and necessary to complete an approved exterior, utility, health, safety, or code-compliance improvement.
- Permit fees, taxes, assessments, financing costs, late fees, fines, penalties, or applicant labor and sweat equity.
- Freestanding or off-building signs, temporary signs, and merchandising signs, unless specifically approved as part of an eligible site-improvement project.
- Unpermitted work or work performed by an unlicensed contractor when licensure is required.
- Any cost outside the approved scope or otherwise prohibited by law, the Plan, or the adopted CRA budget.

7. Required Application Materials

- A completed and signed application.
- Current photographs showing the building and each proposed project area from the public right-of-way when practicable.
- A detailed written scope of work and schematic drawings, photographs, material descriptions, color selections, and samples sufficient to evaluate the proposed improvements.
- At least three comparable written estimates for the same scope of work, unless the CRA Board or its designee approves a written exception based on documented circumstances.
- Proof of ownership. Commercial tenants must also provide a current lease and the owner's written consent.
- Proof that property taxes are current and authorization for the City to verify liens and code-compliance status.
- For commercial property, a current Business Tax Receipt, if applicable.
- Contractor license, insurance, and Sunbiz information, as applicable.
- Any additional information reasonably requested to determine eligibility or evaluate the public redevelopment benefit.

8. Review and Award Criteria

- The extent to which the project eliminates or prevents blight, deterioration, unsafe conditions, or code deficiencies.
- The project's visibility from public streets, parks, or other public places and its effect on the surrounding area.
- Consistency with the Community Redevelopment Plan, adopted program guidelines, and annual CRA budget.
- For commercial projects, the anticipated contribution to economic activity, employment, business retention or recruitment, and the quality of life of City residents.
- The reasonableness of costs, readiness to proceed, availability of matching funds, and completeness of the proposed scope.
- Available CRA funds, pending requests, and the need to preserve funding for other redevelopment priorities.

9. Award Conditions and Reimbursement

- An award is effective only after written approval and execution of any required agreement.
- The approved scope, contractor, materials, colors, and award amount may not be changed without prior written approval.
- The project must be completed by the deadline stated in the award or grant agreement. The CRA may extend the deadline in writing.
- Reimbursement requires final permit approval when applicable, City inspection or verification, paid itemized invoices, proof of payment, photographs of completed work, lien releases when requested, and proof of the applicant's required match.
- The CRA will reimburse only eligible, documented costs up to the approved award. Any cost savings reduce the reimbursable amount; cost overruns remain the applicant's responsibility.
- The applicant must maintain records and permit the City or CRA to inspect the project and supporting records. False statements, misuse of funds, or failure to comply may result in denial, termination, repayment, or other lawful remedies.

CRA Improvement Matching Grant Application

Select one: ☐ Commercial Property ☐ Residential Property

Applicant Information

Applicant name _____

Mailing address _____

Phone _____

Email _____

Applicant is ☐ Property owner ☐ Commercial tenant with owner consent

Property Information

Property address _____

Parcel identification number _____

Property owner name _____

Current use of property _____

Zoning _____

Business name and Business Tax Receipt number, if applicable

Contractor Information

Contractor name _____

Company _____

Address _____

Phone and email _____

License number _____

Project Information

- | | |
|--|--|
| ☐ Façade repair or painting | ☐ Windows or exterior doors |
| ☐ Porch or exterior structural repair | ☐ Signs or awnings |
| ☐ Landscaping or decorative fencing | ☐ Exterior or decorative lighting |
| ☐ Parking or site improvements | ☐ Utility relocation |
| ☐ Septic-to-sewer conversion | ☐ Other |

Describe the proposed work and the existing condition it will correct:

Explain how the project will eliminate or prevent deterioration, correct an unsafe or code-deficient condition, improve the property's exterior appearance or functionality, or otherwise advance the CRA Plan:

Lowest qualifying estimate	
Applicant match	
CRA funds requested	
Total project cost	
Requested completion date	

Application Checklist and Certifications

Required Submittals

- | | |
|---|---|
| ☐ Completed and signed application | ☐ Proof of ownership |
| ☐ Owner consent and lease, if tenant applicant | ☐ Current property photographs |
| ☐ Detailed scope and drawings | ☐ Materials and color selections |
| ☐ Three comparable written estimates | ☐ Proof property taxes are current |
| ☐ Business Tax Receipt, if applicable | ☐ Contractor license and insurance |
| ☐ Sunbiz information, if applicable | ☐ Other materials requested by the CRA |

Applicant Certifications

- ☐ I have reviewed the program guidelines and certify that the information submitted is true and complete.
- ☐ I understand that submission of an application does not create an entitlement to funding and that the CRA Board may approve, deny, reduce, condition, or defer the request.
- ☐ I certify that no work has begun and no materials have been ordered for reimbursement under this application.
- ☐ I authorize the City and CRA to verify ownership, taxes, liens, code-compliance status, contractor information, and other matters relevant to eligibility.
- ☐ I agree to obtain all required permits and approvals and to use licensed and insured contractors when required.
- ☐ I understand that reimbursement is limited to eligible, documented costs within the approved scope and award amount.
- ☐ I agree to permit inspection of the property and relevant project records and to repay funds if required because of a false statement, misuse of funds, or noncompliance with the award conditions.

Signatures

Applicant signature

Date

Property owner signature

Date

For CRA Use

Application received	
CRA boundary verified	☐ Yes ☐ No
Application complete	☐ Yes ☐ No
CRA Board action	☐ Approved ☐ Denied ☐ Continued
Approved award and match	CRA: \$_____ Applicant: \$_____
Conditions and completion deadline	

Authorized CRA representative _____

Signature and date _____



CITY OF UMATILLA

AGENDA ITEM STAFF REPORT

DATE: September 1, 2026

MEETING DATE: September 15, 2026

SUBJECT: Facade Grant Application: 901 N Central Avenue - Umatilla Donuts

BACKGROUND SUMMARY:

The Community Redevelopment Agency (CRA) has received an application from Veasna Chann for a matching façade improvement grant for the renovation of the former Umatilla Pharmacy building, located at 901 N. Central Avenue, into Umatilla Donuts.

The overall project is estimated at approximately \$111,000, with \$23,106 in CRA-eligible improvements. Eligible improvements include installation of a new cabinet sign on the front of the building, replacement of acrylic on the existing pole sign, repair of damaged concrete, sealcoating of the parking lot, and tree trimming and removal to improve the visibility of the business.

Ms. Chann is requesting the CRA's consideration and approval of a \$10,000 matching façade grant toward the eligible improvements.

RECOMMENDATIONS:

Consider the grant application for reimbursement of \$10,000.00 for the renovation of the former Umatilla Pharmacy Building

FISCAL IMPACTS:

\$10,000

ATTACHMENTS:

1. Umatilla Donuts Application and supporting docs
 2. Tree quote 1
 3. tree quote 2
 4. tree quote 3
 5. Signage quote 1
 6. Signage quote 2
 7. Signage quote 3
 8. Seal Coating 1
 9. Seal Coating 2
 10. Seal Coating 3
 11. Concrete Work 1
 12. Concrete Work 2
 13. Concrete Work 3
-

**CITY OF UMATILLA REDEVELOPMENT AGENCY
MATCHING GRANT APPLICATION**

1. Applicant's Name: Weasna Chann
Address: 35 S Kentucky Ave Umatilla FL 32784 United States
Phone 7892260224 Fax: _____ Email destiny.moon
2. Property Owner's Name: Weasna Chann & Samath Nho
Address: 35 S Kentucky Ave Umatilla FL 32784 United States
Phone _____ Fax: _____ Email _____
3. Contractor's Name: Dave Lindeman
Address: 33408 East Lake Joanna Drive Eustis, FL 32736
Phone 40777120678 Fax: _____ Email dlindeman@
Contractor's License Number: CGC046470
4. Property Address: 901 N Central Ave Umatilla FL 32784
5. Current Use of Property: Umatilla Donuts and Full Breakfast
6. Zoning of Property: Commercial
7. Briefly Describe the Project: Pole and Front Signage, Concrete Work
Parking Lot Sealcoating and Tree Trimming & Removal
8. Estimated Cost of Project: \$23,306.50

<u>Ch. Veasna</u>	<u>08/18/2026</u>
Applicant's Signature	Date
<u>Ch. Veasna</u>	<u>08/18/2026</u>
Owner's Signature	Date

SUBMITTAL REQUIREMENTS CHECK LIST

The CRA Matching Grant Program is for exterior improvements ONLY on business and commercial properties.

- ☐ Completed application form or Power of Attorney with property owner's signature
- ☐ Estimated budget with material samples and colors
- ☐ Photo(s) of current façade
- ☐ Scaled drawing clearly illustrating the proposed improvements
- ☐ Copy of Business Tax License
- ☐ Copy of Paid Property Taxes
- ☐ Copy of Tenant Lease, if applicable
- ☐ Tax value based on Property Appraiser record card
- ☐ Clean lien search

PROPERTY RECORD CARD

General Information

Name:	NOU SAMATH & VEASNA CHANN	Alternate Key:	2926554
Mailing Address:	35 S KENTUCKY AVE UMATILLA, FL 32784 Update Mailing Address	Parcel Number: ⓘ	12-18-26-0001-000-00301
		Millage Group and City:	0U-6 Umatilla
		2025 Total Certified Millage Rate:	19.7102
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	901 N CENTRAL AVE UMATILLA FL, 32784	Property Name:	UMATILLA DRUG STORE Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	FROM SW COR OF NE 1/4 RUN N ALONG W LINE OF NE 1/4 A DIST OF 25.38 FT, N 89DEG 41MIN 25SEC E 585.25 FT FOR POB, RUN N 00DEG 18MIN 35SEC W 65.81 FT, N 71DEG 42MIN 16SEC W 88 FT, N 18DEG 17MIN 44SEC E 143 FT, N 63DEG 17MIN 44SEC E 38.89 FT, S 71DEG 42MIN 16SEC E 145 FT, S 26DEG 42MIN 16SEC E 38.89 FT TO W'LY R/W OF SR 19, S 18DEG 17MIN 44SEC W 174.74 FT, S 89DEG 41MIN 25SEC W 96.02 FT TO POB ORB 6760 PG 711		
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	STORE - 1 STORY FREE STANDING (1100)	0	0		38281.000		Square Feet		\$380,054.00	\$380,054.00
Click here for Zoning Info ⓘ FEMA Flood Map										

Commercial Building(s)

Building 1

Commercial	Building Value: \$157,261.00 Building Use: 1 STORY STORE (11C) Structure Type:		
Summary		Section(s)	
Year Built:	1988	Section Type	No. Stories Ground Floor Area
Total Effective Area:	2084	FINISHED LIVING AREA (FLA)	1.00 2084
Full Bathrooms:	0	View Larger	
Half Bathrooms:	2		
Elevators:	0		



[Search](#) > Account Summary

Real Estate Account #1218260001-000-00301

Owner:
901 NORTH CENTRAL AVE LLC

Situs:
901 N CENTRAL AVE
UMATILLA 32784

[Parcel details](#)
[GIS](#) 
[Property Appraiser](#) 



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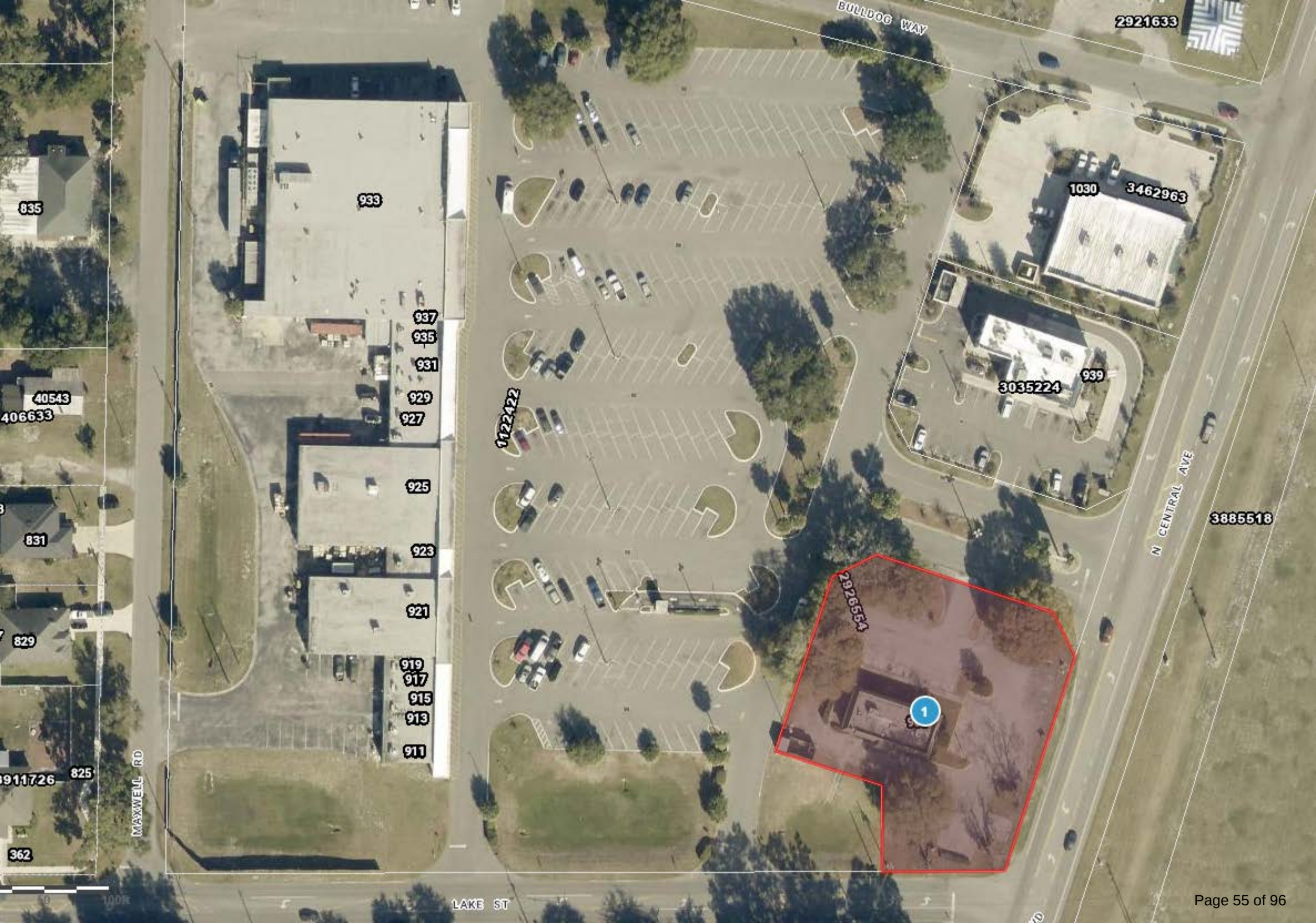
Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **11/26/2025** for **\$10,260.12**.

Account History

BILL	AMOUNT DUE
2025 Annual Bill 	\$0.00  Print (PDF)
2024 Annual Bill 	\$0.00  Print (PDF)
2023 Annual Bill 	\$0.00  Print (PDF)
2022 Annual Bill 	\$0.00  Print (PDF)

<u>2021 Annual Bill</u> ⓘ	\$0.00	 Print (PDF)
<u>2020 Annual Bill</u> ⓘ	\$0.00	 Print (PDF)
<u>2019 Annual Bill</u> ⓘ	\$0.00	 Print (PDF)
<u>2018 Annual Bill</u> ⓘ	\$0.00	 Print (PDF)
<u>2017 Annual Bill</u> ⓘ	\$0.00	 Print (PDF)
<u>2016 Annual Bill</u> ⓘ	\$0.00	 Print (PDF)
<u>2015 Annual Bill</u> ⓘ	\$0.00	 Print (PDF)
<u>2014 Annual Bill</u> ⓘ	\$0.00	 Print (PDF)
<u>2013 Annual Bill</u> ⓘ	\$0.00	 Print (PDF)
<u>2012 Annual Bill</u> ⓘ	\$0.00	 Print (PDF)
<u>2011 Annual Bill</u> ⓘ	\$0.00	 Print (PDF)
<u>2010 Annual Bill</u> ⓘ	\$0.00	 Print (PDF)
<u>2009 Annual Bill</u> ⓘ	\$0.00	 Print (PDF)
<u>2008 Annual Bill</u> ⓘ	\$0.00	 Print (PDF)
<u>2007 Annual Bill</u> ⓘ	\$0.00	 Print (PDF)



835

933

937

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917

915

913

911

1122422

2826554

1

2921633

1030

3462963

3035224

939

3885518

MAXWELL RD

LAKE ST

BULLDOG WAY

N CENTRAL AVE

40543
406633

831

829

911726

825

362

100ft

Veasna Chan - Donut Shop Façade Grant Application - 901 N Central Avenue

Sealcoating	1 Ocala Asphalt & Sealcoating LLC	\$	6,820.00
	2 DMI Paving & Sealcoating LLC	\$	5,000.00
	3 Sealcoat Florida, INC	> \$	4,850.00

Tree Work	1 North Lake Tree Service	> \$	6,300.00
	2 Triple D Services	\$	6,400.00
	3 Climb Higher Tree Service	\$	7,950.00

Concrete	1 Dave Lindemann GC	\$	4,800.00
	2 Florida Sealcoating LLC	\$	5,070.00
	3 Gorilla Asphalt	> \$	4,500.00

Sign	1 FastSigns	\$	15,594.69
	2 SignCrafters	> \$	7,456.50
	3 Jay Berry Signs	\$	7,500.00

Total of Low Bids :	\$	23,106.50
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NORTH LAKE
— TREE SERVICE —



16450 McKinley Rd
Umatilla, Florida 32784

Vienes Chan

901 N central ave

Umatilla, FL 32784

PROPOSAL:

Clear lower branches on six large trees, clean vines and dead limbs. Also create clearance between trees and all structures and get trees above 10' from ground.

Price including haul off.....\$4300.00

OPTIONAL: Remove large tree on corner that is dying.....\$2000.00

Thanks for the opportunity!

Rick 352-638-5160



Estimate # 02163-E

Client Information

Client: Vee Sna
Client Address: 901 North Central Avenue, Umatilla, FL 32784-8655
Client Phone: (769) 226-0224
Client Email: Destinymoon1987@gmail.com
Job Site Contact: Wee Sna

Proposed Work

DESCRIPTION

Pruning

Lift canopy on six large oak trees/one small China berry tree. Clean out lower interior, sucker growth, and deadwood to make as safe as possible. Cut back encroachment on light poles and over roof structure for clearance.

Option two

Prune five large oaks/remove one on back right corner of property/grind stump and trim Chinaberry tree. \$6400

PRICE

\$ 4,500.00

Subtotal: \$ 4,500.00

Tax 0%: \$ 0.00

Total: \$ 4,500.00

Thank you for considering Triple D Services.
Please contact us at 352-771-6277 if you have any questions.

Acceptance of proposal.

The prices, specifications, and terms and conditions are satisfactory and hereby accepted. Triple D Services LLC is authorized to do the work as specified.

Estimator: Brandon Towne

02163-E, Rev 1

Date: 2026-08-11

Authorized Signature: _____

Date: _____

Climb Higher Tree Services, LLC
 PO Box 2090 Mount Dora, FL 32756
 climbhighertrees@gmail.com
 352-250-9366



INVOICE NO. 1972

DATE 08/10/2026

BILL TO:

Ms. V
 921 N. Central Ave

INSTRUCTIONS:

Due Upon Completion. Total price does not include
 Removal of oak on back left. (Options are below)

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
1	Oak in back center – Center prune/ remove dead wood/ Weight Reductions/Elevation and clean out		\$1300.00
1	Oak on right side- Center prune/ remove dead wood/ Weight Reductions/Elevation and clean out		\$1200.00
1	Camphor Tree (Front Right)- sucker growth/ remove dead wood		\$300.00
1	Oak on front left- Center prune/weight reductions/ elevation/ sign clearance		\$1000.00
1	Oak (left center) Weigh reductions/ center prune/ cleanout/ elevation/ negative growth		\$900.00
1	Oak Back left *Removal Recommended due to bad health and excessive dead wood- Stump grind and chip removal included Or remove dead wood/elevation and clean out		\$2000.00 \$600
1	Oak in back center- Cleanout/Center Prune/ weight reductions/elevations/remove sucker growth/ Light part cleanout		\$650.00
SUBTOTAL			\$5950.00
SALES TAX			
DEPOSIT			
TOTAL DUE BY DATE			Upon Completion



4835 E. Colonial Dr.
Orlando, FL 32803
(407) 898-5770

ESTIMATE

EST-68092

PO Number: PHONE REQUEST

Payment Terms: 100% Payment Required

FASTSIGNS.com/239

Created Date: 8/4/2026

DESCRIPTION: NEW ILLUMINATED BUILDING CABINET + ACRYLIC REPLACEMENT PANELS FOR PYLON

Bill To: Umatilla Donuts
901 N Central Ave
Umatilla, FL 32784
US

Installed: Umatilla Donuts
Veasna Chann
901 N Central Ave
Umatilla, FL 32784
US

Requested By: Veasna Chann
Email: destinymoon1987@gmail.com
Work Phone: (769) 226-0224
Cell Phone: (769) 226-0224

Salesperson: Alex Williams

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	CREATIVE & FILE PREP SERVICES <i>Create layout(s), provide proof(s) and prep file(s) for production process. For FASTSIGNS Orlando use only.</i> NOTE: Artwork pricing based upon FASTSIGNS recreating the artwork. If print-ready artwork is given to FASTSIGNS, this pricing may be reduced. NOTE: Quote dimensions are client supplied. If this becomes an order, FASTSIGNS will measure to confirm the dimensions.	1	\$125.00	\$125.00
1.1	LGD - Part Qty: 1 - # of Compositions: 1 - # of Revisions: 1			
2	UMATILLA DONUTS ILLUMINATED BUILDING CABINET 119"W x 48"H x 5"D- Qty 1 Fabricate (1) custom illuminated building cabinet with white acrylic and applied vinyl. Approximate Size: 119"W x 48"H x 5"D.	1	\$5,951.50	\$5,951.50
2.1	Custom Product - Text: Artwork example in file folder. Artwork to be created. Approximate Size: 119"W x 48"H x 5"D			
3	REPLACEMENT ACRYLIC CABINET FACES 116"W x 48"H - Qty 2 3/16" White acrylic, cut to size, with applied vinyl graphics. Approximate Size: 116"W x 48"H	2	\$2,244.50	\$4,489.00

3.1	Custom Product - Text: Artwork example in file folder. Artwork to be created. Approximate Size: 116"W x 48"H			
4	CERTIFIED ENGINEERED DRAWINGS Engineered drawings required to submit with Permit Application.	1	\$455.25	\$455.25
4.1	Certified Engineering Drawings - Part Qty: 1			
5	PERMIT ACQUISITION Permit and acquisition of required permitting for project signage by permitting specialist. With FASTSIGNS Orlando Central's help, the customer will provide a scaled site plan of property, Notarized Letter of Authorization, Notice of Commencement required to submit the Permit Application. FSO has no control over the city's review and approval process. Timelines can vary depending on whether the applicable governing agency requests additional information after first submission.	1	\$1,294.50	\$1,294.50
5.1	Permit Acquisitions - Part Qty: 1			
6	INSTALLATION SERVICES SCOPE OF INSTALLATION: Building Cabinet: Lift Truck Required. - Remove existing building sign and the roof brackets holding the existing sign. - Install (1) illuminated cabinet in the same location as the removed building sign. - Dispose of removed signage. NOTE: Electricity must be available within 6' of the installation location. Pylon Cabinet: Lift Truck Required. - Remove (1) existing acrylic panel from EACH side of the pylon sign. - Install (1) NEW acrylic panel into EACH side of the pylon sign. - Dispose of removed signage - Deliver and install signage. - OSHA Certified and Insured. - FASTSIGNS Orlando Central will take extreme care to preserve landscaping at installation sites, however some alterations or removal of landscaping may be out of FASTSIGNS Orlando Central's control in order to access the installation location. - No other restrictions or requirements (i.e., tall fence, awning, retention pond, etc). <i>If you need to reschedule or cancel your installation for any reason, please cancel asap. Please call or email us at least 24 hours prior to installation (weekdays only) to cancel. Failure to give 24 hours notice will result in \$250 installation failure fee added to your invoice. Some examples include the vehicle is not available, the wall or site is not ready, i.e., the paint has not dried or the wall is not up.</i> <i>We hope you understand that the labor, gas and time set aside to be at your location does not include unplanned trips.</i> <i>We have prepared a quotation/invoice for your project based on the provided specifications to the best of our expertise. Should any unexpected complications arise during the installation phase, we will</i>	1	\$2,402.50	\$2,402.50

promptly inform you.

6.1	INSTALLATION SERVICES (00EXT) -			
7	2 YEAR WARRANTY	1	\$4.00	\$4.00
All products include a Warranty on materials & installation, excluding vandalism, intentional damage, extreme weather conditions and improper care or maintenance. If cleaning is necessary, only use a mild detergent solution with a soft brush or sponge. UNDER NO CIRCUMSTANCES SHOULD A PRESSURE WASHER OR HARSH CHEMICAL BE USED. All sprinkler heads should be directed away from sign faces. Direct spraying may have an adverse effect on the laminated finish.				
Any damage resulting from improper care and maintenance will be the sole responsibility of customer.				
7.1	Warranty Two Years -			

Please approve and send a signed Estimate and make payment through our portal to place your order.

Terms: 50% DEPOSIT DUE | 50% BALANCE DUE 72HRS PRIOR TO INSTALLATION.

THE FINE PRINT: Final Proofing is the customer's responsibility. Any changes or corrections made after design/production/installation will be at the customer's expense. All designs are for the sole use of FASTSIGNS Orlando Central (FSOC) unless otherwise specified. We have prepared a quotation/invoice for your project based on the provided specifications to the best of our expertise. Should any unexpected complications arise during the installation phase, we will promptly inform you. Please be aware that any extra costs incurred due to unforeseen issues will be your responsibility. By signing the Estimate(s) or Invoice(s), paying the deposit, sending the artwork, verbally or agreeing to the work in any manner, including email, text or phone, you are approving the job to proceed and agree to be responsible for paying the full amount due. If a credit card is provided for the deposit, the balance will be charged upon installation. All Signage is the property of FASTSIGNS Orlando Central (FSOC) until payment is received in full. Buyer Agrees to pay all costs in the event of a default in payment, including all attorney fees. Buyer hereby grants FSOC the right to enter into and on the property of the buyer for the purposes of taking repossession of the sign in the event of a default, even if the invoice is partially paid. Engineering and Permitting are not included unless otherwise noted. If cleaning is necessary, only use a mild detergent solution with a soft brush or sponge. Under no circumstances should a pressure washer or harsh chemical be used. All sprinkler heads should be directed away from sign faces. Direct spraying may have an adverse effect on the sign finish. Any damage resulting from improper care and maintenance is the sole responsibility of the customer. Any signage that is not picked up beyond 60 days of order completion will be disposed of at the discretion of FASTSIGNS Orlando Central.

Subtotal:	\$14,721.75
Taxes:	\$872.94
Grand Total:	\$15,594.69
Deposit Required:	\$7,797.35
<i>Credit Card Surcharge:</i>	3.00%
<i>Total with Surcharge:</i>	\$16,062.53
<i>Deposit with Surcharge:</i>	\$8,031.27

Thank you very much for your business!

Signature: _____ Date: _____

Estimates honored for 30 days. Beyond 30 days, the Estimate will be reviewed.

ESTIMATE

SignCrafters of Central Florida, LLC
1915 Greenleaf Ln
Leesburg, FL 34748

sales@signcraftersflorida.com
+1 (352) 323-1862
www.signcraftersflorida.com



Bill to
Umatilla Donuts & Full Breakfast
901 N Central Ave
Umatilla, FL 32784

Ship to
Umatilla Donuts & Full Breakfast
901 N Central Ave
Umatilla, FL 32784

Estimate details

Estimate no.: 9183
Estimate date: 07/21/2026
Expiration date: 10/21/2026

PO Number / Memo: New Signage

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sign Cabinet	Sign Cabinet "Umatilla Donuts & Full Breakfast" Overall Size: 119" W x 48" H x 5" D Single Sided LED Illumination Flat Acrylic Face Cut Vinyl Graphics For Internal Use Only: V: 2 R: 0 F: 4 C: 0 P: 3 A: 3 L: 0.5 #: 95	1	\$1,950.00	\$1,950.00
2.		Acrylic Tenant Panels	Acrylic Tenant Panels "Umatilla Donuts & Full Breakfast" Overall Size: 116" W x 48" H 3/16" Pan Face Acrylic Cut Vinyl Graphics For Internal Use Only: V: 2 #: 95	2	\$1,250.00	\$2,500.00
3.		Installation	Installation of (1) New Cabinet and (2) Tenant Panels at: 901 N Central Ave, Umatilla, FL 32784 *Electrical Signage Must Have	1	\$1,095.00	\$1,095.00

Dedicated Lockable Electrical Circuit
within 6ft of Sign*
*Additional Fees May Apply if Not
Supplied Before Day of Install*

I:2 H:3 D:0.66 T:1 M:23 T:1 H:0 P:0

4.	Removal	Removal of (1) Old Cabinet Sign at: 901 N Central Ave, Umatilla, FL 32784 I:2 H:1	1	\$235.00	\$235.00
5.	Technical Site Survey	Technical Site Survey to mark sign location, verify electrical, or measure the building at: This is an on-site visit to confirm conditions and gather accurate information for design, permitting, and installation. This is not a property or boundary survey. 901 N Central Ave, Umatilla, FL 32784 I:1 H:1 D:0.66 T:1 M:23 T:1 H:0 P:0	1	\$365.00	\$365.00
6.	Sign Permit	Municipality Permit Fee Fee Billed by the Municipality for Permit Acquisition	1	\$250.00	\$250.00
7.	Permitting Procurement	Acquisition fees: Staff Time for permit processing including final inspections. Please Note: On average the permitting process can take up to 4-6 weeks depending on the city.	1	\$500.00	\$500.00
8.	Engineering	Sealed Engineered Drawings Required by City for Permit Submittal	1	\$200.00	\$200.00
9.	NOC	Notice of Commencement Recording Services	1	\$50.00	\$50.00

Subtotal \$7,145.00

Sales tax \$311.50

Note to customer

Thank you for choosing SignCrafters for your signage needs. By engaging in any form of business, including but not limited to purchasing, requesting quotes, or availing our services, you hereby acknowledge and agree to abide by the terms and conditions outlined by SignCrafters.

Total \$7,456.50

Expiry date 10/21/2026

Accepted date

Accepted by

ESTIMATE

Jay Berry Signs Inc.
125 Montclair Rd
Leesburg, FL 34748-9773

sales@jayberrysigns.com
+1 (352) 805-4050
<https://www.jayberrysigns.com>



Bill to
Umatilla Donuts
Umatilla, FL

Ship to
Umatilla Donuts
Umatilla, FL

Estimate details

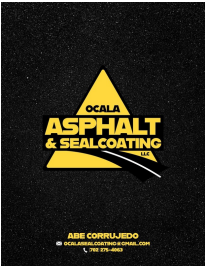
Estimate no.: 1081
Estimate date: 08/05/2026

#	Product or service	Description	Qty	Rate	Amount
1.	Sales - Services	One (1) 48" X 120" single faces lighted sign cabinet installed onto existing sign bracket on building, flat plastic face lettered as per layout. Two (2) 4' X 10' flat plastic faces lettered as per layout installed into existing pylon sign. \$3,750.00 Deposit required to start project. Balance due upon receipt.	1	\$7,500.00	\$7,500.00
Total					\$7,500.00

Accepted date

Accepted by

ESTIMATE



Prepared For

Veasna Chann
901 N Central Ave
Umatilla, FL 32784
(769) 226-0224

Ocala Asphalt & Sealcoating LLC

Ocala, FL 34472
Phone: (352) 426-9222
Email: ocalasealcoating@gmail.com
Web: www.ocalaasphaltandpaving.com/

Estimate # 214

Date 07/31/2026

Business / Tax # 993546481

Description

PRE/CLEAN \$1250.00

All material and other debris removed from the cracks and pavement surface by means of power sweepers, hand brooms or air brooms. All vegetation needs to be edge from asphalt. All oil-stains need to be treated before seal coat.



Seal-Coat \$4,465.00

(2) Coats Coal-Tar Based Emulsion Sealer Sand Slurry with Premium Latex Additive. Apply first coat of commercial grade sealer that meets or exceeds federal specifications, with 2% latex additive and 3-5 lbs. of silica sand as per manufacturer's requirements. Product is mechanically agitated and applied at the rate of 1/5th of a gallon per square yard. Top with second coat of sealer.



Concrete Car-stop replacement & painted \$110.00

Replace old Car stop with a new one and painted.



Re-stripe \$995.00

Re-stripe Existing Layout using DOT Approved Traffic Paint
Re-paint all existing handicap spaces.



Scan to Pay Online

Subtotal	\$6,820.00
Total	\$6,820.00
Deposit Due	\$4,433.00

Notes:**Work Scope – Project Schedule**

The project is scheduled to be completed over three (3) consecutive days and will require a full closure of the work area to allow our crew to safely and efficiently complete the work.

- * Day 1: Clean the entire project area, remove all debris, and remove overgrown grass and vegetation along pavement edges to properly prepare the surface.

- * Day 2: Apply the specified sealcoat to all designated asphalt surfaces.

- * Day 3: Re-stripe the parking lot and pavement markings following the existing layout, once the sealcoat has cured sufficiently.

This schedule is weather permitting and is intended to provide the highest quality finished product while minimizing disruptions.

By signing this document, the customer agrees to the services and conditions outlined in this document.



Signed on: 07/31/2026
Abdiel Corrujedo

Veasna Chann



Date: Monday, August 3, 2026

Project # O26-6994

Submitted To:
 Veasna Chann
 VEASNA CHANN
 901 N Central Ave
 Umatilla, FL 32784
Contact Information:
 Phone: (769) 226-0224
 Mobile:
 destinymoon1987@gmail.com

Site Description: # S161309
 901 N Central Ave
 901 N Central Ave
 Umatilla, FL 32784

 Site Contact:
 Site Phone:

Prepared By:
 Luke Bratek
Contact Information:
 Mobile:
 Office: (305) 836-8678
 E-mail: lbratek@driveway.net
Project Manager:
 Mobile:
 Email:

Items not expressly included in the below scope of work are not included and will be an additional cost via change order should additional work be required or requested. Due to current market volatility, the proposal total is valid for a period of 7 days from issuance and may be subject to change if signed after the 7 day period.

Qty	Proposed Service(s) & Description(s)	Depth
17000 Sq. Ft.	Sealcoat – Tarconite by Neyra	\$4,000.00

1. Thoroughly clean the entire asphalt area with high powered blowers.
2. Pre-treat heavy oil spots with Bond Seal to assist in adhesion.
3. Apply first coat of Tarconite by Neyra sealer via spray method with 3% FSA Co-Polymer added to sealer strictly to manufacturer's specifications with 2-3 lbs of grade #2 silica sand added per gallon. Mechanically agitate sealer mix and apply at a spread rate of 1/6 of a gallon per square yard using our exclusive sand flow process.
4. Apply a second coat of Tarconite with sand in the same method, quantity, and proportion as the first coat.

****SEALCOATING TO BE COMPLETED IN ONE (1) PHASE.**
****CUSTOMER RESPONSIBLE FOR ALL LANDSCAPING CLEANUP TO BE DONE PRIOR TO START OF WORK****
****SEALER MAY NOT ADHERE IN AREAS IN AREAS OF POLISHED AGGREGATE, AREAS WHERE THE ASPHALT IS RAVELING, AREAS OF UNSTABLE OR BROKEN ASPHALT, AND AREAS OF CONSISTENT STANDING WATER.**
****SEALER WILL NOT HIDE EXISTING CRACKS.**
****ADDITIONAL MOBILIZATIONS WILL BE PERFORMED AT A COST OF \$2250.00 EACH IF THE PARKING LOT IS NOT CLEARED ON THE AGREED UPON SCHEDULE DATES.**



Project# O26-6994

Parking Lot Striping - Restripe

\$1,000.00

1. Clear away loose dirt and debris.
2. Restripe the existing painted surfaces as existing using DOT approved latex traffic paints to include: Stall lines, Handicap stalls, Arrows, Lineal Feet (Yellow)

NOTE: Due to variable surface conditions, this work is not warranted against peeling or flaking on concrete surfaces, or unstable asphalt surfaces.

****CONTRACTOR NOT RESPONSIBLE FOR CAR STOPS****

****THE DISABLED PARKING STALLS ARE BEING RESTRIPE AS THEY PRESENTLY EXIST. THIS CONTRACTOR MAKES NO CLAIM THAT THEY WILL MEET LOCAL, STATE AND FEDERAL REQUIREMENTS FOR DISABLED PARKING.**

****ANY AREAS THAT ARE INACCESSIBLE ON THE DAY SCHEDULED WILL BE STRIPED ON AN AGREED UPON RETURN TRIP AT AN ADDITIONAL COST TO THE CLIENT.**

PAYMENT TERMS 0 Down Down, Balance Net 30

Project Total **\$5,000.00**

SERVICE TERMS Acceptance of this proposal implies agreement to the Terms and Conditions included on the last page.

Final Price Subject to Change based on material costs at time of permit issuance. Project will be scheduled with client ahead of commencement. Customer must ensure all irrigation systems are shut off ahead of scheduled work. DMI will not be responsible for damage to existing irrigation systems or any utilities in areas of construction. Landscape restoration is not included.

This proposal may be withdrawn at our option if not accepted within 30 days of Aug 3, 2026

Certified Pavement Professional Luke Bratek

Accepted Authorized Signature

Print Name

Signature

www.driveway.net

MIAMI | 1100 NW 73rd St. Miami, FL | FORT LAUDERDALE | 1829 NW 29th St. A Oakland Park, FL 33311
WEST PALM BEACH | 155 E. Blue Heron Blvd Suite 405, FL 33404
FORT MYERS | 4262 Edison Ave. Fort Myers, FL 33916 | ORLANDO | 677 Fairvilla Rd. Orlando, FL 32808
TAMPA | 3710 Corporex Park Dr. Suite 212, Tampa, FL 33619





TERMS, CONDITIONS & GUARANTEE

Driveway Maintenance Inc.. hereafter referred to as "DMI"

TERMS: Terms are as stated above. If payment is not made in accordance with the above terms, the customer agrees to pay any collection, legal fees and additional costs accrued due to unpaid balances.

Price is based on specifications and estimates as shown on the "Proposal & Agreement" from date of issuance. The cost estimates for this project are based upon current material or supply pricing. Since the market for materials is currently considered volatile, and sudden price increases could occur, DMI reserves the right to increase pricing for the work in the event that DMI directly incurs additional expenses arising out of or related to purchasing, shipping, or otherwise obtaining materials. Pricing is subject to change based on actual costs of materials at time of permit issuance. Pricing adjustments will be agreed upon by customer prior to the commencement of work.

Unless expressly noted within the proposal agreement, DMI makes no claim to the local, state, or federal compliance of any or all ADA elements present within the property boundary.

Additional charges may become necessary if extra materials or extra labor would become necessary to perform or complete this job or if extra services and/or materials are requested in writing by the owner or general contractor by their respective authorized supervisory employees. "DMI" shall not be held liable for damage to surrounding areas of driveway or parking lot due to poor subgrade, moisture, or other unforeseen circumstance. Additional charges will be in accordance with the agreed upon change order which is made part and parcel of these conditions and "Proposal & Agreement". "DMI" reserves the right to refuse additional equipment time, extra materials or extra labor if it would interfere with advanced scheduling with other customers with whom previous commitments had already been extended.

CONDITIONS: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are contracted to do the work as specified and the stated payment terms are acceptable. All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner in accordance to standard construction practices. Any deviation from this proposal or extra work will be executed only upon owner or owners agent orders and may become an extra charge over and above this agreement. All agreements are contingent upon delays beyond our control. Property owner to carry all necessary insurance. We do not guarantee against pavement cracking from weather cycles, reflective cracking, power steering marks or gauges in new asphalt pavement/patches, and water ponding or retention due to preexisting grade conditions. We cannot guarantee drainage or against water ponding on new asphalt. "DMI" shall not be liable for damage to adjoining asphalt, concrete flat work, or curbing, damages to underground utilities in the areas of construction, damages to irrigation within or adjacent to repair areas, damages/modifications to newly completed work due to removal of barricades or trespassing on job site during or after construction activities. Customer shall be responsible for costs of permits, procurement of permit by Contractor, and any additional work required by the permit or site inspections resultant of the permit.

EXCLUSIONS: The following items are excluded unless otherwise stated in the proposal: Engineering, Record Retrieval, Additional Excavation, Staking, Material Testing, Sod or Landscape Restoration, Irrigation Repairs, Manhole/Catch Basin/Gate Valve Adjustments or Repairs unless specified, Vegetation Removal, SAC/WAC Charges, Dewatering.

NOTICE OF LIEN: Any person or company supplying labor or materials for this improvement to your property may file a lien against your property if that person or company is not paid for the contributions.

Customer Initial _____ Date _____



Sealcoat Florida Inc

1031 W Michigan St
Orlando, FL, 32805
sealcoatfl@gmail.com
321.385.7235

Estimate

Estimate No: 4431
Date: 08/10/2026

For: 901 North Central Seal and Stripe
destinymoon1987@gmail.com
907 N Central Ave
Umatilla, FL, 32784-8655
769-226-0224

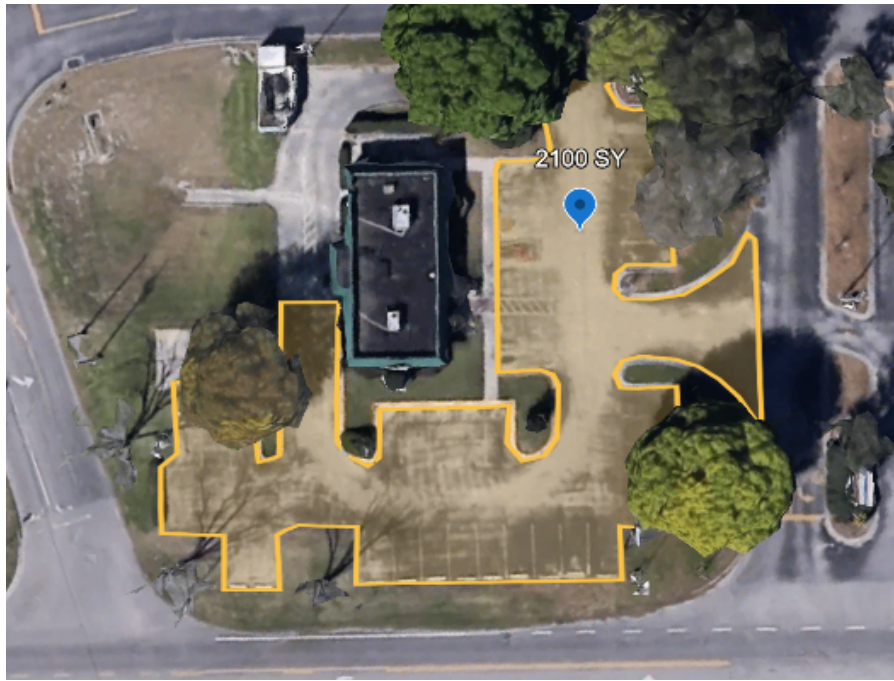
Description	Amount
Prepare by blowing off entire area to be sealed, removing sand and debris. Apply seal coating on the entire parking lot, approximately 2,100 SY. The seal coating will be 2 coats of coal tar sealer (manufactured by Sealmaster), together with 2 lbs. of sand per gallon of sealcoating for better suspension and a blacker finished parking lot. Sealer additive will be added for faster drying and longer lasting application.	\$3,650.00
Restripe parking lot per existing layout. All paint will be traffic paint and applied with an airless line striping machine.	
Proposal does not include the following: permits, testing, bonds, asbuilts, removal of cars – towing charges, not responsible for existing conditions due to water site drainage, grass growing, cracking, thermoplastic, signage, patching of side roads otherwise noted, additional mobilizations (\$500).	
All sprinkler systems must be turned off one day prior to starting the work on the parking lot and remain off until two days after completion; an additional fee will be assessed for repairs in the event the sprinklers turn on during this time period. Sealcoat Florida is not responsible for damage due to owners sprinklers.	
Price is based on one (1) sealcoating mobilization.	
Pressure Washing:	\$1,200.00
-Chemical treatment of concrete sidewalk and driveway lane at building perimeter to remove organic material.	
-Pressure wash sidewalk and driveway lane lane at building perimeter	
Subtotal	\$4,850.00
Total	\$4,850.00
Total	\$4,850.00

Notes

Proposal Valid for 45 days. By signing this proposal you agree to the services and conditions outlined above.



901 N Central



Site Photo 1



Site Photo 2



Site Photo 3



Site Photo 4



Site Photo 5



Site Photo 6



Site Photo 7



COMMERCIAL PAVEMENT PLAN



GORILLA ASPHALT

COMPANY OFFICE

3445 NE 38th Ln, Ocala, FL 34479

Ocala, Florida

joey@gorillaasphalt.com

(352) 679-0811

PREPARED FOR (BILLING)

Veasna Chann

Veasna Chann

901 North Central Avenue, Umatilla, FL, 32784

JOBSITE LOCATION

901 North Central Avenue, Umatilla, FL, 32784

CURRENT STATUS

VIEWED

DATE ISSUED: AUGUST 10, 2026

EXECUTIVE SUMMARY

Veasna Chann requires a strategically phased pavement maintenance plan designed to preserve existing surfaces while maintaining continuous site usability throughout the project. This proposal outlines a phased commercial approach based on the current site conditions and defined scope of work.

The recommended approach incorporates Install New Concrete Slab, Tear Out and Replace Drive Thru Slab to improve overall pavement condition, enhance site presentation, and support safe, efficient use of the property. All work is aligned with the project scope and structured to deliver consistent, high-quality results.

KEY PERFORMANCE GOALS

- 01.** Improve overall pavement condition through professionally applied maintenance and repair services.
- 02.** Enhance site visibility, organization, and operational safety.
- 03.** Execute a phased commercial plan that maintains accessibility while delivering consistent, high-quality results.

01. SITE ANALYSIS

A brief of the current site conditions and project scope.

CURRENT SITE CONDITIONS

- Concrete or curbing elements show deterioration requiring repair or replacement to maintain site safety.
- Tear Out and Replace Drive Thru Slab: condition assessment included in overall site review.

PROPOSED SCOPE OF WORK

- **Install New Concrete Slab:** Repair or replace deteriorated concrete or curbing elements to restore site safety and appearance.
- **Tear Out and Replace Drive Thru Slab:** Remove and dispose of the existing concrete drive-thru slab measuring approximately 10'5" x 13'5". Prepare the area as needed and install a new concrete slab measuring approximately 4' x 14', including proper grading, forming, placement, and finishing to provide a durable replacement slab suitable for drive-thru traffic.

02. PHASED EXECUTION PLAN

Sequenced approach for completing this project on-site.

**EXECUTION
ORDER**

01

PHASE 1 | CUSTOM

\$1,200.00

INSTALL NEW CONCRETE SLAB

Furnish and install a new concrete slab, including preparation of the area, forming,

placement, finishing, and proper curing of the concrete.

02

PHASE 2 | CUSTOM

\$3,300.00

TEAR OUT AND REPLACE DRIVE THRU SLAB

Remove and dispose of the existing concrete drive-thru slab measuring approximately 10'5" x 13'5". Prepare the area as needed and install a new concrete slab measuring approximately 4' x 14', including proper grading, forming, placement, and finishing to provide a durable replacement slab suitable for drive-thru traffic.

03. PROJECT SPECIFICATIONS

SCOPE OF
WORK

I

INSTALL NEW CONCRETE SLAB

Provide repair or replacement of deteriorated concrete or curbing elements. Work will be performed to restore structural integrity, site safety, and a consistent finished appearance.



TEAR OUT AND REPLACE DRIVE THRU SLAB

Remove and dispose of the existing concrete drive-thru slab measuring approximately 10'5" x 13'5". Prepare the area as needed and install a new concrete slab measuring approximately 4' x 14', including proper grading, forming, placement, and finishing to provide a durable replacement slab suitable for drive-thru traffic.

04. PROJECT INVESTMENT

AUTHORIZATION

DETAILED PHASE DESCRIPTION	QUANTITY	INVESTMENT
INSTALL NEW CONCRETE SLAB CUSTOM	0 ea	\$1,200.00
TEAR OUT AND REPLACE DRIVE THRU SLAB CUSTOM	0 ea	\$3,300.00
GRAND TOTAL INVESTMENT:		\$4,500.00

PROJECT

AUTHORIZATION

Sign below and enter your name to authorize this commercial proposal.

GO

SIGNATURE



Sign



Type



Tap to sign



Florida Sealcoating
1461 Kastner Pl, Suite 101
Sanford, FL 32771
Phone: (407) 942-3681
www.floridasealcoating.com
Lic. #CGC1522555

Date: 08/11/2026
Representative: Luke Stilla
(440) 897-3498
luke@floridasealcoating.com
Proposal #: PROLead-2

Customer: Chann, Veasna			
Project Contact 1: Veasna Chann	Main Phone:	Work Phone:	Cell Phone: (769) 226-0224
Customer/Project Address: 901 N Central Ave	City: Umatilla	State: FL	Zip: 32784

Project Name: Vacant Building - Central Ave

Concrete

#	Item	Qty
1	Concrete Sidewalk - - -	80.00
Equipment Mobilization: Delivery and retrieval of equipment to and from job site.		
Demo and remove concrete up to (80) sq ft.		
Form new concrete section up to (80) sq ft with form boards.		
Pour new concrete with 3500 PSI concrete mix up to (80) sq ft at (4) inch depth.		
Broom finish concrete.		
Remove all related debris off site, clean and open area for traffic.		
		Total: \$1,144.00

Concrete

#	Item	Qty
1	Concrete Driveway - - -	280.00
Equipment Mobilization: Delivery and retrieval of equipment to and from job site.		
Demo and remove concrete up to (280) sq ft.		
Form new concrete section up to (280) sq ft with form boards.		
Pour new concrete with 4000 PSI concrete mix up to (280) sq ft at (6) inch depth.		
Broom finish concrete.		
Remove all related debris off site, clean and open area for traffic.		
		Total: \$5,070.00

Every project is important to us. Regardless of its size and scope, Florida Sealcoating, LLC, throws the full weight of its team behind your project to deliver the results you've come to expect from us.

We thank you for the opportunity,

Florida Sealcoating LLC

Sub Total: \$6,214.00

Tax: \$0.00

Grand Total: \$6,214.00

Final Cost

Prepare For: Umatilla Donuts and Full Breakfast LLC
Location: 901 N Central Ave, Umatilla FL, 32784

#	DESCRIPTION	May 21, 2026	
1	Hood (8 ft) — Supplied and installed with Ansul System	\$35,000.00	✓
2	Signage — Reface pylon and building sign	\$12,000.00	✓
3	Painting — Interior and exterior	\$5,000.00	✓
4	Carpet removal and tile replacement <i>Tile</i>	\$8,000.00	<i>7/14/26</i>
5	Gas piping	\$2,800.00	✓
6	Plumbing system	\$8,000.00	✓
7	Water heater replacement	\$2,400.00	✓
8	Building demolition	\$7,500.00	✓
9	Repair drive-thru slab	\$2,500.00	✓
10	Flatwork concrete (at existing exterior wall, landscaping)	\$2,300.00	✓
11	Equipment installation	\$1,600.00	✓
12	Electrical power	\$15,000.00	✓
13	Security cameras	\$1,250.00	✓
14	Grease traps	\$1,000.00	✓
Cost Total		\$104,350.00	

Dave Lindeman GC, LLC
CGC046470
33403 East Lake Joanna Drive
Eustis, FL 32736
Phone: 407-712-0678 Email: dlindeman@theconstructionauthority.com

WITH THIS SIGNATURE I, DAVID LINDEMAN, AM
 Completely Satisfied with this Costing of
 The Doughnut Shop
David Lindeman 5/24/26