



UMATILLA CITY COUNCIL MEETING

November 7, 2023 at 6:00 PM

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

AGENDA

Please silence your electronic devices

CALL TO ORDER

ROLL CALL

AGENDA REVIEW

MINUTES REVIEW

1. Approval of Minutes
 - October 17, 2023 Regular City Council Minutes

PRESENTATIONS

PUBLIC COMMENT

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

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

CONSENT AGENDA

2. Declaration of Surplus Items
3. Resolution 2023-25 Fiscal Year 2022-2023 Final Budget Amendment

PUBLIC HEARING / ORDINANCES / RESOLUTIONS

4. First Reading of Ordinance No. 2023-22, RLW Realty, LLC & KRK Equity, LLC Annexation
5. First Reading of Ordinance No. 2023-23, RLW Realty, LLC & KRK Equity, LLC Small-Scale Comp Plan Amendment
6. First Reading of Ordinance No. 2023-24, RLW Realty, LLC & KRK Equity, LLC Rezoning
7. First Reading of Ordinance No. 2023-25, Umatilla Colonial LLC & RLW Realty Annexation
8. First Reading of Ordinance No. 2023-26, Umatilla Colonial LLC & RLW Realty Small-Scale Comp Plan Amendment

9. First Reading of Ordinance No. 2023-27, Umatilla Colonial LLC & RLW Realty Rezoning

10. Magnolia Pointe, Phase 1 Final Plat

NEW BUSINESS

REPORTS

11. Staff Reports

ADJOURNMENT

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

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

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



UMATILLA CITY COUNCIL MEETING

October 17, 2023 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, Vice Mayor Chris Creech led the pledge of alliance, the invocation and called the City Council Meeting to order at 6:00 P.M. in the Umatilla City Council Chambers.

ROLL CALL

MEMBERS PRESENT

Chris Creech, Vice-Mayor
Katherine Adams, Council Member
John Nichols, Council Member
Brian Butler, Council Member

Not Present

Kent Adcock, Mayor
Jessica Burnham, City Clerk

ALSO PRESENT

Scott Blankenship, City Manager
Kevin Stone, City Attorney
Aaron Mercer, Development and Public Services Director
Regina Frazier, Finance Director
Amy Stultz, Library Director
Adam Bolton, Chief of Police
Vaughan Nilson, Public Works Director
Misti Lambert, Assistant to the City Manager

AGENDA REVIEW

MOTION BY COUNCIL MEMBER NICHOLS TO APPROVE THE AGENDA; SECONDED BY COUNCIL MEMBER BUTLER. MOTION APPROVED BY UNANIMOUS VOICE VOTE.

MINUTES REVIEW

1. Approval of Minutes
 - September 19, 2023 CRA Board Meeting Minutes
 - September 19, 2023 City Council Budget Hearing Minutes
 - September 19, 2023 Regular City Council Minutes

MOTION BY COUNCIL MEMBER NICHOLS TO APPROVE THE MINUTES; SECONDED BY COUNCIL MEMBER ADAMS . MOTION APPROVED BY UNANIMOUS VOICE VOTE.

PRESENTATIONS

PUBLIC COMMENT

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

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

Vice Mayor Creech opened public comment

No one spoke

Vice Mayor Creech closed public comment

CONSENT AGENDA

2. Declaration of Surplus Goods
3. Resolution No. 2023-26, FDOT Application for Road Closure of SR 19 for Cracker Christmas Parade
4. Umatilla 9th Annual Kiwanis 5k for Kids
5. Trunk or Treat Special Event Road Closure

**MOTION BY COUNCIL MEMBER BUTLER TO APPROVE THE CONSENT AGENDA;
SECONDED BY COUNCIL MEMBER NICHOLS. MOTION APPROVED BY UNANIMOUS VOICE
VOTE.**

PUBLIC HEARING / ORDINANCES / RESOLUTIONS

NEW BUSINESS

6. RFP 2023-04, CDBG Grant Administrative Services Ranking

Aaron Mercer, Development and Public Services Director, provided an overview of the agenda item and mentioned that the City had been awarded a Small Cities CDBG Grant by the Florida Department of Economic Opportunity and that the City solicited proposals from individuals or firms interested in providing program administration services related to the CDBG Grant. The City held a bid opening on Thursday, September 28, 2023 and received one proposal from Fred Fox Enterprises.

**MOTION BY COUNCIL MEMBER BUTLER TO APPROVE RFP 2023-04, CDBG GRANT
ADMINISTRATIVE SERVICES RANKING AND AWARD TO FRED FOX ENTERPRISES;
SECONDED BY COUNCIL MEMBER NICHOLS. MOTION WAS APPROVED BY UNANIMOUS
VOICE VOTE.**

REPORTS

7. Staff Reports

Mr. Blankenship had nothing to report.

Attorney Stone provided the council with an update in regards to the dispatch services within the county and mentioned that a Resolution would be brought back for council's consideration.

Council Member Adams inquired about the parking signs.

Council Member Nichols had nothing to report.

Vice Mayor Creech spoke about Richard "Doc" Greer's fundraising event he attended.

Council Member Butler had nothing to report.

Chief Bolton had nothing to report.

Ms. Frazier had nothing to report.

Mr. Mercer had nothing to report.

Ms. Stultz spoke about the solar eclipse program that the library just held.

Mr. Nilson had nothing to report.

Ms. Lambert had nothing to report.

ADJOURNMENT

With no further business for discussion, the meeting adjourned at approximately 6:17 p.m.

Chris Creech, Vice Mayor

Jessica Burnham
City Clerk, FCRM



CITY OF UMATILLA AGENDA ITEM STAFF REPORT

DATE: October 26, 2023

MEETING DATE: November 7, 2023

SUBJECT: Declaration of Surplus Items

BACKGROUND SUMMARY:

When the city has items that no longer hold value or have exceeded their useful life, the City Council is asked to declare such items as surplus so they may be donated or sold to another agency for further use as the buyer or recipient sees fit.

- 1 Desk
- Various Audio Equipment
- Mobile Home Stairs

RECOMMENDATIONS:

City Council to declare the items as surplus and allow staff to dispose of the items properly.

FISCAL IMPACTS:

N/A

ATTACHMENTS:

None



CITY OF UMATILLA AGENDA ITEM STAFF REPORT

DATE: October 26, 2023

MEETING DATE: November 7, 2023

SUBJECT: Resolution 2023-25 Fiscal Year 2022-2023 Final Budget Amendment

BACKGROUND SUMMARY:

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

RECOMMENDATIONS:

Approval of Resolution 2023-25 Final Budget Amendment, FY 2022-2023.

FISCAL IMPACTS:

Updates total budget to \$46,422,814

ATTACHMENTS:

1. Resolution 2023-25 Fiscal Year 2022-2023 Final Budget Amendment (1)
 2. Exhibit A
-

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44

RESOLUTION 2023 - 25

A RESOLUTION OF THE CITY OF UMATILLA, LAKE COUNTY, FLORIDA, TO PROVIDE FOR CHANGES IN THE FISCAL YEAR 2022-2023 BUDGET; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Umatilla of Lake County, Florida, found and determined that budget amendments are necessary for the Fiscal Year 2022-2023.

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

- 1. The Fiscal Year 2022-2023 Budget is hereby amended by the Umatilla City Council as illustrated in Exhibit A attached hereto.
- 2. The City Manager is hereby authorized and directed to maintain and amend the budget so as to reflect the anticipated revenue and the appropriation of, and the expenditure of, all funds committed to, or received by the city subsequent to September 30, 2022 and prior to October 1, 2023, in accordance with direction of the City Council as to the appropriation and expenditure of such funds as and when received.
- 3. This Resolution shall take effect immediately upon its adoption.

DULY ADOPTED by the City Council of the City of Umatilla, Lake County, Florida this 7th day of November, 2023.

Kent Adcock
Mayor

ATTEST:

Approved as to Form:
STONE & GERKEN, PA

Jessica Burnham
City Clerk

Kevin Stone
City Attorney

EXHIBIT A



CITY OF UMATILLA

FISCAL YEAR 2022-2023

BUDGET SUMMARY

	GENERAL FUND	SPECIAL REVENUE FUNDS	CAPITAL PROJECTS FUND	ENTERPRISE FUNDS	TOTAL
CASH BALANCES BROUGHT FORWARD	\$2,009,445	\$386,772	\$659,755	\$32,692,092	\$35,748,064
ESTIMATED REVENUES:					
Ad Valorem Taxes - Millage 7.1089	1,102,324	568,295	-	-	1,670,619
Sales and Use Taxes	75,800	-	439,500	-	515,300
Franchise Fees	415,200	-	-	-	415,200
Utility Service Taxes	396,500	-	-	-	396,500
Communications Services Tax	135,000	-	-	-	135,000
Licenses and Permits	300,000	-	-	-	300,000
Intergovernmental	561,598	-	132,200	2,067,393	2,761,191
Charges for Services	47,175	412,493	-	2,423,137	2,882,805
Fines and Forfeitures	4,950	500	-	-	5,450
Miscellaneous	26,500	10,325	-	717,320	754,145
Other Financing Sources	838,540	-	-	-	838,540
	3,903,587	991,613	571,700	5,207,850	10,674,750
Total Estimated Revenues and Cash Balances Brought Forward	5,913,032	1,378,385	\$1,231,455	\$37,899,942	46,422,814
ESTIMATED EXPENDITURES/EXPENSES:					
General Government	1,378,117	-	-	-	1,378,117
Public Safety	1,214,950	420,200	-	-	1,635,150
Physical Environment	79,231	-	-	3,269,773	3,349,004
Transportation	603,456	-	369,704	2,272,595	3,245,755
Culture & Recreation	726,322	-	-	-	726,322
Economic Environment	-	401,095	-	-	401,095
Debt Service	-	10,403	65,456	24,584	100,443
Other Uses	2,445	15,000	-	600,000	617,445
Total Expenditures / Expenses	4,004,521	846,698	435,160	6,166,952	11,453,331
Reserves	1,908,511	531,687	796,295	31,732,990	34,969,483
Total Appropriated Expenditures/ Expenses and Reserves	\$5,913,032	\$1,378,385	\$1,231,455	\$37,899,942	\$46,422,814



CITY OF UMATILLA

AGENDA ITEM STAFF REPORT

DATE: October 26, 2023

MEETING DATE: November 7, 2023

SUBJECT: First Reading of Ordinance No. 2023-22, RLW Realty, LLC & KRK Equity, LLC Annexation

BACKGROUND SUMMARY:

The owner is seeking annexation of a 9.62 + acre site. If approved, the owner is seeking a lot split creating two (2) lots each consisting of 4.81 acres.

RECOMMENDATIONS:

Approval of First Reading of Ordinance No. 2023-22, RLW Realty, LLC & KRK Equity, LLC Annexation

FISCAL IMPACTS:

N/A

ATTACHMENTS:

1. Staff Report_RLW Realty_Ord 22_23_24
 2. Location map 9 acres
 3. Ordinance No. 2023-22, RLW Realty, LLC & KRK Equity, LLC Annexation ISBA
 4. Ordinance No. 2023-22, Business Impact Estimates
-

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

ANNEXATION, SSCPA, REZONING AND LOT SPLIT
(ORDINANCES 2023-22, 2023-23, 2023-24)

Owner: RLW Realty, LLC and KRK Equity, LLC

Applicant: Logan Wilson

General Location: East of Charles Osborne Road and North of CR 450

Number of Acres: 9.62 ± acres

Existing Zoning: County Agriculture

Existing Land Use: Lake County Urban Medium Density (7 units/net acre)

Proposed Zoning: Agriculture Residential (AR-1)

Proposed Land Use: Single Family Medium Density (5 units/acre)

Date: October 9, 2023

Description of Project

The owner is seeking annexation, small scale comp plan amendment and rezoning for a 9.62 ± acre site. If approved, the owner is seeking a lot split creating two (2) lots each consisting of 4.81 acres.

	Surrounding Zoning	Surrounding Land Use
North	County A	Lake County Urban Medium Density (7 units/acre)
South	County R-1	Lake County Urban Medium Density
East	County A	Lake County Urban Medium Density
West	County A	Lake County Urban Medium Density

Assessment

Annexation

Voluntary annexation is being requested pursuant to the ISBA for non-contiguous properties; therefore, the property is eligible for annexation.

Small Scale Comprehensive Plan Map Amendment

The applicant is requesting an amendment from Lake County Urban Medium Density (7 units/net acre) to City Single Family Medium Density (5 units/acre) on 9.62 ± acres. The existing adjacent County Land Use is Urban Medium Density. The proposed Single Family Medium Density category allows up to 5 units/acre which would serve as a transition of densities. The proposed land use is compatible with adjacent lands and promotes orderly compact growth (FLU Policy 1-1.10.2).

For comprehensive plan purposes a maximum development scenario was utilized. Under the existing land use the maximum development potential is 67 residential units and under the proposed land use the maximum development potential is 48 residential units which is a reduction of 19 units.

The data and analysis indicates that there is a need for additional residential lands to meet the projected population through the planning year 2035. The addition of 9.62 acres would assist in meeting this need.

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

Policy 1-1.1.1: Adequate Residential Land Area.

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

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

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

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

3. Single-Family Medium Density - 5 dwelling units/acre. Development shall be limited to single-family residential.

Policy 1-1.10.1: Land Use Allocation.

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

Policy 1-1.10.2: Promote Orderly, Compact Growth.

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

Policy 1-2.2.6: Single-Family Medium Density Residential Development.

Development in the Single-Family Medium Density Residential category shall be limited to detached single-family dwelling units. Densities cannot exceed 5 dwelling units/acre. Mobile homes, multi-family, industrial or commercial uses will not be permitted however, a mixed use PUD shall be allowed as outlined in Policy 1-1.11.1 and Public Facilities shall be allowed as outlined in Policy 1-2.1.2.

Traffic Impact Analysis –

The proposed amendment would decrease the daily trips (-179 trips) as outlined below based on maximum development potential. Charles Osborne Road is classified as a local roadway (under the jurisdiction of Lake County) with an adopted Level of Service (LOS) of D. CR 450 is classified as a collector roadway (under the jurisdiction of Lake County) with an adopted Level of Service (LOS) of D. The amendment would not degrade the LOS.

TRIP GENERATION ANALYSIS**Proposed Land Use Program**

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
Single Family	48 Units	210	453	45	28	17
TOTAL GROSS TRIPS (PROPOSED)			453	45	28	17

* 11th Edition

Existing Land Use Program

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
Single Family	67 Units	210	632	63	40	23
TOTAL GROSS TRIPS (EXISTING)			632	63	40	23

Net Difference (Proposed Net Trip Generation Minus Existing Net Trip Generation)

Land Use	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
TOTAL NET TRIPS (PROPOSED – EXISTING)	-18	-12	-6

School Impact Analysis – The amendment will decrease school age children by 6 students.

Existing County Land Use Residential Units: 67 SF units

Proposed Development Residential Units: 48 SF units

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

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

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

SCHOOL	SF Units	STUDENT GENERATION RATE	STUDENTS GENERATED	MF UNITS	STUDENT GENERATION RATE	STUDENTS GENERATED	GRAND TOTAL
ELEMENTARY	67	0.140	9	0	0.145	0	9
MIDDLE	67	0.072	5	0	0.059	0	5
HIGH	67	0.100	7	0	0.064	0	7
GRAND TOTAL							21

The anticipated number of students generated by the proposed land use is shown in Table 2.

**TABLE 2
STUDENTS GENERATED BASED ON PROPOSED DEVELOPMENT**

SCHOOL	SF Units	STUDENT GENERATION RATE	STUDENTS GENERATED	MF UNITS	STUDENT GENERATION RATE	STUDENTS GENERATED	GRAND TOTAL
ELEMENTARY	48	0.140	7	0	0.145	0	7
MIDDLE	48	0.072	3	0	0.059	0	3
HIGH	48	0.100	5	0	0.064	0	5
GRAND TOTAL							15

Potable Water Analysis

The subject site is within the City of Umatilla's Utility Service Area. The City currently owns, operates and maintains a central potable water treatment and distribution system. The permitted plant capacity

is 2.290 MGD and the permitted consumptive use permit capacity is .733 MGD (SJRWMD CUP 2646-6). The City has a current available capacity of 0.029 MGD (includes RLW Realty amendment) for concurrency purposes and an analysis was conducted of the proposed amendment based on maximum intensity land use and the City's Level of Service (LOS) standards (Table 1). The analysis concludes that the proposed amendment will cause a deficiency.

Chapter 9, Section 2(c) of the LDRs outlines the standards to be met for concurrency. Item 2 indicates that the necessary facilities and services are in place at the time a development permit is issued, or a development permit is issued subject to the condition that the necessary facilities and services will be in place by a specified date when the impacts of the development are anticipated to occur. It should be noted that the City is in the process of increasing the consumptive use permit capacity and is scheduled within 2023.

Sanitary Sewer Analysis

The subject site is within the City of Umatilla's Utility Service area. The city has an existing agreement with the City of Eustis for wastewater (Resolution 2018-46). The agreement allows for a maximum of 300,000 gallons per day (0.3 MGD) and the current usage is 129,000 gallons per day (0.129 MGD) with a remaining capacity of 171,000 gallons per day (0.171 MGD). The proposed amendment would not cause a deficiency in the City's Level of Service standards and the city would have 150,000 gallons per day (0.150 MGD) remaining (Table 2).

Solid Waste Analysis

The LOS for solid waste is 5 lbs per day per capita. The estimated population at buildout is 106 (2.2 pph x 48 units) and the estimated solid waste is 530 lbs per day. The proposed amendment will not cause a deficiency in the LOS.

Environmental Analysis

An environmental analysis will be required prior to development per Chapter 9. Preliminary review indicates that the subject site contains soils conducive to gopher tortoises and sand skinks.

Rezoning

The applicant is requesting that the site be rezoned from Lake County Agriculture (A) to City Agriculture Residential (AR-1). The AR-1 category allows for 1 unit per 1 acre. The rezoning to AR-1 is compatible with the adjacent zonings of Agriculture and R-3. Review of the trip analysis indicates that the zoning would increase the daily trips; however, it is considered de minimis.

TRIP GENERATION ANALYSIS

Proposed Land Use Program

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
Single Family	10	210	94	9	6	3
TOTAL GROSS TRIPS (PROPOSED)			94	9	6	3

* 11th Edition

Existing Land Use Program

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
Single Family	2	210	19	4	3	1
TOTAL GROSS TRIPS (EXISTING)			19	4	3	1

Net Difference (Proposed Net Trip Generation Minus Existing Net Trip Generation)

Land Use	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
TOTAL NET TRIPS (PROPOSED – EXISTING)	5	3	2

A water analysis was conducted based on the rezoning (Table 3). Based on the rezoning using a maximum development potential (10 units) indicates that there is sufficient capacity to serve potential development.

Lot Split

Should the annexation, small scale comprehensive plan amendment and rezoning be approved, the applicant is also requesting a lot split which would allow the creation of two (2) lots; both consisting of 4.81 ± acres. The proposed lot split exceeds the minimum lot standards of the AR zoning district which are a minimum of one (1) acre with 100' of frontage on the roadway. The proposed parcels have 243' of frontage on the roadway.

Recommendation**Annexation**

The subject property is within the JPA/ISBA area which allows for non-contiguous annexations; therefore, the property is eligible for annexation. Staff recommends approval.

SSCPA

The proposed amendment to Single Family Medium Density (5 units/acre) is consistent with the comprehensive plan as previously outlined. Water concurrency can be met subject to the condition that the necessary facilities and services will be in place by a specified date when the impacts of the subject development are anticipated to occur. It should be noted that the city is in the process of renewing the Consumptive Use Permit. Staff recommends approval.

Rezoning

The proposed rezoning of Agriculture Residential (AR-1) is consistent with the comprehensive plan and land development regulations as previously outlined. Concurrency review based on

the proposed zoning indicates that there is sufficient water capacity to serve the proposed development (Table 3). Staff recommends approval.

Lot Split

The proposed lot split exceeds the minimum requirements of the AR-1 district. Charles Osborne Road is a publicly maintained clay road under the jurisdiction of Lake County. Lake County Public Works has indicated that they have no issues with the proposed lot split. Additional right of way may be required at a later date. For the purposes of Lot Size calculations as to Livestock, land dedicated to the state, county and/or city for rights-of-ways and/or easements will be counted in favor of the parent parcel. Staff recommends approval subject to the revised legal descriptions.

Table 1 – Water Analysis

Ordinance #	Acres	Existing County Land Use	Proposed City Land Use	Maximum Development	Water Demand (gross) (mgpd)	Capacity or Deficit (mgpd)
City of Umatilla Current Capacity						-.003 *
RLW Realty	9.62	Urban Medium Density (7 units/net acre)	Single Family Medium Density (5 units/acre)	48 Units	.016	0.016
Total	9.62	67 Units	48 Units			-0.019

*Includes RLW Realty Amendment

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

48 units x 2.2pph = 106

Table 2 – Wastewater Analysis

Ordinance #	Acres	Existing County Land Use	Proposed City Land Use	Maximum Development	Water Demand (gross) (mgpd)	Capacity or Deficit (mgpd)
City of Umatilla Current Capacity						0.15*
RLW Realty	9.62	Urban Medium Density (7 units/net acre)	Single Family Medium Density (5 units/acre)	48 Units	0.010	0.010
	9.62	67 Units	48 Units			0.14

*Includes RLW Realty Amendment

Estimated wastewater demand based on PF Policy 4-1.2.1 of LOS of 100 gpdpc

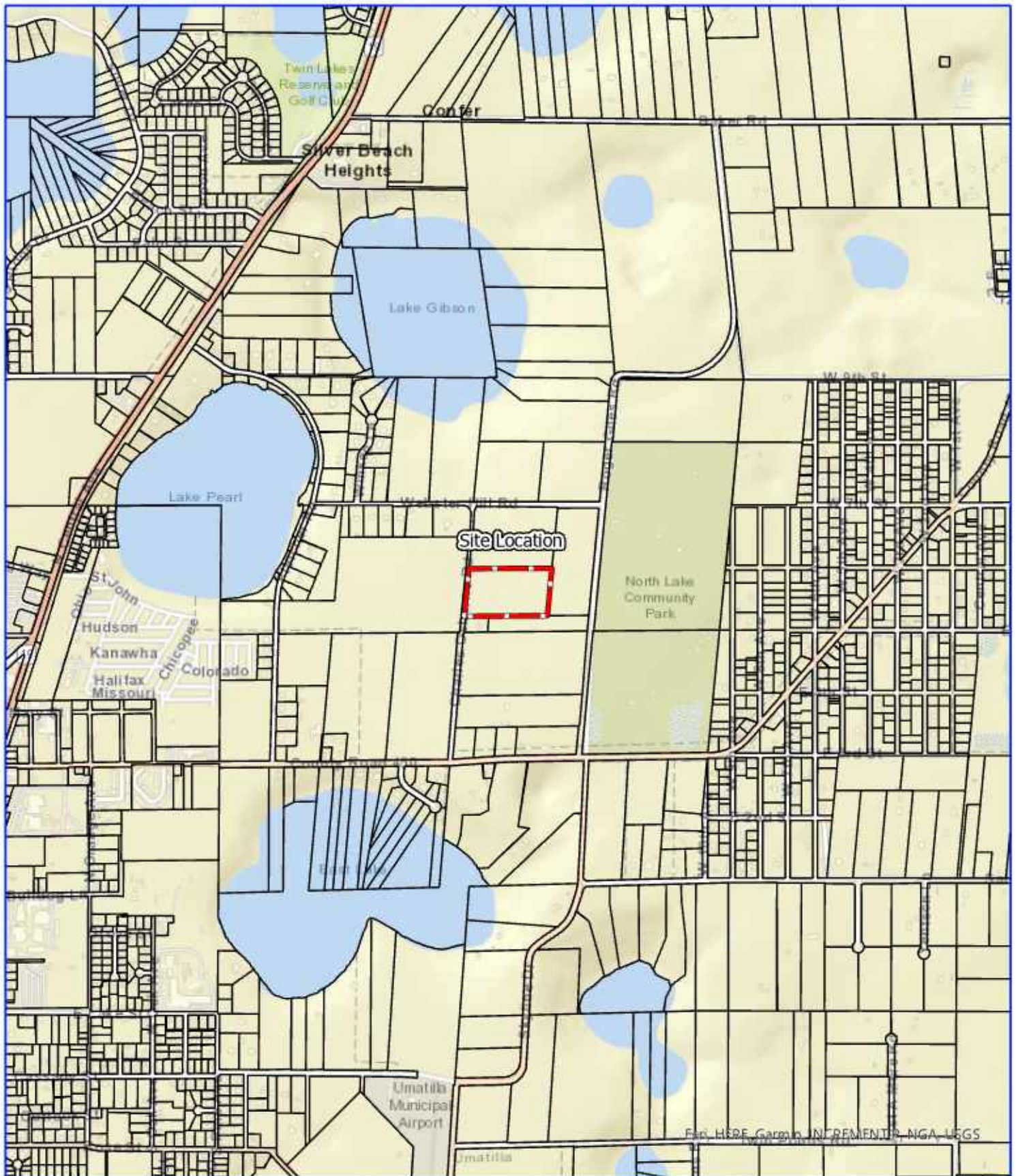
Estimated population - 48 units x 2.2pph = 106

Table 3 – Water Analysis Based on Zoning

Ordinance #	Acres	Proposed City Zoning	Maximum Development	Water Demand (gross) (mgpd)	Capacity or Deficit (mgpd)
City of Umatilla Current Capacity					0.289
RLW Realty	9.62	Agriculture Residential (1 unit/acre)	10 Units	.001	0.001
Total	9.62	10 Units			0.288

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

10 units x 2.2pph = 22



0.07 0 0.07 0.14 0.21 0.28 Miles

RLW Realty, LLC & KRK Equity, LLC

Lake County, Florida
Location Map

Project: 399/08/23
File: location
Name: RLW KRK
PM: S. Lindh
Date: September 21, 2023
Created By: T. Kalebaugh



ORDINANCE 2023-22

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UMATILLA, FLORIDA, AMENDING THE BOUNDARIES OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, IN ACCORDANCE WITH THE PROCEDURE SET FORTH IN SECTION 171.044 AND SECTION 171.203, FLORIDA STATUTES, TO INCLUDE WITHIN THE CITY LIMITS APPROXIMATELY 9.62 ± ACRES OF LAND GENERALLY LOCATED EAST OF CHARLES OSBORNE ROAD AND NORTH OF CR 450; DIRECTING THE CITY MANAGER TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL TO THE CLERK OF THE CIRCUIT COURT, THE LAKE COUNTY MANAGER AND THE SECRETARY OF STATE OF THE STATE OF FLORIDA; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Umatilla entered into an Interlocal Service Boundary Agreement with Lake County, Florida dated May 3, 2011 and amended on February 21, 2013, (the "ISBA") pursuant to Chapter 171, Florida Statutes, and the ISBA permits the City to annex certain property that is not contiguous to the City limits; and

WHEREAS, a petition has been submitted for annexation of approximately 9.62 acres of land generally located east of Charles Osborne Road and north of CR 450 (the "Property") by Logan Wilson, as applicant on behalf of RLW Realty, LLC and KRK Equity, LLC, as Owner;

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

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

WHEREAS, the Property is identified in the ISBA as property that may be annexed by the City of Umatilla, although it is not contiguous to the City limits.

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

Section 1. The following described property consisting of approximately 9.62 acres of land generally located east of Charles Osborne Road and north of CR 450, is hereby incorporated into and made part of the City of Umatilla Florida. The property is more particularly described on **Exhibit "A"** and as depicted on the map attached hereto as **Exhibit "B"** and incorporated herein by reference.

LEGAL DESCRIPTION: See **Exhibit "A"**

Alternate Key # 1595614

Section 2. The City Clerk shall forward a certified copy of this Ordinance to the Clerk of the Circuit Court, the County Manager of Lake County, Florida, and the Secretary of State of Florida within seven (7) days after its passage on second and final reading.

Section 3.

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

Section 4. The property annexed in this Ordinance is subject to the Land Use Plan of the Lake County Comprehensive Plan and county zoning regulations until the City adopts the Comprehensive Plan Amendment to include the property annexed in the City Comprehensive Plan.

Section 5. The property is located within the City's Chapter 180, Florida Statutes, Utility District. The owner hereby agrees that the City shall be the sole provider of water and wastewater services to the property subject to this Ordinance when such services become available subject to the rules and regulations established by State and Federal regulatory agencies, and applicable City ordinances, policies, and procedures. For the purposes of this Section 5, 'available' shall mean when the City's potable water system comes within 300' of the private water system or any of the central lines of such private system and when the City's wastewater system comes within 1,000' of the private treatment system or any central lines of such private system. Distances shall be measured as a curb line distance within the right of way or the centerline distance within an easement. The owner further agrees that when the City provides notice that such utilities are available; the owner shall connect to the applicable system within 12 months of the date of the City's written notice.

Section 6: Scrivener's errors in the legal description may be corrected without a public hearing or at public meeting, by re-recording the original ordinance or a certified copy of the ordinance and attaching the correct legal description.

Section 7. This Ordinance shall become effective immediately upon passage by the City Council of the City of Umatilla.

PASSED AND ORDAINED in regular session of the City Council of the City of Umatilla, Lake County, Florida, this _____ day of _____, 2023.

Chris Creech, Vice Mayor
City of Umatilla, Florida

ATTEST:

Approved as to Form:

Jessica Burnham, FCRM
City Clerk

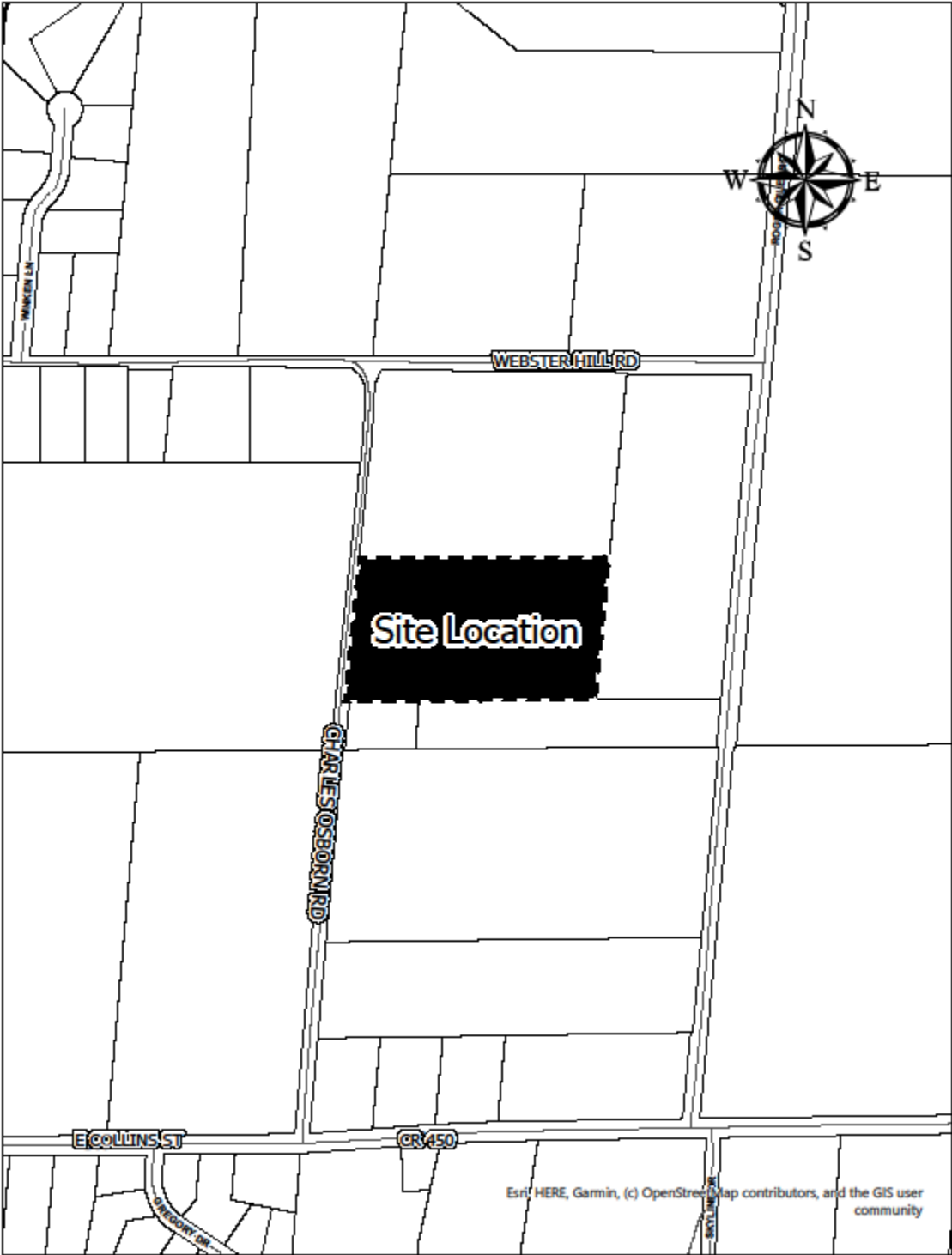
Kevin Stone
City Attorney

Passed First Reading _____
Passed Second Reading _____
(SEAL)

EXHIBIT "A"

The West 865 feet of the North three-fourths ($N \frac{3}{4}$) of the South one-half ($S \frac{1}{2}$) of the Southwest quarter ($SW \frac{1}{4}$) of the Northeast quarter ($NE \frac{1}{4}$) of Section 7, Township 18 South, Range 27 East, lying and being in Lake County, Florida.

EXHIBIT "B"





Business Impact Estimate Exemption

Ordinance 2023-22 – RLW Realty, LLC & KRK Equity, LLC Annexation

Summary of Ordinance:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UMATILLA, FLORIDA, AMENDING THE BOUNDARIES OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, IN ACCORDANCE WITH THE PROCEDURE SET FORTH IN SECTION 171.044 AND SECTION 171.203, FLORIDA STATUTES, TO INCLUDE WITHIN THE CITY LIMITS APPROXIMATELY 9.62 ± ACRES OF LAND GENERALLY LOCATED EAST OF CHARLES OSBORNE ROAD AND NORTH OF CR 450; DIRECTING THE CITY MANAGER TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL TO THE CLERK OF THE CIRCUIT COURT, THE LAKE COUNTY MANAGER AND THE SECRETARY OF STATE OF THE STATE OF FLORIDA; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

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

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

¹ See Section 166.041(4)(c), Florida Statutes.

- a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
- b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
- c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
- d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.



CITY OF UMATILLA AGENDA ITEM STAFF REPORT

DATE: October 26, 2023

MEETING DATE: November 7, 2023

SUBJECT: First Reading of Ordinance No. 2023-23, RLW Realty, LLC & KRK Equity, LLC Small-Scale Comp Plan Amendment

BACKGROUND SUMMARY:

The applicant is requesting that real property within the city limits of the City of Umatilla be assigned a land use designation from Lake County Urban Medium Density to City of Umatilla Single Family Medium Density under the Comprehensive Plan for the City of Umatilla.

RECOMMENDATIONS:

Approval of First Reading of Ordinance No. 2023-23, RLW Realty, LLC & KRK Equity, LLC Small-Scale Comp Plan Amendment

FISCAL IMPACTS:

N/A

ATTACHMENTS:

1. Staff Report RLW Realty Ord. 2023-23
 2. Location
 3. propflu
 4. Ordinance No. 2023-23, RLW Realty, LLC & KRK Equity, LLC Small-Scale Comp Plan Amendment
 5. Ordinance No. 2023-23, Business Impact Estimates
-

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

ANNEXATION, SSCPA, REZONING AND LOT SPLIT
(ORDINANCES 2023-22, 2023-23, 2023-24)

Owner: RLW Realty, LLC and KRK Equity, LLC

Applicant: Logan Wilson

General Location: East of Charles Osborne Road and North of CR 450

Number of Acres: 9.62 ± acres

Existing Zoning: County Agriculture

Existing Land Use: Lake County Urban Medium Density (7 units/net acre)

Proposed Zoning: Agriculture Residential (AR-1)

Proposed Land Use: Single Family Medium Density (5 units/acre)

Date: October 9, 2023

Description of Project

The owner is seeking annexation, small scale comp plan amendment and rezoning for a 9.62 ± acre site. If approved, the owner is seeking a lot split creating two (2) lots each consisting of 4.81 acres.

	Surrounding Zoning	Surrounding Land Use
North	County A	Lake County Urban Medium Density (7 units/acre)
South	County R-1	Lake County Urban Medium Density
East	County A	Lake County Urban Medium Density
West	County A	Lake County Urban Medium Density

Assessment

Annexation

Voluntary annexation is being requested pursuant to the ISBA for non-contiguous properties; therefore, the property is eligible for annexation.

Small Scale Comprehensive Plan Map Amendment

The applicant is requesting an amendment from Lake County Urban Medium Density (7 units/net acre) to City Single Family Medium Density (5 units/acre) on 9.62 ± acres. The existing adjacent County Land Use is Urban Medium Density. The proposed Single Family Medium Density category allows up to 5 units/acre which would serve as a transition of densities. The proposed land use is compatible with adjacent lands and promotes orderly compact growth (FLU Policy 1-1.10.2).

For comprehensive plan purposes a maximum development scenario was utilized. Under the existing land use the maximum development potential is 67 residential units and under the proposed land use the maximum development potential is 48 residential units which is a reduction of 19 units.

The data and analysis indicates that there is a need for additional residential lands to meet the projected population through the planning year 2035. The addition of 9.62 acres would assist in meeting this need.

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

Policy 1-1.1.1: Adequate Residential Land Area.

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

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

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

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

3. Single-Family Medium Density - 5 dwelling units/acre. Development shall be limited to single-family residential.

Policy 1-1.10.1: Land Use Allocation.

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

Policy 1-1.10.2: Promote Orderly, Compact Growth.

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

Policy 1-2.2.6: Single-Family Medium Density Residential Development.

Development in the Single-Family Medium Density Residential category shall be limited to detached single-family dwelling units. Densities cannot exceed 5 dwelling units/acre. Mobile homes, multi-family, industrial or commercial uses will not be permitted however, a mixed use PUD shall be allowed as outlined in Policy 1-1.11.1 and Public Facilities shall be allowed as outlined in Policy 1-2.1.2.

Traffic Impact Analysis –

The proposed amendment would decrease the daily trips (-179 trips) as outlined below based on maximum development potential. Charles Osborne Road is classified as a local roadway (under the jurisdiction of Lake County) with an adopted Level of Service (LOS) of D. CR 450 is classified as a collector roadway (under the jurisdiction of Lake County) with an adopted Level of Service (LOS) of D. The amendment would not degrade the LOS.

TRIP GENERATION ANALYSIS**Proposed Land Use Program**

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
Single Family	48 Units	210	453	45	28	17
TOTAL GROSS TRIPS (PROPOSED)			453	45	28	17

* 11th Edition

Existing Land Use Program

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
Single Family	67 Units	210	632	63	40	23
TOTAL GROSS TRIPS (EXISTING)			632	63	40	23

Net Difference (Proposed Net Trip Generation Minus Existing Net Trip Generation)

Land Use	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
TOTAL NET TRIPS (PROPOSED – EXISTING)	-18	-12	-6

School Impact Analysis – The amendment will decrease school age children by 6 students.

Existing County Land Use Residential Units: 67 SF units

Proposed Development Residential Units: 48 SF units

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

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

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

SCHOOL	SF Units	STUDENT GENERATION RATE	STUDENTS GENERATED	MF UNITS	STUDENT GENERATION RATE	STUDENTS GENERATED	GRAND TOTAL
ELEMENTARY	67	0.140	9	0	0.145	0	9
MIDDLE	67	0.072	5	0	0.059	0	5
HIGH	67	0.100	7	0	0.064	0	7
GRAND TOTAL							21

The anticipated number of students generated by the proposed land use is shown in Table 2.

**TABLE 2
STUDENTS GENERATED BASED ON PROPOSED DEVELOPMENT**

SCHOOL	SF Units	STUDENT GENERATION RATE	STUDENTS GENERATED	MF UNITS	STUDENT GENERATION RATE	STUDENTS GENERATED	GRAND TOTAL
ELEMENTARY	48	0.140	7	0	0.145	0	7
MIDDLE	48	0.072	3	0	0.059	0	3
HIGH	48	0.100	5	0	0.064	0	5
GRAND TOTAL							15

Potable Water Analysis

The subject site is within the City of Umatilla's Utility Service Area. The City currently owns, operates and maintains a central potable water treatment and distribution system. The permitted plant capacity

is 2.290 MGD and the permitted consumptive use permit capacity is .733 MGD (SJRWMD CUP 2646-6). The City has a current available capacity of 0.029 MGD (includes RLW Realty amendment) for concurrency purposes and an analysis was conducted of the proposed amendment based on maximum intensity land use and the City's Level of Service (LOS) standards (Table 1). The analysis concludes that the proposed amendment will cause a deficiency.

Chapter 9, Section 2(c) of the LDRs outlines the standards to be met for concurrency. Item 2 indicates that the necessary facilities and services are in place at the time a development permit is issued, or a development permit is issued subject to the condition that the necessary facilities and services will be in place by a specified date when the impacts of the development are anticipated to occur. It should be noted that the City is in the process of increasing the consumptive use permit capacity and is scheduled within 2023.

Sanitary Sewer Analysis

The subject site is within the City of Umatilla's Utility Service area. The city has an existing agreement with the City of Eustis for wastewater (Resolution 2018-46). The agreement allows for a maximum of 300,000 gallons per day (0.3 MGD) and the current usage is 129,000 gallons per day (0.129 MGD) with a remaining capacity of 171,000 gallons per day (0.171 MGD). The proposed amendment would not cause a deficiency in the City's Level of Service standards and the city would have 150,000 gallons per day (0.150 MGD) remaining (Table 2).

Solid Waste Analysis

The LOS for solid waste is 5 lbs per day per capita. The estimated population at buildout is 106 (2.2 pph x 48 units) and the estimated solid waste is 530 lbs per day. The proposed amendment will not cause a deficiency in the LOS.

Environmental Analysis

An environmental analysis will be required prior to development per Chapter 9. Preliminary review indicates that the subject site contains soils conducive to gopher tortoises and sand skinks.

Rezoning

The applicant is requesting that the site be rezoned from Lake County Agriculture (A) to City Agriculture Residential (AR-1). The AR-1 category allows for 1 unit per 1 acre. The rezoning to AR-1 is compatible with the adjacent zonings of Agriculture and R-3. Review of the trip analysis indicates that the zoning would increase the daily trips; however, it is considered de minimis.

TRIP GENERATION ANALYSIS

Proposed Land Use Program

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
Single Family	10	210	94	9	6	3
TOTAL GROSS TRIPS (PROPOSED)			94	9	6	3

* 11th Edition

Existing Land Use Program

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
Single Family	2	210	19	4	3	1
TOTAL GROSS TRIPS (EXISTING)			19	4	3	1

Net Difference (Proposed Net Trip Generation Minus Existing Net Trip Generation)

Land Use	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
TOTAL NET TRIPS (PROPOSED – EXISTING)	5	3	2

A water analysis was conducted based on the rezoning (Table 3). Based on the rezoning using a maximum development potential (10 units) indicates that there is sufficient capacity to serve potential development.

Lot Split

Should the annexation, small scale comprehensive plan amendment and rezoning be approved, the applicant is also requesting a lot split which would allow the creation of two (2) lots; both consisting of 4.81 ± acres. The proposed lot split exceeds the minimum lot standards of the AR zoning district which are a minimum of one (1) acre with 100' of frontage on the roadway. The proposed parcels have 243' of frontage on the roadway.

Recommendation**Annexation**

The subject property is within the JPA/ISBA area which allows for non-contiguous annexations; therefore, the property is eligible for annexation. Staff recommends approval.

SSCPA

The proposed amendment to Single Family Medium Density (5 units/acre) is consistent with the comprehensive plan as previously outlined. Water concurrency can be met subject to the condition that the necessary facilities and services will be in place by a specified date when the impacts of the subject development are anticipated to occur. It should be noted that the city is in the process of renewing the Consumptive Use Permit. Staff recommends approval.

Rezoning

The proposed rezoning of Agriculture Residential (AR-1) is consistent with the comprehensive plan and land development regulations as previously outlined. Concurrency review based on

the proposed zoning indicates that there is sufficient water capacity to serve the proposed development (Table 3). Staff recommends approval.

Lot Split

The proposed lot split exceeds the minimum requirements of the AR-1 district. Charles Osborne Road is a publicly maintained clay road under the jurisdiction of Lake County. Lake County Public Works has indicated that they have no issues with the proposed lot split. Additional right of way may be required at a later date. For the purposes of Lot Size calculations as to Livestock, land dedicated to the state, county and/or city for rights-of-ways and/or easements will be counted in favor of the parent parcel. Staff recommends approval subject to the revised legal descriptions.

Table 1 – Water Analysis

Ordinance #	Acres	Existing County Land Use	Proposed City Land Use	Maximum Development	Water Demand (gross) (mgpd)	Capacity or Deficit (mgpd)
City of Umatilla Current Capacity						-.003 *
RLW Realty	9.62	Urban Medium Density (7 units/net acre)	Single Family Medium Density (5 units/acre)	48 Units	.016	0.016
Total	9.62	67 Units	48 Units			-0.019

*Includes RLW Realty Amendment

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

48 units x 2.2pph = 106

Table 2 – Wastewater Analysis

Ordinance #	Acres	Existing County Land Use	Proposed City Land Use	Maximum Development	Water Demand (gross) (mgpd)	Capacity or Deficit (mgpd)
City of Umatilla Current Capacity						0.15*
RLW Realty	9.62	Urban Medium Density (7 units/net acre)	Single Family Medium Density (5 units/acre)	48 Units	0.010	0.010
	9.62	67 Units	48 Units			0.14

*Includes RLW Realty Amendment

Estimated wastewater demand based on PF Policy 4-1.2.1 of LOS of 100 gpdpc

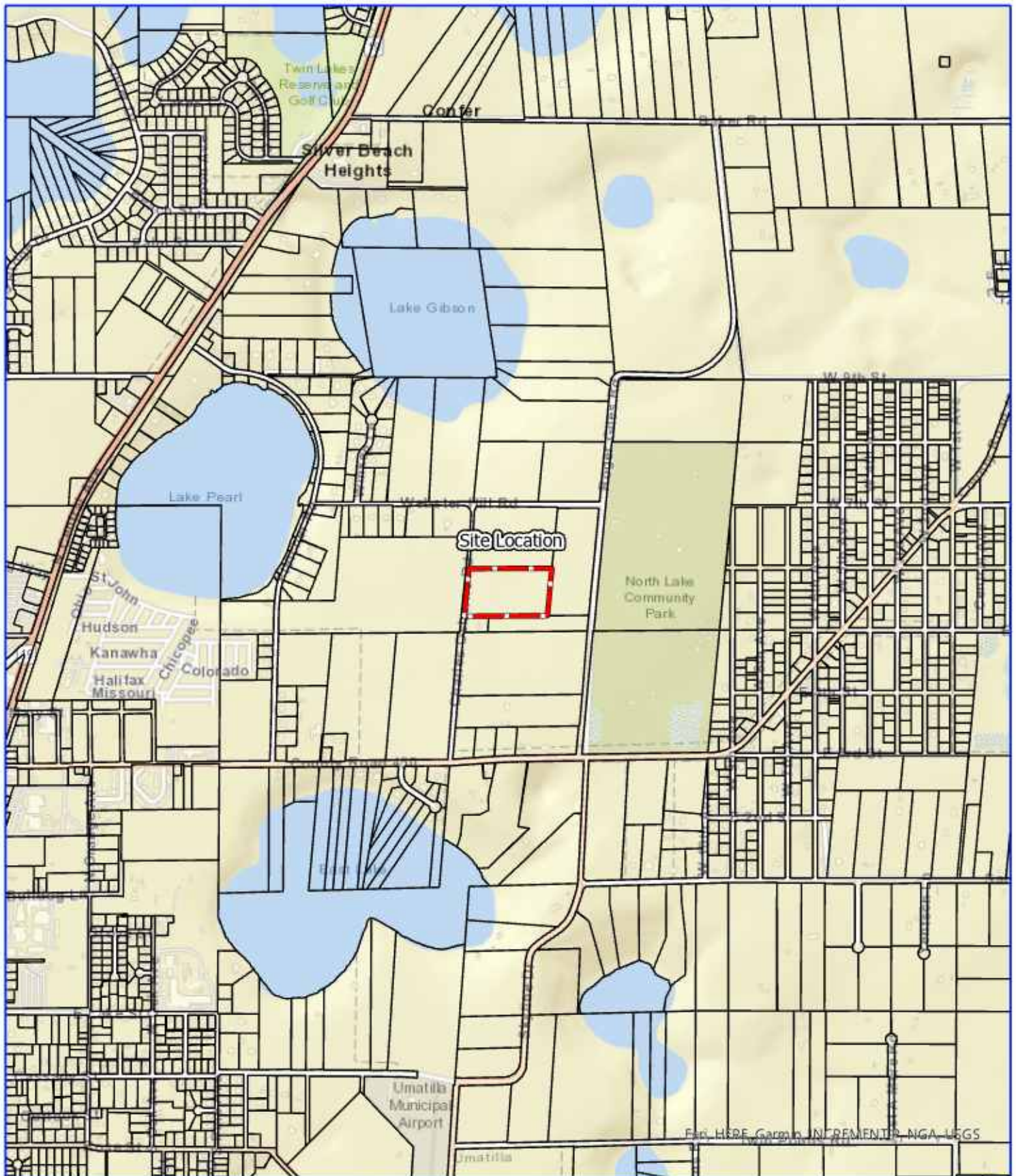
Estimated population - 48 units x 2.2pph = 106

Table 3 – Water Analysis Based on Zoning

Ordinance #	Acres	Proposed City Zoning	Maximum Development	Water Demand (gross) (mgpd)	Capacity or Deficit (mgpd)
City of Umatilla Current Capacity					0.289
RLW Realty	9.62	Agriculture Residential (1 unit/acre)	10 Units	.001	0.001
Total	9.62	10 Units			0.288

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

10 units x 2.2pph = 22



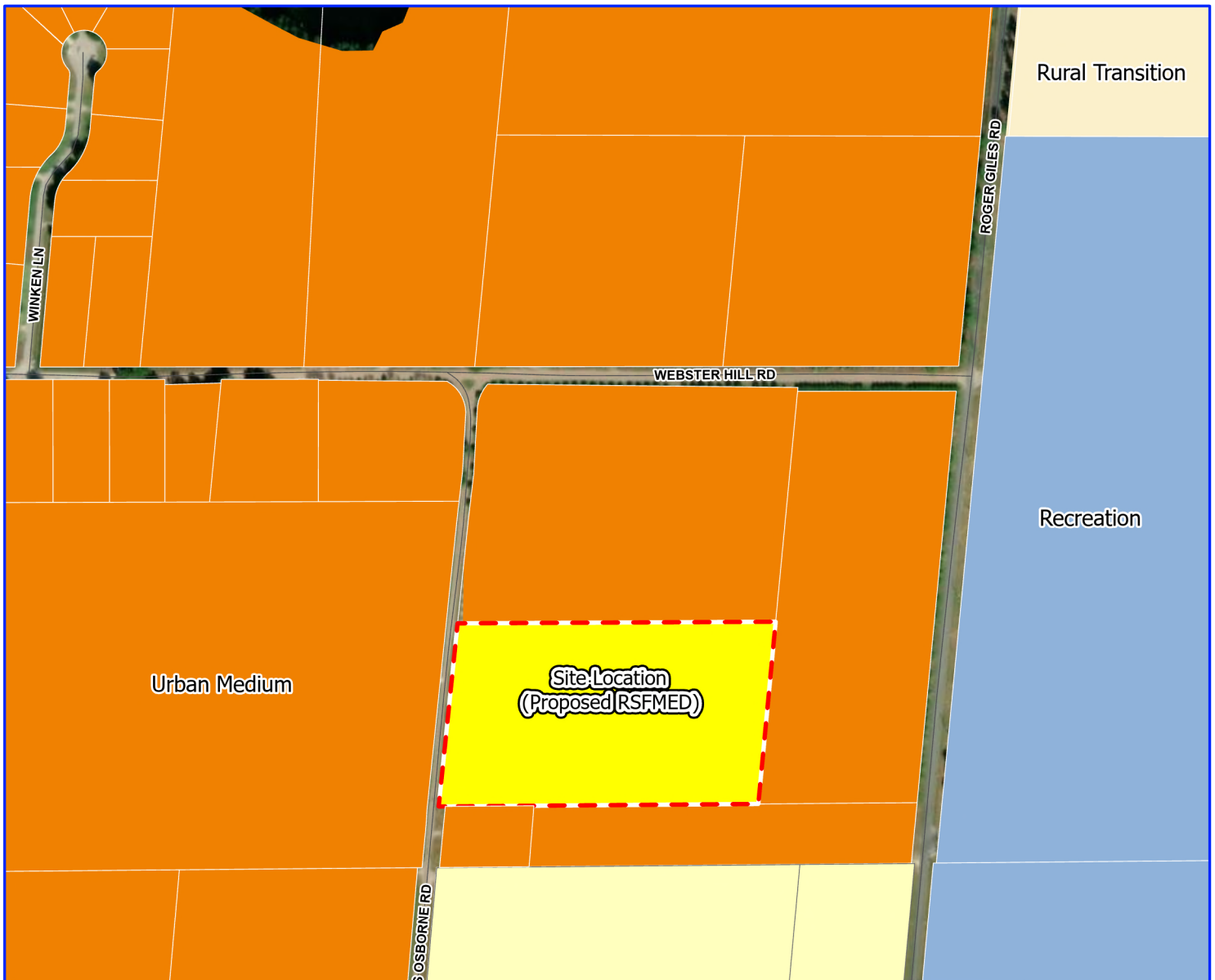
0.07 0 0.07 0.14 0.21 0.28 Miles

RLW Realty, LLC & KRK Equity, LLC

Lake County, Florida
Location Map

Project: 399/08/23
File: location
Name: RLW KRK
PM: S. Lindh
Date: September 21, 2023
Created By: T. Kalebaugh





Legend

Lake County Future Land Use

- Industrial
- Recreation
- Rural Transition
- Urban Low
- Urban Medium

Umatilla Future Land Use

- AG, Agricultural
- CGENRL, Commercial General



CMU, Commerce Mixed Use



CONSV, Conservation



CTOUT, Commercial Tourism



CWHOLESL, Commercial Wholesale



DMU, Downtown Mixed Use



INDST, Industrial



INSTIT, Institutional



LAKE, Lake



REC, Recreational



RM/HHI, Mobile Home HD



RMFLR, Residential Multi-Family Low Rise



RSFLOW, Residential Single Family Low Density



RSFMED, Residential Single Family Medium Density



TRANS, Transportation



TRANS/AVIA, Transportation / Aviation



UTIL, Utility



Site Boundary

Microsoft, Microsoft

OW



270 0 270
Feet
1 inch = 417 feet

RLW Realty LLC & KRK Equity, LLC

Lake County, Florida
Future Land Use Map

Project: 399/23/08
File: FLU
Name: RLW Realty LLC
PM: Sherie L.
Date: August 29, 2023
Created By: T.Kalebaugh



ORDINANCE 2023-23

AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, PURSUANT TO THE PROVISIONS OF FLORIDA STATUTE 163.3187(1)(b); AMENDING THE LAND USE DESIGNATION OF 9.62 ± ACRES OF LAND DESIGNATED AS LAKE COUNTY URBAN MEDIUM DENSITY TO CITY SINGLE FAMILY MEDIUM DENSITY IN THE CITY OF UMATILLA FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY RLW REALTY, LLC AND KRK EQUITY, LLC LOCATED EAST OF CHARLES OSBORNE ROAD AND NORTH OF CR 450; DIRECTING THE CITY MANAGER TO TRANSMIT THE AMENDMENT TO THE APPROPRIATE GOVERNMENTAL AGENCIES PURSUANT TO CHAPTER 163, FLORIDA STATUTES; AUTHORIZING THE CITY MANAGER TO AMEND SAID COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a petition has been received from Logan Wilson as applicant on behalf of RLW Realty, LLC and KRK Equity, LLC as owner, requesting that real property within the city limits of the City of Umatilla be assigned a land use designation from Lake County Urban Medium Density to City of Umatilla Single Family Medium Density under the Comprehensive Plan for the City of Umatilla;

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

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

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

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

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

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

Section 1: Purpose and Intent.

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

LEGAL DESCRIPTION: See **Exhibit "B"**

Alternate Key # 1595614

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

Section 2: Severability.

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

Section 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4: Scrivener's Errors.

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

Section 5: Effective Date.

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

PASSED AND ORDAINED in regular session of the City Council of the City of Umatilla, Lake County, Florida, this _____ day of _____, 2023.

Chris Creech, Vice Mayor
City of Umatilla, Florida

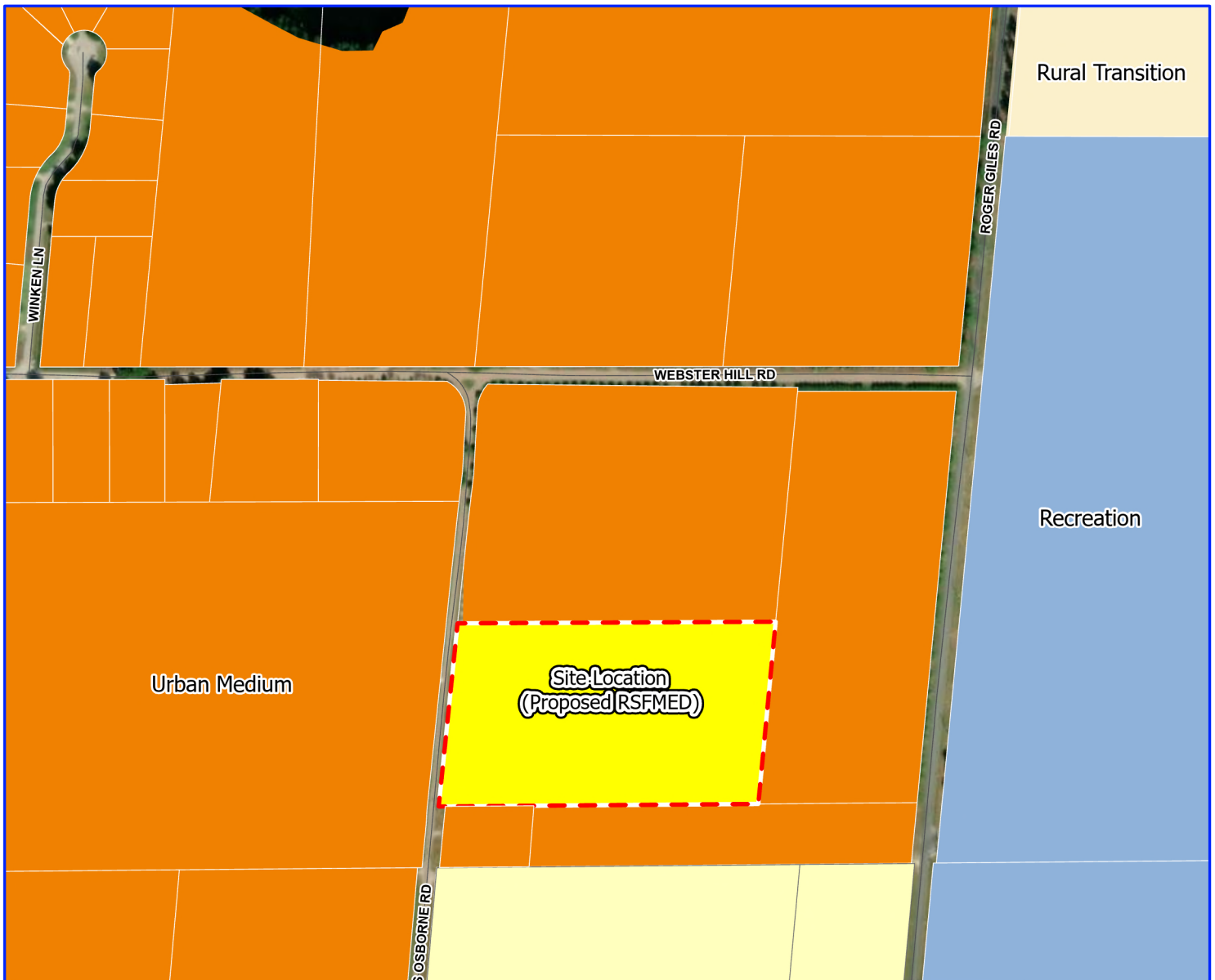
ATTEST:

Approved as to Form:

Jessica Burnham, FCRM
City Clerk

Kevin Stone
City Attorney

Passed First Reading _____
Passed Second Reading _____
(SEAL)



Legend

Lake County Future Land Use

- Industrial
- Recreation
- Rural Transition
- Urban Low
- Urban Medium

Umatilla Future Land Use

FLU_CODE, FLU_DESC

- AG, Agricultural
- CGENRL, Commercial General



CMU, Commerce Mixed Use



CONSV, Conservation



CTour, Commercial Tourism



CWHOLESL, Commercial Wholesale



DMU, Downtown Mixed Use



INDST, Industrial



INSTIT, Institutional



LAKE, Lake



REC, Recreational



RM/HHI, Mobile Home HD



RMFLR, Residential Multi-Family Low Rise



RSFLOW, Residential Single Family Low Density



RSFMED, Residential Single Family Medium Density



TRANS, Transportation



TRANS/AVIA, Transportation / Aviation



UTIL, Utility



Site Boundary

Microsoft, Maxar, a

OW



270 0 270
Feet
1 inch = 417 feet

RLW Realty LLC & KRK Equity, LLC

Lake County, Florida
Future Land Use Map

Project: 399/23/08
File: FLU
Name: RLW Realty LLC
PM: Sherie L.
Date: August 29, 2023
Created By: T.Kalebaugh



EXHIBIT "B"
LEGAL DESCRIPTION

The West 865 feet of the North three-fourths (N $\frac{3}{4}$) of the South one-half (S $\frac{1}{2}$) of the Southwest quarter (SW $\frac{1}{4}$) of the Northeast quarter (NE $\frac{1}{4}$) of Section 7, Township 18 South, Range 27 East, lying and being in Lake County, Florida.



Business Impact Estimate Exemption

Ordinance 2023-23 – RLW Realty, LLC & KRK Equity, LLC Small-Scale Comp Plan Amendment

Summary of Ordinance:

AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, PURSUANT TO THE PROVISIONS OF FLORIDA STATUTE 163.3187(1)(b); AMENDING THE LAND USE DESIGNATION OF 9.62 ± ACRES OF LAND DESIGNATED AS LAKE COUNTY URBAN MEDIUM DENSITY TO CITY SINGLE FAMILY MEDIUM DENSITY IN THE CITY OF UMATILLA FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY RLW REALTY, LLC AND KRK EQUITY, LLC LOCATED EAST OF CHARLES OSBORNE ROAD AND NORTH OF CR 450; DIRECTING THE CITY MANAGER TO TRANSMIT THE AMENDMENT TO THE APPROPRIATE GOVERNMENTAL AGENCIES PURSUANT TO CHAPTER 163, FLORIDA STATUTES; AUTHORIZING THE CITY MANAGER TO AMEND SAID COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR AN EFFECTIVE DATE.

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

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

¹ See Section 166.041(4)(c), Florida Statutes.

- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.



CITY OF UMATILLA AGENDA ITEM STAFF REPORT

DATE: November 3, 2023

MEETING DATE: November 7, 2023

SUBJECT: First Reading of Ordinance No. 2023-24, RLW Realty, LLC & KRK Equity, LLC Rezoning

BACKGROUND SUMMARY:

The applicant is requesting to rezone approximately 9.62 acres of land from Lake County Agriculture (AG) to City of Umatilla Agriculture Residential (AR)

RECOMMENDATIONS:

Approval of First Reading of Ordinance No. 2023-24, RLW Realty, LLC & KRK Equity, LLC Rezoning

FISCAL IMPACTS:

N/A

ATTACHMENTS:

1. Staff Report RLW Realty Ord. 2023-24
 2. Location map 9 acres
 3. prop Zoning 9acre
 4. Ordinance No. 2023-24, Business Impact Estimates
 5. Ordinance No. 2023-24, RLW Realty, LLC & KRK Equity, LLC Rezoning
-

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

ANNEXATION, SSCPA, REZONING AND LOT SPLIT
(ORDINANCES 2023-22, 2023-23, 2023-24)

Owner: RLW Realty, LLC and KRK Equity, LLC

Applicant: Logan Wilson

General Location: East of Charles Osborne Road and North of CR 450

Number of Acres: 9.62 ± acres

Existing Zoning: County Agriculture

Existing Land Use: Lake County Urban Medium Density (7 units/net acre)

Proposed Zoning: Agriculture Residential (AR-1)

Proposed Land Use: Single Family Medium Density (5 units/acre)

Date: October 9, 2023

Description of Project

The owner is seeking annexation, small scale comp plan amendment and rezoning for a 9.62 ± acre site. If approved, the owner is seeking a lot split creating two (2) lots each consisting of 4.81 acres.

	Surrounding Zoning	Surrounding Land Use
North	County A	Lake County Urban Medium Density (7 units/acre)
South	County R-1	Lake County Urban Medium Density
East	County A	Lake County Urban Medium Density
West	County A	Lake County Urban Medium Density

Assessment

Annexation

Voluntary annexation is being requested pursuant to the ISBA for non-contiguous properties; therefore, the property is eligible for annexation.

Small Scale Comprehensive Plan Map Amendment

The applicant is requesting an amendment from Lake County Urban Medium Density (7 units/net acre) to City Single Family Medium Density (5 units/acre) on 9.62 ± acres. The existing adjacent County Land Use is Urban Medium Density. The proposed Single Family Medium Density category allows up to 5 units/acre which would serve as a transition of densities. The proposed land use is compatible with adjacent lands and promotes orderly compact growth (FLU Policy 1-1.10.2).

For comprehensive plan purposes a maximum development scenario was utilized. Under the existing land use the maximum development potential is 67 residential units and under the proposed land use the maximum development potential is 48 residential units which is a reduction of 19 units.

The data and analysis indicates that there is a need for additional residential lands to meet the projected population through the planning year 2035. The addition of 9.62 acres would assist in meeting this need.

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

Policy 1-1.1.1: Adequate Residential Land Area.

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

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

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

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

3. Single-Family Medium Density - 5 dwelling units/acre. Development shall be limited to single-family residential.

Policy 1-1.10.1: Land Use Allocation.

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

Policy 1-1.10.2: Promote Orderly, Compact Growth.

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

Policy 1-2.2.6: Single-Family Medium Density Residential Development.

Development in the Single-Family Medium Density Residential category shall be limited to detached single-family dwelling units. Densities cannot exceed 5 dwelling units/acre. Mobile homes, multi-family, industrial or commercial uses will not be permitted however, a mixed use PUD shall be allowed as outlined in Policy 1-1.11.1 and Public Facilities shall be allowed as outlined in Policy 1-2.1.2.

Traffic Impact Analysis –

The proposed amendment would decrease the daily trips (-179 trips) as outlined below based on maximum development potential. Charles Osborne Road is classified as a local roadway (under the jurisdiction of Lake County) with an adopted Level of Service (LOS) of D. CR 450 is classified as a collector roadway (under the jurisdiction of Lake County) with an adopted Level of Service (LOS) of D. The amendment would not degrade the LOS.

TRIP GENERATION ANALYSIS**Proposed Land Use Program**

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
Single Family	48 Units	210	453	45	28	17
TOTAL GROSS TRIPS (PROPOSED)			453	45	28	17

* 11th Edition

Existing Land Use Program

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
Single Family	67 Units	210	632	63	40	23
TOTAL GROSS TRIPS (EXISTING)			632	63	40	23

Net Difference (Proposed Net Trip Generation Minus Existing Net Trip Generation)

Land Use	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
TOTAL NET TRIPS (PROPOSED – EXISTING)	-18	-12	-6

School Impact Analysis – The amendment will decrease school age children by 6 students.

Existing County Land Use Residential Units: 67 SF units

Proposed Development Residential Units: 48 SF units

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

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

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

SCHOOL	SF Units	STUDENT GENERATION RATE	STUDENTS GENERATED	MF UNITS	STUDENT GENERATION RATE	STUDENTS GENERATED	GRAND TOTAL
ELEMENTARY	67	0.140	9	0	0.145	0	9
MIDDLE	67	0.072	5	0	0.059	0	5
HIGH	67	0.100	7	0	0.064	0	7
GRAND TOTAL							21

The anticipated number of students generated by the proposed land use is shown in Table 2.

**TABLE 2
STUDENTS GENERATED BASED ON PROPOSED DEVELOPMENT**

SCHOOL	SF Units	STUDENT GENERATION RATE	STUDENTS GENERATED	MF UNITS	STUDENT GENERATION RATE	STUDENTS GENERATED	GRAND TOTAL
ELEMENTARY	48	0.140	7	0	0.145	0	7
MIDDLE	48	0.072	3	0	0.059	0	3
HIGH	48	0.100	5	0	0.064	0	5
GRAND TOTAL							15

Potable Water Analysis

The subject site is within the City of Umatilla's Utility Service Area. The City currently owns, operates and maintains a central potable water treatment and distribution system. The permitted plant capacity

is 2.290 MGD and the permitted consumptive use permit capacity is .733 MGD (SJRWMD CUP 2646-6). The City has a current available capacity of 0.029 MGD (includes RLW Realty amendment) for concurrency purposes and an analysis was conducted of the proposed amendment based on maximum intensity land use and the City's Level of Service (LOS) standards (Table 1). The analysis concludes that the proposed amendment will cause a deficiency.

Chapter 9, Section 2(c) of the LDRs outlines the standards to be met for concurrency. Item 2 indicates that the necessary facilities and services are in place at the time a development permit is issued, or a development permit is issued subject to the condition that the necessary facilities and services will be in place by a specified date when the impacts of the development are anticipated to occur. It should be noted that the City is in the process of increasing the consumptive use permit capacity and is scheduled within 2023.

Sanitary Sewer Analysis

The subject site is within the City of Umatilla's Utility Service area. The city has an existing agreement with the City of Eustis for wastewater (Resolution 2018-46). The agreement allows for a maximum of 300,000 gallons per day (0.3 MGD) and the current usage is 129,000 gallons per day (0.129 MGD) with a remaining capacity of 171,000 gallons per day (0.171 MGD). The proposed amendment would not cause a deficiency in the City's Level of Service standards and the city would have 150,000 gallons per day (0.150 MGD) remaining (Table 2).

Solid Waste Analysis

The LOS for solid waste is 5 lbs per day per capita. The estimated population at buildout is 106 (2.2 pph x 48 units) and the estimated solid waste is 530 lbs per day. The proposed amendment will not cause a deficiency in the LOS.

Environmental Analysis

An environmental analysis will be required prior to development per Chapter 9. Preliminary review indicates that the subject site contains soils conducive to gopher tortoises and sand skinks.

Rezoning

The applicant is requesting that the site be rezoned from Lake County Agriculture (A) to City Agriculture Residential (AR-1). The AR-1 category allows for 1 unit per 1 acre. The rezoning to AR-1 is compatible with the adjacent zonings of Agriculture and R-3. Review of the trip analysis indicates that the zoning would increase the daily trips; however, it is considered de minimis.

TRIP GENERATION ANALYSIS

Proposed Land Use Program

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
Single Family	10	210	94	9	6	3
TOTAL GROSS TRIPS (PROPOSED)			94	9	6	3

* 11th Edition

Existing Land Use Program

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
Single Family	2	210	19	4	3	1
TOTAL GROSS TRIPS (EXISTING)			19	4	3	1

Net Difference (Proposed Net Trip Generation Minus Existing Net Trip Generation)

Land Use	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
TOTAL NET TRIPS (PROPOSED – EXISTING)	5	3	2

A water analysis was conducted based on the rezoning (Table 3). Based on the rezoning using a maximum development potential (10 units) indicates that there is sufficient capacity to serve potential development.

Lot Split

Should the annexation, small scale comprehensive plan amendment and rezoning be approved, the applicant is also requesting a lot split which would allow the creation of two (2) lots; both consisting of 4.81 ± acres. The proposed lot split exceeds the minimum lot standards of the AR zoning district which are a minimum of one (1) acre with 100' of frontage on the roadway. The proposed parcels have 243' of frontage on the roadway.

Recommendation**Annexation**

The subject property is within the JPA/ISBA area which allows for non-contiguous annexations; therefore, the property is eligible for annexation. Staff recommends approval.

SSCPA

The proposed amendment to Single Family Medium Density (5 units/acre) is consistent with the comprehensive plan as previously outlined. Water concurrency can be met subject to the condition that the necessary facilities and services will be in place by a specified date when the impacts of the subject development are anticipated to occur. It should be noted that the city is in the process of renewing the Consumptive Use Permit. Staff recommends approval.

Rezoning

The proposed rezoning of Agriculture Residential (AR-1) is consistent with the comprehensive plan and land development regulations as previously outlined. Concurrency review based on

the proposed zoning indicates that there is sufficient water capacity to serve the proposed development (Table 3). Staff recommends approval.

Lot Split

The proposed lot split exceeds the minimum requirements of the AR-1 district. Charles Osborne Road is a publicly maintained clay road under the jurisdiction of Lake County. Lake County Public Works has indicated that they have no issues with the proposed lot split. Additional right of way may be required at a later date. For the purposes of Lot Size calculations as to Livestock, land dedicated to the state, county and/or city for rights-of-ways and/or easements will be counted in favor of the parent parcel. Staff recommends approval subject to the revised legal descriptions.

Table 1 – Water Analysis

Ordinance #	Acres	Existing County Land Use	Proposed City Land Use	Maximum Development	Water Demand (gross) (mgpd)	Capacity or Deficit (mgpd)
City of Umatilla Current Capacity						-.003 *
RLW Realty	9.62	Urban Medium Density (7 units/net acre)	Single Family Medium Density (5 units/acre)	48 Units	.016	0.016
Total	9.62	67 Units	48 Units			-0.019

*Includes RLW Realty Amendment

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

48 units x 2.2pph = 106

Table 2 – Wastewater Analysis

Ordinance #	Acres	Existing County Land Use	Proposed City Land Use	Maximum Development	Water Demand (gross) (mgpd)	Capacity or Deficit (mgpd)
City of Umatilla Current Capacity						0.15*
RLW Realty	9.62	Urban Medium Density (7 units/net acre)	Single Family Medium Density (5 units/acre)	48 Units	0.010	0.010
	9.62	67 Units	48 Units			0.14

*Includes RLW Realty Amendment

Estimated wastewater demand based on PF Policy 4-1.2.1 of LOS of 100 gpdpc

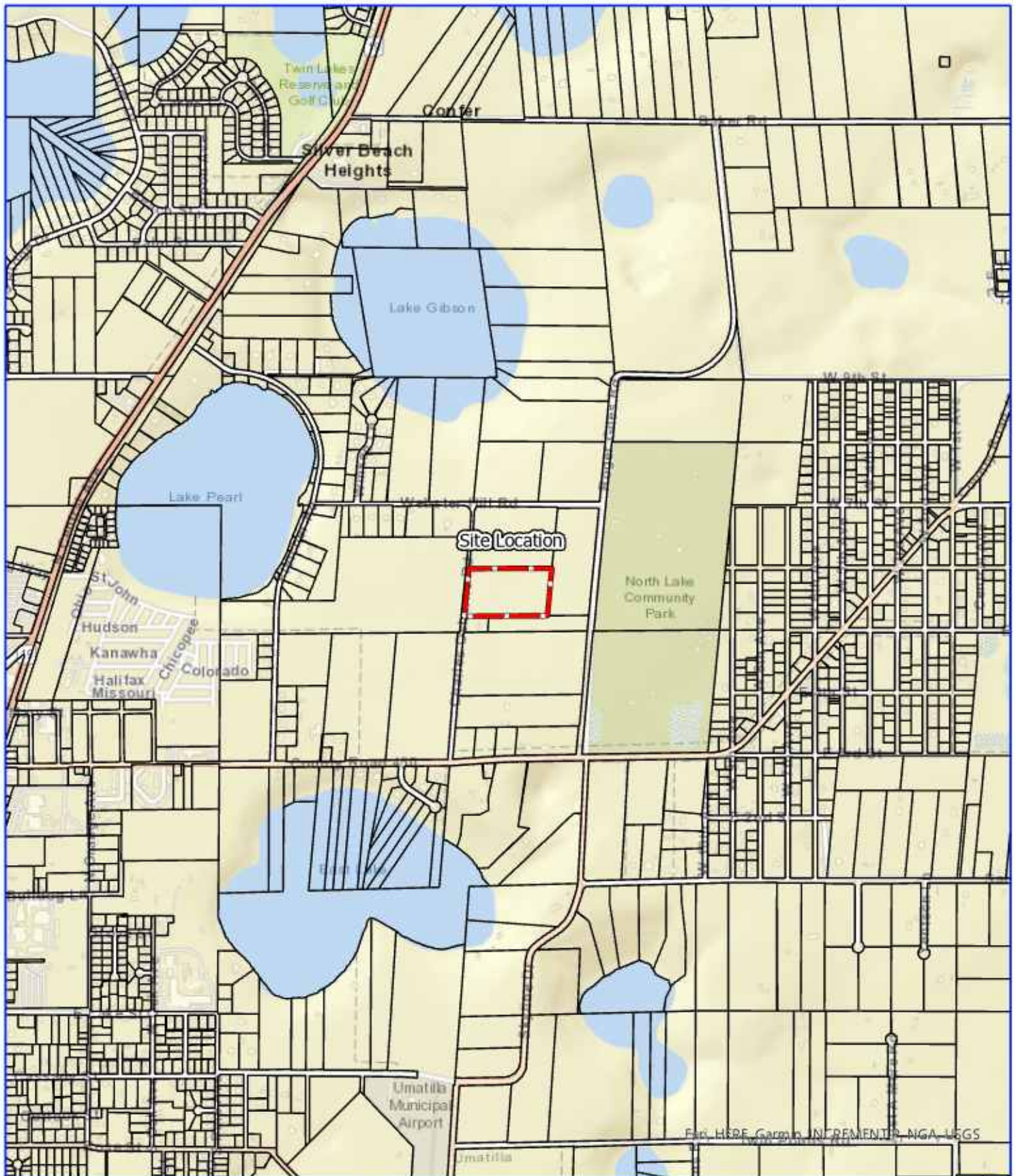
Estimated population - 48 units x 2.2pph = 106

Table 3 – Water Analysis Based on Zoning

Ordinance #	Acres	Proposed City Zoning	Maximum Development	Water Demand (gross) (mgpd)	Capacity or Deficit (mgpd)
City of Umatilla Current Capacity					0.289
RLW Realty	9.62	Agriculture Residential (1 unit/acre)	10 Units	.001	0.001
Total	9.62	10 Units			0.288

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

10 units x 2.2pph = 22



0.07 0 0.07 0.14 0.21 0.28 Miles

RLW Realty, LLC & KRK Equity, LLC

Lake County, Florida
Location Map

Project: 399/08/23
File: location
Name: RLW KRK
PM: S. Lindh
Date: September 21, 2023
Created By: T. Kalebaugh





160 0 160 320 480 640 Feet

1 inch = 417 feet

RLW Realty LLC & KRK Equity, LLC

Lake County, Florida

Zoning Map

Project: 399/22/07
 File: Zoning
 Name: RLW Realty LLC
 PM: Sherie L.
 Date: August 29, 2023
 Created By: T.Kalebaugh

LPG Urban & Regional Planners, LLC.
 1162 Camp Avenue, Mount Dora, Florida 32757
 Office: (352) 385-1940 / Fax: (352) 383-4824



Business Impact Estimate Exemption

Ordinance 2023-24 – RLW Realty, LLC & KRK Equity, LLC Small-Scale Comp Plan Amendment

Summary of Ordinance:

AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, RECLASSIFYING 9.62 ± ACRES OF LAND ZONED LAKE COUNTY AGRICULTURE (AG) TO THE DESIGNATION OF AGRICULTURE RESIDENTIAL (AR) FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY RLW REALTY, LLC AND KRK EQUITY, LLC LOCATED EAST OF CHARLES OSBORNE ROAD AND NORTH OF CR 450; DIRECTING THE CITY MANAGER TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL TO THE CLERK OF THE CIRCUIT COURT, THE LAKE COUNTY MANAGER AND THE SECRETARY OF STATE OF THE STATE OF FLORIDA; PROVIDING FOR SEVERABILITY AND SCRIVENER'S ERRORS; PROVIDING FOR AN EFFECTIVE DATE.

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

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

¹ See Section 166.041(4)(c), Florida Statutes.

- a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
- b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
- c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
- d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

ORDINANCE 2023-24

AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, RECLASSIFYING 9.62 ± ACRES OF LAND ZONED LAKE COUNTY AGRICULTURE (AG) TO THE DESIGNATION OF AGRICULTURE RESIDENTIAL (AR) FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY RLW REALTY, LLC AND KRK EQUITY, LLC LOCATED EAST OF CHARLES OSBORNE ROAD AND NORTH OF CR 450; DIRECTING THE CITY MANAGER TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL TO THE CLERK OF THE CIRCUIT COURT, THE LAKE COUNTY MANAGER AND THE SECRETARY OF STATE OF THE STATE OF FLORIDA; PROVIDING FOR SEVERABILITY AND SCRIVENER'S ERRORS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a petition has been submitted by Logan Wilson as applicant on behalf of the Owner, RLW Realty, LLC and KRK Equity, LLC, to rezone approximately 9.62 acres of land from Lake County Agriculture (AG) to City of Umatilla Agriculture Residential (AR);

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

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

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

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

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

Section 1: Purpose and Intent.

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

LEGAL DESCRIPTION: See **Exhibit "B"**.

Alternate Key # 1595614

Section 2: Zoning Classification.

That the property shall be designated as AR, Agriculture Residential, in accordance with Chapter 6, Section 2(a) of the Land Development Regulations of the City of Umatilla, Florida.

Section 3: The City Manager, or designee, is hereby directed to amend, alter, and implement the official zoning map of the City of Umatilla, Florida, to include said designation consistent with this Ordinance.

Section 4: Severability.

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

Section 5: Scrivener's Errors.

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

Section 6: Effective Date.

This Ordinance shall become effective immediately upon passage by the City Council of the City of Umatilla.

PASSED AND ORDAINED in regular session of the City Council of the City of Umatilla, Lake County, Florida, this _____ day of _____, 2023.

Chris Creech, Vice Mayor
City of Umatilla, Florida

ATTEST:

Approved as to Form:

Jessica Burnham, FCRM
City Clerk

Kevin Stone
City Attorney

Passed First Reading _____
Passed Second Reading _____
(SEAL)



160 0 160 320 480 640 Feet

1 inch = 417 feet

RLW Realty LLC & KRK Equity, LLC

Lake County, Florida

Zoning Map

Project: 399/22/07
 File: Zoning
 Name: RLW Realty LLC
 PM: Sherie L.
 Date: August 29, 2023
 Created By: T.Kalebaugh

LPG Urban & Regional Planners, LLC.
 1162 Camp Avenue, Mount Dora, Florida 32757
 Office: (352) 385-1940 / Fax: (352) 383-4824

EXHIBIT "B"

LEGAL DESCRIPTION

The West 865 feet of the North three-fourths ($N \frac{3}{4}$) of the South one-half ($S \frac{1}{2}$) of the Southwest quarter ($SW \frac{1}{4}$) of the Northeast quarter ($NE \frac{1}{4}$) of Section 7, Township 18 South, Range 27 East, lying and being in Lake County, Florida.



CITY OF UMATILLA

AGENDA ITEM STAFF REPORT

DATE: October 26, 2023

MEETING DATE: November 7, 2023

SUBJECT: First Reading of Ordinance No. 2023-25, Umatilla Colonial LLC & RLW Realty Annexation

BACKGROUND SUMMARY:

The owner is seeking annexation of a 5.19 ± acre site. If approved, the owner is seeking a lot split creating two (2) lots each consisting of 3.19 ± acres and 2 ± acres. The subject site is within the Airport Overlay Zone which limits the type of development (prohibits landfills, hospitals, churches, theaters, stadiums, hotels and motels, campgrounds, storage of explosive material, assemblage of large groups of people, and any educational facility with the exception of aviation school facilities and height) and density (1 unit/2 acres).

RECOMMENDATIONS:

Approval of First Reading of Ordinance No. 2023-25, Umatilla Colonial LLC & RLW Realty Annexation

FISCAL IMPACTS:

N/A

ATTACHMENTS:

1. Staff Report Umatilla Colonial Ord 2023-25
 2. Location Map
 3. Ord No. 2023-25 Umatilla Colonial & RLW Annexation
 4. Ordinance No. 2023-25, Business Impact Estimates
-

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

ANNEXATION, SSCPA, REZONING AND LOT SPLIT
(ORDINANCES 2023-25, 2023-26, 2023-27)

Owner: Umatilla Colonial, LLC and, RLW Realty LLC

Applicant: Logan Wilson

General Location: South of Cassady and West of Skyline Drive

Number of Acres: 5.19 ± acres

Existing Zoning: County Agriculture

Existing Land Use: Lake County Low Density (4 units/net acre)

Proposed Zoning: Agriculture Residential (AR-1)

Proposed Land Use: Single Family Medium Density (5 units/acre)

Date: October 9, 2023

Description of Project

The owner is seeking annexation, small scale comp plan amendment and rezoning for a 5.19 ± acre site. If approved, the owner is seeking a lot split creating two (2) lots each consisting of 3.19 ± acres and 2 ± acres. The subject site is within the Airport Overlay Zone which limits the type of development (prohibits landfills, hospitals, churches, theaters, stadiums, hotels and motels, campgrounds, storage of explosive material, assemblage of large groups of people, and any educational facility with the exception of aviation school facilities and height) and density (1 unit/2 acres).

	Surrounding Zoning	Surrounding Land Use
North	County A, R-3, AR	Lake County Urban Low Density (4 units/acre), Single Family Medium Density (5 units/acre) and City Agriculture
South	R-3	Single Family Medium Density (5 units/acre)
East	AZ	Transportation/Aviation
West	R-3	Single Family Medium Density (5 units/acre)

Assessment

Application

Annexation

Voluntary annexation is being requested and this 5.19+/- acre property adjacent to the city limits on all property boundaries; therefore, the property is eligible for annexation.

Small Scale Comprehensive Plan Map Amendment

The applicant is requesting an amendment from Lake County Low Density (4 units/net acre) to City Single Family Medium Density (5 units/acre) on 5.19 ± acres. The existing adjacent County Land Use to the north is also Urban Low Density. The adjacent land uses within the city limits are Single Family Medium Density and Transportation/Aviation. The proposed Single Family Medium Density category is consistent with the adjacent properties. The proposed land use is compatible with adjacent lands and promotes orderly compact growth (FLU Policy 1-1.10.2).

For comprehensive plan purposes a maximum development scenario was utilized. Under the existing land use the maximum development potential is 21 residential units and under the proposed land use the maximum development potential is 26 residential units which is an increase of 5 units. It should also be noted that the subject site is within the Airport Overlay Zone which limits the type of development (prohibits landfills, hospitals, churches, theaters, stadiums, hotels and motels, campgrounds, storage of explosive material, assemblage of large groups of people, and any educational facility with the exception of aviation school facilities, density (1 unit/2 acres), and height).

The data and analysis indicates that there is a need for additional residential lands to meet the projected population through the planning year 2035. The addition of 5.19 acres would assist in meeting this need.

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

Policy 1-1.1.1: Adequate Residential Land Area.

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

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

Residential densities shall be compatible with available public facilities and their capacity to serve

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

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

3. Single-Family Medium Density - 5 dwelling units/acre. Development shall be limited to single-family residential.

Policy 1-1.10.1: Land Use Allocation.

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

Policy 1-1.10.2: Promote Orderly, Compact Growth.

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

Policy 1-2.2.6: Single-Family Medium Density Residential Development.

Development in the Single-Family Medium Density Residential category shall be limited to detached single-family dwelling units. Densities cannot exceed 5 dwelling units/acre. Mobile homes, multi-family, industrial or commercial uses will not be permitted however, a mixed use PUD shall be allowed as outlined in Policy 1-1.11.1 and Public Facilities shall be allowed as outlined in Policy 1-2.1.2.

Traffic Impact Analysis –

The proposed amendment would increase the daily trips as outlined below based on maximum development potential. Cassady Street is classified as a local roadway with an adopted Level of Service (LOS) of D. The amendment would not degrade the LOS.

TRIP GENERATION ANALYSIS

Proposed Land Use Program

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
Single Family	26 Units	210	245	24	15	9
TOTAL GROSS TRIPS (PROPOSED)			245	24	15	9

* 11th Edition

Existing Land Use Program

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
----------	-----------	----------	-------------	--------------------	----------------	---------------

Single Family	21 Units	210	198	20	13	7
TOTAL GROSS TRIPS (EXISTING)			198	20	13	7

Net Difference (Proposed Net Trip Generation Minus Existing Net Trip Generation)

Land Use	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
TOTAL NET TRIPS (PROPOSED – EXISTING)	4	2	2

School Impact Analysis – The amendment will increase school age children by 2 students. There is sufficient capacity available.

Existing County Land Use Residential Units: 21 SF units

Proposed Development Residential Units: 26 SF units

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

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

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

SCHOOL	SF Units	STUDENT GENERATION RATE	STUDENTS GENERATED	MF UNITS	STUDENT GENERATION RATE	STUDENTS GENERATED	GRAND TOTAL
ELEMENTARY	21	0.140	3	0	0.145	0	3
MIDDLE	21	0.072	2	0	0.059	0	2
HIGH	21	0.100	2	0	0.064	0	2
GRAND TOTAL							7

The anticipated number of students generated by the proposed land use is shown in Table 2.

TABLE 2
STUDENTS GENERATED BASED ON PROPOSED DEVELOPMENT

SCHOOL	SF Units	STUDENT GENERATION RATE	STUDENTS GENERATED	MF UNITS	STUDENT GENERATION RATE	STUDENTS GENERATED	GRAND TOTAL
ELEMENTARY	26	0.140	4	0	0.145	0	4
MIDDLE	26	0.072	2	0	0.059	0	2
HIGH	26	0.100	3	0	0.064	0	3
GRAND TOTAL							9

Potable Water Analysis

The subject site is within the City of Umatilla's Utility Service Area. The City currently owns, operates and maintains a central potable water treatment and distribution system. The permitted plant capacity is 2.290 MGD and the permitted consumptive use permit capacity is .733 MGD (SJRWMD CUP 2646-6). The City has a current available capacity of 0.019 MGD (includes RLW Realty amendment) for concurrency purposes and an analysis was conducted of the proposed amendment based on maximum intensity land use and the City's Level of Service (LOS) standards (Table 1). The analysis concludes that the proposed amendment will cause a deficiency.

Chapter 9, Section 2(c) of the LDRs outlines the standards to be met for concurrency. Item 2 indicates that the necessary facilities and services are in place at the time a development permit is issued, or a development permit is issued subject to the condition that the necessary facilities and services will be in place by a specified date when the impacts of the development are anticipated to occur. It should be noted that the City is in the process of increasing the consumptive use permit capacity and is scheduled within 2023.

Sanitary Sewer Analysis

The subject site is within the City of Umatilla's Utility Service area. The city has an existing agreement with the City of Eustis for wastewater (Resolution 2018-46). The agreement allows for a maximum of 300,000 gallons per day (0.3 MGD) and the current usage is 160,000 gallons per day (0.160 MGD) with a remaining capacity of 140,000 gallons per day (0.140 MGD). The proposed amendment would not cause a deficiency in the City's Level of Service standards and the city would have 134,000 gallons per day (0.134 MGD) remaining (Table 2).

Solid Waste Analysis

The LOS for solid waste is 5 lbs per day per capita. The estimated population at buildout is 57 (2.2 pph x 26 units) and the estimated solid waste is 285 lbs per day. The proposed amendment will not cause a deficiency in the LOS.

Environmental Analysis

An environmental analysis will be required prior to development per Chapter 9. Preliminary review indicates that the subject site contains soils conducive to gopher tortoises and sand skinks.

Rezoning

The applicant is requesting that the site be rezoned from Lake County Agriculture (A) to City Agriculture Residential (AR-1). The AR-1 category allows for 1 unit per 1 acre; however, the property is located within the Airport Overlay Zone which restricts density to 1 unit per 2 acres; therefore, the maximum density is 2 units. The rezoning to AR-1 is compatible with the adjacent zonings of R-3 and AZ. Review of the trip analysis indicates that the zoning would increase the daily trips based on zoning (Lake County Agriculture allows 1 unit per 5 acres); however, it is considered de minimis.

TRIP GENERATION ANALYSIS

Proposed Land Use Program

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
Single Family	2	210	19	2	2	0
TOTAL GROSS TRIPS (PROPOSED)			19	2	2	0

* 11th Edition

Existing Land Use Program

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
Single Family	1	210	9.43	1	1	0
			9.43	1	1	0

Net Difference (Proposed Net Trip Generation Minus Existing Net Trip Generation)

Land Use	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
TOTAL NET TRIPS (PROPOSED – EXISTING)	1	1	0

A water analysis was conducted based on the rezoning (Table 3). Based on the rezoning using a maximum development potential (2 units) indicates that there is sufficient capacity to serve potential development.

Lot Split

Should the annexation, small scale comprehensive plan amendment and rezoning be approved, the applicant is also requesting a lot split which would allow the creation of two (2) lots; one lot of 2 acres and one lot of 3.19 acres. The proposed lot split exceeds the minimum lot standards of the AR zoning district which are a minimum of one (1) acre with 100' of frontage on the roadway. The proposed parcels have 244.50' and 283.50' of frontage on the roadway.

Recommendation

Annexation

The subject property is contiguous to the city limits; therefore, the property is eligible for annexation. Staff recommends approval.

SSCPA

The proposed amendment to Single Family Medium Density (5 units/acre) is consistent with the comprehensive plan as previously outlined. Water concurrency can be met subject to the condition that the necessary facilities and services will be in place by a specified date when the impacts of the subject development are anticipated to occur. It should be noted that the city is in the process of renewing the Consumptive Use Permit. Staff recommends approval.

Rezoning

The proposed rezoning of Agriculture Residential (AR-1) is consistent with the comprehensive plan and land development regulations as previously outlined. Concurrency review based on the proposed zoning indicates that there is sufficient water capacity to serve the proposed development (Table 3). Staff recommends approval.

Lot Split

The proposed lot split exceeds the minimum requirements of the AR-1 district. Cassady Street is a publicly maintained road. Staff recommends approval.

Table 1 – Water Analysis

Ordinance #	Acres	Existing County Land Use	Proposed City Land Use	Maximum Development	Water Demand (gross) (mgpd)	Capacity or Deficit (mgpd)
City of Umatilla Current Capacity						-0.019 *
Umatilla Colonial, LLC	5.19	Urban Low Density (4units/net acre)	Single Family Medium Density (5 units/acre)	26 Units	.008	0.008
Total	5.19	21 Units	26 Units			-0.027

*Includes RLW Realty Amendment

Estimated water demand based on PF Policy 4-1.10.1 of LOS of 150 gpdpc
26 units x 2.2pph = 57

Table 2 – Wastewater Analysis

Ordinance #	Acres	Existing County Land Use	Proposed City Land Use	Maximum Development	Water Demand (gross) (mgpd)	Capacity or Deficit (mgpd)
City of Umatilla Current Capacity						0.14*
Umatilla Colonial LLC	5.19	Urban Low Density (4 units/net acre)	Single Family Medium Density (5 units/acre)	26 Units	0.006	0.006
	5.19	21 Units	26 Units			0.134

*Includes RLW Realty Amendment

Estimated wastewater demand based on PF Policy 4-1.2.1 of LOS of 100 gpdpc

Estimated population – 26 units x 2.2pph = 57

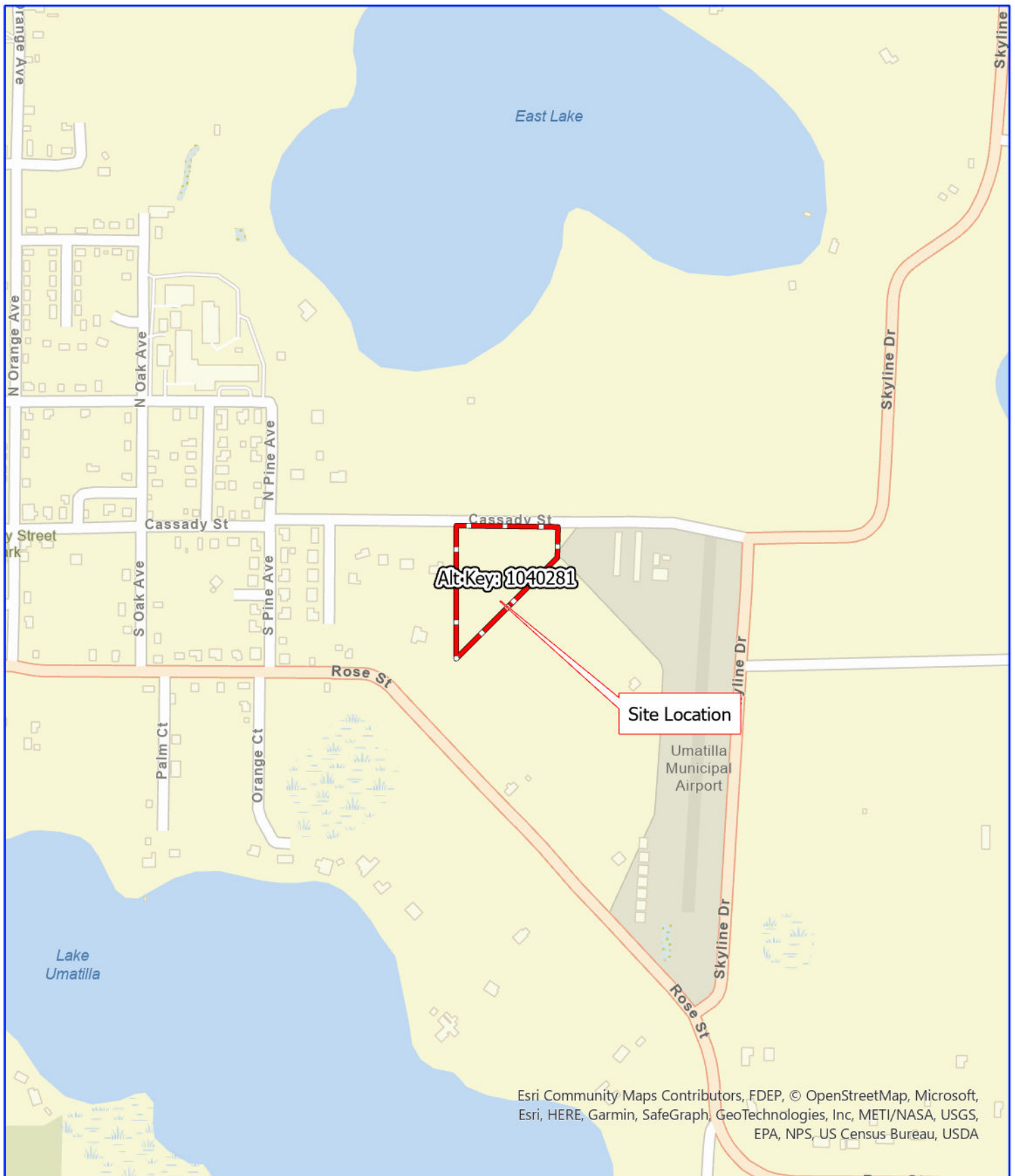
Table 3 – Water Analysis Based on Zoning

Ordinance #	Acres	Proposed City Zoning	Maximum Development	Water Demand (gross) (mgpd)	Capacity or Deficit (mgpd)
City of Umatilla Current Capacity					0.288*
Umatilla Colonial LLC	5.19	Agriculture Residential (1 unit/acre)	2 Units	.0003	0.0003
Total	5.19	2 Units			0.287

Includes RLW Realty Rezoning

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

2 units x 2.2pph = 4



0.04 0 0.04 0.08 0.12
Miles

Umatilla Colonial LLC

Lake County, Florida
Location Map

Project: 1529.3
File: Location
Name: Umatilla Colonial LLC
PM: S. Lindh
Date: September 14, 2023
Created By: T. Kalebaugh



ORDINANCE 2023-25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UMATILLA, FLORIDA, AMENDING THE BOUNDARIES OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, IN ACCORDANCE WITH THE PROCEDURE SET FORTH IN SECTION 171.044, FLORIDA STATUTES, TO INCLUDE WITHIN THE CITY LIMITS APPROXIMATELY 5.19 ± ACRES OF LAND GENERALLY LOCATED SOUTH OF CASSADY STREET AND WEST OF SKYLINE DRIVE; DIRECTING THE CITY MANAGER TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL TO THE CLERK OF THE CIRCUIT COURT, THE LAKE COUNTY MANAGER AND THE SECRETARY OF STATE OF THE STATE OF FLORIDA; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a petition has been submitted for annexation of approximately 5.19 acres of land generally located south of Cassady Street and west of Skyline Drive (the "Property") by Logan Wilson, as applicant on behalf of Umatilla Colonial, LLC and RLW Realty, LLC, as Owner;

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

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

WHEREAS, the Property is contiguous to the City limits and may be annexed by the City of Umatilla.

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

Section 1. The following described property consisting of approximately 5.19 acres of land generally located south of Cassady Street and west of Skyline Drive, is hereby incorporated into and made part of the City of Umatilla Florida. The property is more particularly described on **Exhibit "A"** and as depicted on the map attached hereto as **Exhibit "B"** and incorporated herein by reference.

LEGAL DESCRIPTION: See **Exhibit "A"**

Alternate Key # 1040281

Section 2. The City Clerk shall forward a certified copy of this Ordinance to the Clerk of the Circuit Court, the County Manager of Lake County, Florida, and the Secretary of State of Florida within seven (7) days after its passage on second and final reading.

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

Section 4. The property annexed in this Ordinance is subject to the Land Use Plan of the Lake County Comprehensive Plan and county zoning regulations until the City adopts the Comprehensive Plan Amendment to include the property annexed in the City Comprehensive Plan.

Section 5. The property is located within the City's Chapter 180, Florida Statutes, Utility District. The owner hereby agrees that the City shall be the sole provider of water and wastewater services to the property subject to this Ordinance when such services become available subject to the rules and

regulations established by State and Federal regulatory agencies, and applicable City ordinances, policies, and procedures. For the purposes of this Section 5, 'available' shall mean when the City's potable water system comes within 300' of the private water system or any of the central lines of such private system and when the City's wastewater system comes within 1,000' of the private treatment system or any central lines of such private system. Distances shall be measured as a curb line distance within the right of way or the centerline distance within an easement. The owner further agrees that when the City provides notice that such utilities are available; the owner shall connect to the applicable system within 12 months of the date of the City's written notice.

Section 6: Scrivener's errors in the legal description may be corrected without a public hearing or at public meeting, by re-recording the original ordinance or a certified copy of the ordinance and attaching the correct legal description.

Section 7. This Ordinance shall become effective immediately upon passage by the City Council of the City of Umatilla.

PASSED AND ORDAINED in regular session of the City Council of the City of Umatilla, Lake County, Florida, this _____ day of _____, 2023.

Chris Creech, Vice Mayor
City of Umatilla, Florida

ATTEST:

Approved as to Form:

Jessica Burnham, FCRM
City Clerk

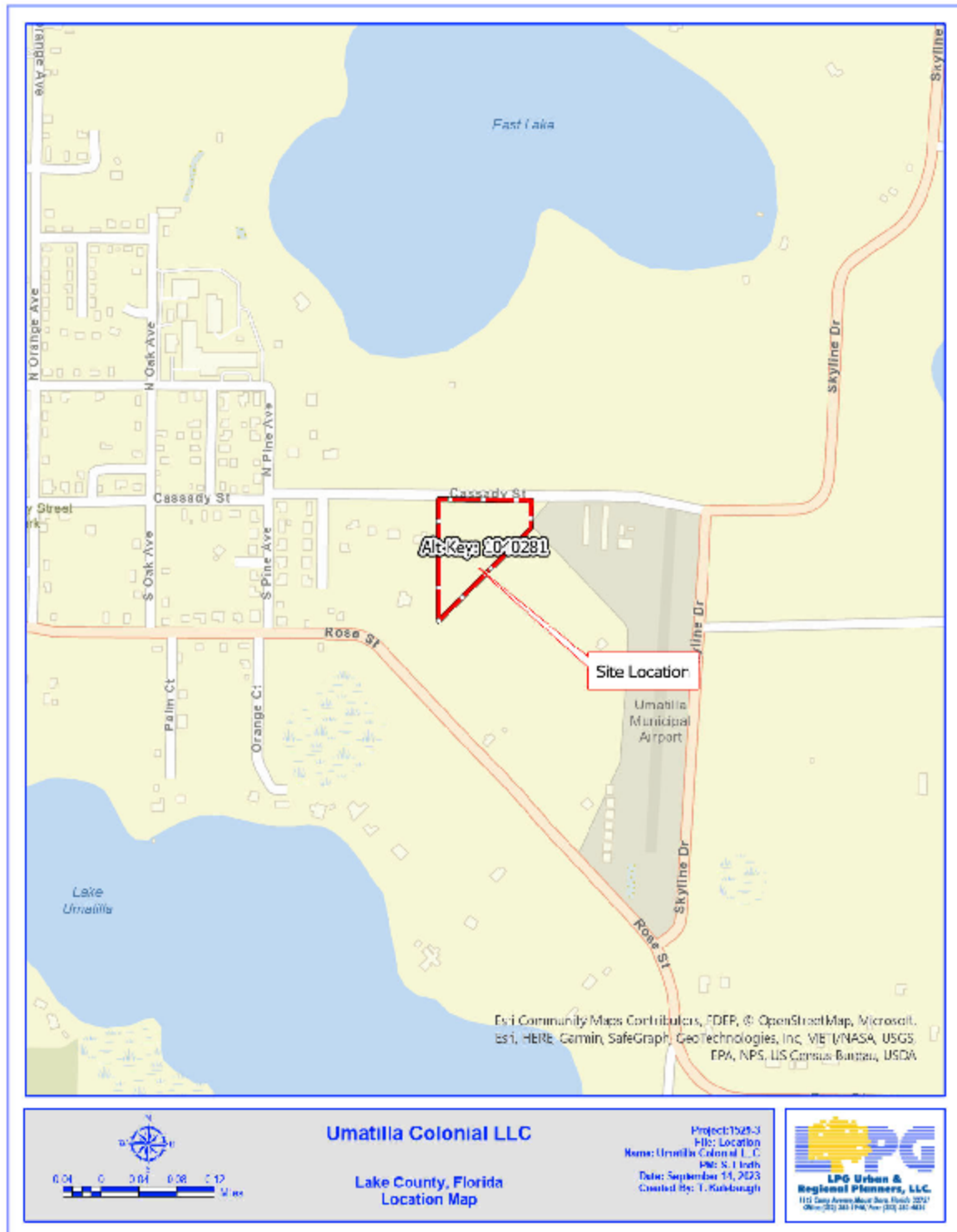
Kevin Stone
City Attorney

Passed First Reading _____
Passed Second Reading _____
(SEAL)

EXHIBIT "A"

Lot 4, Whitcomb's Subdivision, according to the Plat thereof, as recorded in Plat Book 1, Page 74, of the Public Records of Lake County, Florida, Less and Except Right of Way on North as set forth in Deed to Lake County recorded in O.R. Book 1384, Page 737, Public Records of Lake County, Florida.

EXHIBIT "B"





Business Impact Estimate Exemption

Ordinance 2023-25 – Umatilla Colonial & RLW Realty, LLC Annexation

Summary of Ordinance:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UMATILLA, FLORIDA, AMENDING THE BOUNDARIES OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, IN ACCORDANCE WITH THE PROCEDURE SET FORTH IN SECTION 171.044, FLORIDA STATUTES, TO INCLUDE WITHIN THE CITY LIMITS APPROXIMATELY 5.19 ± ACRES OF LAND GENERALLY LOCATED SOUTH OF CASSADY STREET AND WEST OF SKYLINE DRIVE; DIRECTING THE CITY MANAGER TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL TO THE CLERK OF THE CIRCUIT COURT, THE LAKE COUNTY MANAGER AND THE SECRETARY OF STATE OF THE STATE OF FLORIDA; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

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

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

¹ See Section 166.041(4)(c), Florida Statutes.

- a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
- b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
- c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
- d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.



CITY OF UMATILLA

AGENDA ITEM STAFF REPORT

DATE: October 26, 2023

MEETING DATE: November 7, 2023

SUBJECT: First Reading of Ordinance No. 2023-26, Umatilla Colonial LLC & RLW Realty Small-Scale Comp Plan Amendment

BACKGROUND SUMMARY:

The applicant is requesting an amendment to the City's Comprehensive Plan from Lake County Urban Medium Density (7 units/net acre) to City Single Family Medium Density (5 units/acre) on 9.62 $\pm$ acres. The existing adjacent County Land Use is Urban Medium Density. The proposed Single Family Medium Density category allows up to 5 units/acre, which would serve as a transition of densities.

RECOMMENDATIONS:

Approval of First Reading of Ordinance No. 2023-26, Umatilla Colonial LLC & RLW Realty Small-Scale Comp Plan Amendment

FISCAL IMPACTS:

N/A

ATTACHMENTS:

1. Staff Report Umatilla Colonial Ord 2023-26
 2. Location Map
 3. Proposed Future Land Use Map
 4. Ord No. 2023-26, Umatilla Colonial LLC & RLW Realty, LLC SSCPA
 5. Ordinance No. 2023-26, Business Impact Estimates
-

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

ANNEXATION, SSCPA, REZONING AND LOT SPLIT
(ORDINANCES 2023-25, 2023-26, 2023-27)

Owner: Umatilla Colonial, LLC and, RLW Realty LLC

Applicant: Logan Wilson

General Location: South of Cassady and West of Skyline Drive

Number of Acres: 5.19 ± acres

Existing Zoning: County Agriculture

Existing Land Use: Lake County Low Density (4 units/net acre)

Proposed Zoning: Agriculture Residential (AR-1)

Proposed Land Use: Single Family Medium Density (5 units/acre)

Date: October 9, 2023

Description of Project

The owner is seeking annexation, small scale comp plan amendment and rezoning for a 5.19 ± acre site. If approved, the owner is seeking a lot split creating two (2) lots each consisting of 3.19 ± acres and 2 ± acres. The subject site is within the Airport Overlay Zone which limits the type of development (prohibits landfills, hospitals, churches, theaters, stadiums, hotels and motels, campgrounds, storage of explosive material, assemblage of large groups of people, and any educational facility with the exception of aviation school facilities and height) and density (1 unit/2 acres).

	Surrounding Zoning	Surrounding Land Use
North	County A, R-3, AR	Lake County Urban Low Density (4 units/acre), Single Family Medium Density (5 units/acre) and City Agriculture
South	R-3	Single Family Medium Density (5 units/acre)
East	AZ	Transportation/Aviation
West	R-3	Single Family Medium Density (5 units/acre)

Assessment

Application

Annexation

Voluntary annexation is being requested and this 5.19+/- acre property adjacent to the city limits on all property boundaries; therefore, the property is eligible for annexation.

Small Scale Comprehensive Plan Map Amendment

The applicant is requesting an amendment from Lake County Low Density (4 units/net acre) to City Single Family Medium Density (5 units/acre) on 5.19 ± acres. The existing adjacent County Land Use to the north is also Urban Low Density. The adjacent land uses within the city limits are Single Family Medium Density and Transportation/Aviation. The proposed Single Family Medium Density category is consistent with the adjacent properties. The proposed land use is compatible with adjacent lands and promotes orderly compact growth (FLU Policy 1-1.10.2).

For comprehensive plan purposes a maximum development scenario was utilized. Under the existing land use the maximum development potential is 21 residential units and under the proposed land use the maximum development potential is 26 residential units which is an increase of 5 units. It should also be noted that the subject site is within the Airport Overlay Zone which limits the type of development (prohibits landfills, hospitals, churches, theaters, stadiums, hotels and motels, campgrounds, storage of explosive material, assemblage of large groups of people, and any educational facility with the exception of aviation school facilities, density (1 unit/2 acres), and height).

The data and analysis indicates that there is a need for additional residential lands to meet the projected population through the planning year 2035. The addition of 5.19 acres would assist in meeting this need.

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

Policy 1-1.1.1: Adequate Residential Land Area.

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

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

Residential densities shall be compatible with available public facilities and their capacity to serve

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

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

3. Single-Family Medium Density - 5 dwelling units/acre. Development shall be limited to single-family residential.

Policy 1-1.10.1: Land Use Allocation.

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

Policy 1-1.10.2: Promote Orderly, Compact Growth.

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

Policy 1-2.2.6: Single-Family Medium Density Residential Development.

Development in the Single-Family Medium Density Residential category shall be limited to detached single-family dwelling units. Densities cannot exceed 5 dwelling units/acre. Mobile homes, multi-family, industrial or commercial uses will not be permitted however, a mixed use PUD shall be allowed as outlined in Policy 1-1.11.1 and Public Facilities shall be allowed as outlined in Policy 1-2.1.2.

Traffic Impact Analysis –

The proposed amendment would increase the daily trips as outlined below based on maximum development potential. Cassady Street is classified as a local roadway with an adopted Level of Service (LOS) of D. The amendment would not degrade the LOS.

TRIP GENERATION ANALYSIS

Proposed Land Use Program

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
Single Family	26 Units	210	245	24	15	9
TOTAL GROSS TRIPS (PROPOSED)			245	24	15	9

* 11th Edition

Existing Land Use Program

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
----------	-----------	----------	-------------	--------------------	----------------	---------------

Single Family	21 Units	210	198	20	13	7
TOTAL GROSS TRIPS (EXISTING)			198	20	13	7

Net Difference (Proposed Net Trip Generation Minus Existing Net Trip Generation)

Land Use	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
TOTAL NET TRIPS (PROPOSED – EXISTING)	4	2	2

School Impact Analysis – The amendment will increase school age children by 2 students. There is sufficient capacity available.

Existing County Land Use Residential Units: 21 SF units

Proposed Development Residential Units: 26 SF units

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

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

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

SCHOOL	SF Units	STUDENT GENERATION RATE	STUDENTS GENERATED	MF UNITS	STUDENT GENERATION RATE	STUDENTS GENERATED	GRAND TOTAL
ELEMENTARY	21	0.140	3	0	0.145	0	3
MIDDLE	21	0.072	2	0	0.059	0	2
HIGH	21	0.100	2	0	0.064	0	2
GRAND TOTAL							7

The anticipated number of students generated by the proposed land use is shown in Table 2.

TABLE 2
STUDENTS GENERATED BASED ON PROPOSED DEVELOPMENT

SCHOOL	SF Units	STUDENT GENERATION RATE	STUDENTS GENERATED	MF UNITS	STUDENT GENERATION RATE	STUDENTS GENERATED	GRAND TOTAL
ELEMENTARY	26	0.140	4	0	0.145	0	4
MIDDLE	26	0.072	2	0	0.059	0	2
HIGH	26	0.100	3	0	0.064	0	3
GRAND TOTAL							9

Potable Water Analysis

The subject site is within the City of Umatilla's Utility Service Area. The City currently owns, operates and maintains a central potable water treatment and distribution system. The permitted plant capacity is 2.290 MGD and the permitted consumptive use permit capacity is .733 MGD (SJRWMD CUP 2646-6). The City has a current available capacity of 0.019 MGD (includes RLW Realty amendment) for concurrency purposes and an analysis was conducted of the proposed amendment based on maximum intensity land use and the City's Level of Service (LOS) standards (Table 1). The analysis concludes that the proposed amendment will cause a deficiency.

Chapter 9, Section 2(c) of the LDRs outlines the standards to be met for concurrency. Item 2 indicates that the necessary facilities and services are in place at the time a development permit is issued, or a development permit is issued subject to the condition that the necessary facilities and services will be in place by a specified date when the impacts of the development are anticipated to occur. It should be noted that the City is in the process of increasing the consumptive use permit capacity and is scheduled within 2023.

Sanitary Sewer Analysis

The subject site is within the City of Umatilla's Utility Service area. The city has an existing agreement with the City of Eustis for wastewater (Resolution 2018-46). The agreement allows for a maximum of 300,000 gallons per day (0.3 MGD) and the current usage is 160,000 gallons per day (0.160 MGD) with a remaining capacity of 140,000 gallons per day (0.140 MGD). The proposed amendment would not cause a deficiency in the City's Level of Service standards and the city would have 134,000 gallons per day (0.134 MGD) remaining (Table 2).

Solid Waste Analysis

The LOS for solid waste is 5 lbs per day per capita. The estimated population at buildout is 57 (2.2 pph x 26 units) and the estimated solid waste is 285 lbs per day. The proposed amendment will not cause a deficiency in the LOS.

Environmental Analysis

An environmental analysis will be required prior to development per Chapter 9. Preliminary review indicates that the subject site contains soils conducive to gopher tortoises and sand skinks.

Rezoning

The applicant is requesting that the site be rezoned from Lake County Agriculture (A) to City Agriculture Residential (AR-1). The AR-1 category allows for 1 unit per 1 acre; however, the property is located within the Airport Overlay Zone which restricts density to 1 unit per 2 acres; therefore, the maximum density is 2 units. The rezoning to AR-1 is compatible with the adjacent zonings of R-3 and AZ. Review of the trip analysis indicates that the zoning would increase the daily trips based on zoning (Lake County Agriculture allows 1 unit per 5 acres); however, it is considered de minimis.

TRIP GENERATION ANALYSIS

Proposed Land Use Program

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
Single Family	2	210	19	2	2	0
TOTAL GROSS TRIPS (PROPOSED)			19	2	2	0

* 11th Edition

Existing Land Use Program

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
Single Family	1	210	9.43	1	1	0
			9.43	1	1	0

Net Difference (Proposed Net Trip Generation Minus Existing Net Trip Generation)

Land Use	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
TOTAL NET TRIPS (PROPOSED – EXISTING)	1	1	0

A water analysis was conducted based on the rezoning (Table 3). Based on the rezoning using a maximum development potential (2 units) indicates that there is sufficient capacity to serve potential development.

Lot Split

Should the annexation, small scale comprehensive plan amendment and rezoning be approved, the applicant is also requesting a lot split which would allow the creation of two (2) lots; one lot of 2 acres and one lot of 3.19 acres. The proposed lot split exceeds the minimum lot standards of the AR zoning district which are a minimum of one (1) acre with 100' of frontage on the roadway. The proposed parcels have 244.50' and 283.50' of frontage on the roadway.

Recommendation

Annexation

The subject property is contiguous to the city limits; therefore, the property is eligible for annexation. Staff recommends approval.

SSCPA

The proposed amendment to Single Family Medium Density (5 units/acre) is consistent with the comprehensive plan as previously outlined. Water concurrency can be met subject to the condition that the necessary facilities and services will be in place by a specified date when the impacts of the subject development are anticipated to occur. It should be noted that the city is in the process of renewing the Consumptive Use Permit. Staff recommends approval.

Rezoning

The proposed rezoning of Agriculture Residential (AR-1) is consistent with the comprehensive plan and land development regulations as previously outlined. Concurrency review based on the proposed zoning indicates that there is sufficient water capacity to serve the proposed development (Table 3). Staff recommends approval.

Lot Split

The proposed lot split exceeds the minimum requirements of the AR-1 district. Cassady Street is a publicly maintained road. Staff recommends approval.

Table 1 – Water Analysis

Ordinance #	Acres	Existing County Land Use	Proposed City Land Use	Maximum Development	Water Demand (gross) (mgpd)	Capacity or Deficit (mgpd)
City of Umatilla Current Capacity						-0.019 *
Umatilla Colonial, LLC	5.19	Urban Low Density (4units/net acre)	Single Family Medium Density (5 units/acre)	26 Units	.008	0.008
Total	5.19	21 Units	26 Units			-0.027

*Includes RLW Realty Amendment

Estimated water demand based on PF Policy 4-1.10.1 of LOS of 150 gpdpc
 26 units x 2.2pph = 57

Table 2 – Wastewater Analysis

Ordinance #	Acres	Existing County Land Use	Proposed City Land Use	Maximum Development	Water Demand (gross) (mgpd)	Capacity or Deficit (mgpd)
City of Umatilla Current Capacity						0.14*
Umatilla Colonial LLC	5.19	Urban Low Density (4 units/net acre)	Single Family Medium Density (5 units/acre)	26 Units	0.006	0.006
	5.19	21 Units	26 Units			0.134

*Includes RLW Realty Amendment

Estimated wastewater demand based on PF Policy 4-1.2.1 of LOS of 100 gpdpc

Estimated population – 26 units x 2.2pph = 57

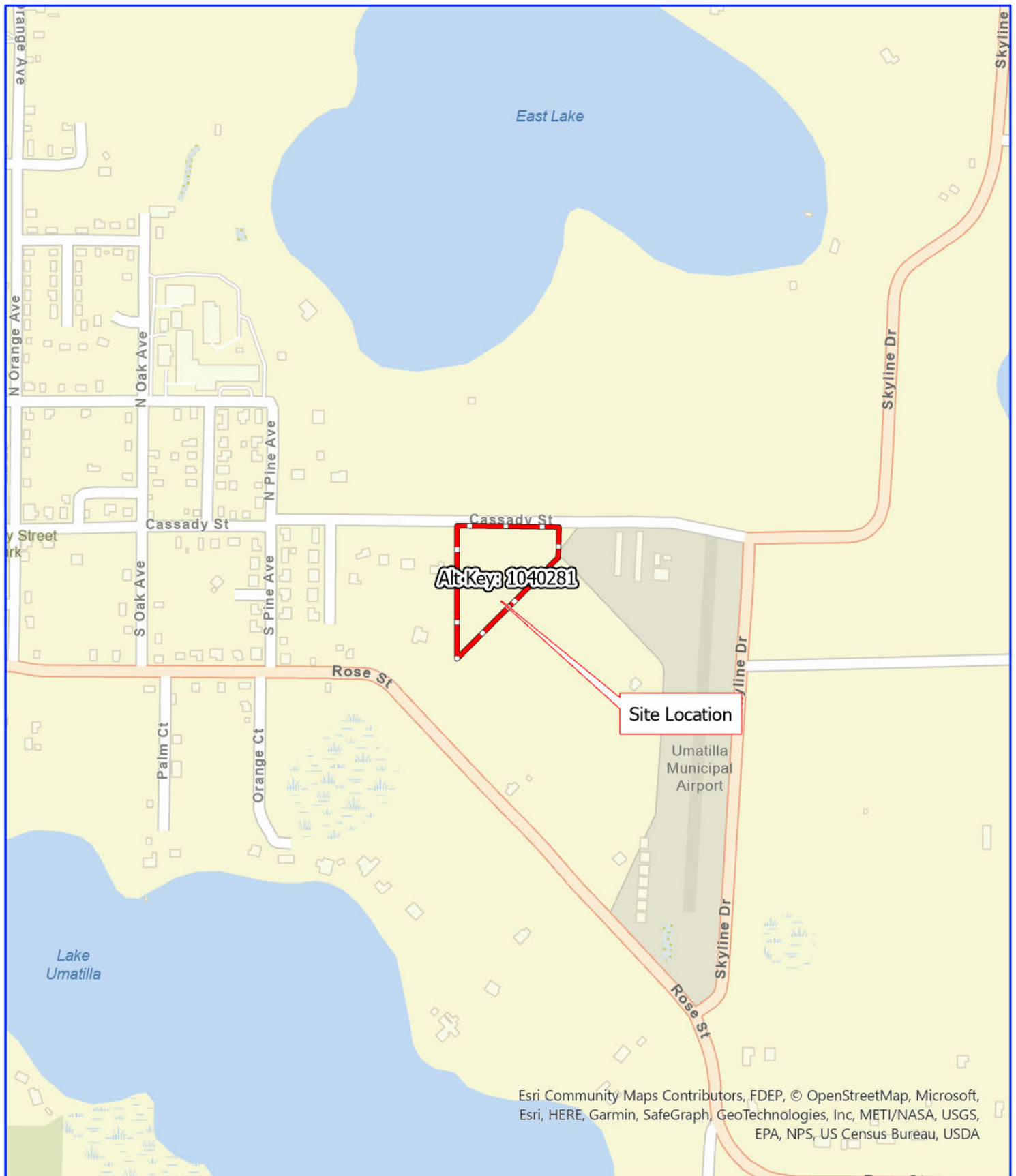
Table 3 – Water Analysis Based on Zoning

Ordinance #	Acres	Proposed City Zoning	Maximum Development	Water Demand (gross) (mgpd)	Capacity or Deficit (mgpd)
City of Umatilla Current Capacity					0.288*
Umatilla Colonial LLC	5.19	Agriculture Residential (1 unit/acre)	2 Units	.0003	0.0003
Total	5.19	2 Units			0.287

Includes RLW Realty Rezoning

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

2 units x 2.2pph = 4



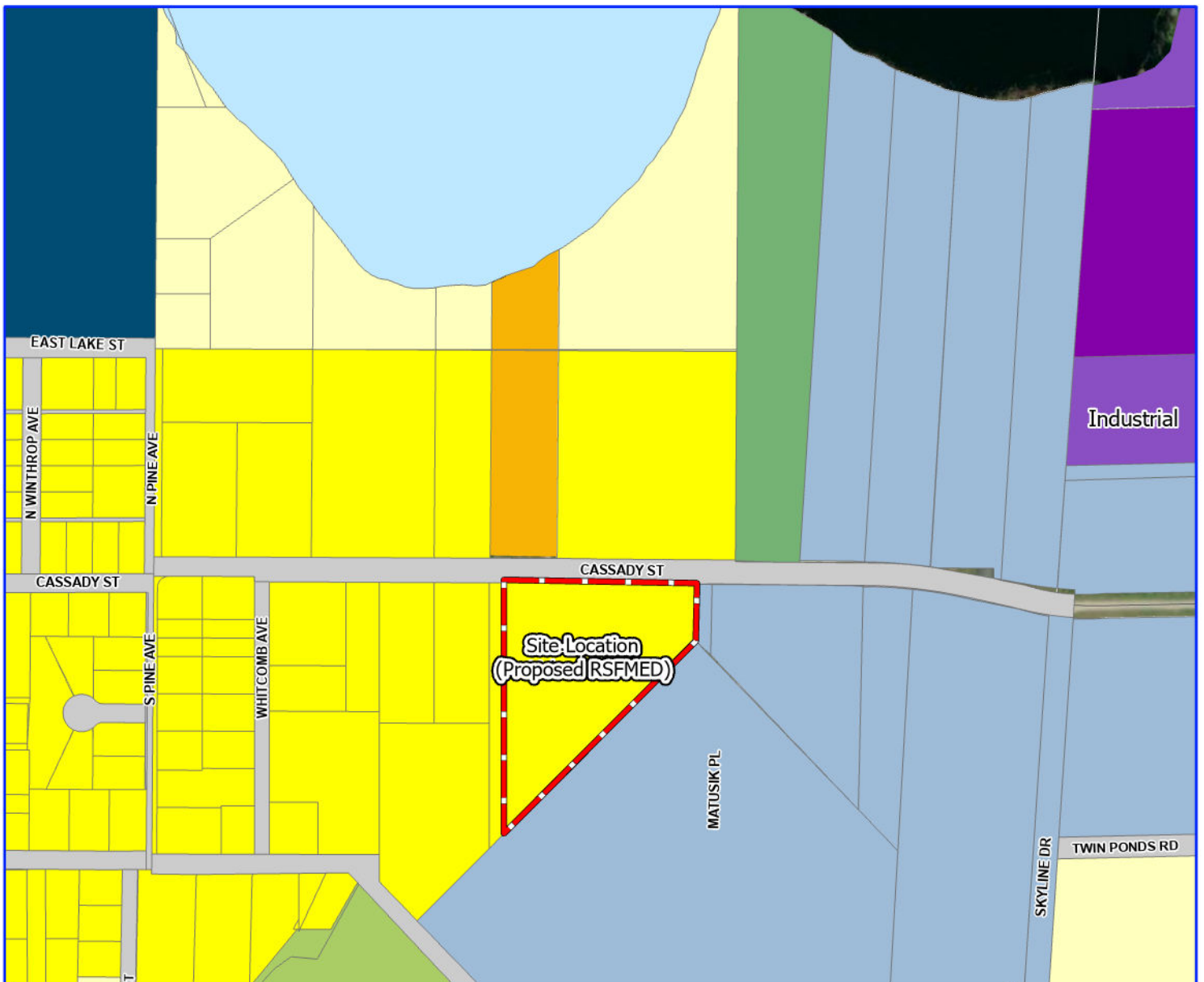
0.04 0 0.04 0.08 0.12
Miles

Umatilla Colonial LLC

Lake County, Florida
Location Map

Project: 1529.3
File: Location
Name: Umatilla Colonial LLC
PM: S. Lindh
Date: September 14, 2023
Created By: T. Kalebaugh





Legend

Lake County Future Land Use

- Industrial
- Rural Transition
- Urban Low

Umatilla Future Land Use

FLU_CODE, FLU_DESC

- AG, Agricultural
- CGENRL, Commercial General
- CMU, Commerce Mixed Use

- CONSV, Conservation
- CTOUR, Commercial Tourism
- CWHOLESL, Commercial Wholesale
- DMU, Downtown Mixed Use
- INDST, Industrial
- INSTIT, Institutional
- LAKE, Lake
- REC, Recreational
- RM/HHI, Mobile Home HD

- RMFLR, Residential Multi-Family Low Rise
- RSFLOW, Residential Single Family Low Density
- RSFMD, Residential Single Family Medium Density
- TRANS, Transportation
- TRANS/AVIA, Transportation / Aviation
- UTIL, Utility
- Site Location

ia, Maxar, Microsoft



270 0 270
Feet
1 inch = 417 feet

Umatilla Colonial LLC

Lake County, Florida Proposed Future Land Use Map

Project: 399-23-09

File: FLU

Name: Umatilla Colonial LLC

PM: S. Lindh

Date: September 14, 2023

Created By: T. Kalebaugh



ORDINANCE 2023-26

AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, PURSUANT TO THE PROVISIONS OF FLORIDA STATUTE 163.3187(1)(b); AMENDING THE LAND USE DESIGNATION OF 5.19 ± ACRES OF LAND DESIGNATED AS LAKE COUNTY URBAN LOW DENSITY TO CITY SINGLE FAMILY MEDIUM DENSITY IN THE CITY OF UMATILLA FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY UMATILLA COLONIAL, LLC AND RLW REALTY, LLC LOCATED SOUTH OF CASSADY STREET AND WEST OF SKYLINE DRIVE; DIRECTING THE CITY MANAGER TO TRANSMIT THE AMENDMENT TO THE APPROPRIATE GOVERNMENTAL AGENCIES PURSUANT TO CHAPTER 163, FLORIDA STATUTES; AUTHORIZING THE CITY MANAGER TO AMEND SAID COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a petition has been received from Logan Wilson as applicant on behalf of Umatilla Colonial, LLC and RLW Realty, LLC as owner, requesting that real property within the city limits of the City of Umatilla be assigned a land use designation from Lake County Urban Low Density to City of Umatilla Single Family Medium Density under the Comprehensive Plan for the City of Umatilla;

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

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

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

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

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

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

Section 1: Purpose and Intent.

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

LEGAL DESCRIPTION: See **Exhibit "B"**

Alternate Key # 1040281

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

Section 2: Severability.

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

Section 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4: Scrivener's Errors.

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

Section 5: Effective Date.

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

PASSED AND ORDAINED in regular session of the City Council of the City of Umatilla, Lake County, Florida, this _____ day of _____, 2023.

Chris Creech, Vice Mayor
City of Umatilla, Florida

ATTEST:

Approved as to Form:

Jessica Burnham, FCRM
City Clerk

Kevin Stone
City Attorney

Passed First Reading _____
Passed Second Reading _____
(SEAL)

EXHIBIT "A"

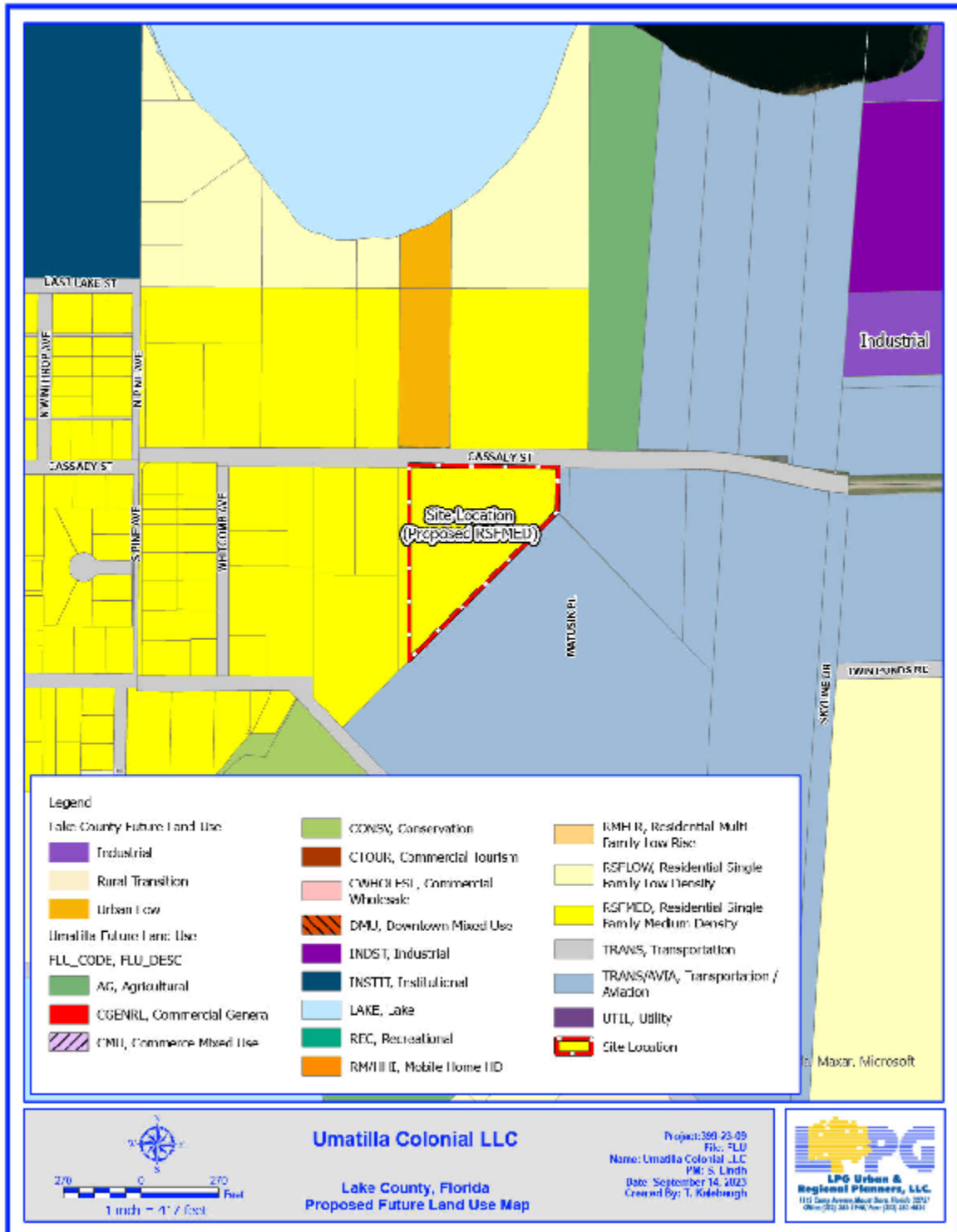


EXHIBIT "B"
LEGAL DESCRIPTION

Lot 4, Whitcomb's Subdivision, according to the Plat thereof, as recorded in Plat Book 1, Page 74, of the Public Records of Lake County, Florida, Less and Except Right of Way on North as set forth in Deed to Lake County recorded in O.R. Book 1384, Page 737, Public Records of Lake County, Florida.



Business Impact Estimate Exemption

Ordinance 2023-26 – Umatilla Colonial & RLW Realty, LLC Small-Scale Comp Plan Amendment

Summary of Ordinance:

AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, PURSUANT TO THE PROVISIONS OF FLORIDA STATUTE 163.3187(1)(b); AMENDING THE LAND USE DESIGNATION OF 5.19 ± ACRES OF LAND DESIGNATED AS LAKE COUNTY URBAN LOW DENSITY TO CITY SINGLE FAMILY MEDIUM DENSITY IN THE CITY OF UMATILLA FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY UMATILLA COLONIAL, LLC AND RLW REALTY, LLC LOCATED SOUTH OF CASSADY STREET AND WEST OF SKYLINE DRIVE; DIRECTING THE CITY MANAGER TO TRANSMIT THE AMENDMENT TO THE APPROPRIATE GOVERNMENTAL AGENCIES PURSUANT TO CHAPTER 163, FLORIDA STATUTES; AUTHORIZING THE CITY MANAGER TO AMEND SAID COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

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

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

¹ See Section 166.041(4)(c), Florida Statutes.

- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.



CITY OF UMATILLA

AGENDA ITEM STAFF REPORT

DATE: October 26, 2023

MEETING DATE: November 7, 2023

SUBJECT: First Reading of Ordinance No. 2023-27, Umatilla Colonial LLC & RLW Realty Rezoning

BACKGROUND SUMMARY:

The owner is seeking a rezoning of 9.62 acres from Lake County Agriculture (A) to City Agriculture Residential (AR-1). The AR-1 category allows for 1 unit per 1 acre. The rezoning to AR-1 is compatible with the adjacent zonings of Agriculture and R-3. If approved, the owner is seeking a lot split creating two (2) lots each consisting of 4.81 acres.

RECOMMENDATIONS:

Approval of First Reading of Ordinance No. 2023-27, Umatilla Colonial LLC & RLW Realty Rezoning

FISCAL IMPACTS:

N/A

ATTACHMENTS:

1. Staff Report Umatilla Colonial Ord. 2023-27
 2. Location Map
 3. Propsoed Zoning
 4. Ord No. 2023-27 Umatilla Colonial LLC & RLW Realty, LLC Rezoning
 5. Ordinance No. 2023-27, Business Impact Estimates
-

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

ANNEXATION, SSCPA, REZONING AND LOT SPLIT
(ORDINANCES 2023-25, 2023-26, 2023-27)

Owner: Umatilla Colonial, LLC and, RLW Realty LLC

Applicant: Logan Wilson

General Location: South of Cassady and West of Skyline Drive

Number of Acres: 5.19 ± acres

Existing Zoning: County Agriculture

Existing Land Use: Lake County Low Density (4 units/net acre)

Proposed Zoning: Agriculture Residential (AR-1)

Proposed Land Use: Single Family Medium Density (5 units/acre)

Date: October 9, 2023

Description of Project

The owner is seeking annexation, small scale comp plan amendment and rezoning for a 5.19 ± acre site. If approved, the owner is seeking a lot split creating two (2) lots each consisting of 3.19 ± acres and 2 ± acres. The subject site is within the Airport Overlay Zone which limits the type of development (prohibits landfills, hospitals, churches, theaters, stadiums, hotels and motels, campgrounds, storage of explosive material, assemblage of large groups of people, and any educational facility with the exception of aviation school facilities and height) and density (1 unit/2 acres).

	Surrounding Zoning	Surrounding Land Use
North	County A, R-3, AR	Lake County Urban Low Density (4 units/acre), Single Family Medium Density (5 units/acre) and City Agriculture
South	R-3	Single Family Medium Density (5 units/acre)
East	AZ	Transportation/Aviation
West	R-3	Single Family Medium Density (5 units/acre)

Assessment

Application

The application indicates 4.19 acre site and the property record card indicates a 4.67 acre site; however, the boundary survey indicates a 5.19 acre site. Please revise application to indicate the correct acreage. Title to the property is with Umatilla Colonial, LLC and RLW Realty, LLC. According to Sunbiz, RLW Realty, LLC, the manager is Robert L. Wilson and the manager of Umatilla Colonial, LLC is Jonathan Jennings. Both owners need to sign the application or provide letter of authorization from Jonathan Jennings.

Annexation

Voluntary annexation is being requested and the property is adjacent to the city limits on all property boundaries; therefore, the property is eligible for annexation.

Small Scale Comprehensive Plan Map Amendment

The applicant is requesting an amendment from Lake County Low Density (4 units/net acre) to City Single Family Medium Density (5 units/acre) on 5.19 ± acres. The existing adjacent County Land Use to the north is also Urban Low Density. The adjacent land uses within the city limits are Single Family Medium Density and Transportation/Aviation. The proposed Single Family Medium Density category is consistent with the adjacent properties. The proposed land use is compatible with adjacent lands and promotes orderly compact growth (FLU Policy 1-1.10.2).

For comprehensive plan purposes a maximum development scenario was utilized. Under the existing land use the maximum development potential is 21 residential units and under the proposed land use the maximum development potential is 26 residential units which is an increase of 5 units. It should also be noted that the subject site is within the Airport Overlay Zone which limits the type of development (prohibits landfills, hospitals, churches, theaters, stadiums, hotels and motels, campgrounds, storage of explosive material, assemblage of large groups of people, and any educational facility with the exception of aviation school facilities, density (1 unit/2 acres), and height).

The data and analysis indicates that there is a need for additional residential lands to meet the projected population through the planning year 2035. The addition of 5.19 acres would assist in meeting this need.

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

Policy 1-1.1.1: Adequate Residential Land Area.

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

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

Residential densities shall be compatible with available public facilities and their capacity to serve

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

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

3. Single-Family Medium Density - 5 dwelling units/acre. Development shall be limited to single-family residential.

Policy 1-1.10.1: Land Use Allocation.

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

Policy 1-1.10.2: Promote Orderly, Compact Growth.

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

Policy 1-2.2.6: Single-Family Medium Density Residential Development.

Development in the Single-Family Medium Density Residential category shall be limited to detached single-family dwelling units. Densities cannot exceed 5 dwelling units/acre. Mobile homes, multi-family, industrial or commercial uses will not be permitted however, a mixed use PUD shall be allowed as outlined in Policy 1-1.11.1 and Public Facilities shall be allowed as outlined in Policy 1-2.1.2.

Traffic Impact Analysis –

The proposed amendment would increase the daily trips as outlined below based on maximum development potential. Cassady Street is classified as a local roadway with an adopted Level of Service (LOS) of D. The amendment would not degrade the LOS.

TRIP GENERATION ANALYSIS

Proposed Land Use Program

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
Single Family	26 Units	210	245	24	15	9
TOTAL GROSS TRIPS (PROPOSED)			245	24	15	9

* 11th Edition

Existing Land Use Program

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
----------	-----------	----------	-------------	--------------------	----------------	---------------

Single Family	21 Units	210	198	20	13	7
TOTAL GROSS TRIPS (EXISTING)			198	20	13	7

Net Difference (Proposed Net Trip Generation Minus Existing Net Trip Generation)

Land Use	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
TOTAL NET TRIPS (PROPOSED – EXISTING)	4	2	2

School Impact Analysis – The amendment will increase school age children by 2 students. There is sufficient capacity available.

Existing County Land Use Residential Units: 21 SF units

Proposed Development Residential Units: 26 SF units

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

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

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

SCHOOL	SF Units	STUDENT GENERATION RATE	STUDENTS GENERATED	MF UNITS	STUDENT GENERATION RATE	STUDENTS GENERATED	GRAND TOTAL
ELEMENTARY	21	0.140	3	0	0.145	0	3
MIDDLE	21	0.072	2	0	0.059	0	2
HIGH	21	0.100	2	0	0.064	0	2
GRAND TOTAL							7

The anticipated number of students generated by the proposed land use is shown in Table 2.

TABLE 2
STUDENTS GENERATED BASED ON PROPOSED DEVELOPMENT

SCHOOL	SF Units	STUDENT GENERATION RATE	STUDENTS GENERATED	MF UNITS	STUDENT GENERATION RATE	STUDENTS GENERATED	GRAND TOTAL
ELEMENTARY	26	0.140	4	0	0.145	0	4
MIDDLE	26	0.072	2	0	0.059	0	2
HIGH	26	0.100	3	0	0.064	0	3
GRAND TOTAL							9

Potable Water Analysis

The subject site is within the City of Umatilla's Utility Service Area. The City currently owns, operates and maintains a central potable water treatment and distribution system. The permitted plant capacity is 2.290 MGD and the permitted consumptive use permit capacity is .733 MGD (SJRWMD CUP 2646-6). The City has a current available capacity of 0.019 MGD (includes RLW Realty amendment) for concurrency purposes and an analysis was conducted of the proposed amendment based on maximum intensity land use and the City's Level of Service (LOS) standards (Table 1). The analysis concludes that the proposed amendment will cause a deficiency.

Chapter 9, Section 2(c) of the LDRs outlines the standards to be met for concurrency. Item 2 indicates that the necessary facilities and services are in place at the time a development permit is issued, or a development permit is issued subject to the condition that the necessary facilities and services will be in place by a specified date when the impacts of the development are anticipated to occur. It should be noted that the City is in the process of increasing the consumptive use permit capacity and is scheduled within 2023.

Sanitary Sewer Analysis

The subject site is within the City of Umatilla's Utility Service area. The city has an existing agreement with the City of Eustis for wastewater (Resolution 2018-46). The agreement allows for a maximum of 300,000 gallons per day (0.3 MGD) and the current usage is 160,000 gallons per day (0.160 MGD) with a remaining capacity of 140,000 gallons per day (0.140 MGD). The proposed amendment would not cause a deficiency in the City's Level of Service standards and the city would have 134,000 gallons per day (0.134 MGD) remaining (Table 2).

Solid Waste Analysis

The LOS for solid waste is 5 lbs per day per capita. The estimated population at buildout is 57 (2.2 pph x 26 units) and the estimated solid waste is 285 lbs per day. The proposed amendment will not cause a deficiency in the LOS.

Environmental Analysis

An environmental analysis will be required prior to development per Chapter 9. Preliminary review indicates that the subject site contains soils conducive to gopher tortoises and sand skinks.

Rezoning

The applicant is requesting that the site be rezoned from Lake County Agriculture (A) to Agriculture Residential (AR-1). The AR-1 category allows for 1 unit per 1 acre; however, the property is located within the Airport Overlay Zone which restricts density to 1 unit per 2 acres; therefore, the maximum density is 2 units. The rezoning to AR-1 is compatible with the adjacent zonings of R-3 and AZ. Review of the trip analysis indicates that the zoning would increase the daily trips based on zoning (Lake County Agriculture allows 1 unit per 5 acres); however, it is considered de minimis.

TRIP GENERATION ANALYSIS

Proposed Land Use Program

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
Single Family	2	210	19	2	2	0
TOTAL GROSS TRIPS (PROPOSED)			19	2	2	0

* 11th Edition

Existing Land Use Program

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
Single Family	1	210	9.43	1	1	0
			9.43	1	1	0

Net Difference (Proposed Net Trip Generation Minus Existing Net Trip Generation)

Land Use	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
TOTAL NET TRIPS (PROPOSED – EXISTING)	1	1	0

A water analysis was conducted based on the rezoning (Table 3). Based on the rezoning using a maximum development potential (2 units) indicates that there is sufficient capacity to serve potential development.

Lot Split

Should the annexation, small scale comprehensive plan amendment and rezoning be approved, the applicant is also requesting a lot split which would allow the creation of two (2) lots; one lot of 2 acres and one lot of 3.19 acres. The proposed lot split exceeds the minimum lot standards of the AR zoning district which are a minimum of one (1) acre with 100' of frontage on the roadway. The proposed parcels have 244.50' and 283.50' of frontage on the roadway.

Recommendation

Annexation

The subject property is contiguous to the city limits; therefore, the property is eligible for annexation. Staff recommends approval.

SSCPA

The proposed amendment to Single Family Medium Density (5 units/acre) is consistent with the comprehensive plan as previously outlined. Water concurrency can be met subject to the condition that the necessary facilities and services will be in place by a specified date when the impacts of the subject development are anticipated to occur. It should be noted that the city is in the process of renewing the Consumptive Use Permit. Staff recommends approval.

Rezoning

The proposed rezoning of Agriculture Residential (AR-1) is consistent with the comprehensive plan and land development regulations as previously outlined. Concurrency review based on the proposed zoning indicates that there is sufficient water capacity to serve the proposed development (Table 3). Staff recommends approval.

Lot Split

The proposed lot split exceeds the minimum requirements of the AR-1 district. Cassady Street is a publicly maintained road. Staff recommends approval.

Table 1 – Water Analysis

Ordinance #	Acres	Existing County Land Use	Proposed City Land Use	Maximum Development	Water Demand (gross) (mgpd)	Capacity or Deficit (mgpd)
City of Umatilla Current Capacity						-0.019 *
Umatilla Colonial, LLC	5.19	Urban Low Density (4units/net acre)	Single Family Medium Density (5 units/acre)	26 Units	.008	0.008
Total	5.19	21 Units	26 Units			-0.027

*Includes RLW Realty Amendment

Estimated water demand based on PF Policy 4-1.10.1 of LOS of 150 gpdpc
 26 units x 2.2pph = 57

Table 2 – Wastewater Analysis

Ordinance #	Acres	Existing County Land Use	Proposed City Land Use	Maximum Development	Water Demand (gross) (mgpd)	Capacity or Deficit (mgpd)
City of Umatilla Current Capacity						0.14*
Umatilla Colonial LLC	5.19	Urban Low Density (4 units/net acre)	Single Family Medium Density (5 units/acre)	26 Units	0.006	0.006
	5.19	21 Units	26 Units			0.134

*Includes RLW Realty Amendment

Estimated wastewater demand based on PF Policy 4-1.2.1 of LOS of 100 gpdpc

Estimated population – 26 units x 2.2pph = 57

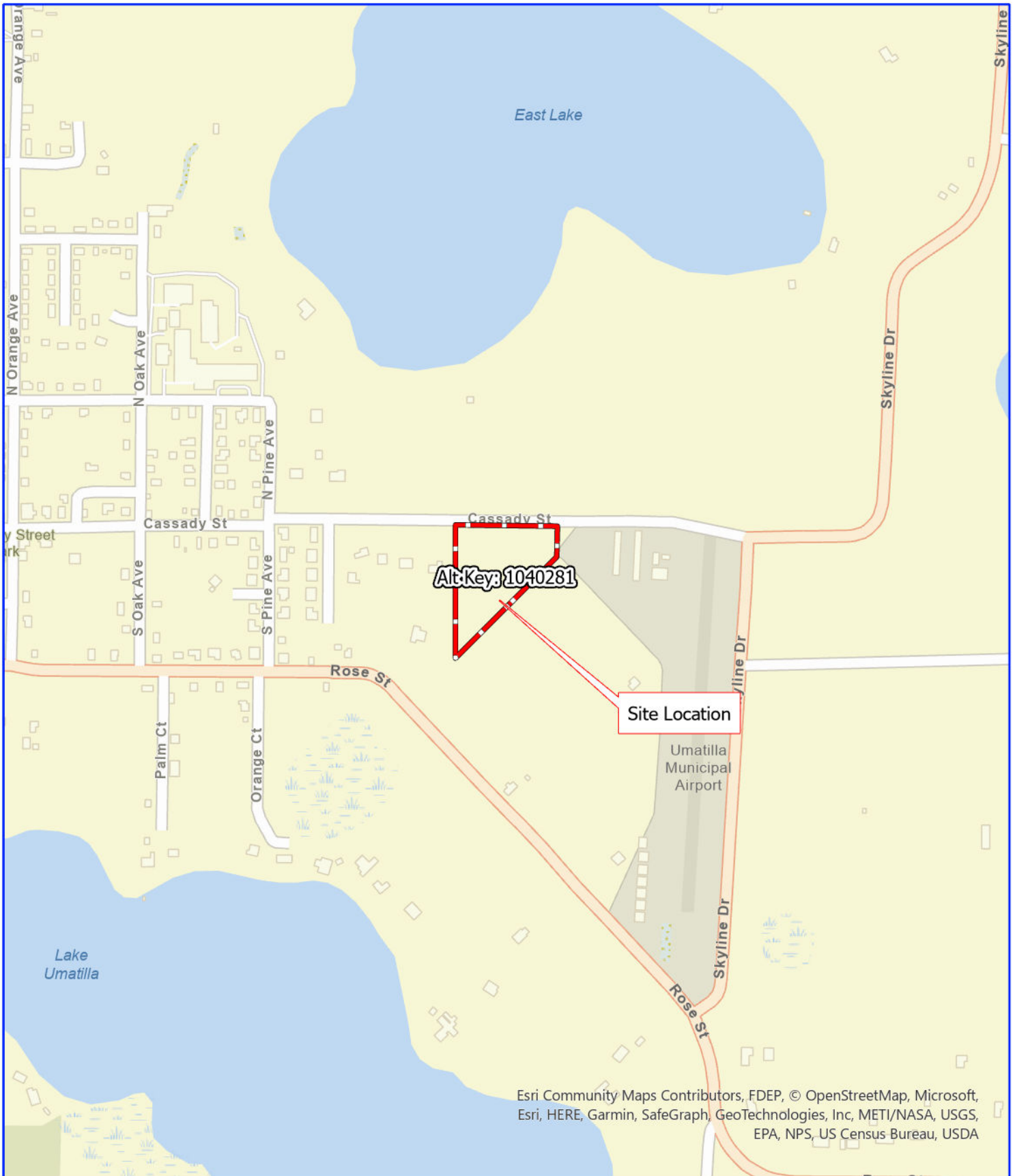
Table 3 – Water Analysis Based on Zoning

Ordinance #	Acres	Proposed City Zoning	Maximum Development	Water Demand (gross) (mgpd)	Capacity or Deficit (mgpd)
City of Umatilla Current Capacity					0.288*
Umatilla Colonial LLC	5.19	Agriculture Residential (1 unit/acre)	2 Units	.0003	0.0003
Total	5.19	2 Units			0.287

Includes RLW Realty Rezoning

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

2 units x 2.2pph = 4



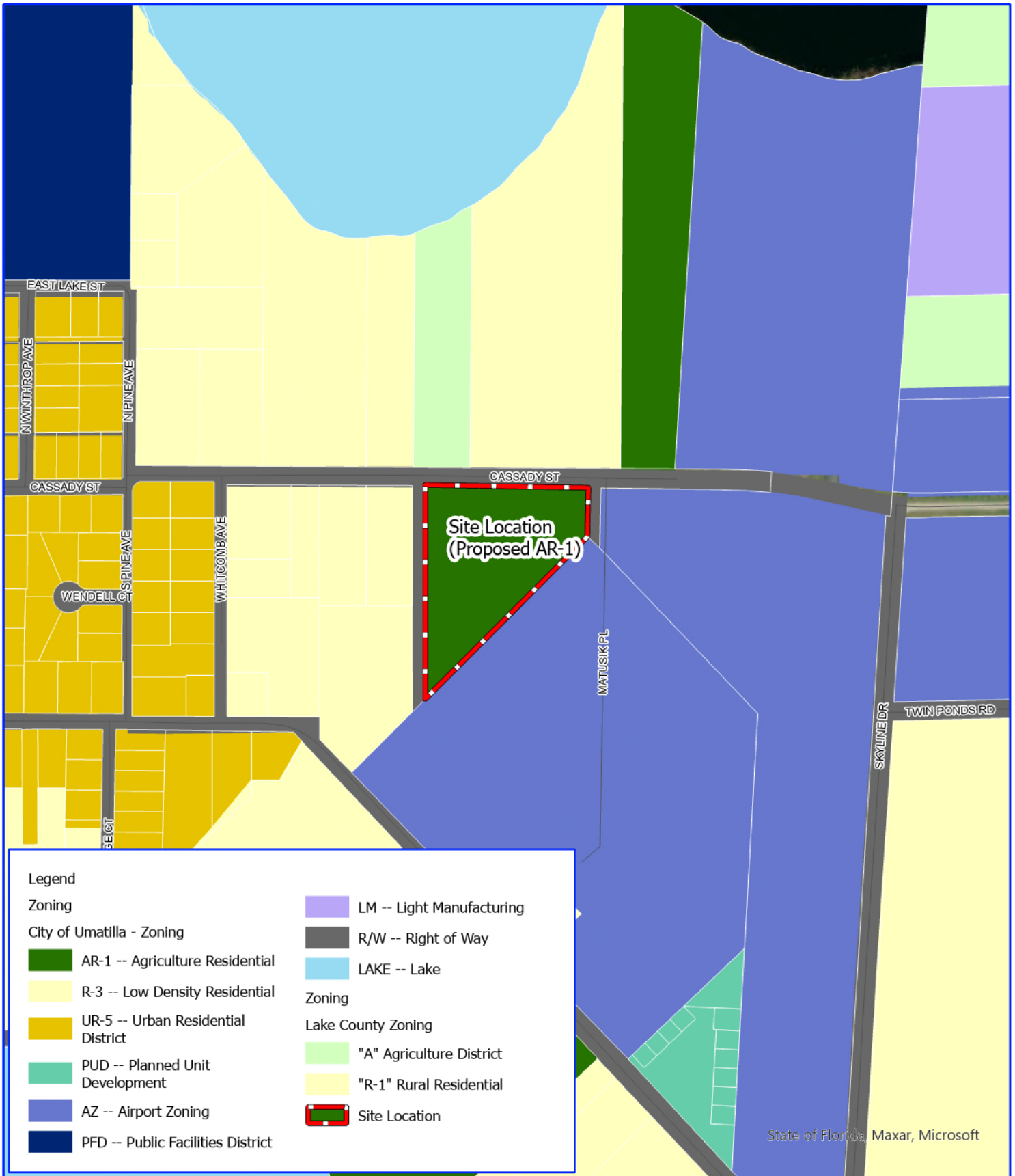
0.04 0 0.04 0.08 0.12 Miles

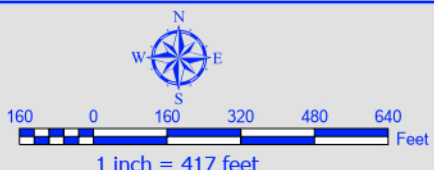
Umatilla Colonial LLC

Lake County, Florida
Location Map

Project: 1529.3
File: Location
Name: Umatilla Colonial LLC
PM: S. Lindh
Date: September 14, 2023
Created By: T. Kalebaugh







1 inch = 417 feet

Umatilla Colonial LLC

Lake County, Florida

Proposed Zoning Map

Project: 399-23-09
 File: Proposed Zoning
 Name: Umatilla Colonial LLC
 PM: S. Lindh
 Date: September 14, 2023
 Created By: T. Kalebaugh



LPG Urban & Regional Planners, LLC.
 1162 Camp Avenue, Mount Dora, Florida 32757
 Office: (352) 385-1940 / Fax: (352) 383-4824

ORDINANCE 2023-27

AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, RECLASSIFYING 5.19 ± ACRES OF LAND ZONED LAKE COUNTY AGRICULTURE (AG) TO THE DESIGNATION OF AGRICULTURE RESIDENTIAL (AR) FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY UMATILLA COLONIAL, LLC AND RLW REALTY, LLC LOCATED SOUTH OF CASSADY STREET AND WEST OF SKYLINE DRIVE; DIRECTING THE CITY MANAGER TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL TO THE CLERK OF THE CIRCUIT COURT, THE LAKE COUNTY MANAGER AND THE SECRETARY OF STATE OF THE STATE OF FLORIDA; PROVIDING FOR SEVERABILITY AND SCRIVENER'S ERRORS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a petition has been submitted by Logan Wilson as applicant on behalf of the Owner, Umatilla Colonial LLC and RLW Realty, LLC to rezone approximately 5.19 acres of land from Lake County Agriculture (AG) to City of Umatilla Agriculture Residential (AR);

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

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

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

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

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

Section 1: Purpose and Intent.

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

LEGAL DESCRIPTION: See **Exhibit "B"**.

Alternate Key # 1040281

Section 2: Zoning Classification.

That the property shall be designated as AR, Agriculture Residential, in accordance with Chapter 6, Section 2(a) of the Land Development Regulations of the City of Umatilla, Florida.

Section 3: The City Manager, or designee, is hereby directed to amend, alter, and implement the official zoning map of the City of Umatilla, Florida, to include said designation consistent with this Ordinance.

Section 4: Severability.

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

Section 5: Scrivener's Errors.

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

Section 6: Effective Date.

This Ordinance shall become effective immediately upon passage by the City Council of the City of Umatilla.

PASSED AND ORDAINED in regular session of the City Council of the City of Umatilla, Lake County, Florida, this _____ day of _____, 2023.

Chris Creech, Vice Mayor
City of Umatilla, Florida

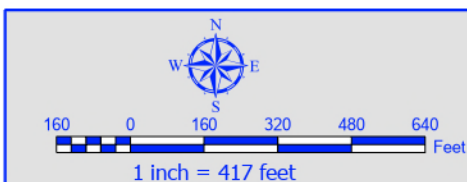
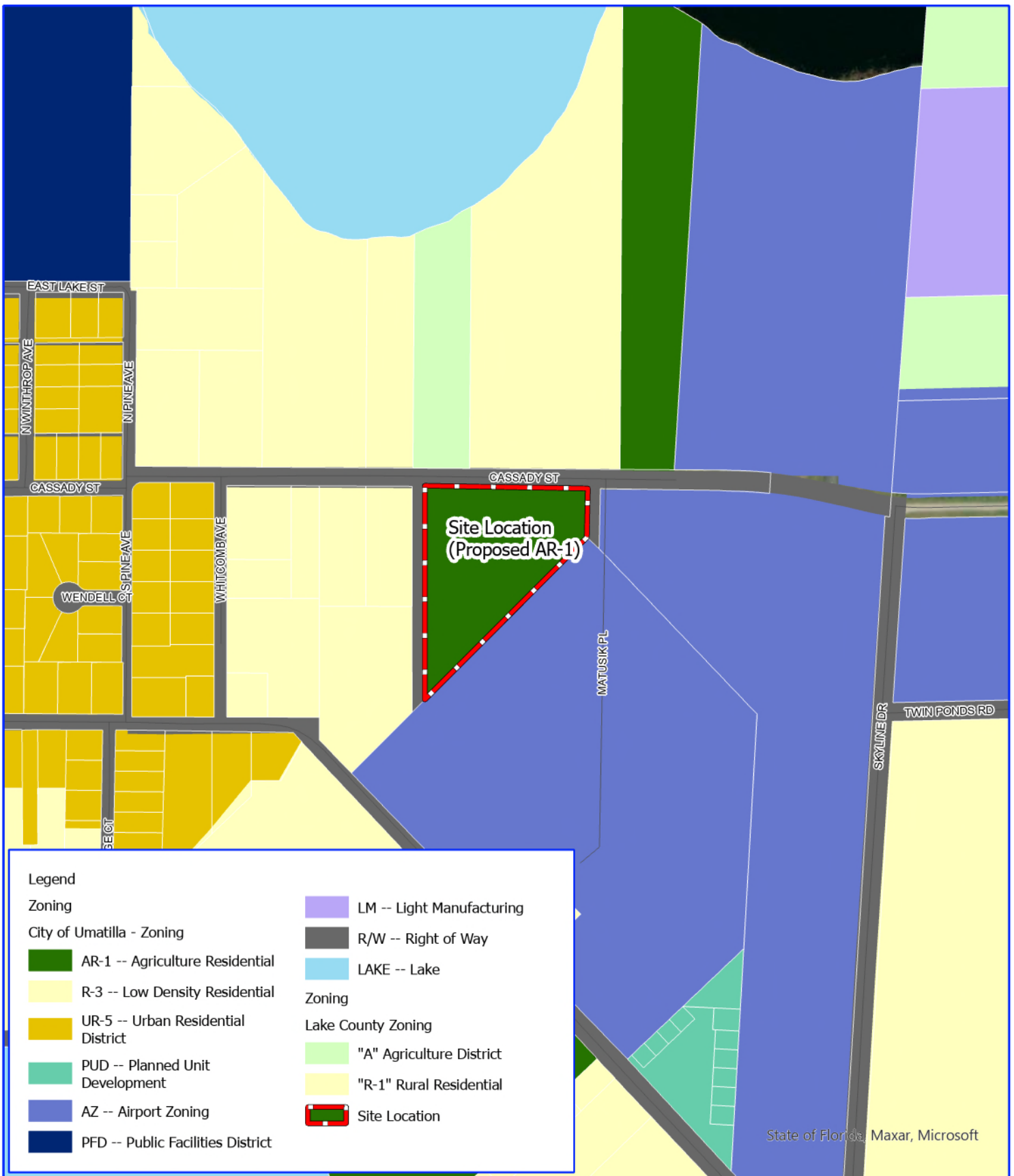
ATTEST:

Approved as to Form:

Jessica Burnham, FCRM
City Clerk

Kevin Stone
City Attorney

Passed First Reading _____
Passed Second Reading _____
(SEAL)



Umatilla Colonial LLC

**Lake County, Florida
Proposed Zoning Map**

Project: 399-23-09
File: Proposed Zoning
Name: Umatilla Colonial LLC
PM: S. Lindh
Date: September 14, 2023
Created By: T. Kalebaugh



EXHIBIT "B"
LEGAL DESCRIPTION

Lot 4, Whitcomb's Subdivision, according to the Plat thereof, as recorded in Plat Book 1, Page 74, of the Public Records of Lake County, Florida, Less and Except Right of Way on North as set forth in Deed to Lake County recorded in O.R. Book 1384, Page 737, Public Records of Lake County, Florida.



Business Impact Estimate Exemption

Ordinance 2023-27 – Umatilla Colonial & RLW Realty, LLC Rezoning

Summary of Ordinance:

AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, RECLASSIFYING 5.19 ± ACRES OF LAND ZONED LAKE COUNTY AGRICULTURE (AG) TO THE DESIGNATION OF AGRICULTURE RESIDENTIAL (AR) FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY UMATILLA COLONIAL, LLC AND RLW REALTY, LLC LOCATED SOUTH OF CASSADY STREET AND WEST OF SKYLINE DRIVE; DIRECTING THE CITY MANAGER TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL TO THE CLERK OF THE CIRCUIT COURT, THE LAKE COUNTY MANAGER AND THE SECRETARY OF STATE OF THE STATE OF FLORIDA; PROVIDING FOR SEVERABILITY AND SCRIVENER'S ERRORS; PROVIDING FOR AN EFFECTIVE DATE.

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

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

¹ See Section 166.041(4)(c), Florida Statutes.

- a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
- b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
- c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
- d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.



CITY OF UMATILLA AGENDA ITEM STAFF REPORT

DATE: October 25, 2023

MEETING DATE: November 7, 2023

SUBJECT: Magnolia Pointe, Phase 1 Final Plat

BACKGROUND SUMMARY:

Forestar Real Estate Group, LLC has submitted the first phase final plat for Magnolia Pointe. Phase I includes 249 single family lots, lift station tract, which will be dedicated to the City and the amenities tract along with the required open space.

Halff Engineering/Surveying has reviewed the Plat and found that it conforms to Chapter 177, FS. The City Attorney and City Planning Consultant have also reviewed the Plat and found it consistent with the City's Land Development Code.

A Payment/Performance Bond has been submitted and reviewed the the City and Halff Engineering and found it acceptable as it relates to the unfinished portion of the Phase I construction.

RECOMMENDATIONS:

Approval of Magnolia Pointe, Phase I Plat

FISCAL IMPACTS:

N/A

ATTACHMENTS:

1. Magnolia Pointe, Phase 1 Property Information Report
 2. Magnolia Pointe Phase 1 surplat
-



ALLIANT NATIONAL TITLE INSURANCE COMPANY

Agent File Number: Magnolia Pointe

Alliant File Number: 20091567

Property Information Report

October 25, 2023

Agent Name: DHI Title of Florida, Inc.
12276 San Jose Blvd., Suite 739
Jacksonville, Florida 32223

Re: MAGNOLIA POINTE PHASE 1 (PROPOSED)

Effective date: October 20, 2023 at 8:00 AM (UPDATED)

Owner of Record: FORESTAR (USA) REAL ESTATE GROUP INC., a Delaware corporation
By Virtue of: Special Warranty Deed recorded in Official Records Book 6034, Page 1251 of the Public Records of Lake County, Florida.

Legal Description:

A PORTION OF SECTION 24, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LOCATED IN THE CITY OF UMATILLA, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 18 SOUTH, RANGE 26 EAST; THENCE RUN N89°15'50"E, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 24, A DISTANCE OF 710.18; THENCE DEPARTING SAID NORTH LINE, RUN S00°45'49"E, A DISTANCE OF 33.20 FEET TO THE POINT OF BEGINNING; THENCE RUN N 89°16'57"E ALONG THE SOUTH RIGHT OF WAY LINE OF MILLS STREET (VARIABLE WIDTH RIGHT OF WAY) PER OFFICIAL RECORDS BOOK 1701, PAGE 804 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, A DISTANCE OF 1930.07 FEET; THENCE RUN N00°51'42"W ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24, A DISTANCE OF 67.56 FEET; THENCE RUN N88°28'42"E, A DISTANCE OF 182.63 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF COUNTY ROAD 450A (100 FOOT RIGHT OF WAY) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 11684-2601; THENCE RUN S82°34'30"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 229.33 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE RUN S10°28'26"E, A DISTANCE OF 360.10 FEET; THENCE RUN S79°05'46"W, A DISTANCE OF 328.57 FEET; THENCE RUN S11°38'56"E, A DISTANCE OF 173.99 FEET; THENCE RUN S78°25'00"W, A DISTANCE OF 144.02 FEET; THENCE RUN S11°34'29"E, A DISTANCE OF 16.98 FEET; THENCE RUN S78°23'51"W, A DISTANCE OF 105.49 FEET; THENCE RUN S04°26'26"E, A DISTANCE OF 412.56 FEET; THENCE RUN S85°33'34"W, A DISTANCE OF 61.43 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 641.00 FEET, A CENTRAL ANGLE OF 18°06'48", A CHORD BEARING OF S24°01'37"W, AND A CHORD DISTANCE OF 201.80 FEET; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 202.64 FEET TO A POINT OF TANGENCY; THENCE RUN S33°05'01"W, A DISTANCE OF 104.94 FEET TO A POINT



Property Information Report

OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 359.00 FEET, A CENTRAL ANGLE OF 03°27'56", A CHORD BEARING OF S31°21'03"W AND A CHORD DISTANCE OF 21.71 FEET; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 21.71 FEET TO THE END OF SAID CURVE; THENCE RUN N60°22'55"W, A DISTANCE OF 116.00 FEET TO A POINT ON A NON-TANGENT CURVE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 01°10'46", A CHORD BEARING OF S29°01'42"W AND A CHORD DISTANCE OF 9.78 FEET; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 9.78 FEET TO THE END OF SAID CURVE; THENCE RUN N61°33'41"W A DISTANCE OF 166.00 FEET TO A POINT ON A NON-TANGENT CURVE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 641.00 FEET, A CENTRAL ANGLE OF 21°00'56", A CHORD BEARING OF S17°55'50"W AND A CHORD DISTANCE OF 233.80 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 235.11 FEET TO THE END OF SAID CURVE; THENCE RUN N86°33'42"W, A DISTANCE OF 85.19 FEET; THENCE RUN N58°56'10"W, A DISTANCE OF 40.10 FEET; THENCE RUN N53°33'05"W, A DISTANCE OF 49.53 FEET; THENCE RUN N63°07'19"W, A DISTANCE OF 34.96 FEET; THENCE RUN N62°53'40"W, A DISTANCE OF 62.21 FEET; THENCE RUN N84°38'56"W, A DISTANCE OF 152.01 FEET; THENCE RUN S43°22'09"W, A DISTANCE OF 69.69 FEET; THENCE RUN S55°28'22"W, A DISTANCE OF 92.64 FEET; THENCE RUN S49°56'40"W, A DISTANCE OF 23.87 FEET; THENCE RUN S01°16'48"E, A DISTANCE OF 45.55 FEET; THENCE RUN S16°15'12"W, A DISTANCE OF 61.69 FEET; THENCE RUN S01°41'25"W, A DISTANCE OF 21.66 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 11.00 FEET, A CENTRAL ANGLE OF 108°46'23", A CHORD BEARING OF S52°03'50"E AND A CHORD DISTANCE OF 17.89 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 20.88 FEET TO THE END OF SAID CURVE; THENCE RUN S02°19'22"W, A DISTANCE OF 18.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 11.00 FEET, A CENTRAL ANGLE OF 108°47'17", A CHORD BEARING OF S56°43'00"W AND A CHORD DISTANCE OF 17.89 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 20.89 FEET TO THE END OF SAID CURVE; THENCE RUN S06°00'08"W, A DISTANCE OF 44.24 FEET; THENCE RUN S34°28'30"W, A DISTANCE OF 70.04 FEET; THENCE RUN S12°30'26"W, A DISTANCE OF 52.11 FEET; THENCE RUN S09°08'21"E, A DISTANCE OF 45.65 FEET; THENCE RUN S25°36'09"W, A DISTANCE OF 64.47 FEET; THENCE RUN S58°47'25"W, A DISTANCE OF 49.02 FEET; THENCE RUN S02°30'21"E, A DISTANCE OF 74.53 FEET; THENCE RUN S00°14'24"W, A DISTANCE OF 49.17 FEET; THENCE RUN S29°50'49"W, A DISTANCE OF 25.67 FEET; THENCE RUN S68°51'32"W, A DISTANCE OF 22.28 FEET; THENCE RUN S86°53'58"W, A DISTANCE OF 72.13 FEET; THENCE RUN S76°20'21"W, A DISTANCE OF 86.24 FEET; THENCE RUN S39°19'50"W, A DISTANCE OF 48.44 FEET; THENCE RUN S44°06'52"W, A DISTANCE OF 57.75 FEET; THENCE RUN S39°05'18"W, A DISTANCE OF 37.32 FEET; THENCE RUN S08°19'06"W, A DISTANCE OF 63.76 FEET; THENCE RUN S16°53'02"E, A DISTANCE OF 167.39 FEET; THENCE RUN S88°05'03"W, A DISTANCE OF 91.07 FEET; THENCE RUN N35°35'44"W, A DISTANCE OF 43.03 FEET; THENCE RUN N01°40'38"W, A DISTANCE OF 46.18 FEET; THENCE RUN N00°45'49"W, A DISTANCE OF 1120.38 FEET; THENCE RUN S89°14'11"W, A DISTANCE OF 116.00 FEET; THENCE RUN N00°45'49"W, A DISTANCE OF 84.62 FEET; THENCE RUN S89°14'11"W, A DISTANCE OF 191.00 FEET TO A POINT ON THE EAST RIGHT OF WAY OF CHURCH STREET



ALLIANT NATIONAL TITLE INSURANCE COMPANY

Agent File Number: Magnolia Pointe

Alliant File Number: 20091567

Property Information Report

(VARIABLE WIDTH RIGHT OF WAY) PER OFFICIAL RECORDS BOOK 1701, PAGE 804 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN N00°45'49"W ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 1069.93 FEET TO THE POINT OF BEGINNING.

Mortgage Information: NONE

Judgment and Lien Information: NONE

Tax Information:

2022 Tax Year Parcel/Folio No.: MULTIPLE I.D.'S (tax statements are attached)

Status of 2022 Taxes: PAID

Informational:

Easement in favor of Florida Power Corporation recorded in Deed Book 362, Page 28 of the Public Records of Lake County, Florida.

Right-of-Way Easement in favor of Sumter Electric Cooperative, Inc. recorded in Official Records Book 285, Page 447 of the Public Records of Lake County, Florida.

Right-of-Way Easement in favor of Sumter Electric Cooperative, Inc. recorded in Official Records Book 367, Page 401 of the Public Records of Lake County, Florida.

Lot Line Deviation/Adjustment recorded in Official Records Book 2636, Page 1812 of the Public Records of Lake County, Florida.

Lot Line Deviation/Adjustment recorded in Official Records Book 2768, Page 807 of the Public Records of Lake County, Florida.

Ordinance 2007-O recorded in Official Records Book 3491, Page 2357 of the Public Records of Lake County, Florida.

Ordinance 2007-O-2 recorded in Official Records Book 3563, Page 2264 of the Public Records of Lake County, Florida.

Ordinance 2007-O-1 recorded in Official Records Book 3974, Page 846 of the Public Records of Lake County, Florida.

Ordinance 2020-C recorded in Official Records Book 5558, Page 1904; as affected by Ordinance record in Official Records Book 5626, Page 1153 of the Public Records of Lake County, Florida.



ALLIANT NATIONAL TITLE INSURANCE COMPANY

Agent File Number: Magnolia Pointe

Alliant File Number: 20091567

Property Information Report

Ordinance 2021-F recorded in Official Records Book 5795, Page 302 of the Public Records of Lake County, Florida.

Environmental Resource Permit recorded in Official Records Book 6062, Page 1095 of the Public Records of Lake County, Florida.

Notice of Commencement recorded in Official Records Book 6161, Page 1049 of the Public Records of Lake County, Florida.

The above-captioned property has been searched only by the above description and by no other description or name. This report purposely omits restrictions, easements, subdivision agreements and any reference to mortgages, judgments and/or liens which appear to be satisfied of record or have expired pursuant to Florida Statutes.

This report does not reflect those documents, if any, which may have been recorded prior (other than an assumed mortgage) or subsequent to the time period covered herein and which may disclose the possible existence of encumbrances, liens, rights, interests or other matters which may affect the subject property.

This report is not title insurance. Pursuant to s. [627.7843](#), Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

This Company expressly disclaims any liability for loss or damage resulting from reliance on this certificate in excess of the fee paid to ALLIANT NATIONAL TITLE INSURANCE COMPANY.

ALLIANT NATIONAL TITLE INSURANCE COMPANY

Tena B. Browne

BY: Tena B. Browne, CLS

PLAT NOTES:

1.

BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM EAST ZONE NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT AND DERIVING A BEARING OF S89°34'30"E ALONG THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 450A.
2.

LOT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177.091 (9) FLORIDA STATUTES AND THE CITY OF UMATILLA LAND DEVELOPMENT REGULATIONS.
3.

ALL LOT LINES ALONG CURVES ARE RADIAL UNLESS NOTED OTHERWISE. NON-RADIAL LINES ARE NOTED BY (NR).
4.

ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION AND DATA SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
5.

TRACTS A-1 AND B-1 (OPEN SPACE BUFFER), TRACT E-1 (FUTURE DEVELOPMENT/AMENITY) AND D-1, F-1, H-1, J-1 (OPEN SPACE), AND K-1 (LANDSCAPE/HARDSCAPE) SHALL BE OWNED AND MAINTAINED BY THE MAGNOLIA POINTE COMMUNITY ASSOCIATION, INC.
6.

TRACT C-1 AND I-1 (OPEN SPACE POND) SHALL BE OWNED AND MAINTAINED BY THE MAGNOLIA POINTE COMMUNITY ASSOCIATION, INC.
7.

UPON CONVEYANCE OF THE STORMWATER SYSTEM TO THE MAGNOLIA POINTE COMMUNITY ASSOCIATION, INC., IT WILL BE THE RESPONSIBILITY OF THE MAGNOLIA POINTE COMMUNITY ASSOCIATION, INC. TO OPERATE AND MAINTAIN ANY STORMWATER MANAGEMENT SYSTEM NOT LOCATED WITHIN THE RIGHTS-OF-WAY.
8.

TRACT G-1 (LIFT STATION) SHALL BE OWNED AND MAINTAINED BY THE CITY OF UMATILLA.
9.

THE LANDS SHOWN HEREON ARE SUBJECT TO THE DEVELOPMENT AGREEMENT AND GRANT OF EASEMENT RECORDED IN ORB 5558, PG. 1904 AND 1ST AMENDMENT TO DEVELOPMENT AGREEMENT AND GRANT OF EASEMENT RECORDED IN ORB 5795, PG. 302 ORDINANCE NO. 2021-4 INSTRUMENT 2021127373.
10.

A BLANKET TYPE DRAINAGE EASEMENT ON AND ACROSS TRACTS C-1 AND I-1 SHALL BE OWNED AND MAINTAINED BY THE MAGNOLIA POINTE COMMUNITY ASSOCIATION, INC.
11.

THE MAINTENANCE OF THE LANDSCAPING, HARDSCAPE AND IRRIGATION WITHIN THE TRACTS A-1, C-1, D-1, H-1 AND K-1 SHALL BE THE RESPONSIBILITY OF THE MAGNOLIA POINTE COMMUNITY ASSOCIATION, INC.
12.

A 10 FOOT WIDE UTILITY EASEMENT IS RESERVED ALONG THE FRONT ALL LOTS AND TRACTS, UNLESS OTHERWISE DEPICTED.
13.

PLAT SUBJECT TO CERTAIN MATTERS AS SHOWN IN PROPERTY INFORMATION REPORT FILE NUMBER 20091567, DATED 01/27/23 PREPARED BY ALLIANT NATIONAL TITLE INSURANCE COMPANY AS FOLLOWS:
- A.

EASEMENT GIVEN TO FLORIDA POWER CORPORATION, RECORDED 1/26/1955 IN DEED BOOK 362, PAGE 28. [AFFECTS-NOT PLOTTABLE, BLANKET TYPE EASEMENT]
- B.

RIGHT-OF-WAY EASEMENT GIVEN TO SUMTER ELECTRIC COOPERATIVE, INC., RECORDED 4/26/1965 IN OFFICIAL RECORDS BOOK 285, PAGE 447. [AFFECTS-NOT PLOTTABLE, BLANKET TYPE EASEMENT]
- C.

RIGHT-OF-WAY EASEMENT GIVEN TO SUMTER ELECTRIC COOPERATIVE, INC., RECORDED 10/03/1968 IN OFFICIAL RECORDS BOOK 367, PAGE 401. [AFFECTS-NOT PLOTTABLE, BLANKET TYPE EASEMENT]
- D.

TERMS AND CONDITIONS OF THAT CERTAIN ORDINANCE 2007-0, FROM THE CITY OF UMATILLA, FLORIDA, RECORDED 8/17/2007 IN OFFICIAL RECORDS BOOK 3491, PAGE 2357. [AFFECTS-NOT PLOTTABLE]
- E.

TERMS AND CONDITIONS OF THAT CERTAIN ORDINANCE 2007-0-2, FROM THE CITY OF UMATILLA, FLORIDA, RECORDED 1/04/2008 IN OFFICIAL RECORDS BOOK 3563, PAGE 2264. [AFFECTS-NOT PLOTTABLE]
- F.

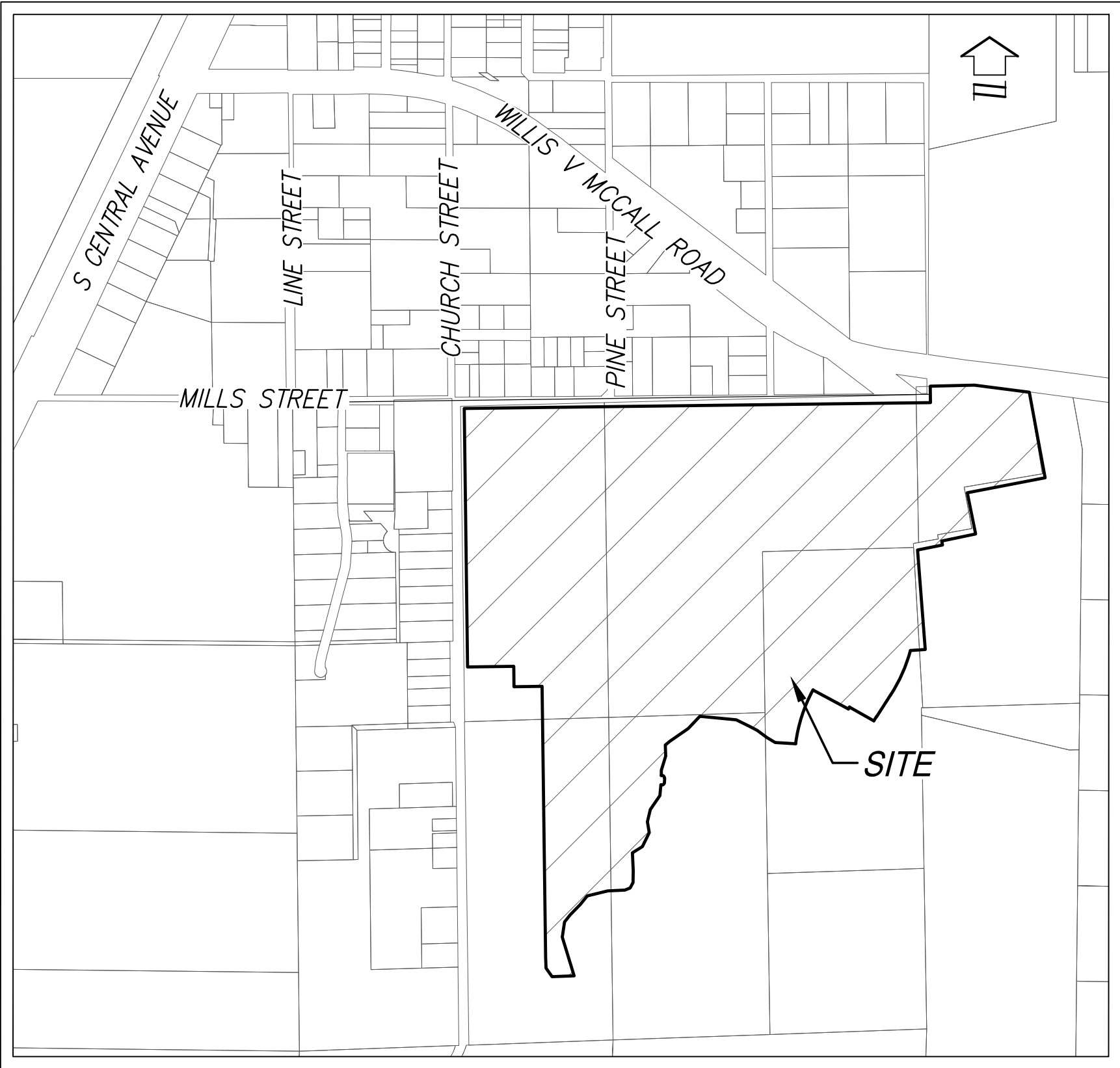
TERMS AND CONDITIONS OF THAT CERTAIN ORDINANCE 2007-0-1, FROM THE CITY OF UMATILLA, FLORIDA, RECORDED 11/23/2010 IN OFFICIAL RECORDS BOOK 3974, PAGE 846. [AFFECTS-NOT PLOTTABLE]
- G.

TERMS AND CONDITIONS OF THAT CERTAIN ORDINANCE 2020-C, FROM THE CITY OF UMATILLA, FLORIDA, RECORDED 10/06/2020 IN OFFICIAL RECORDS BOOK 5558, PAGE 1904; AS AFFECTED BY ORDINANCE RECORDED IN OFFICIAL RECORDS BOOK 5626, PAGE 1153. [AFFECTS-NOT PLOTTABLE]
- H.

RIGHTS OF OTHERS, AS THEY MAY APPEAR, IN THE USE OF MARSHALL STREET, WHICH APPEARS TO GO ACROSS THE SUBJECT PROPERTY. [AFFECTS-NOT PLOTTABLE]
- I.

RIGHTS OF OTHERS, AS THEY MAY APPEAR, IN THE USE OF JOHN TURNER DRIVE, WHICH APPEARS TO GO ACROSS THE SUBJECT PROPERTY. [AFFECTS-NOT PLOTTABLE]

MAGNOLIA POINTE, PHASE 1
LOCATED IN SECTION 24, TOWNSHIP 18 SOUTH, RANGE 26 EAST
CITY OF UMATILLA, LAKE COUNTY, FLORIDA
COVENANTS,RESTRICTIONS, OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY
SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORD BOOK NO. _____, PAGE _____.



VICINITY MAP/KEY MAP
NOT TO SCALE

LEGAL DESCRIPTION:

A PORTION OF SECTION 24, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LOCATED IN THE CITY OF UMATILLA, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 18 SOUTH, RANGE 26 EAST; THENCE RUN N89°15'50"E, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 24, A DISTANCE OF 710.18 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S00°45'49"E, A DISTANCE OF 33.20 FEET TO THE POINT OF BEGINNING; THENCE RUN N 89°16'57"E ALONG THE SOUTH RIGHT OF WAY LINE OF MILLS STREET (VARIABLE WIDTH RIGHT OF WAY) PER OFFICIAL RECORDS BOOK 1701, PAGE 804 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, A DISTANCE OF 1930.07 FEET; THENCE RUN N00°51'42"W ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24, A DISTANCE OF 67.56 FEET; THENCE RUN N88°28'42"E, A DISTANCE OF 182.63 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF COUNTY ROAD 450A (100 FOOT RIGHT OF WAY) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 11684-2601; THENCE RUN S82°34'30"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 229.33 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE RUN S10°28'26"E, A DISTANCE OF 360.10 FEET; THENCE RUN S79°05'46"W, A DISTANCE OF 328.57 FEET; THENCE RUN S11°38'56"E, A DISTANCE OF 173.99 FEET; THENCE RUN S78°25'00"W, A DISTANCE OF 144.02 FEET; THENCE RUN S11°34'29"E, A DISTANCE OF 16.98 FEET; THENCE RUN S78°23'51"W, A DISTANCE OF 105.49 FEET; THENCE RUN S04°26'26"E, A DISTANCE OF 412.56 FEET; THENCE RUN S85°33'34"W, A DISTANCE OF 61.43 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 641.00 FEET, A CENTRAL ANGLE OF 18°06'48", A CHORD BEARING OF S24°01'37"W, AND A CHORD DISTANCE OF 201.80 FEET; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 202.64 FEET TO A POINT OF TANGENCY; THENCE RUN S33°05'01"W, A DISTANCE OF 104.94 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 359.00 FEET, A CENTRAL ANGLE OF 03°27'56", A CHORD BEARING OF S31°21'03"W AND A CHORD DISTANCE OF 21.71 FEET; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 21.71 FEET TO THE END OF SAID CURVE; THENCE RUN N60°22'55"W, A DISTANCE OF 116.00 FEET TO A POINT ON A NON-TANGENT CURVE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 01°10'46", A CHORD BEARING OF S29°01'42"W AND A CHORD DISTANCE OF 9.78 FEET; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 9.78 FEET TO THE END OF SAID CURVE; THENCE RUN N61°33'41"W A DISTANCE OF 166.00 FEET TO A POINT ON A NON-TANGENT CURVE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 641.00 FEET, A CENTRAL ANGLE OF 21°00'56", A CHORD BEARING OF S17°55'50"W AND A CHORD DISTANCE OF 233.80 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 235.11 FEET TO THE END OF SAID CURVE; THENCE RUN N86°33'42"W, A DISTANCE OF 85.19 FEET; THENCE RUN N58°56'10"W, A DISTANCE OF 40.10 FEET; THENCE RUN N53°33'05"W, A DISTANCE OF 49.53 FEET; THENCE RUN N63°07'19"W, A DISTANCE OF 34.96 FEET; THENCE RUN N62°53'40"W, A DISTANCE OF 62.21 FEET; THENCE RUN N84°38'56"W, A DISTANCE OF 152.01 FEET; THENCE RUN S43°22'09"W, A DISTANCE OF 69.69 FEET; THENCE RUN S55°28'22"W, A DISTANCE OF 92.64 FEET; THENCE RUN S49°56'40"W, A DISTANCE OF 23.87 FEET; THENCE RUN S01°16'48"E, A DISTANCE OF 45.55 FEET; THENCE RUN S16°15'12"W, A DISTANCE OF 61.69 FEET; THENCE RUN S01°41'25"W, A DISTANCE OF 21.66 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 11.00 FEET, A CENTRAL ANGLE OF 108°46'23", A CHORD BEARING OF S52°03'50"E AND A CHORD DISTANCE OF 17.89 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 20.88 FEET TO THE END OF SAID CURVE; THENCE RUN S02°19'22"W, A DISTANCE OF 18.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 11.00 FEET, A CENTRAL ANGLE OF 108°47'17", A CHORD BEARING OF S56°43'00"W AND A CHORD DISTANCE OF 17.89 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 20.89 FEET TO THE END OF SAID CURVE; THENCE RUN S06°00'08"W, A DISTANCE OF 44.24 FEET; THENCE RUN S34°28'30"W, A DISTANCE OF 70.04 FEET; THENCE RUN S12°30'26"W, A DISTANCE OF 52.11 FEET; THENCE RUN S09°08'21"E, A DISTANCE OF 45.65 FEET; THENCE RUN S25°36'09"W, A DISTANCE OF 64.47 FEET; THENCE RUN S58°47'25"W, A DISTANCE OF 49.02 FEET; THENCE RUN S02°30'21"E, A DISTANCE OF 74.53 FEET; THENCE RUN S00°14'24"W, A DISTANCE OF 49.17 FEET; THENCE RUN S29°50'49"W, A DISTANCE OF 25.67 FEET; THENCE RUN S68°51'32"W, A DISTANCE OF 22.28 FEET; THENCE RUN S86°53'58"W, A DISTANCE OF 72.13 FEET; THENCE RUN S76°20'21"W, A DISTANCE OF 86.24 FEET; THENCE RUN S39°19'50"W, A DISTANCE OF 48.44 FEET; THENCE RUN S44°06'52"W, A DISTANCE OF 57.75 FEET; THENCE RUN S39°05'18"W, A DISTANCE OF 37.32 FEET; THENCE RUN S08°19'06"W, A DISTANCE OF 63.76 FEET; THENCE RUN S16°53'02"E, A DISTANCE OF 167.39 FEET; THENCE RUN S88°05'03"W, A DISTANCE OF 91.07 FEET; THENCE RUN N35°35'44"W, A DISTANCE OF 43.03 FEET; THENCE RUN N01°40'58"W, A DISTANCE OF 46.18 FEET; THENCE RUN N00°45'49"W, A DISTANCE OF 1120.38 FEET; THENCE RUN S89°14'11"W, A DISTANCE OF 116.00 FEET; THENCE RUN N00°45'49"W, A DISTANCE OF 84.62 FEET; THENCE RUN S89°14'11"W, A DISTANCE OF 191.00 FEET TO A POINT ON THE EAST RIGHT OF WAY OF CHURCH STREET (VARIABLE WIDTH RIGHT OF WAY) PER OFFICIAL RECORDS BOOK 1701, PAGE 804 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN N00°45'49"W ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 1069.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 67.919 ACRES, MORE OR LESS.

PLAT LEGEND

ABBREVIATIONS

CB CHORD BEARING
C.C. PLATTED CORNER RECORD
CH CHORD DISTANCE
CM CONCRETE MONUMENT
D.E. PUBLIC DRAINAGE EASEMENT
F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
ID IDENTIFICATION
IP IRON PIPE
L LENGTH
LB LICENSED BUSINESS
NAVD NATIONAL AMERICAN VERTICAL DATUM
(N.R.) NON RADIAL
O.R.B. OFFICIAL RECORD BOOK
P.B. PLAT BOOK
PC POINT OF CURVATURE
P.C.C. POINT OF COMPOUND CURVATURE
P.C.P. PERMANENT CONTROL POINT
PG. OR PGS. PAGE OR PAGES
P.I. POINT OF INTERSECTION
O.A. OVERALL

PNT POINT OF NON-TANGENCY
P.O.C. POINT OF REVERSE CURVATURE
PRM PERMANENT REFERENCE MONUMENT
PT POINT OF TANGENCY
(R) RADIUS
R RADIUS
RP RADIUS POINT
R.W. RIGHT OF WAY
S.S.D.E. STORM SEWER DRAINAGE EASEMENT
(TYP) TYPICAL
U.E. UTILITY EASEMENT

SYMBOLS
± MORE OR LESS
○ CENTERLINE
● FOUND IRON PIPE AS NOTED
■ SET 4"x4" CONCRETE MONUMENT (PRM LB 8011)
▲ DELTA
◎ SET NAIL & DISK (PCP LB 8011)
○ NOTHING FOUND OR SET

SHEET INDEX:

SHEET 1 - LEGAL DESCRIPTION, DEDICATION, LEGEND & NOTES
SHEET 2-6 - PLAT DETAILS

NOTICE

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PLAT BOOK: PAGE:

MAGNOLIA POINTE, PHASE 1
DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN, AS MAGNOLIA POINTE, PHASE 1, BEING IN THE CITY OF UMATILLA, LAKE COUNTY, FLORIDA, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1.

ALL STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT ARE HEREBY DEDICATED IN PERPETUITY TO THE CITY OF UMATILLA FOR THE USE AND BENEFIT OF THE PUBLIC FOR PROPER PURPOSES.
2.

THE UTILITY EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PROVIDERS OF PUBLIC UTILITIES FOREVER, FOR THE PURPOSE OF INSTALLATION, OPERATION, REPAIR AND MAINTENANCE OF PUBLIC UTILITIES, AND THE CITY OF UMATILLA.
3.

DRAINAGE AND STORMWATER MANAGEMENT EASEMENTS, THE DRAINAGE EASEMENTS AND STORMWATER MANAGEMENT TRACTS OR EASEMENTS AS SHOWN ARE DEDICATED IN PERPETUITY FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE MAGNOLIA POINTE COMMUNITY ASSOCIATION, INC. FRONT YARD DRAINAGE EASEMENTS ARE SUBJECT TO THE RIGHT OF EACH LOT TO HAVE A DRIVEWAY FOR INGRESS/EGRESS AS APPROVED BY THE CITY.
4.

THE PARK AND RECREATION AREAS AS SHOWN ARE DEDICATED IN PERPETUITY FOR THE EXCLUSIVE USE AND ENJOYMENT OF THE OWNERS OF LOTS IN THIS SUBDIVISION AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF MAGNOLIA POINTE COMMUNITY ASSOCIATION, INC.
5.

TRACT G-1 (LIFT STATION) IS HEREBY DEDICATED TO THE CITY OF UMATILLA AND SHALL BE MAINTAINED BY THE CITY OF UMATILLA.

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE OFFICER NAMED BELOW ITS CORPORATE SEAL TO BE AFFIXED HERETO ON _____, A.D. 2023.

FORESTAR (USA) REAL ESTATE GROUP INC, A DELAWARE CORPORATION

NAME: CHRIS TYREE

SIGNED: _____ (CORPORATE SEAL)

TITLE: VICE PRESIDENT

SIGNED AND SEALED IN THE PRESENCE OF:

WITNESS SIGNATURE _____ PRINTED NAME _____

WITNESS SIGNATURE _____ PRINTED NAME _____

STATE OF FLORIDA
COUNTY OF SEMINOLE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2023, BY CHRIS TYREE, AS VICE PRESIDENT OF FORESTAR (USA) REAL ESTATE GROUP INC, A DELAWARE CORPORATION SAID PERSON ACKNOWLEDGED BEFORE ME BY MEANS OF [_____] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION AND [_____] IS PERSONALLY KNOWN TO ME OR [_____] HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY - STATE OF FLORIDA

NOTARY PRINTED NAME _____ (NOTARY SEAL)

MY COMMISSION EXPIRES _____

REVIEWER STATEMENT

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES, AND FIND THAT SAID PLAT COMPLIES WITH TECHNICAL REQUIREMENTS OF THAT CHAPTER; PROVIDED, HOWEVER, THAT MY REVIEW DOES NOT INCLUDE FIELD VERIFICATION OF ANY OF THE COORDINATES, POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

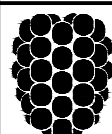
JENNINGS E. GRIFFIN, PLS. DATE
REGISTRATION NUMBER 4486

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED BEING A PROFESSIONAL SURVEYOR AND MAPPER HAS PREPARED THE FOREGOING PLAT AND IT WAS MADE UNDER MY DIRECTION AND SUPERVISION, AND THAT THIS PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS AS REQUIRED BY CHAPTER 177, PART 1 PLATING, FLORIDA STATUTES; AND THAT SAID LAND IS LOCATED IN LAKE COUNTY, FLORIDA.

WILLIAM P. HINKLE DATE
FLORIDA REGISTRATION NUMBER: 4633
DEWBERRY (SEAL)
131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
CERTIFICATE OF AUTHORIZATION NUMBER LB 8011

SHEET 1 OF 6



Dewberry

131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION NO. LB 8011

NOTICE

NO CONSTRUCTION, TREES OR SHRUBS
WILL BE PLACED IN EASEMENTS OR
RIGHTS OF WAY WITHOUT THE CITY OF
UMATILLA APPROVAL

NOTICE

THERE MAY BE ADDITIONAL RESTRICTIONS
THAT ARE NOT RECORDED ON THIS PLAT
THAT MAY BE FOUND IN THE PUBLIC
RECORDS OF LAKE COUNTY.

POINT OF COMMENCEMENT
NW CORNER OF THE SW 1/4 OF SEC 24-185-26E
FOUND 1" IRON PIPE IN BOX CUT
-N LINE OF THE SW 1/4 OF SEC 24-185-26E
-N89°15'50"E 710.18'

MAGNOLIA POINTE, PHASE 1

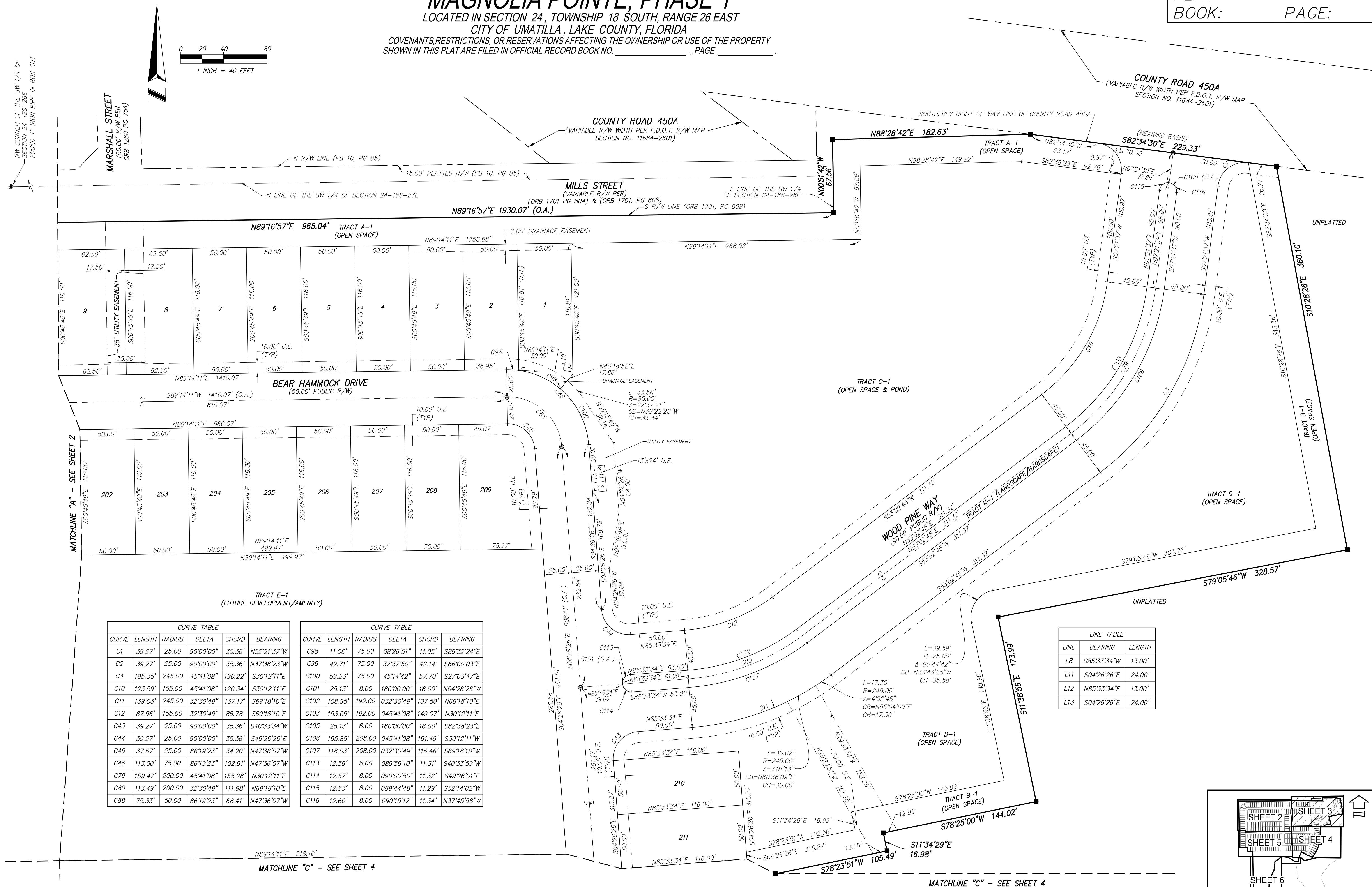
LOCATED IN SECTION 24, TOWNSHIP 18 SOUTH, RANGE 26 EAST, CITY OF UMATILLA, LAKE COUNTY, FLORIDA
COVENANTS, RESTRICTIONS, OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN
OFFICIAL RECORD BOOK NO. _____, PAGE _____

PLAT BOOK: PAGE:



MAGNOLIA POINTE, PHASE 1
LOCATED IN SECTION 24, TOWNSHIP 18 SOUTH, RANGE 26 EAST
CITY OF UMATILLA, LAKE COUNTY, FLORIDA
COVENANTS, RESTRICTIONS, OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY
SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORD BOOK NO. _____, PAGE _____.

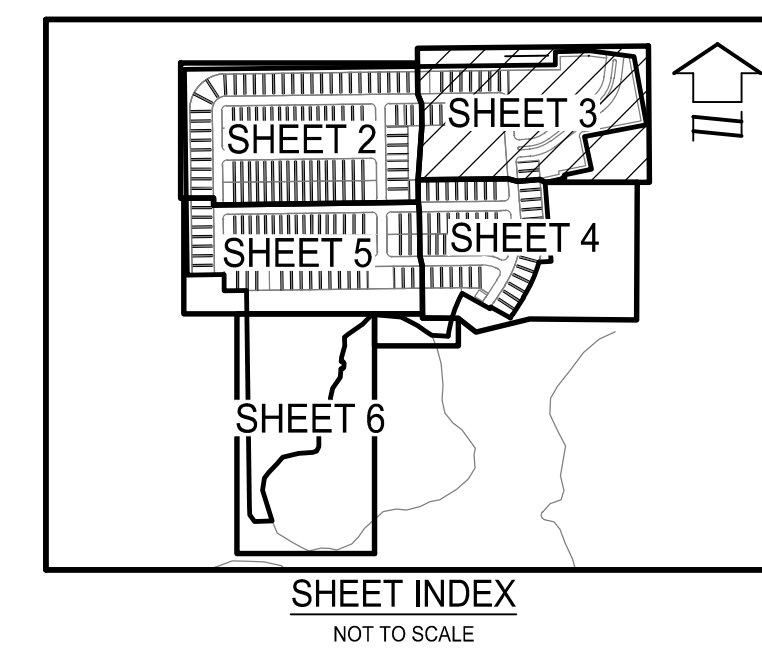
PLAT
BOOK: PAGE:



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	39.27'	25.00'	90°00'00"	35.36'	N52°21'37"W
C2	39.27'	25.00'	90°00'00"	35.36'	N37°38'23"W
C3	195.35'	245.00'	45°41'08"	190.22'	S30°12'11"E
C10	123.59'	155.00'	45°41'08"	120.34'	S30°12'11"E
C11	139.03'	245.00'	32°30'49"	137.17'	S69°18'10"E
C12	87.96'	155.00'	32°30'49"	86.78'	S69°18'10"E
C43	39.27'	25.00'	90°00'00"	35.36'	S40°33'34"W
C44	39.27'	25.00'	90°00'00"	35.36'	S49°26'26"E
C45	37.67'	25.00'	86°19'23"	34.20'	N47°36'07"W
C46	113.00'	75.00'	86°19'23"	102.61'	N47°36'07"W
C79	159.47'	200.00'	45°41'08"	155.28'	N30°12'11"E
C80	113.49'	200.00'	32°30'49"	111.98'	N69°18'10"E
C88	75.33'	50.00'	86°19'23"	68.41'	N47°36'07"W

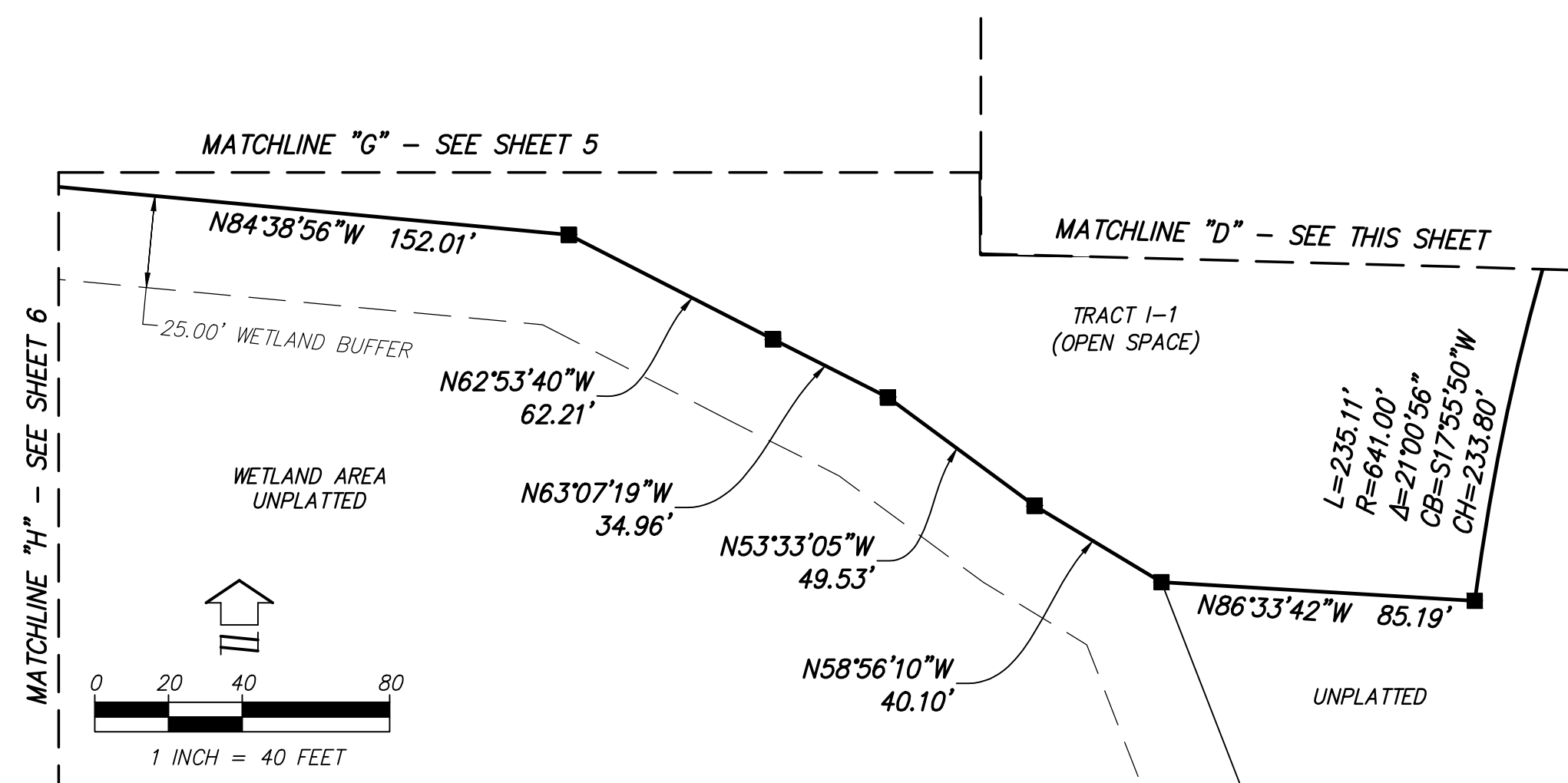
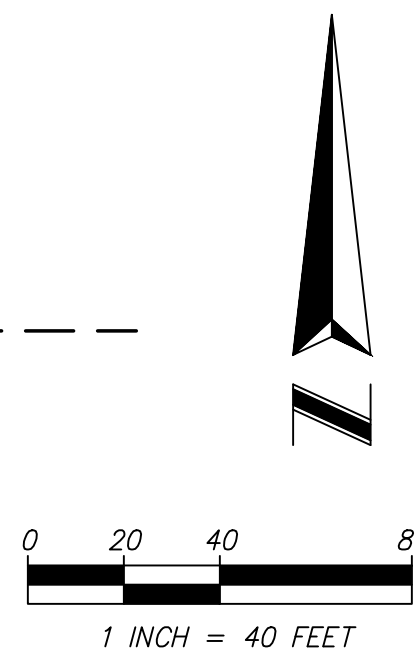
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C98	11.06'	75.00'	08°26'51"	11.05'	S86°32'24"E
C99	42.71'	75.00'	32°37'50"	42.14'	S66°00'03"E
C100	59.23'	75.00'	45°14'42"	57.70'	S27°03'47"E
C101	25.13'	8.00'	180°00'00"	16.00'	N04°26'26"W
C102	108.95'	192.00'	032°30'49"	107.50'	N69°18'10"E
C103	153.09'	192.00'	045°41'08"	149.07'	N30°12'11"E
C105	25.13'	8.00'	180°00'00"	16.00'	S82°38'23"E
C106	165.85'	208.00'	045°41'08"	161.49'	S30°12'11"W
C107	118.03'	208.00'	032°30'49"	116.46'	S69°18'10"W
C113	12.56'	8.00'	089°59'10"	11.31'	S40°33'59"W
C114	12.57'	8.00'	090°00'50"	11.32'	S49°26'01"E
C115	12.53'	8.00'	089°44'48"	11.29'	S52°14'02"W
C116	12.60'	8.00'	090°15'12"	11.34'	N37°45'58"W

LINE TABLE		
LINE	BEARING	LENGTH
L8	S85°33'34"W	13.00'
L11	S04°26'26"E	24.00'
L12	N85°33'34"E	13.00'
L13	S04°26'26"E	24.00'



LOCATED IN SECTION 24, TOWNSHIP 18 SOUTH, RANGE 26 EAST
CITY OF UMATILLA, LAKE COUNTY, FLORIDA

PLAT
BOOK: PAGE:

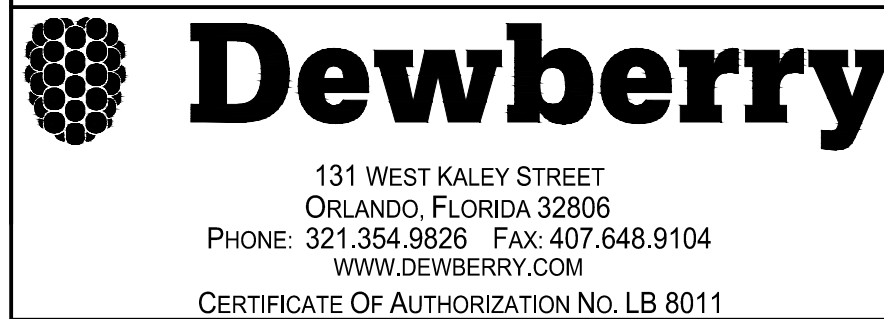
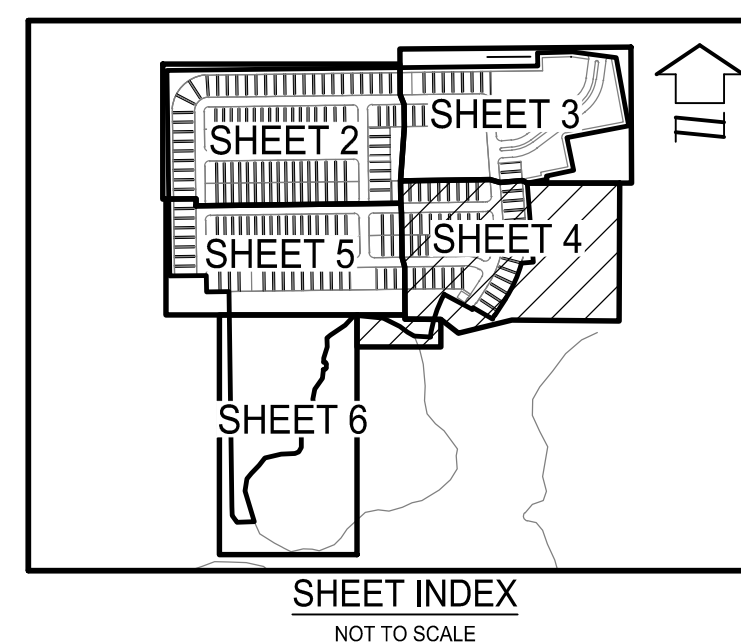


CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C13	217.16'	641.00	019°24'39"	216.12'	S05°15'54"E
C14	40.83'	641.00	003°38'57"	40.82'	S02°36'57"E
C15	58.78'	641.00	005°15'14"	58.76'	S01°50'08"
C16	58.78'	641.00	005°15'14"	58.76'	S07°05'22"W
C17	58.78'	641.00	005°15'14"	58.76'	S12°20'36"W
C18	58.78'	641.00	005°15'14"	58.76'	S17°35'50"W
C19	58.78'	641.00	005°15'14"	58.76'	S22°51'04"W
C20	58.78'	641.00	005°15'14"	58.76'	S28°06'19"W
C21	26.31'	641.00	002°21'05"	26.31'	S31°54'28"W
C22	343.83'	525.00	03°73'21"	337.72'	S14°19'17"E
C23	33.44'	525.00	003°38'57"	33.43'	S02°36'57"E
C24	48.14'	525.00	005°15'14"	48.12'	S01°50'08"W
C25	48.14'	525.00	005°15'14"	48.12'	S07°05'22"W
C26	48.14'	525.00	005°15'14"	48.12'	S12°20'36"W
C27	48.14'	525.00	005°15'14"	48.12'	S17°35'50"W
C28	48.14'	525.00	005°15'14"	48.12'	S22°51'04"W
C29	48.14'	525.00	005°15'14"	48.12'	S28°06'19"W
C30	21.55'	525.00	002°21'05"	21.55'	S31°54'28"W
C31	38.51'	475.00	004°38'42"	38.50'	S30°45'40"W
C32	42.86'	525.00	004°38'42"	42.55'	S30°45'40"W
C33	28.94'	475.00	003°29'26"	28.93'	S13°20'18"E
C34	42.05'	25.00	096°22'46"	37.27'	N18°35'48"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C35	73.23'	175.00	02°35'58"	72.70'	S78°46'30"W
C36	94.16'	225.00	02°35'58"	93.47'	S78°46'30"W
C37	42.05'	25.00	096°22'46"	37.27'	S65°01'28"E
C38	176.37'	475.00	02°16'29"	175.36'	S06°11'49"E
C39	39.27'	25.00	090°00'00"	35.36'	S49°26'26"W
C40	14.44'	225.00	00°03'37"	14.44'	N87°23'53"E
C41	11.23'	175.00	00°03'37"	11.23'	N87°23'53"E
C42	39.27'	25.00	090°00'00"	35.36'	S40°33'34"E
C72	28.62'	525.00	00°30'25"	28.62'	S31°31'18"W
C73	13.94'	525.00	00°31'17"	13.94'	S29°11'57"E
C74	28.73'	475.00	00°32'56"	28.73'	S31°21'03"W
C75	7.08'	225.00	00°48'14"	7.08'	S85°51'42"W
C76	45.81'	224.98	01°13'56"	45.73'	S80°07'38"W
C77	41.27'	225.00	01°10'30"	41.21'	S72°02'26"W
C78	241.33'	500.00	02°73'15"	238.99'	N09°23'11"E
C81	12.83'	200.00	00°34'30"	12.83'	N87°23'53"E
C82	327.46'	500.00	03°37'31"27"	321.64'	N14°19'17"E
C83	86.13'	500.00	09°52'12"	86.03'	N28°08'55"E
C84	126.60'	475.00	01°51°16"	126.23'	S09°11'55"E
C85	40.54'	500.00	00°34'38"	40.53'	N30°45'40"W
C86	83.70'	200.00	02°35'58"	83.09'	N78°46'30"W
C93	49.77'	475.00	00°06'01"33"	49.75'	S01°26'20"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	S85°33'34"W	10.00'
L2	S85°33'34"W	10.00'
L3	S4°26'26"E	44.11'
L4	N66°47'11"W	10.32'
L5	N66°47'11"W	10.32'
L10	N85°33'34"E	60.00'

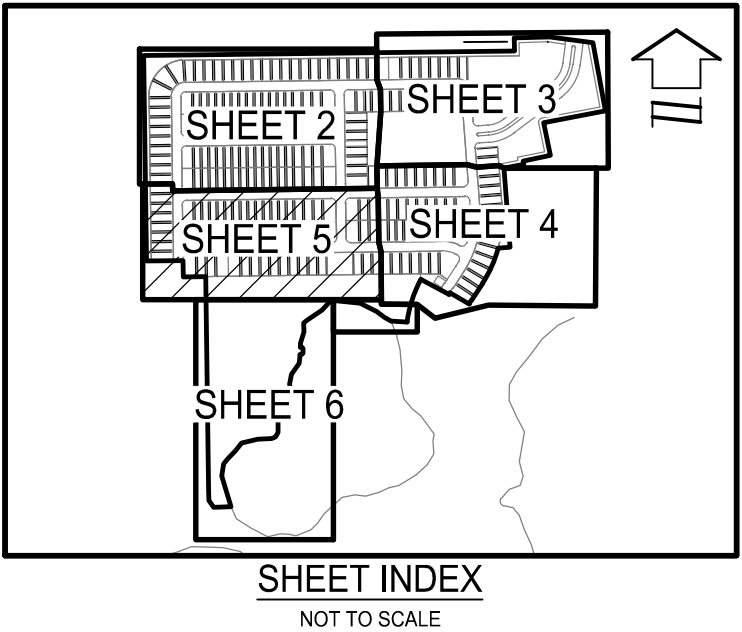
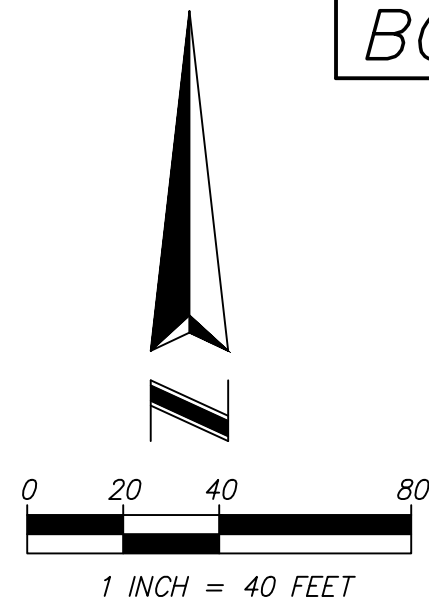
LINE TABLE		
LINE	BEARING	LENGTH
L15	S33°05'01"W	11.39'
L20	N66°47'11"W	63.11'
L22	S56°54'59"E	50.00'
L23	N33°05'01"E	40.00'
L24	N56°54'59"W	50.78'
L25	S33°05'01"W	11.00'



SHEET 4 OF 6

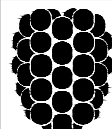
MAGNOLIA POINTE, PHASE 1
LOCATED IN SECTION 24, TOWNSHIP 18 SOUTH, RANGE 26 EAST
CITY OF UMATILLA, LAKE COUNTY, FLORIDA
COVENANTS, RESTRICTIONS, OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY
SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORD BOOK NO. _____, PAGE _____.

PLAT
BOOK: PAGE:



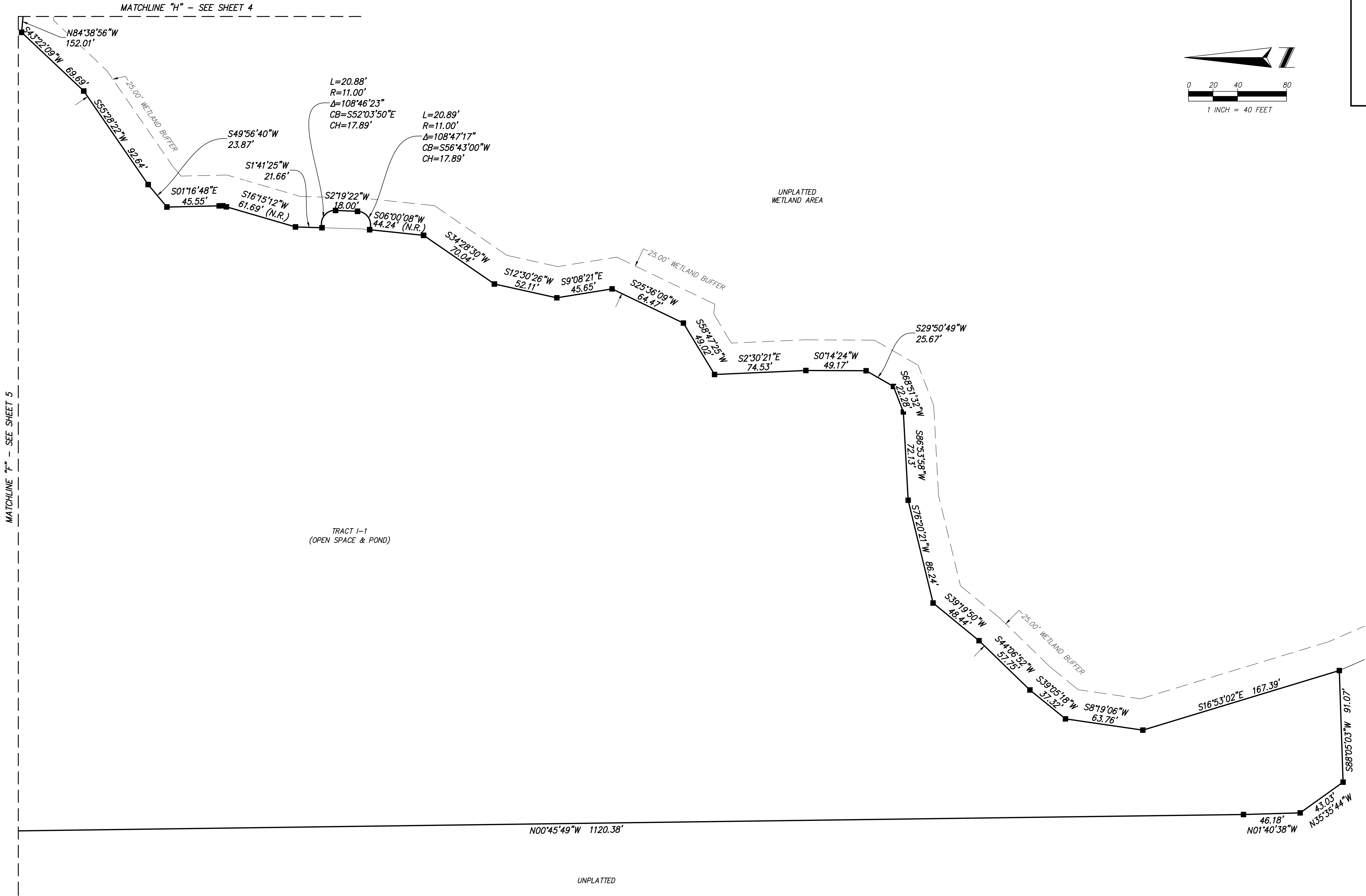
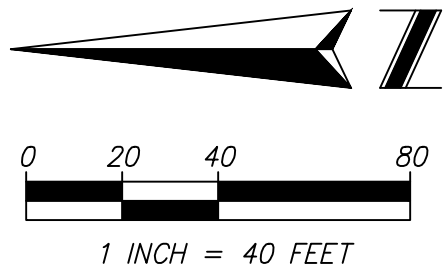
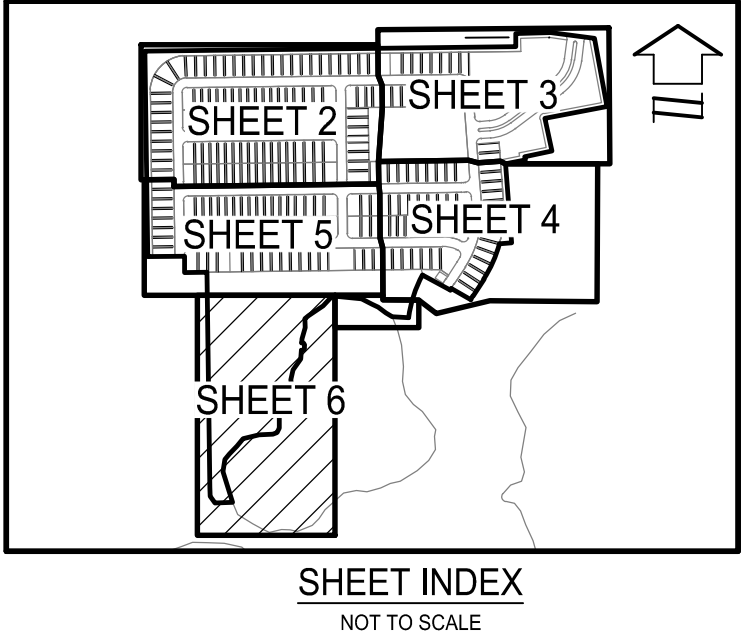
LINE TABLE		
LINE	BEARING	LENGTH
L7	N00°45'49"W	6.38'
L9	N89°14'11"E	25.00'
L17	S00°45'49"E	56.38'

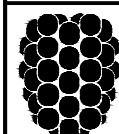
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C49	39.27'	25.00'	90°00'00"	35.36'	S44°14'11"W
C50	39.27'	25.00'	90°00'00"	35.36'	S45°45'49"E
C51	39.27'	25.00'	90°00'00"	35.36'	S44°14'11"E
C52	39.27'	25.00'	90°00'00"	35.36'	N45°45'49"W
C61	39.27'	25.00'	90°00'00"	35.36'	N44°14'11"W
C62	39.27'	25.00'	90°00'00"	35.36'	S45°45'49"E
C63	39.27'	25.00'	90°00'00"	35.36'	S44°14'11"W

**Dewberry**
131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

MAGNOLIA POINTE, PHASE 1
LOCATED IN SECTION 24, TOWNSHIP 18 SOUTH, RANGE 26 EAST
CITY OF UMATILLA, LAKE COUNTY, FLORIDA
COVENANTS, RESTRICTIONS, OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY
SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORD BOOK NO. _____, PAGE _____.

PLAT
BOOK: PAGE:



 **Dewberry**
131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011



Umatilla Public Library FY 22-23



September 2023

Library Monthly Statistics	Q 1	Q 2	Q 3	Sep-23	Q 4	FY 22-23
Visits (<i>door count halved</i>)	11,077	10,604	10,004	3,903	10,491	42,176
Checkouts	8,044	9,308	9,553	3,392	10,613	37,518
E-Books (digital)	1,065	1,188	1,419	558	1,573	5,245
Total Circulation	9,379	10,496	10,972	3,950	12,186	43,033
New Patrons	70	105	132	51	115	422
Computer use	891	831	647	299	898	3,267
Adult Volunteer Hours	110	126	85	33.5	90	411
Attendance Family Programs	1,065	155	131	59	78	1,429
Attendance Adult Programs	67	84	135	122	282	568
Attendance Teen Programs	297	320	178	79	138	933
Attendance Juvenile Programs	402	470	572	139	350	1,794
Total # of Programs	114	127	86	45	83	410
Meeting room Rental	-	-	-	1	1	1
Cash to city (including cc)	\$ 1,434.03	\$ 3,561.34	\$ 1,493.44	\$ 401.00	\$ 1,654.89	\$ 8,143.70

	FY 21-22	FY 22-23
Visits (door count halved)	32,670.5	42,176
Checkouts	35,771	37,518
E-Books (digital)	3,991	5,245
Total Circulation	39,762	43,033
New Patrons	409	422
Computer use	2,671	3,267
Adult Volunteer Hours	312.75	410.75
Attendance Family Programs	1,278	1,429
Attendance Adult Programs	378	568
Attendance Teen Programs	151	933
Attendance Juvenile Programs	2,665	1,794
Total # of Programs	288	410
Meeting room Rental	1	1
Cash to city (including cc)	\$ 7,422.41	\$ 8,143.70

Highlights

Caboose Beautification; Meeting Room Makeover; Benches and Shade Sail Impact Fee Grant Project Is finished; Friends of the Library Donor Wall with Beautiful Tree Sculpture

UMATILLA POLICE DEPARTMENT PRESS RELEASE

WEEK OF
October 17, 2023 through October 23, 2023

ARRESTS

10/18/2023	8:00 p.m.	Paul, Ayinde Tavares	Umatilla Police Department assisted the Lake County Sheriffs Department as Mr. Paul failed to appear for Robbery with a firearm; Armed robbery with a firearm; Aggravated assault with firearm.
------------	-----------	----------------------	---

CRIMINAL CITATIONS REQUIRING COURT APPEARANCE

10/17/2023	5:34 p.m.	Elliott, Charles Umatilla	Operating motor vehicle while drivers license suspended/cancelled/revoked.
10/19/2023	12:27 a.m.	Garcia, Cody Sorrento	Operating motor vehicle while drivers license suspended/cancelled/revoked, 1 st conviction
10/21/2023	9:00 a.m.	Warren, Philip Leesburg	Driving while license suspended.

REPORTS FILED

10/17/2023	6:09 p.m.	Officers responded to a call at the Circle K on North Central Avenue. A person in need of medical attention and was taken to Lifestreams Behavioral Center for treatment under the Baker Act.
10/18/2023	8:00 p.m.	Officers responded to a call on East Collins Street reference a fight in progress.
10/20/2023	10:32 a.m.	Officers responded to a call reference 2 juveniles walking north on highway 19. Officers turned them over to the School Resource Officer at Umatilla High School.
10/20/2023	6:59 p.m.	Officers responded to Recovery Village on Umatilla Boulevard reference a person needing medical attention. They were taken to Lifestreams Behavioral Center for treatment under the Baker Act.
10/20/2023	7:37 p.m.	Officers assisted the Lake County Sheriffs Office reference a medical emergency. Patient was turned over to EMS and transported to Advent Health Waterman.

ARRESTS

4

UMATILLA POLICE DEPARTMENT PRESS RELEASE

WEEK OF
October 17, 2023 through October 23, 2023

ARRESTS

DISPATCHED CALLS	116
TRAFFIC STOPS	53
TRAFFIC CITATIONS ISSUED	7