



UMATILLA CITY COUNCIL MEETING AS LAND PLANNING AGENCY

August 15, 2023 at 6:00 PM

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

AGENDA

Please silence your electronic devices

PLEDGE OF ALLEGIANCE AND INVOCATION CALL TO ORDER

ROLL CALL

AGENDA REVIEW

MINUTES REVIEW

PUBLIC COMMENT

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

PUBLIC HEARING / ORDINANCES / RESOLUTIONS

1. First Reading of Ordinance No. 2023-12 Hatfield Family Revocable Trust Annexation
2. First Reading of Ordinance No. 2023-13, Hatfield Family Revocable Trust Small-Scale Comp Plan Amendment
3. First Reading of Ordinance No. 2023-14 Hatfield Family Revocable Trust Rezoning
4. First Reading of Ordinance No. 2023-15 Hatfield Family Revocable Trust Special Exception Use Permit
5. First Reading of Ordinance No. 2023-16 Fletcher Grove Assisted Living Facility Small Scale Comp Plan Amendment
6. First Reading of Ordinance 2023-17 Fletcher Grove Assisted Living Facility Rezoning

DISCUSSION ITEMS

ADJOURNMENT

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

verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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



CITY OF UMATILLA
AGENDA ITEM STAFF REPORT

DATE: August 8, 2023

MEETING DATE: August 15, 2023

SUBJECT: First Reading of Ordinance No. 2023-12, Hatfield Family Revocable Trust Annexation

BACKGROUND SUMMARY:

The owner is seeking annexation of 9.59 acres of land to create a self-storage facility known as East Lake Storage, LLC., along with companion applications for a FLUM Amendment, a Rezoning application and a Special Exception Use.

RECOMMENDATIONS:

Approval of First Reading of Ordinance No. 2023-12, Hatfield Family Revocable Trust Annexation

FISCAL IMPACTS:

None

ATTACHMENTS:

1. Staff Report
 2. Hatfield Trust Location Map
 3. Ordinance No. 2023-12, Hatfield Family Revocable Trust Annexation
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**CITY OF UMATILLA
STAFF REPORT BY LPG URBAN & REGIONAL PLANNERS, LLC**

ANNEXATION

Owner: Hatfield Family Revocable Trust

Applicant: Morgan Hatfield and Shawn McNew

General Location: North of Rose Street and West of Skyline Dr.

Number of Acres: 9.59 ± acres

Existing Zoning: County Agriculture

Existing Land Use: Lake County Industrial

Description of Project

The owner is seeking annexation of 9.59 acres with companion applications for a small-scale comp plan amendment (sscpa) and rezoning, for a self-storage facility known as East Lake Storage, LLC.

	Surrounding Zoning	Surrounding Land Use
North	County A	Lake County Industrial
South	County A	Lake County Industrial
East	County A	Urban Low Density (4 units/acre)
West	Airport Zoning (AZ)	Transportation/Aviation

Assessment

Annexation

The subject property is located adjacent to the city limits along the western property boundary; therefore, the property is eligible for annexation.

Recommendation

Staff recommends approval.

Aerial Map

Item 1.



ORDINANCE 2023-12

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 9.59 ± ACRES OF LAND GENERALLY LOCATED NORTH OF ROSE 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 9.59 acres of land generally located north of Rose Street and west of Skyline Drive (the “Property”) by Morgan Hatfield and Shawn McNew, as applicant on behalf of Hatfield Family Revocable Trust, 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 9.59 acres of land generally located north of Rose Street and west Skyline Drive, is hereby incorporated into and made part of the City of Umatilla Florida. The property is more particularly described and depicted as set forth 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 # 1039177

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. Utilities. 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.

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.

Kent Adcock, Mayor
City of Umatilla, Florida

ATTEST:

Approved as to Form:

Jessica Burnham
City Clerk

Kevin Stone
City Attorney

Passed First Reading _____
Passed Second Reading _____
(SEAL)

EXHIBIT "A"

BEGIN AT NORTHWEST CORNER OF SOUTH HALF OF NORTHWEST QUARTER OF NORTHEAST QUARTER RUN SOUTH 1 DEGREE 17 MINUTES 30 SECONDS WEST 667.67 FEET IN SOUTHWEST CORNER OF NORTHWEST QUARTER OF NORTHEAST QUARTER NORTH 85 DEGREES 58 MINUTES EAST 688.33 FEET; NORTH 1 DEGREE 33 MINUTES EAST 663.93 FEET, WESTERLY TO POINT OF BEGINNING, ALL IN SECTION 18, TOWNSHIP 18 SOUTH, RANGE 27 EAST, SAID LAND LYING AND BEING SITUATE IN LAKE COUNTY, FLORIDA.

LESS THAT PORTION OF SAID LAND CONVEYED TO LAKE COUNTY BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1379, PAGE 1267:

LYING WITHIN 33.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBE CENTERLINE:

BEGIN AT $\frac{3}{4}$ " IRON PIN LOCATED AT THE NORTHWEST CORNER OF THE SMITH-TURNER BLOCK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 83, PUBLIC RECORDS OF LAKE COUNTY FLORIDA, AND RUN SOUTH 89 DEGREES 46 MINUTES 10 SECONDS EAST, PARALLEL WITH AND 20.00 FEET NORTHERLY OF THE NORTH LINE OF LOTS 1 AND 28 OF SAID SMITH-TURNER BLOCK AND THE EASTERLY EXTENSION THEREOF, 1943.43 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1000.00 FEET; THENCE RUN EASTERLY ALONG SAID CURVE, HAVING A CENTRAL ANGLE OF 09 DEGREES 41 MINUTES 03 SECONDS, AN ARC DISTANCE OF 169.02 FEET; THENCE RUN SOUTH 80 DEGREES 05 MINUTES 07 SECONDS EAST, 233.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1000.00 FEET; THENCE RUN EASTERLY ALONG SAID CURVE, HAVING A CENTRAL ANGLE OF 11 DEGREES 30 MINUTES 31 SECONDS, AN ARC DISTANCE OF 200.86 FEET; THENCE RUN NORTH 88 DEGREES 24 MINUTES 22 SECONDS EAST, 384.79 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 200.00 FEET; THENCE RUN NORTHEASTERLY ALONG SAID CURVE, HAVING A CENTRAL ANGLE OF 85 DEGREES 06 MINUTES 15 SECONDS, AN ARC DISTANCE OF 297.07 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 03 DEGREES 18 MINUTES 07 SECONDS EAST, 514.40 FEET; THENCE RUN NORTH 01 DEGREES 56 MINUTES 55 SECONDS EAST, 497.21 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEREASTERLY, HAVING A RADIUS OF 260.00 FEET; THENCE RUN NORTHEASTERLY ALONG SAID CURVE, HAVING A CENTRAL ANGLE OF 52 DEGREES 37 MINUTES 24 SECONDS, AN ARC LENGTH OF 238.80 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 54 DEGREES 34 MINUTES 19 SECONDS EAST, 233.74 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 400.00 FEET; THENCE RUN NORTHEASTERLY ALONG SAID CURVE, HAVING A CENTRAL ANGLE OF 30 DEGREES 38 MINUTES 51 SECONDS, AN ARC DISTANCE OF 213.96 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 23 DEGREES 55 MINUTES 28 SECONDS EAST, 70.52 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 700.00 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE, HAVING A CENTRAL ANGLE OF 20 DEGREES 11 MINUTES 05 SECONDS, AN ARC DISTANCE OF 246.60 FEET TO THE END OF SAID SURVE; THENCE RUN NORTH 03 DEGREES 44 MINUTES 23 SECONDS EAST, 4.99 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18 THAT IS SOUTH 88 DEGREES 14 MINUTES 17 SECONDS WEST, 1181.23 FEET TO THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER, SAID POINT BEING THE END OF THIS CENTERLINE DESCRIPTION.

EXHIBIT "B"





CITY OF UMATILLA
AGENDA ITEM STAFF REPORT

DATE: August 7, 2023

MEETING DATE: August 15, 2023

**SUBJECT: First Reading of Ordinance No. 2023-13, Hatfield Family Revocable Trust
 Small-Scale Comp Plan Amendment**

BACKGROUND SUMMARY:

The applicant is requesting a Comprehensive Plan Map amendment from Lake County Industrial to City Industrial on 9.59 +/- acres.

There are existing Industrial designated lands within Lake County adjacent to the northern and southern property boundary, and City Transportation/Aviation land use is located to the west. Across Skyline Drive properties are designated as Lake County Urban Low Density which allows for light industrial uses with a conditional use permit pursuant to FLU Policy 1-1.3.2; therefore, the proposed land use is compatible with adjacent lands, promotes orderly compact growth (FLU Policy 1-1.10.2), and designates industrial land uses which are adjacent to existing industrial land uses (FLU Policy 1-2.9.1). Further, the data and analysis indicate the city needs an additional 113 acres of industrial land use to meet the projected 2035 needs. Of the 113 acres, the city has previously approved land use amendments to industrial of 85.14 acres leaving a need of 27.86 acres. The proposed amendment of 9.59 acres would assist in meeting the projected need.

For comprehensive plan purposes a maximum development scenario was utilized. Under the existing land use the maximum development potential is 417,740 SF of industrial development utilizing the 1.0 FAR and under the proposed land use the maximum development potential based on ISR is 313,305 SF which is a reduction of 104,435 SF.

RECOMMENDATIONS:

Approval of First Reading of Ordinance No. 2023-13, Hatfield Family Revocable Trust Small-Scale Comp Plan Amendment

FISCAL IMPACTS:

None

ATTACHMENTS:

1. Staff Report
 2. Hatfield Trust SSCPA Map
 3. Ordinance No. 2023-13, Hatfield Family Revocable Trust Small-Scale Comp Plan Amendment
-

**CITY OF UMATILLA
STAFF REPORT BY LPG URBAN & REGIONAL PLANNERS, LLC**

Small Scale Comprehensive Plan Amendment

Owner: Hatfield Family Revocable Trust
Applicant: Morgan Hatfield and Shawn NcNew
General Location: North of Rose Street and West of Skyline Dr.
Number of Acres: 9.59 ± acres
Existing Land Use: Lake County Industrial
Proposed Land Use: Industrial

Description of Project

The owner is seeking a small-scale comp plan amendment (sscpa) to INDUSTRIAL Land Use for a self-storage facility known as East Lake Storage, LLC.

	Surrounding Zoning	Surrounding Land Use
North	County A	Lake County Industrial
South	County A	Lake County Industrial
East	County A	Urban Low Density (4 units/acre)
West	Airport Zoning (AZ)	Transportation/Aviation

Assessment

Small Scale Comprehensive Plan Map Amendment

The applicant is requesting a map amendment from Lake County Industrial to City Industrial on 9.59 ± acres. There are existing Industrial designated lands within Lake County adjacent to the northern and southern property boundary, and City Transportation/Aviation land use is located to the west. Across Skyline Drive, properties are designated as Lake County Urban Low Density which allows for light industrial uses with a conditional use permit pursuant to FLU Policy I-1.3.2; therefore, the proposed land use is compatible with adjacent lands, promotes orderly compact growth (FLU Policy 1-1.10.2), and designates industrial land uses which are adjacent to existing industrial land uses (FLU Policy 1-2.9.1). Further, the data and analysis indicates the city needs an additional 113 acres of industrial land use to meet the projected 2035 needs. Of the 113 acres, the city has previously approved land use

amendments to industrial of 85.14 acres leaving a need of 27.86 acres. The proposed amendment of 9.59 acres would assist in meeting the projected need.

For comprehensive plan purposes a maximum development scenario was utilized. Under the existing land use the maximum development potential is 417,740 SF of industrial development utilizing the 1.0 FAR and under the proposed land use the maximum development potential based on ISR is 313,305 SF which is a reduction of 104,435 SF.

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

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

14. Industrial - 75% maximum of impervious surface ratio per parcel, which includes building coverage and a maximum building height of 50 feet. Development shall be limited to general and wholesale commercial and industrial uses such as warehousing, distributing and light manufacturing.

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 1-2.9.1: Industrial Designation.

The City shall designate industrial land use on the Future Land Use Map where existing industrial uses are located. The City shall also designate land adjacent to these existing industrial areas where future industrial land uses are most appropriate and compatible.

Traffic Impact Analysis –

The proposed amendment would decrease the daily trips as outlined below based on maximum development potential. Skyline Drive is classified as a local 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
Light Manufacturing	313.30 KSF	140	1,488	232	70	162
TOTAL GROSS TRIPS (PROPOSED)			1,488	232	70	162

* 11th Edition

Existing Land Use Program

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
Light Manufacturing	417.74 KSF	140	1,984	309	93	216
TOTAL GROSS TRIPS (EXISTING)			1,984	309	93	216

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)	-77	-23	-54

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 0.037 MGD (includes Glendale Groves, LLC 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 not cause a deficiency and the city will have a remaining capacity of 0.029 MGD. 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 121,000 gallons per day (0.121 MGD) with a remaining capacity of 179,000 gallons per day (0.179 MGD). The proposed amendment would not cause a deficiency in the City’s Level of Service standards and the city would have 171,000 gallons per day (0.171 MGD) remaining (Table 2).

Solid Waste Analysis

The LOS for solid waste is 5 lbs per day per capita. The estimated employees are 677 at buildout and the estimated solid waste is 3,385 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.



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						0.037 *
		Industrial (1.0 FAR)	Industrial (.75 ISR)		.008	.008
Total	9.59	417,740 SF	313,305 SF			0.029

*Includes Glendale Groves, LLC

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

Industrial water usage based on 850 gallons per acre

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						0.179*
		Industrial (1.0 FAR/.80 ISR)	Industrial (.75 ISR)	313,305 SF	.008	.008
	9.59	417,740 SF	313,305 SF			0.171

*Includes Avenue Real Estate Amendment

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

Industrial wastewater usage based on 850 gallons per acre

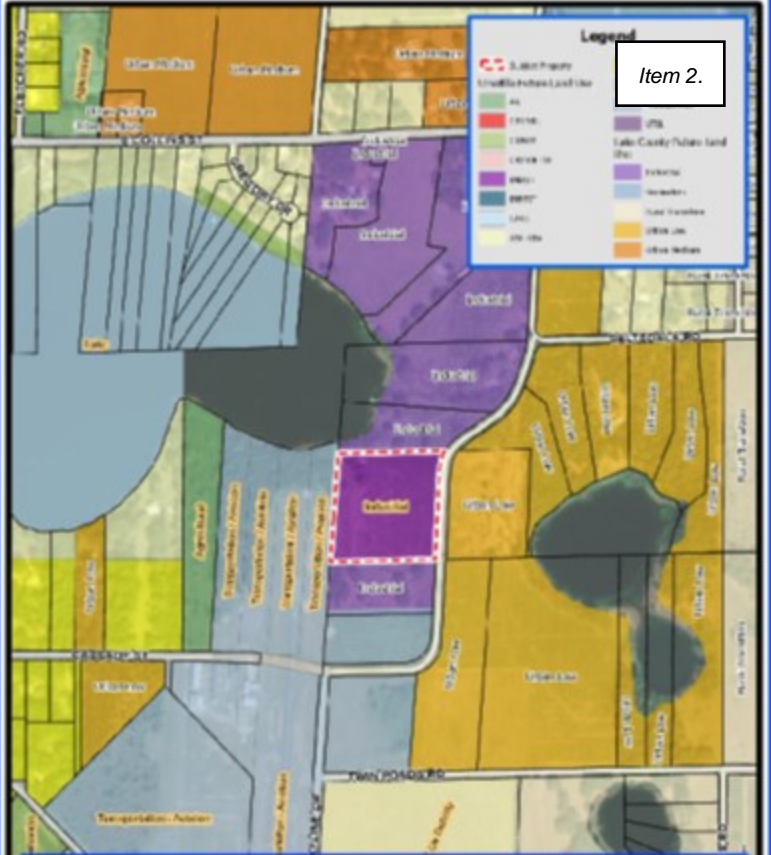


Recommendation

SSCPA

The proposed amendment to Industrial is consistent with the comprehensive plan as previously outlined. Staff recommends approval.

Staff recommends approval.



Item 2.



East Lake Storage
Proposed Future Land Use

John G. Gove
City of Umatilla
1000 W. 1st St.
Umatilla, OR 97882
Phone: 503-862-1100
Fax: 503-862-1101



ORDINANCE 2023-13

AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, PURSUANT TO THE PROVISIONS OF FLORIDA STATUTE 163.3187(1)(c); AMENDING THE LAND USE DESIGNATION OF 9.59 ± ACRES OF LAND DESIGNATED AS LAKE COUNTY INDUSTRIAL TO CITY INDUSTRIAL IN THE CITY OF UMATILLA FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY HATFIELD FAMILY REVOCABLE TRUST LOCATED NORTH OF ROSE 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 Morgan Hatfield and Shawn NcNew as applicant on behalf of Hatfield Family Revocable Trust as owner, requesting that real property within the city limits of the City of Umatilla be assigned a land use designation from Lake County Industrial to City of Umatilla Industrial under the Comprehensive Plan for the City of Umatilla;

WHEREAS, the amendment would facilitate industrial 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 Industrial to City of Umatilla Industrial 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 # 1039177

- 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.

Kent Adcock, Mayor
City of Umatilla, Florida

ATTEST:

Approved as to Form:

Jessica Burnham, CMC
City Clerk

Kevin Stone
City Attorney

Passed First Reading _____
Passed Second Reading _____
(SEAL)

EXHIBIT "A"

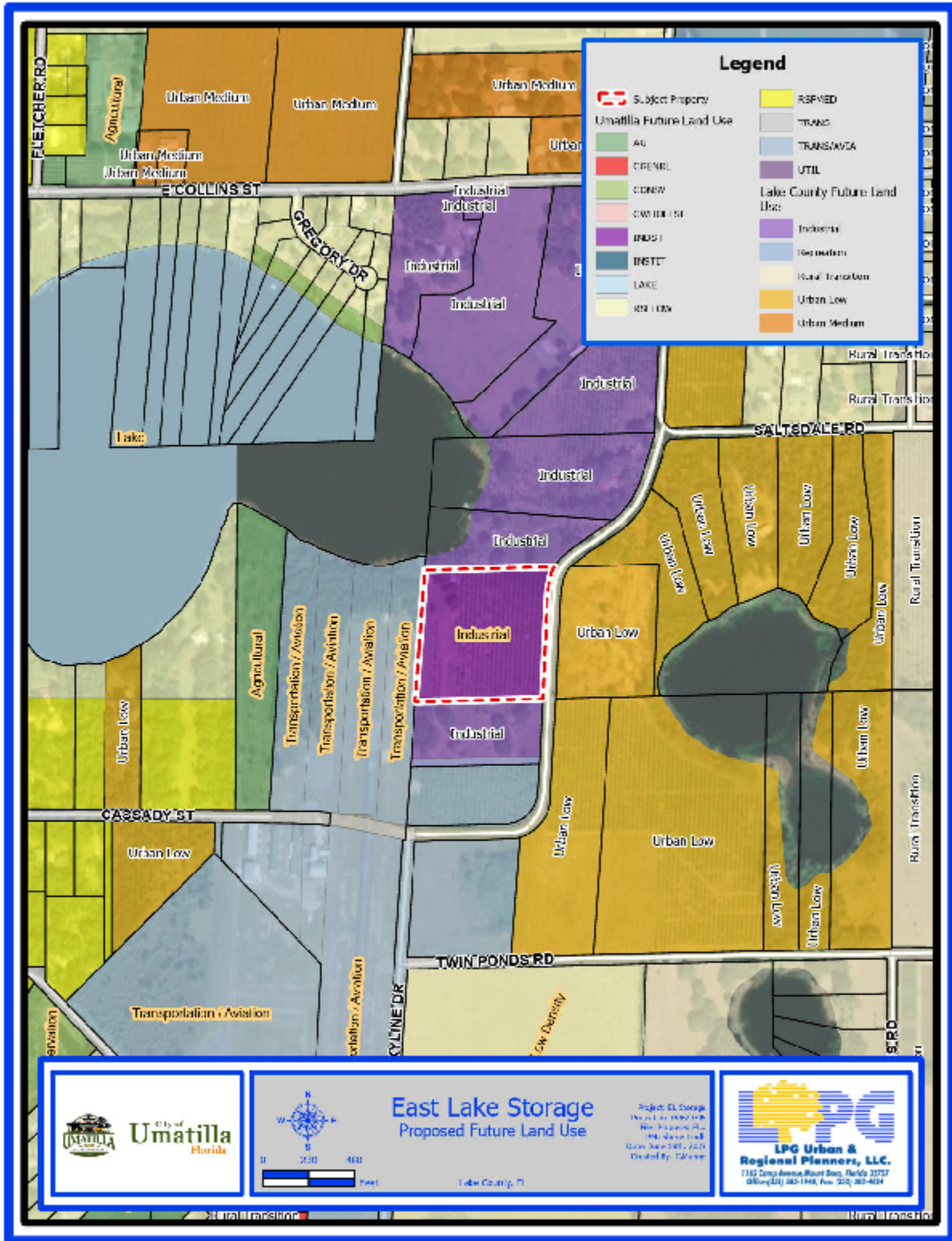


EXHIBIT "B"
LEGAL DESCRIPTION

BEGIN AT NORTHWEST CORNER OF SOUTH HALF OF NORTHWEST QUARTER OF NORTHEAST QUARTER RUN SOUTH 1 DEGREE 17 MINUTES 30 SECONDS WEST 667.67 FEET IN SOUTHWEST CORNER OF NORTHWEST QUARTER OF NORTHEAST QUARTER NORTH 85 DEGREES 58 MINUTES EAST 688.33 FEET; NORTH 1 DEGREE 33 MINUTES EAST 663.93 FEET, WESTERLY TO POINT OF BEGINNING, ALL IN SECTION 18, TOWNSHIP 18 SOUTH, RANGE 27 EAST, SAID LAND LYING AND BEING SITUATE IN LAKE COUNTY, FLORIDA.

LESS THAT PORTION OF SAID LAND CONVEYED TO LAKE COUNTY BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1379, PAGE 1267:

LYING WITHIN 33.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBE CENTERLINE:

BEGIN AT $\frac{3}{4}$ " IRON PIN LOCATED AT THE NORTHWEST CORNER OF THE SMITH-TURNER BLOCK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 83, PUBLIC RECORDS OF LAKE COUNTY FLORIDA, AND RUN SOUTH 89 DEGREES 46 MINUTES 10 SECONDS EAST, PARALLEL WITH AND 20.00 FEET NORTHERLY OF THE NORTH LINE OF LOTS 1 AND 28 OF SAID SMITH-TURNER BLOCK AND THE EASTERLY EXTENSION THEREOF, 1943.43 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1000.00 FEET; THENCE RUN EASTERLY ALONG SAID CURVE, HAVING A CENTRAL ANGLE OF 09 DEGREES 41 MINUTES 03 SECONDS, AN ARC DISTANCE OF 169.02 FEET; THENCE RUN SOUTH 80 DEGREES 05 MINUTES 07 SECONDS EAST, 233.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1000.00 FEET; THENCE RUN EASTERLY ALONG SAID CURVE, HAVING A CENTRAL ANGLE OF 11 DEGREES 30 MINUTES 31 SECONDS, AN ARC DISTANCE OF 200.86 FEET; THENCE RUN NORTH 88 DEGREES 24 MINUTES 22 SECONDS EAST, 384.79 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 200.00 FEET; THENCE RUN NORTHEASTERLY ALONG SAID CURVE, HAVING A CENTRAL ANGLE OF 85 DEGREES 06 MINUTES 15 SECONDS, AN ARC DISTANCE OF 297.07 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 03 DEGREES 18 MINUTES 07 SECONDS EAST, 514.40 FEET; THENCE RUN NORTH 01 DEGREES 56 MINUTES 55 SECONDS EAST, 497.21 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEREASTERLY, HAVING A RADIUS OF 260.00 FEET; THENCE RUN NORTHEASTERLY ALONG SAID CURVE, HAVING A CENTRAL ANGLE OF 52 DEGREES 37 MINUTES 24 SECONDS, AN ARC LENGTH OF 238.80 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 54 DEGREES 34 MINUTES 19 SECONDS EAST, 233.74 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 400.00 FEET; THENCE RUN NORTHEASTERLY ALONG SAID CURVE, HAVING A CENTRAL ANGLE OF 30 DEGREES 38 MINUTES 51 SECONDS, AN ARC DISTANCE OF 213.96 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 23 DEGREES 55 MINUTES 28 SECONDS EAST, 70.52 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 700.00 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE, HAVING A CENTRAL ANGLE OF 20 DEGREES 11 MINUTES 05 SECONDS, AN ARC DISTANCE OF 246.60 FEET TO THE END OF SAID SURVE; THENCE RUN NORTH 03 DEGREES 44 MINUTES 23 SECONDS EAST, 4.99 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18 THAT IS SOUTH 88 DEGREES 14 MINUTES 17 SECONDS WEST, 1181.23 FEET TO THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER, SAID POINT BEING THE END OF THIS CENTERLINE DESCRIPTION.



**CITY OF UMATILLA
AGENDA ITEM STAFF REPORT**

DATE: August 8, 2023

MEETING DATE: August 15, 2023

**SUBJECT: First Reading of Ordinance No. 2023-14 Hatfield Family Revocable Trust
Rezoning**

BACKGROUND SUMMARY:

The applicant is requesting that the site be rezoned from Lake County Agriculture to Light Manufacturing (LM). The rezoning to LM is required to bring the subject zoning consistent with the City's Comprehensive Plan.

The site is also located within the Airport Overlay Zone which restricts density, intensity (type of development) and building heights. The proposed use of self-storage is a permitted use within the LM zoning and is not a prohibited use in the Airport Overlay Zone regulations.

RECOMMENDATIONS:

Approval of First Reading of Ordinance No. 2023-14 Hatfield Family Revocable Trust Rezoning

FISCAL IMPACTS:

None

ATTACHMENTS:

1. Staff Report
 2. Hatfield Trust Zoning Map
 3. Hatfield Trust Concept Plan
 4. Ordinance No. 2023-14 Hatfield Family Revocable Trust Rezoning
-

**CITY OF UMATILLA
STAFF REPORT BY LPG URBAN & REGIONAL PLANNERS, LLC**

REZONING

Owner: Hatfield Family Revocable Trust
Applicant: Morgan Hatfield and Shawn McNew
General Location: North of Rose Street and West of Skyline Dr.
Number of Acres: 9.59 ± acres
Existing Zoning: County Agriculture
Proposed Zoning: Light Manufacturing (LM)

Description of Project

The owner is seeking rezoning for a self-storage facility known as East Lake Storage, LLC. Upon approval, the applicant is seeking a lot split to create a 5 acre and 4.59-acre parcel.

	Surrounding Zoning	Surrounding Land Use
North	County A	Lake County Industrial
South	County A	Lake County Industrial
East	County A	Urban Low Density (4 units/acre)
West	Airport Zoning (AZ)	Transportation/Aviation

Assessment

Rezoning

The applicant is requesting that the site be rezoned from Lake County Agriculture to Light Manufacturing (LM). The rezoning to LM is required to bring the subject zoning consistent with the comprehensive plan. The site is also located within the Airport Overlay Zone which restricts density, intensity (type of development) and building heights. The proposed use of self-storage is a permitted use within the LM zoning and is not a prohibited use in the Airport Overlay Zone regulations.

Concept Plan

It is proposed to construct a total gross square footage of 77,000 SF of self-storage units (air conditioned and non-a/c units) at build-out for a total of 560 units. The project is proposed to be constructed in

three (3) phases. Phase 1 to consist of the perimeter buildings consisting of 27,400 SF. Phase 2 to consist of one (1) interior building of 24,800 SF and Phase 3 to consist of one (1) interior building of 24,800 SF. Proposed buffers consist of a 15' buffer along the front, adjacent to Skyline Drive and a 10' landscape buffer along the southern property boundary. No buffers are recommended adjacent to LM and AZ zoning. Type "B" buffer plantings consist of 4 canopy, 3 understory, 2' hedge, and 15% groundcover other than turf. Type "A" buffer plantings consist of 3 canopy, 3 understory, 2' hedge, and 15% groundcover other than turf.

Skyline Drive serves as a local collector which connects CR 44A to CR 450A. Collector roadways may utilize a 35' front setback. A lesser setback of 25' may be approved by the City Manager based on existing right of way, speed, and safety. Side and rear setbacks are 25' which the proposed concept plan meets.

Recommendation

Rezoning and Concept Plan

The rezoning to LM is required to bring the subject zoning consistent with the comprehensive plan. The site is also located within the Airport Overlay Zone which restricts density, intensity (type of development) and building heights.

The concept plan provided is not a requirement for the rezoning. It is submitted by the applicant as an example of the proposed mini-warehouse development. Prior to development, a site plan will be required which requires approval by the City Council.

Staff recommends approval

Legend

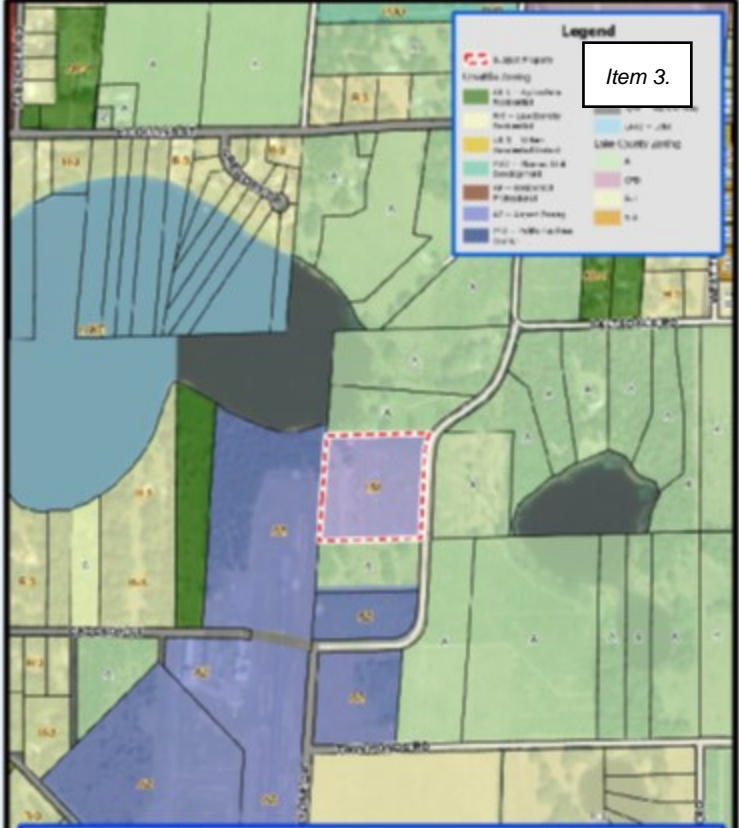


Item 3

Umatilla Zoning

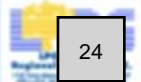
- U-1 - Agriculture Residential
- U-2 - Low Density Residential
- U-3 - Medium Density Residential
- U-4 - Medium Density Residential
- U-5 - Medium Density Residential
- U-6 - Medium Density Residential
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- U-98 - Medium Density Residential
- U-99 - Medium Density Residential
- U-100 - Medium Density Residential



East Lake Storage Proposed Zoning

Project Location: 10000 E. Highway 100, Umatilla, OR 97882
Project Description: 10000 E. Highway 100, Umatilla, OR 97882
Project Status: Pending



- Interior Climate controlled Units
- Exterior Non Climate Controlled Units

LEGEND BUILDING SQFT:

- BUILDING A: 11,700
- BUILDING B: 4,550
- BUILDING C: 24,800
- BUILDING D: 24,800
- BUILDING E: 6,150
- BUILDING F: 5,000

TOTAL GROSS SQ.FT: 77,000 SQF

LEGEND PHASE 1 BUILDING SQFT:

- BUILDING A: 11,700
- BUILDING B: 4,550
- BUILDING E: 6,150
- BUILDING F: 5,000

TOTAL GROSS SQ.FT: 27,400 SQF

LEGEND PHASE 2 BUILDING SQFT:

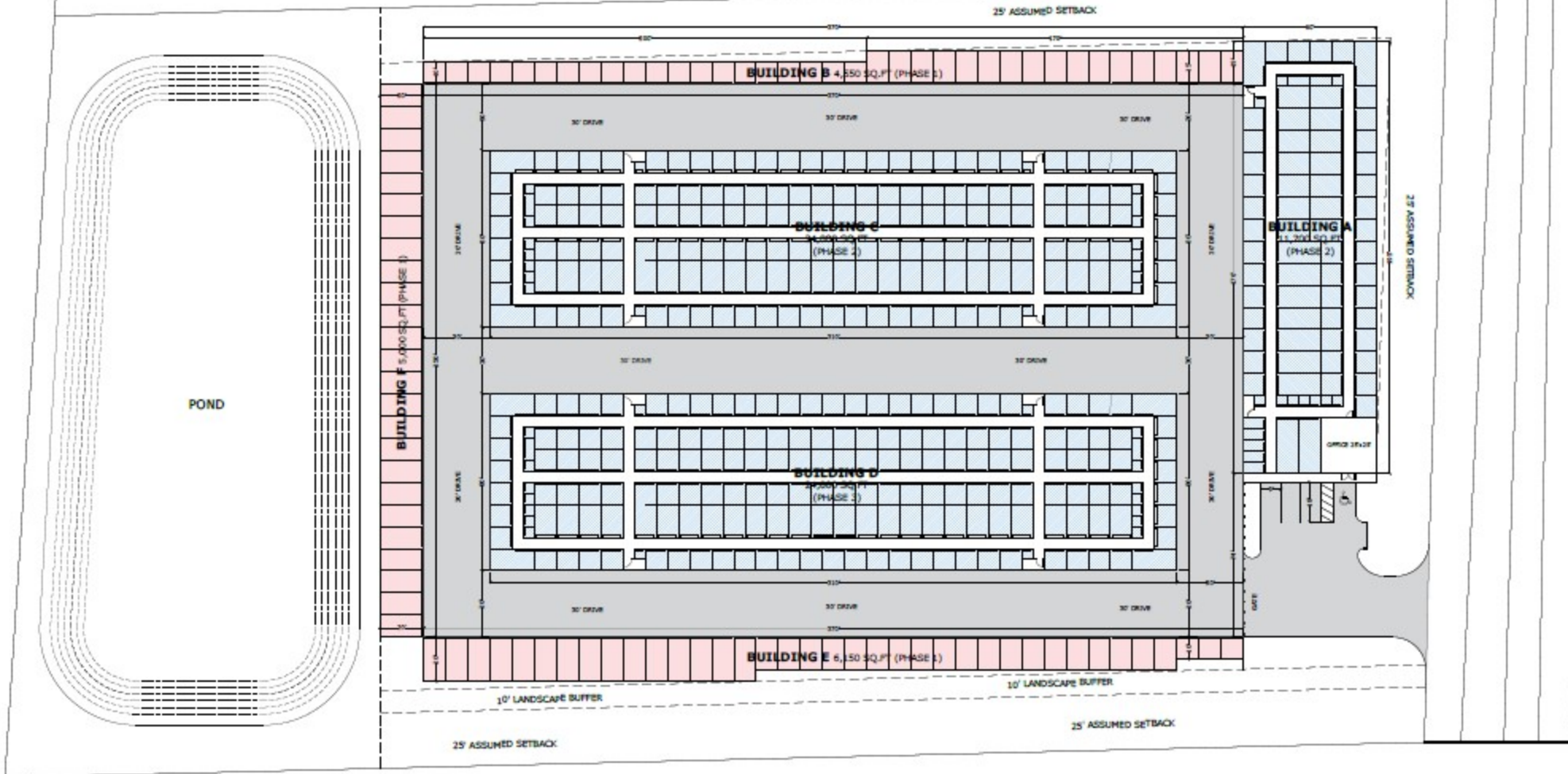
- BUILDING C: 24,800

TOTAL GROSS SQ.FT: 24,800 SQF

LEGEND PHASE 3 BUILDING SQFT:

- BUILDING C: 24,800

TOTAL GROSS SQ.FT: 24,800 SQF



Jennifer Zabik, P.E., S.E.
1024 N Fullers Cross Road
Winter Garden, FL 34787
jzabik@bennett-pleas.com

SE-1



350 E Crown Point Rd
Suite 1080
Winter Garden, FL 34787
Phone: (407)347-9614

Info@
rapidbuildingsolutions.com

JOB NAME:
EAST LAKE STORAGE,
UMATILLA, FL

JOB NUMBER:
2397-23-FL-S-1

ID	DATE	DESCRIPTION	APP
1	05/23/23	LAY	MR
2	06/05/23	LAY	MR
3	07/17/23	LAY & MUC	JS

ISSUE DATE	DATE
DESIGNED BY:	DRAWN BY: JZ
CHECKED BY:	SUBMITTED BY: JZ

FOR APPROVAL ONLY
NOT FOR FIELD USE

SIGNATURE _____
DATE _____

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CLIMATE CONTROLLED UNITS

NON-CLIMATE CONTROLLED UNITS

1 5 x 5	5 5 x 12	9 10 x 10	13 10 x 25	17 15 x 25	21 20 x 30	A 5 x 5	E 5 x 12	I 10 x 10	M 10 x 25	Q 15 x 25	U 20 x 30
2 5 x 7	6 5 x 15	10 10 x 12	14 10 x 30	18 15 x 30	22 25 x 25	B 5 x 7	F 5 x 15	J 10 x 12	N 10 x 30	R 15 x 30	V 25 x 25
3 5 x 7.5	7 7 x 7	11 10 x 15	15 15 x 15	19 20 x 20	23 25 x 30	C 5 x 7.5	G 7 x 7	K 10 x 15	O 15 x 15	S 20 x 20	W 25 x 30
4 5 x 10	8 7 x 10	12 10 x 20	16 15 x 20	20 20 x 25	24 25 x 40	D 5 x 10	H 7 x 10	L 10 x 20	P 15 x 20	T 20 x 25	X 25 x 40

ORDINANCE 2023-14

AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, RECLASSIFYING 9.59 ± ACRES OF LAND ZONED LAKE COUNTY AGRICULTURE (AG) TO THE DESIGNATION OF LIGHT MANUFACTURING (LM) FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY HATFIELD FAMILY REVOCABLE TRUST LOCATED NORTH OF ROSE 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 Morgan Hatfield and Shawn McNew as applicant on behalf of the Owner, Hatfield Family Revocable Trust, to rezone approximately 9.59 acres of land from Lake County Agriculture (AG) to Light Manufacturing (LM);

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 Light Manufacturing, LM, 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 # 1039177

Section 2: Zoning Classification.

That the property shall be designated as LM, Light Manufacturing, in accordance with Chapter 6, Section 2(o) 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.

Kent Adcock, Mayor
City of Umatilla, Florida

ATTEST:

Approved as to Form:

Jessica Burnham
City Clerk

Kevin Stone
City Attorney

Passed First Reading _____
Passed Second Reading _____
(SEAL)

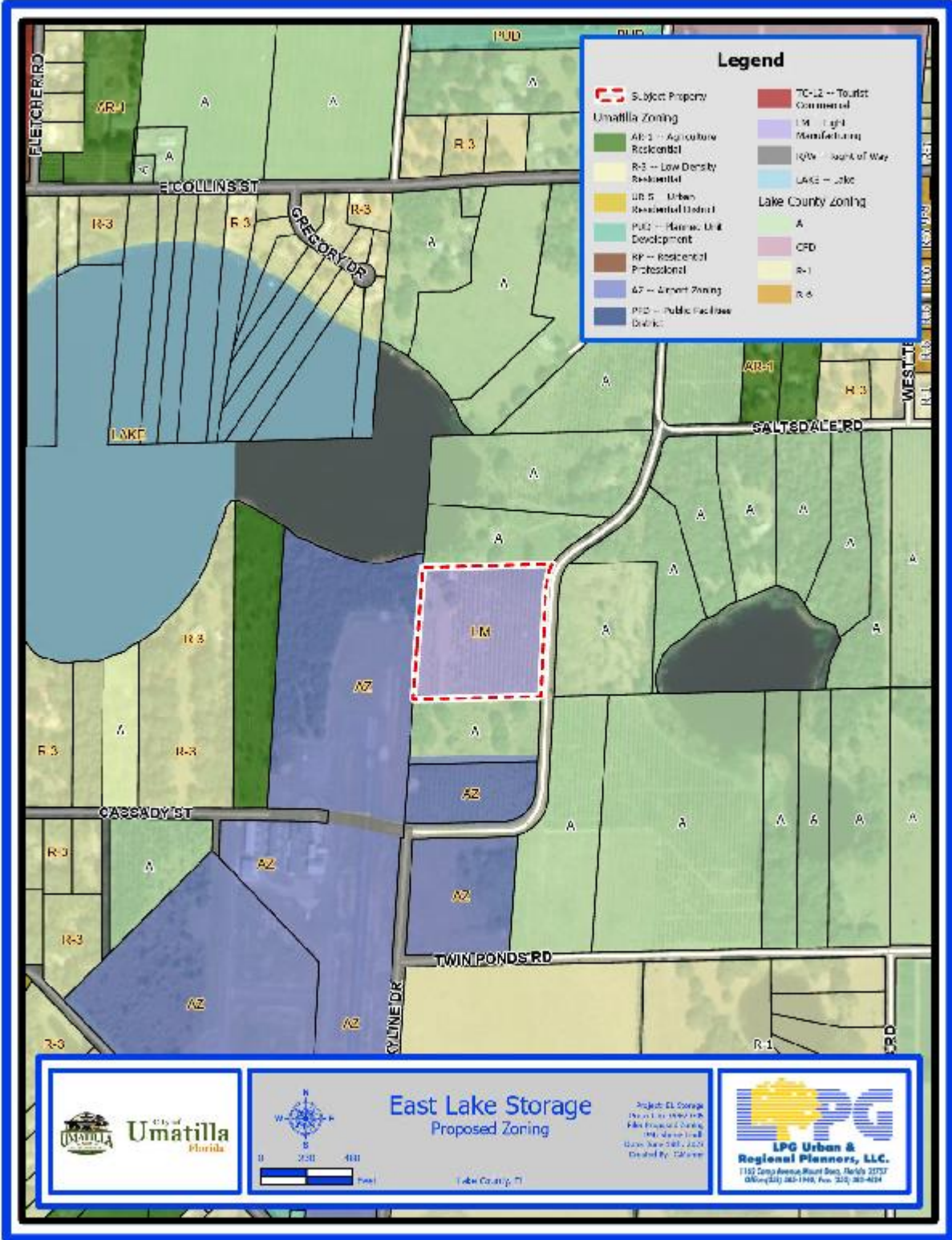


EXHIBIT "B"

BEGIN AT NORTHWEST CORNER OF SOUTH HALF OF NORTHWEST QUARTER OF NORTHEAST QUARTER RUN SOUTH 1 DEGREE 17 MINUTES 30 SECONDS WEST 667.67 FEET IN SOUTHWEST CORNER OF NORTHWEST QUARTER OF NORTHEAST QUARTER NORTH 85 DEGREES 58 MINUTES EAST 688.33 FEET; NORTH 1 DEGREE 33 MINUTES EAST 663.93 FEET, WESTERLY TO POINT OF BEGINNING, ALL IN SECTION 18, TOWNSHIP 18 SOUTH, RANGE 27 EAST, SAID LAND LYING AND BEING SITUATE IN LAKE COUNTY, FLORIDA.

LESS THAT PORTION OF SAID LAND CONVEYED TO LAKE COUNTY BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1379, PAGE 1267:

LYING WITHIN 33.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBE CENTERLINE:

BEGIN AT $\frac{3}{4}$ " IRON PIN LOCATED AT THE NORTHWEST CORNER OF THE SMITH-TURNER BLOCK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 83, PUBLIC RECORDS OF LAKE COUNTY FLORIDA, AND RUN SOUTH 89 DEGREES 46 MINUTES 10 SECONDS EAST, PARALLEL WITH AND 20.00 FEET NORTHERLY OF THE NORTH LINE OF LOTS 1 AND 28 OF SAID SMITH-TURNER BLOCK AND THE EASTERLY EXTENSION THEREOF, 1943.43 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1000.00 FEET; THENCE RUN EASTERLY ALONG SAID CURVE, HAVING A CENTRAL ANGLE OF 09 DEGREES 41 MINUTES 03 SECONDS, AN ARC DISTANCE OF 169.02 FEET; THENCE RUN SOUTH 80 DEGREES 05 MINUTES 07 SECONDS EAST, 233.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1000.00 FEET; THENCE RUN EASTERLY ALONG SAID CURVE, HAVING A CENTRAL ANGLE OF 11 DEGREES 30 MINUTES 31 SECONDS, AN ARC DISTANCE OF 200.86 FEET; THENCE RUN NORTH 88 DEGREES 24 MINUTES 22 SECONDS EAST, 384.79 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 200.00 FEET; THENCE RUN NORTHEASTERLY ALONG SAID CURVE, HAVING A CENTRAL ANGLE OF 85 DEGREES 06 MINUTES 15 SECONDS, AN ARC DISTANCE OF 297.07 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 03 DEGREES 18 MINUTES 07 SECONDS EAST, 514.40 FEET; THENCE RUN NORTH 01 DEGREES 56 MINUTES 55 SECONDS EAST, 497.21 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEREASTERLY, HAVING A RADIUS OF 260.00 FEET; THENCE RUN NORTHEASTERLY ALONG SAID CURVE, HAVING A CENTRAL ANGLE OF 52 DEGREES 37 MINUTES 24 SECONDS, AN ARC LENGTH OF 238.80 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 54 DEGREES 34 MINUTES 19 SECONDS EAST, 233.74 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 400.00 FEET; THENCE RUN NORTHEASTERLY ALONG SAID CURVE, HAVING A CENTRAL ANGLE OF 30 DEGREES 38 MINUTES 51 SECONDS, AN ARC DISTANCE OF 213.96 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 23 DEGREES 55 MINUTES 28 SECONDS EAST, 70.52 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 700.00 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE, HAVING A CENTRAL ANGLE OF 20 DEGREES 11 MINUTES 05 SECONDS, AN ARC DISTANCE OF 246.60 FEET TO THE END OF SAID SURVE; THENCE RUN NORTH 03 DEGREES 44 MINUTES 23 SECONDS EAST, 4.99 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18 THAT IS SOUTH 88 DEGREES 14 MINUTES 17 SECONDS WEST, 1181.23 FEET TO THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER, SAID POINT BEING THE END OF THIS CENTERLINE DESCRIPTION.



CITY OF UMATILLA
AGENDA ITEM STAFF REPORT

DATE: August 7, 2023

MEETING DATE: August 15, 2023

**SUBJECT: First Reading of Ordinance No. 2023-15 Hatfield Family Revocable Trust
 Special Exception Use Permit**

BACKGROUND SUMMARY:

The applicant is requesting a lot split which would allow a 5.0-acre parcel and a 4.59-acre parcel. It is proposed to develop the 5.0-acre parcel for self-storage and it is being proposed to utilize the 4.9-acre site as an owners/caretaker's residence, and maintain the existing grove until such time as it is developed as light manufacturing. The proposed lot-split exceeds the minimum size requirements for the light manufacturing district. The proposed owners/caretaker's residence is allowed within the light manufacturing district with a Special Exception Use (SEU).

RECOMMENDATIONS:

Approve First Reading of Ordinance No. 2023-15 Hatfield Family Revocable Trust Special Exception Use Permit

FISCAL IMPACTS:

N/A

ATTACHMENTS:

1. Staff Report
2. Ordinance No. 2023-15 Hatfield Family Revocable Trust Special Exception Use Permit

**CITY OF UMATILLA
STAFF REPORT BY LPG URBAN & REGIONAL PLANNERS, LLC**

SPECIAL EXCEPTION USE/LOT SPLIT

Owner: Hatfield Family Revocable Trust
Applicant: Morgan Hatfield and Shawn McNew
General Location: North of Rose Street and West of Skyline Dr.
Number of Acres: 9.59 ± acres

Description of Project

The owner is requesting a lot split to create a 5 acre and 4.59-acre parcel. The applicant is also seeking a SEU for the 4.59-acre parcel to utilize the existing home as an owner’s residence and allow for the continuation of the citrus grove. 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).

	Surrounding Zoning	Surrounding Land Use
North	County A	Lake County Industrial
South	County A	Lake County Industrial
East	County A	Urban Low Density (4 units/acre)
West	Airport Zoning (AZ)	Transportation/Aviation

Assessment

Lot Split and Special Exception Use

The applicant is also requesting a lot split which would allow a 5.0-acre parcel and a 4.59-acre parcel. It is proposed to develop the 5.0-acre parcel for self-storage and it is proposed to utilize the 4.59-acre site as an owners/caretaker’s residence, and maintain the existing grove until such time as it is developed as light manufacturing. The proposed lot split exceeds the minimum size requirements for the LM zoning

district. The proposed owners/caretaker's residence is allowed within the LM zoning district with a Special Exception Use (SEU).

Pursuant to Chapter 7, Section 2(d)(2) the review criteria for **SPECIAL EXCEPTION USES** are:

- 1) Traffic generation and access for the proposed use shall not adversely impact adjoining properties and the general public safety;

The proposed use of owners/caretaker's residence and citrus grove will not adversely impact adjoining properties and the general public safety as there is no net change in traffic.

- 2) Off-street parking, loading and service areas shall be provided and located such that there is no adverse impact on adjoining properties, beyond that generally experienced in the district;

The owners/caretaker's residence has existing parking provided within the carport and driveway.

- 3) Required yards, screening or buffering and landscaping shall be consistent with the district in general and the specific needs of the abutting land uses;

The existing residence does not require the installation of buffers and landscaping as there is no change of use. When the subject site is developed as Light Manufacturing, the proposed redevelopment must meet the City's Land Development Regulations and provide appropriate landscaping buffers, setbacks and screening of service areas.

- 4) Architectural and signage treatments shall comply with the general provisions applicable to permitted uses in the district, to the greatest extent possible, and be sensitive to surrounding development;

The existing house is not subject to the architectural standards in Chapter 6, Section 4 as it is an existing structure and no expansion is proposed. Any signage must comply with Chapter 16 signs.

- 5) Size, location or number of special exception uses in the area shall be limited so as to maintain the overall character of the district, avoid concentration of similar uses within the commercial corridor, as intended by this Code.

Review of available city records indicate that there are no special exception uses that have been granted in the immediate area. Approval of the proposed request would maintain the overall character of the industrial district and avoids concentration of similar uses.

Pursuant to Chapter 7, Section 3(b)(29) special requirements for consideration for the special exception is as follows:

29) SINGLE FAMILY RESIDENTIAL DWELLING UNIT (LM)

A special exception may be granted under the following conditions:

- A) The dwelling unit cannot be a mobile home; and
- B) The dwelling unit is to be used exclusively by the owner or caretaker.

The subject dwelling is a detached single-family home and will be utilized exclusively by the owner/caretaker; therefore, the existing dwelling unit meets the criteria.

Recommendation

Lot Split and Special Exception Use

The proposed lot split exceeds the minimum requirements of the LM district. The Special Exception Use of an owners/caretaker's residence meets the minimum requirements and would not be detrimental to adjacent properties or the general public.

Staff recommends approval.

ORDINANCE 2023-15

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, APPROVING A SPECIAL EXCEPTION USE PERMIT TO ALLOW AN OWNERS/CARETAKERS'S RESIDENCE, LOCATED IN THE LM ZONING DISTRICT ON 4.59 ACRES FOR THE HEREAFTER DESCRIBED LANDS WITHIN THE CITY OF UMATILLA, FLORIDA; OWNED BY HATFIELD FAMILY REVOCABLE TRUST AND LOCATED NORTH OF ROSE STREET AND WEST OF SKYLINE DRIVE, UMATILLA, LAKE COUNTY, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an application has been received by Morgan Hatfield and Shawn McNew on behalf of the Hatfield Family Revocable Trust, (the “**Owner**”), has been received by the City of Umatilla (the “**City**”) requesting a Special Exception Use Permit pursuant to Chapter 7 of the City Land Development Regulations (the “**LDR**”) to allow the property located north of Rose Street and west of Skyline Drive, Umatilla, Florida (the “**Property**”), to continue to be used as an owners/caretaker’s residence within the LM zoning district; and

WHEREAS, public notice has been provided as required by the Land Development Regulations of the City of Umatilla; and

WHEREAS, the City Council of the City of Umatilla acts in the capacity of the Planning & Zoning Board.

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

Section 1: Purpose and Intent.

That the Property in the zoning district of Light Manufacturing (LM), being situated in the City of Umatilla, Florida, shall hereafter be granted a Special Exception Use Permit to continue to allow a residence.

LEGAL DESCRIPTION: See **Exhibit “A”**, attached hereto and incorporated herein by this reference.

Alternate Key # 1039177 (A portion of)

Section 2: Zoning Classification.

That the Property shall be granted a Special Exception Use Permit to continue to allow an owners/caretaker’s residence in the LM zoning district in accordance with Chapter 7, Section 2 of the Land Development Regulations of the City of Umatilla, Florida.

- a. The Owner shall be allowed to utilize the existing residence as an owners/caretaker’s residence. The existing residence shall be considered a conforming use and may be expanded pursuant to the applicable provisions of the Land Development Regulations of the City of Umatilla.
- b. Development shall be in substantial conformance with the conceptual development plan attached as **Exhibit “B”**.
- c. The Owner shall comply with all applicable provisions of the Land Development Regulations of the City of Umatilla.
- d. A special exception use that is not initiated within one (1) year of being granted shall not be established without a new public hearing in accordance with requirements of Chapter 7 of the Land Development Regulations.
- e. A special exception use that is abandoned for a period of six (6) months or more shall not be reestablished without a new public hearing in accordance with the requirements of Chapter 7 of the Land Development Regulations.

Section 3: 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 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: Effective Date.

This Ordinance shall become effective upon passage.

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

[SIGNATURES TO FOLLOW]

Kent Adcock, Mayor
City of Umatilla, Florida

ATTEST:

Approved as to Form:

Jessica Burnham,
City Clerk

Kevin Stone
City Attorney

(SEAL)

Passed First Reading: _____

Passed Second Reading: _____

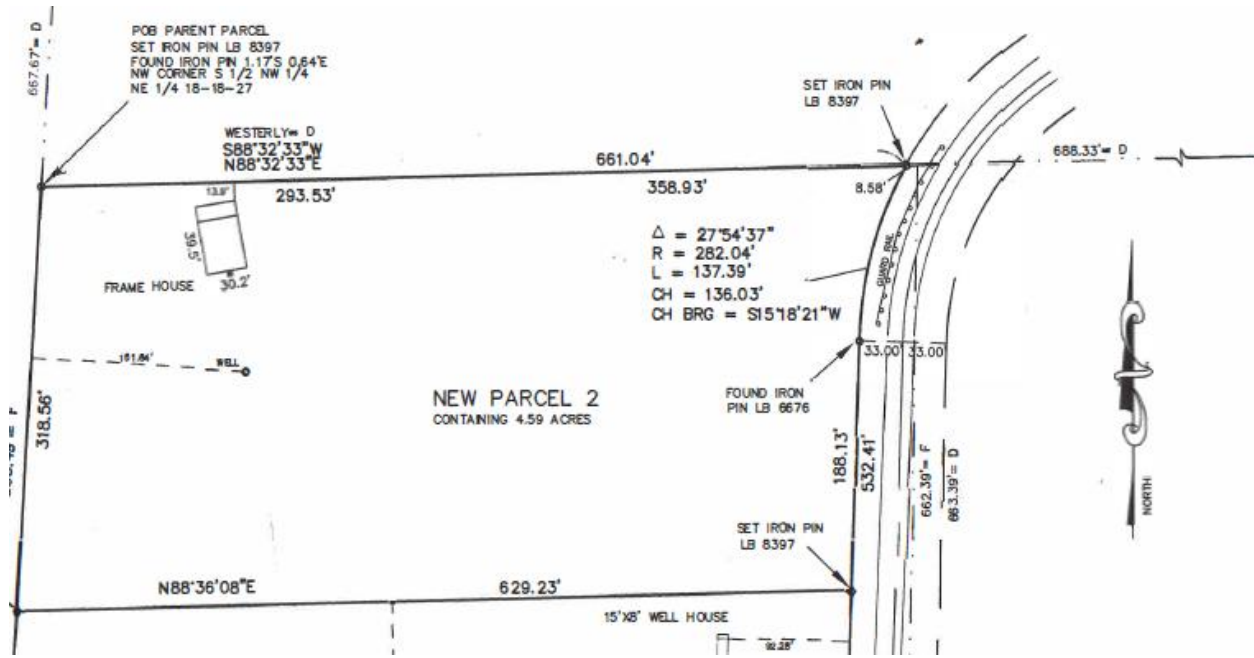
EXHIBIT "A"

BEGIN AT NORTHWEST CORNER OF SOUTH HALF OF NORTHWEST QUARTER OF NORTHEAST QUARTER RUN SOUTH 1 DEGREE 17 MINUTES 30 SECONDS WEST 667.67 FEET IN SOUTHWEST CORNER OF NORTHWEST QUARTER OF NORTHEAST QUARTER NORTH 85 DEGREES 58 MINUTES EAST 688.33 FEET; NORTH 1 DEGREE 33 MINUTES EAST 663.93 FEET, WESTERLY TO POINT OF BEGINNING, ALL IN SECTION 18, TOWNSHIP 18 SOUTH, RANGE 27 EAST, SAID LAND LYING AND BEING SITUATE IN LAKE COUNTY, FLORIDA.

LESS THAT PORTION OF SAID LAND CONVEYED TO LAKE COUNTY BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1379, PAGE 1267:

ALSO LESS:
THE SOUTH 343.63 FEET THEREOF.

EXHIBIT "B"





CITY OF UMATILLA
AGENDA ITEM STAFF REPORT

DATE: August 7, 2023

MEETING DATE: August 15, 2023

SUBJECT: First Reading of Ordinance No. 2023-16 Fletcher Grove Assisted Living Facility Small Scale Comp Plan Amendment

BACKGROUND SUMMARY:

The owner is seeking a small-scale Comprehensive Plan Amendment from SF Medium Density to Institutional and rezoning to Public Facility District for a 121- total units, comprised of 65 - Assisted Living Units, 24 - Memory Care Units, 32- Independent Living Units. The proposed facility is 2 story with a maximum building height of 35-feet.

The proposed comprehensive plan amendment to an Institutional Land Use is considered compatible with the adjacent land uses and provides for temporary living facilities and is consistent with the City Comprehensive Plan.

RECOMMENDATIONS:

Approve First Reading of Ordinance 2023-16 Fletcher Grove Assisted Living Facility Small Scale Comp Plan Amendment

FISCAL IMPACTS:

None

ATTACHMENTS:

1. Staff Report
2. Fletcher Grove ALF Location Map
3. Fletcher Grove ALF Site Plan
4. Fletcher Grove ALF Elevation Drawing
5. Ordinance No. 2023-16 Fletcher Grove Assisted Living Facility Small Scale Comp Plan Amendment

**CITY OF UMATILLA
STAFF REPORT BY LPG URBAN & REGIONAL PLANNERS, INC.**

SSCPA AND REZONING

Owner: Fletcher Grove Development, LLC

Applicant: Allison Yurko, Esq.

General Location: North of CR 450 and west of Fletcher Road

Number of Acres: 9.789 ± acres

Existing Zoning: Residential Professional (RP) and Commercial Tourist (CT)

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

Proposed Zoning: Public Facilities District (PFD)

Proposed Land Use: Institutional

Date: July 27, 2023

Description of Project

The owner is seeking a small-scale comp plan amendment from SF medium density (5 units/acre) to Institutional (.75 ISR) and rezoning to PFD for a 121-unit (156 beds) assisted living facility (65) with memory care (24 units) and independent living (32 units). The proposed facility is 2 story with a maximum building height of 35’.

	Surrounding Zoning	Surrounding Land Use
North	Commercial Tourist	Commercial Tourist (12 units/acre) & SF Medium Density (8 units/acre)
South	Residential Professional (RP) & R-3	Multi-family (12 units/acre) & SF Low Density (3 units/acre)
East	R-3 & AR-1	SF Medium Density & Agriculture Residential (1 unit/acre)
West	CT & RP	Commercial Tourist & Multi-family (12 units/acre)

Assessment

Small Scale Comprehensive Plan Map Amendment

The proposed comprehensive plan amendment from SF Medium Density (5 units/acre) to Institutional (.75 ISR) is considered compatible with the adjacent land uses and provides for temporary living facilities and is consistent with the comprehensive plan.

For comprehensive plan purposes a maximum development scenario was utilized based on the requirements of the Florida Statutes. Under the existing land use the maximum development potential is 49 single family residential units and under the proposed land use the maximum development is 319,806 SF of institutional type uses (It should be noted that maximum densities and intensities will not be achieved in all cases. Compatibility standards and other LDR regulations including those regulating the interaction between land use districts and zoning, as related to each specific site’s unique characteristics, will determine actual achievable densities and intensities). The amendment will not cause a deficiency in the adopted levels of service established for public facilities as outlined below.

School Impact Analysis

Institutional type uses do not generate students. The amendment decreases the potential school age children by 17.

STUDENTS GENERATED BASED ON EXISTING LAND USE

SCHOOL	SF Units	STUDENT GENERATION RATE	STUDENTS GENERATED
ELEMENTARY	49	0.157	7
MIDDLE	49	0.079	4
HIGH	49	0.114	6
GRAND TOTAL		0.350	17

Traffic Impact Analysis

The proposed amendment would increase the daily trips as outlined below based on maximum development potential. Fletcher Road is classified as a local roadway under the jurisdiction of Lake County with an adopted Level of Service (LOS) of D. Collins Street (CR 450) is classified as a collector roadway under the jurisdiction of Lake County with an adopted 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
Assisted Living Facility	319.81	254	1340	154	51	103
TOTAL GROSS TRIPS (PROPOSED)			1,340	154	51	103

* 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	49 units	210	462	34	21	13
TOTAL GROSS TRIPS (EXISTING)			462	34	21	13

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)	120	30	90

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 .653 MGD. The City has a current available capacity of .02 MGD 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 not cause a deficiency and the City will have a remaining available capacity of .02 MGD.

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 120,000 gallons per day (0.12 MGD) with a remaining capacity of 179,000 gallons per day (0.17 MGD). The proposed amendment would not cause a deficiency in the City’s Level of Service standards and the city would have 179,000 gallons per day (0.17 MGD) remaining (Table 2).

Solid Waste Analysis

The LOS for solid waste is 5 lbs per day per capita. Solid waste was estimated based on one (1) person per bed, which equates to 740 people. It is estimated that the proposed land use will produce 3,700 pounds of solid waste per day. The proposed amendment will not cause a deficiency in the LOS.

Environmental Analysis

An environmental assessment was conducted by Bio-Tech Consulting, Inc. The entire site is classified as uplands and not within the 100 year flood plain. At the time of field review, no listed species were observed onsite. The site is within the sand skink consultation area. Should protected species occur, appropriate regulatory permits will be required prior to development.

Comprehensive Plan Consistency

The proposed amendment is consistent with the following policies (among others):

FLU Policy 1-2.1.1 – Land Use Designations (15) - Institutional - 75% maximum impervious surface ratio per parcel, which includes building coverage. Development shall be limited to public facilities as specified in Policy 1-2.1.3.

FLU Policy 1-2.1.3 – Consideration of Public Facilities/Services - The City has incorporated within the Land Development Regulations provisions that allow Public Facilities/Services that best serve the health, safety, and welfare of citizens in all land use categories of the 2035 Future Land Use Map except Conservation/Open Space. Such areas shall be designated as institutional on the Future Land Use Map. Public facilities/services shall include but not be limited to educational facilities, electrical sub station, water plants, governmental facilities, churches and libraries. The proposed public facility/service must comply with the following criteria:

1. The proposed facility/service serves the majority of the population;
2. The proposed facility/service is located in close proximity to the main user group;
3. Buffers will be provided along the perimeter property boundary and the width of such buffer shall be determined by the adjacent land use and the proposed public facility/service, and;
4. Landscaping will be provided based on the adjacent land use and proposed public facility/service.

FLU Policy 1-2.5.1 – Institutional Land Use Designation - The institutional land use designation shall accommodate land resource needs of existing public and semi-public services, which shall comprise: governmental administration buildings, educational facilities, utilities, and essential public services, and facilities.

FLU Policy 1-2.5.2 – Reduce Impacts to Adjacent Land Uses - Lands designated for institutional uses shall contain sufficient acreage and open space. Such uses shall provide screening and buffer areas to minimize potential adverse impacts to adjacent land uses.

Housing Policy 3-1.1.2 – Promote a Diversity of Housing Types - The City's Future Land Use Map shall designate acreage to accommodate a diversity of housing needs.

Housing Policy 3-1.3.3 – Multi-Generation Housing - The City shall support the development of innovative retirement/multi-generation housing including "Granny Cottages", and accessory apartments.

Rezoning

The applicant is requesting that the 9.789 acres be rezoned from Commercial Tourist (CT) and Residential Professional (RP) to Public Facilities District (PFD). Chapter 6, Section 2(j)(3) provides special conditions for approval. Approved PFD uses shall front on an arterial or collector roadway. The subject site has frontage on CR 450 which is a collector roadway. Such uses shall comply with appropriate landscaping and buffering requirements pursuant to Chapter 15. The proposed PFD will comply with Chapter 15 and the proposed site plan meets the landscaping and buffering requirements. A 20' type "B" buffer is proposed adjacent to the perimeter property boundary. It should be noted that the southern and eastern buffer exceeds the minimum buffer requirements of a 15' type "A" along CR 450 and Fletcher Road. Such uses shall comply with appropriate access management techniques pursuant to the Chapter 14. Both CR 450 and Fletcher Road are under the jurisdiction of Lake County and will meet Lake County access management standards.

The proposed PFD zoning is compatible with the adjacent zoning of commercial tourist, residential professional, R-3, and Agricultural Residential (AR). It should be noted that the adjacent zonings of R-3 and AR are located across Fletcher Road to the east. Appropriate buffers and increased setbacks are proposed which would mitigate any potential impacts to the residential.

Preliminary Site Plan

The plan identifies three (3) – 2 story buildings for a total of 121 units (156 beds) with common areas (dining room, theater, library, etc.) and recreational amenities which include outdoor court yards with water features.

The proposed preliminary site plan appears to take into account the existing tree canopy in the proposed design. One (1) access point, a dual boulevard from Collins Road (CR 450) is proposed. It should be noted that the roadway is under the jurisdiction of Lake County and the county would need to approve the proposed access location. A 20' Type "B" landscape buffer (4 canopy trees, 4 understory trees, shrubs and groundcover) is proposed adjacent to the entire perimeter boundary. It is the applicant's intent to leave the existing tree canopy within the buffers.

The proposed setbacks are as follows:

South - Collins Road (CR 450) – 35'

East - Fletcher Road – 25'

North boundary – 20'

West – 30'

Traffic

A traffic impact analysis was conducted by Traffic, Planning and Design, Inc. (TPD) based on the proposed 121-unit ALF. The analysis indicates that the proposed development will create 299 daily trips with 23 PM Peak hour trips. It should be noted that the proposed daily trips are a substantial decrease in trips when compared to the existing allowed residential units which would produce 462 trips (a decrease of 163 daily trips). Results of the analysis indicate that the area roadways and intersections will operate at satisfactory LOS with the proposed development.

Lake County Public Works indicates that additional right of way will be required for CR 450 and Fletcher Road.

Elevations

The institutional use is exempt from non-residential design standards of Chapter 6, Section 5; however, please be advised that the proposed elevations appear to meet the architectural requirements of Chapter 6, Section 5 of the Land Development Regulations (LDRs).

Recommendation

Small Scale Comprehensive Plan Map Amendment

The proposed amendment is consistent with the comprehensive plan, will not degrade level of service for public facilities, and meets the following policies (among others):

- FLU Policy 1-2.1.1 – Land Use Designations
- FLU Policy 1-2.1.3 – Consideration of Public Facilities/Services
- FLU Policy 1-2.5.1 – Institutional Land Use Designation
- FLU Policy 1-2.5.2 – Reduce Impacts to Adjacent Land Uses
- Housing Policy 3-1.1.2 – Promote a Diversity of Housing Types
- Housing Policy 3-1.3.3 – Multi-Generation Housing

Rezoning

The proposed rezoning is compatible with adjacent development and the preliminary site plan meets the minimum technical standards of Chapter 6.

Table 1 – Water Analysis

Ordinance #	Acres	Existing Land Use	Proposed City Land Use	Maximum Development	Water Demand (gross) (mgpd)	Capacity or Deficit (mgpd)
City of Umatilla Current Capacity						0.195*
	9.789	SF Med Density (5 units/acre)	Institutional (.75 ISR)	319,806 SF (740 beds)	0.09	
	9.789	49 Units		740 beds		0.105

* Includes Maxwell Road Amendment

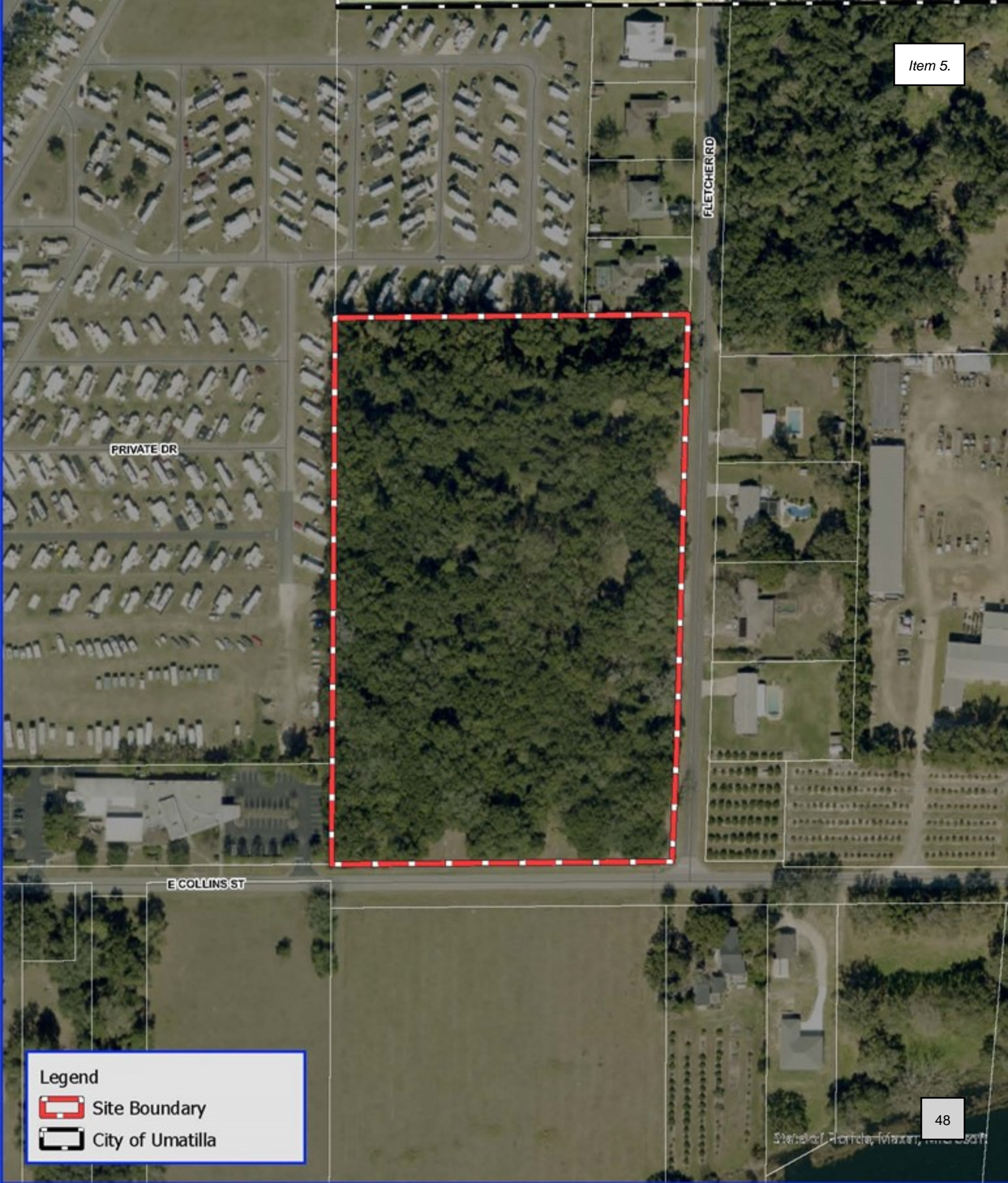
Estimated water demand based on PF Policy 4-1.10.1 of LOS of 150 gpdpc or 300 GPD per ERU
 ERU's for ALF calculated at 0.417 per bed

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						0.17
	9.789	SF Med Density (5 units/acre)	Institutional (.75 ISR)	319,806 SF (740 beds)	0.077	
		49 Units	740 beds	740 beds		0.093

* Includes Maxwell Road Amendment

Estimated wastewater demand based on PF Policy 4-1.2.1 of LOS of 100 gpdpc or 250 GPD per ERU
 ERU's for ALF calculated at 0.417 per bed





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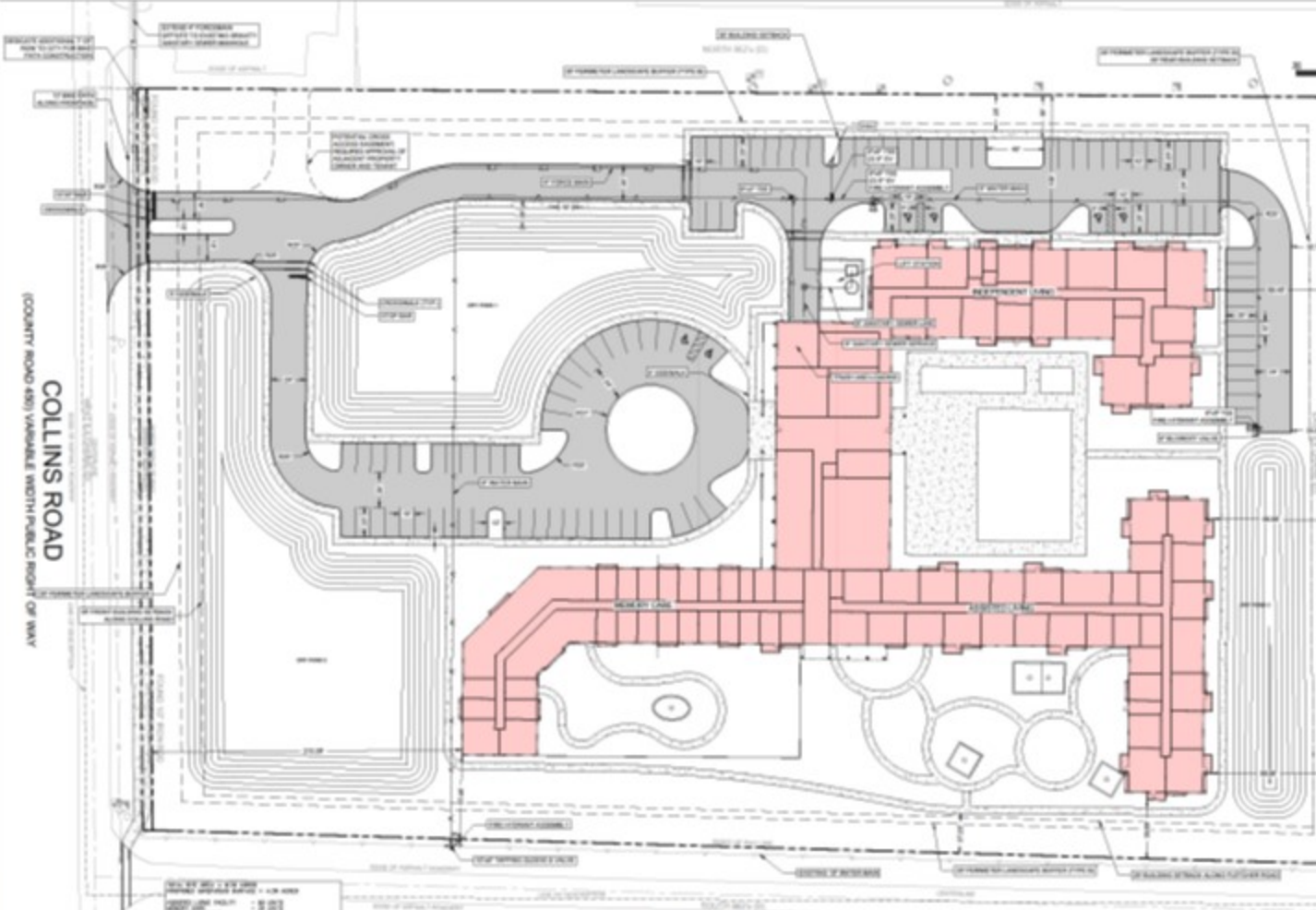
FLETCHER RD

E COLLINS ST

Legend

-  Site Boundary
-  City of Umatilla

COLLINS ROAD
(COUNTY ROAD 650) VARIABLE WIDTH PUBLIC RIGHT OF WAY



FLETCHER ROAD
(COUNTY ROAD 5-7970) VARIABLE WIDTH PUBLIC RIGHT OF WAY

Item 5.

A

FLETCHER ROAD SENIOR LIVING
UMATILLA, FL
CONCEPTUAL SITE PLAN

DATE	BY	CHKD	APP'D

NO	REV	DATE	BY	CHKD	APP'D

49
SHEET
C002



ORDINANCE 2023-16

AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, PURSUANT TO THE PROVISIONS OF FLORIDA STATUTE 163.3187(1)(c); AMENDING THE LAND USE DESIGNATION OF 9.789 ± ACRES OF LAND DESIGNATED SINGLE FAMILY MEDIUM DENSITY TO INSTITUTIONAL IN THE CITY OF UMATILLA FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY FLETCHER GROVE DEVELOPMENT, LLC LOCATED NORTH OF CR 450 AND WEST OF FLETCHER ROAD ; 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 Alison Yurko, Esq. on behalf of the owner, Fletcher Grove Development LLC as owner, requesting that real property within the city limits of the City of Umatilla be assigned a land use designation from Residential Single-Family Medium Density to Institutional under the Comprehensive Plan for the City of Umatilla;

WHEREAS, the amendment would facilitate institutional 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 Single Family Medium Density to Institutional as more particularly described and depicted as set forth on Exhibit “A” and as depicted on the map attached hereto as Exhibit “B” and incorporated herein by reference, and as defined in the Umatilla Comprehensive Plan.

LEGAL DESCRIPTION: See Exhibit “A”

Alternate Key # 1037620

- 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.

Kent Adcock, Mayor
City of Umatilla, Florida

ATTEST:

Approved as to Form:

Jessica Burnham, FCRM
City Clerk

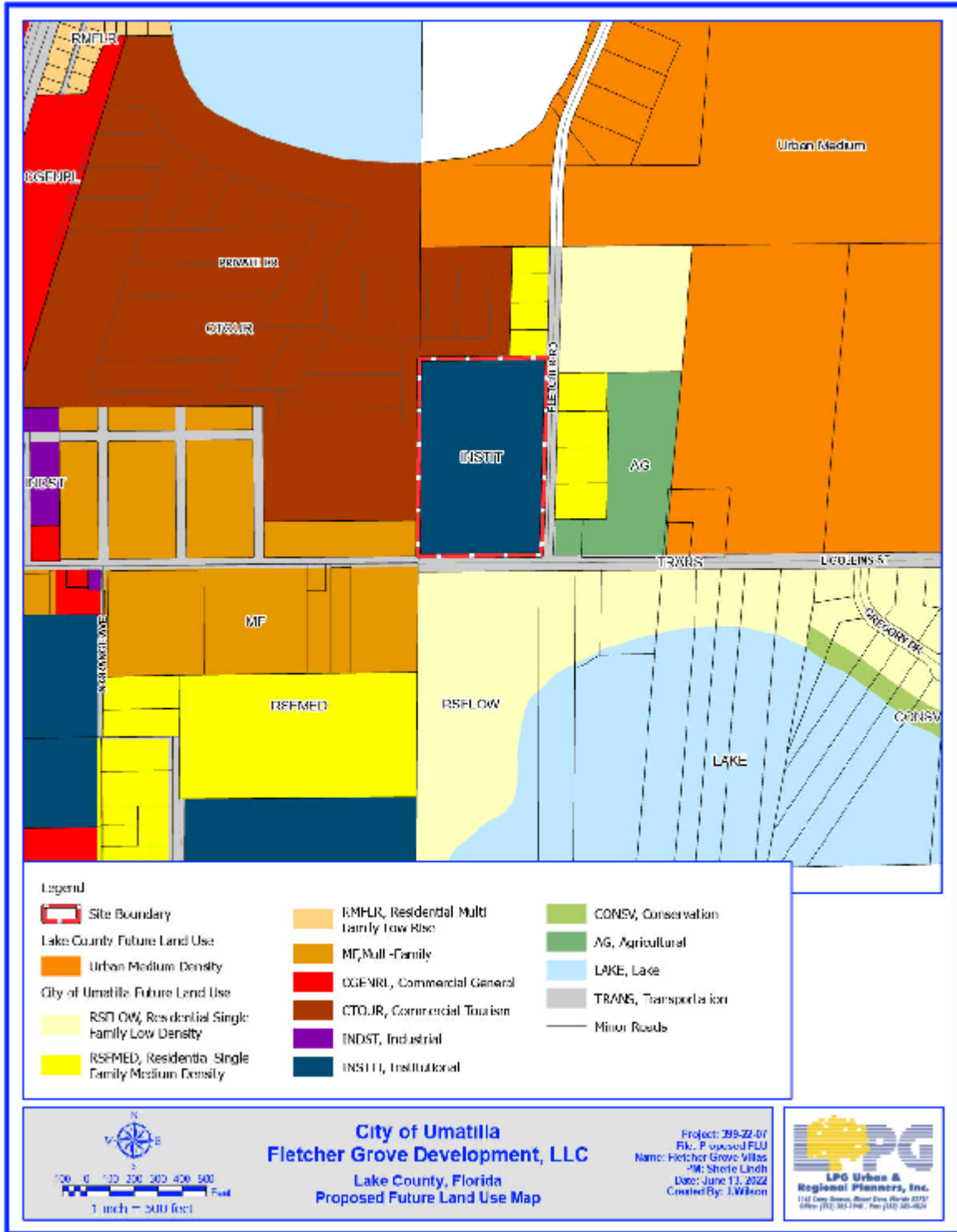
Kevin Stone
City Attorney

Passed First Reading _____
Passed Second Reading _____
(SEAL)

EXHIBIT "A"

BEGINNING AT A POINT 468 FEET SOUTH OF THE NORTHWEST CORNER OF GOVERNMENT LOT 3 OF SECTION 7, TOWNSHIP 18 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, SAID LOT 3 BEING IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 7, AND FROM SUCH BEGINNING POINT RUN EAST 8.4 CHAINS. THENCE SOUTH 862 FEET, MORE OR LESS TO THE SOUTH LINE OF SAID GOVERNMENT LOT 3; THENCE WEST 8.4 CHAINS, THENCE NORTH 862 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXHIBIT "B"





CITY OF UMATILLA
AGENDA ITEM STAFF REPORT

DATE: August 7, 2023

MEETING DATE: August 15, 2023

**SUBJECT: First Reading of Ordinance 2023-17 Fletcher Grove Assisted Living Facility
 Rezoning**

BACKGROUND SUMMARY:

The applicant is requesting to Rezone 9.789 acres from Commercial Tourist (CT) and Residential Professional (RP) to Public Facilities District (PFD).

Chapter 6, Section 2(j)(3) Land Development Code provides special conditions for approval, which include the following:

1. PFD uses shall front on an arterial or collector roadway.

The subject site has frontage on CR 450 which is a collector roadway.

2. Such uses shall comply with appropriate landscaping and buffering requirements pursuant to Chapter 15.

The proposed site plan meets the landscaping and buffering requirements. A 20' type "B" buffer is proposed adjacent to the perimeter property boundary. The southern and eastern buffer exceeds the minimum buffer requirements of a 15' type "A" along CR 450 and Fletcher Road.

3. Such uses shall comply with appropriate access management pursuant to the Chapter 14.

Both CR 450 and Fletcher Road are under the jurisdiction of Lake County and will meet Lake County access management standards.

4. The proposed PFD zoning is compatible with the adjacent zoning of Commercial Tourist, Residential Professional, R-3, and Agricultural Residential (AR).

Adjacent zonings of R-3 and AR are located across Fletcher Road to the east. Appropriate buffers and increased setbacks are proposed which would mitigate any potential impacts to the residential.

The Preliminary Site Plan identifies three (3) – 2 story buildings for a total of 121 units (156 beds) with common areas (dining room, theater, library, etc.) and recreational amenities which include outdoor court yards with water features.

RECOMMENDATIONS:

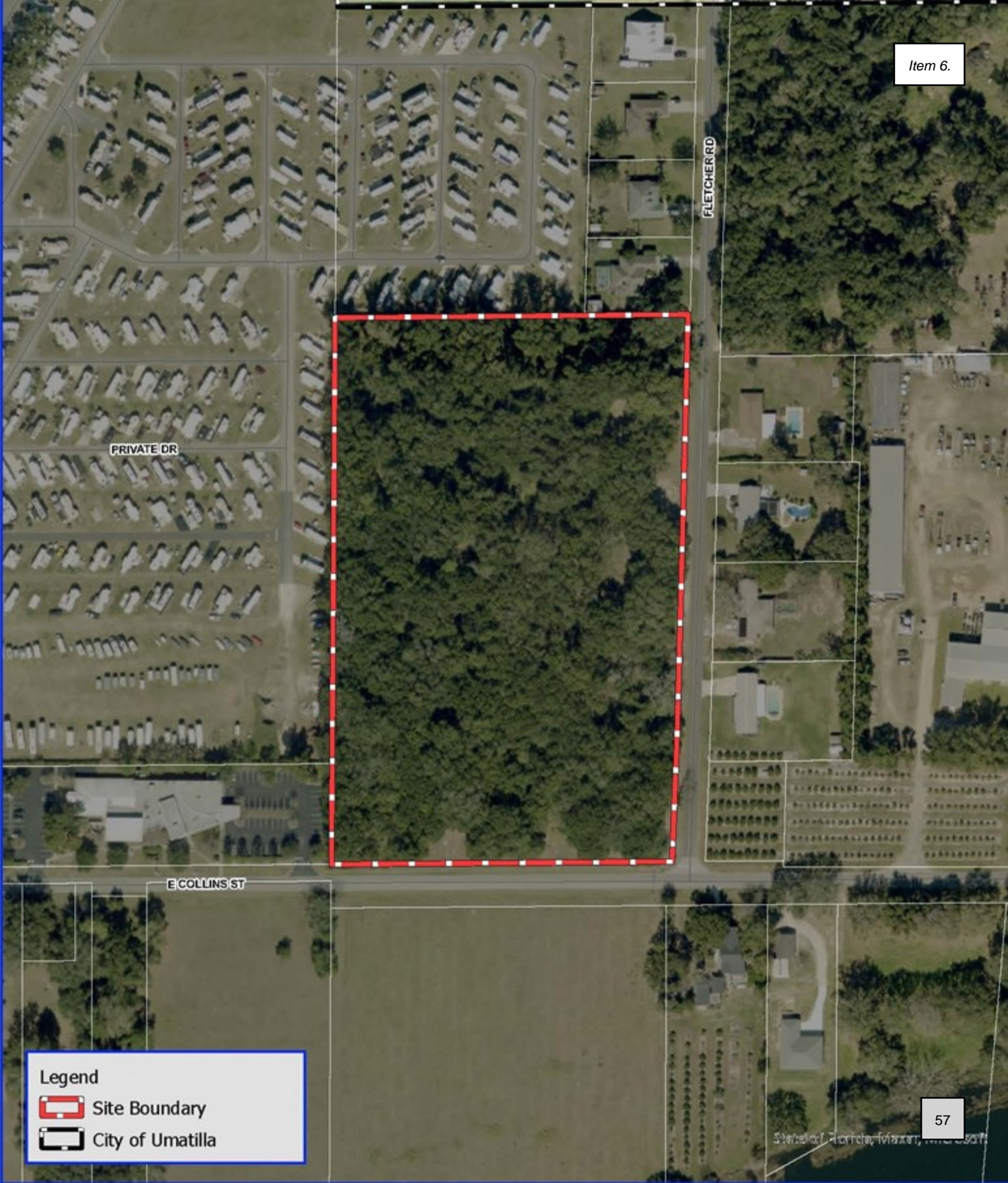
Approve First Reading of Ordinance 2023-17 Fletcher Grove Assisted Living Facility Rezoning

FISCAL IMPACTS:

None

ATTACHMENTS:

1. Fletcher Grove ALF location map
 2. Fletcher Grove ALF Elevation Drawing
 3. Ordinance 2023-17 Fletcher Grove Assisted Living Facility Rezoning
-





PRIVATE DR

FLETCHER RD

E COLLINS ST

Legend

-  Site Boundary
-  City of Umatilla

Perspective - Main Entry

Item 6.



ORDINANCE 2023-17

AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, RECLASSIFYING 9.789 ± ACRES OF LAND ZONED COMMERCIAL TOURIST AND RESIDENTIAL PROFESSIONAL TO THE DESIGNATION OF PUBLIC FACILITIES DISTRICT (PFD) FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY FLETCHER GROVE DEVELOPMENT, LLC LOCATED NORTH OF CR 450 AND WEST OF FLETCHER ROAD; APPROVING A CONCEPTUAL PLAN FOR THE PROPERTY; PROVIDING FOR CONDITIONS AND CONTINGENCIES; DIRECTING THE CITY MANAGER TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL TO THE CLERK OF THE CIRCUIT COURT, AND THE LAKE COUNTY MANAGER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a petition has been submitted by Alison Yurko, Esq. on behalf of the owner, Fletcher Grove Development, LLC as Owner, to rezone approximately 9.789 acres of land from Commercial Tourist (CT) and Residential Professional (RP) to Public Facilities District (PFD);

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 PFD, Public Facilities District, as defined in the Umatilla Land Development Regulations. The property is more particularly described and depicted as set forth on Exhibit "A" and as depicted on the map attached hereto as Exhibit "B" and incorporated herein by reference.

LEGAL DESCRIPTION: Exhibit "A"

Alternate Key # 1037620

Section 2: Zoning Classification.

That the property shall be designated as PFD, Public Facilities District, in accordance with Chapter 6, Section 2(j) of the Land Development Regulations of the City of Umatilla, Florida (Exhibit "B"). The property rezoned pursuant to this section shall be subject to the Umatilla Land Development Regulations pertaining properties within the Public Facilities District and shall be developed according to the Preliminary Site Plan attached hereto as Exhibit "C".

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.

Kent Adcock, 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"

BEGINNING AT A POINT 468 FEET SOUTH OF THE NORTHWEST CORNER OF GOVERNMENT LOT 3 OF SECTION 7, TOWNSHIP 18 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, SAID LOT 3 BEING IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 7, AND FROM SUCH BEGINNING POINT RUN EAST 8.4 CHAINS. THENCE SOUTH 862 FEET, MORE OR LESS TO THE SOUTH LINE OF SAID GOVERNMENT LOT 3; THENCE WEST 8.4 CHAINS, THENCE NORTH 862 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXHIBIT "B"

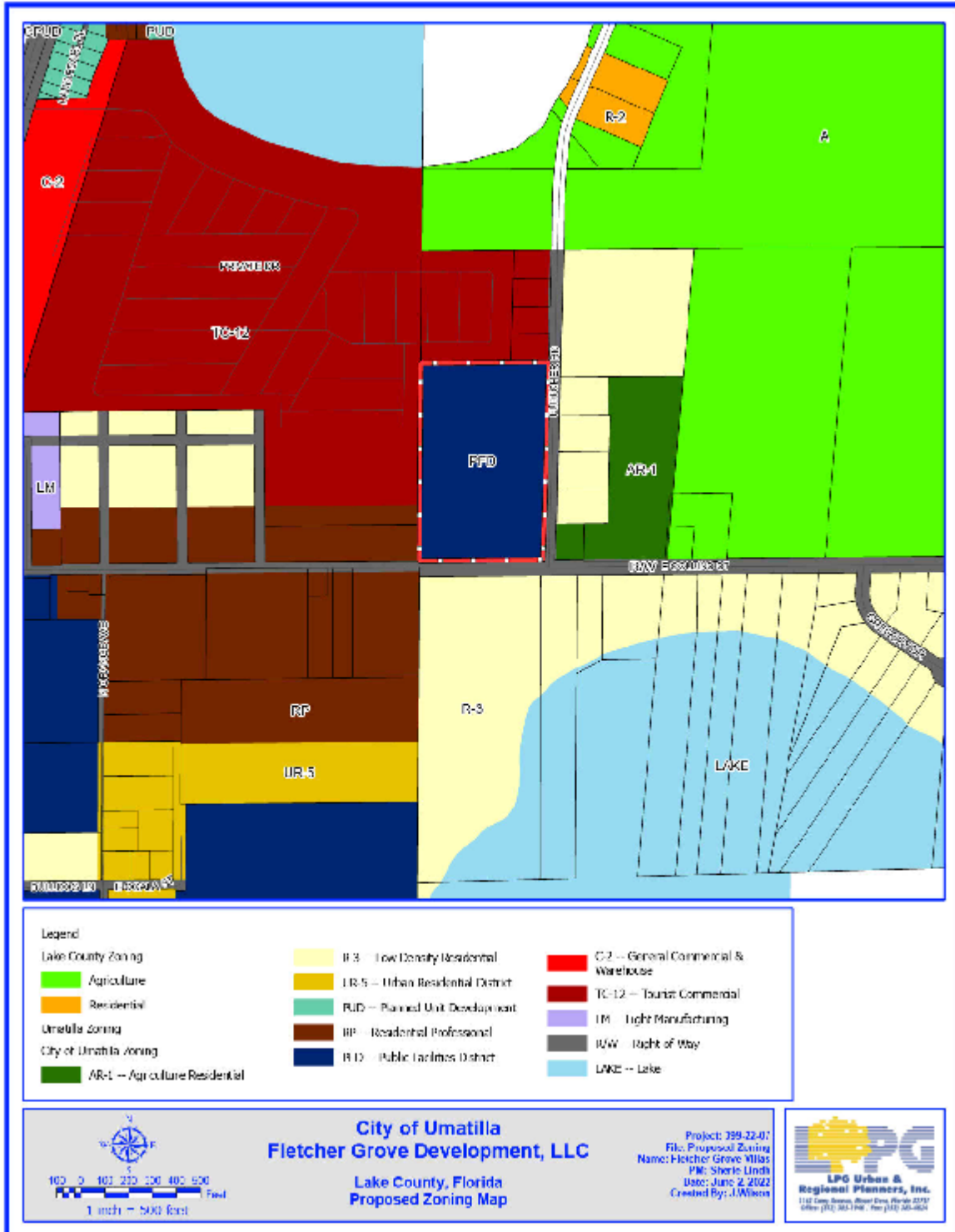
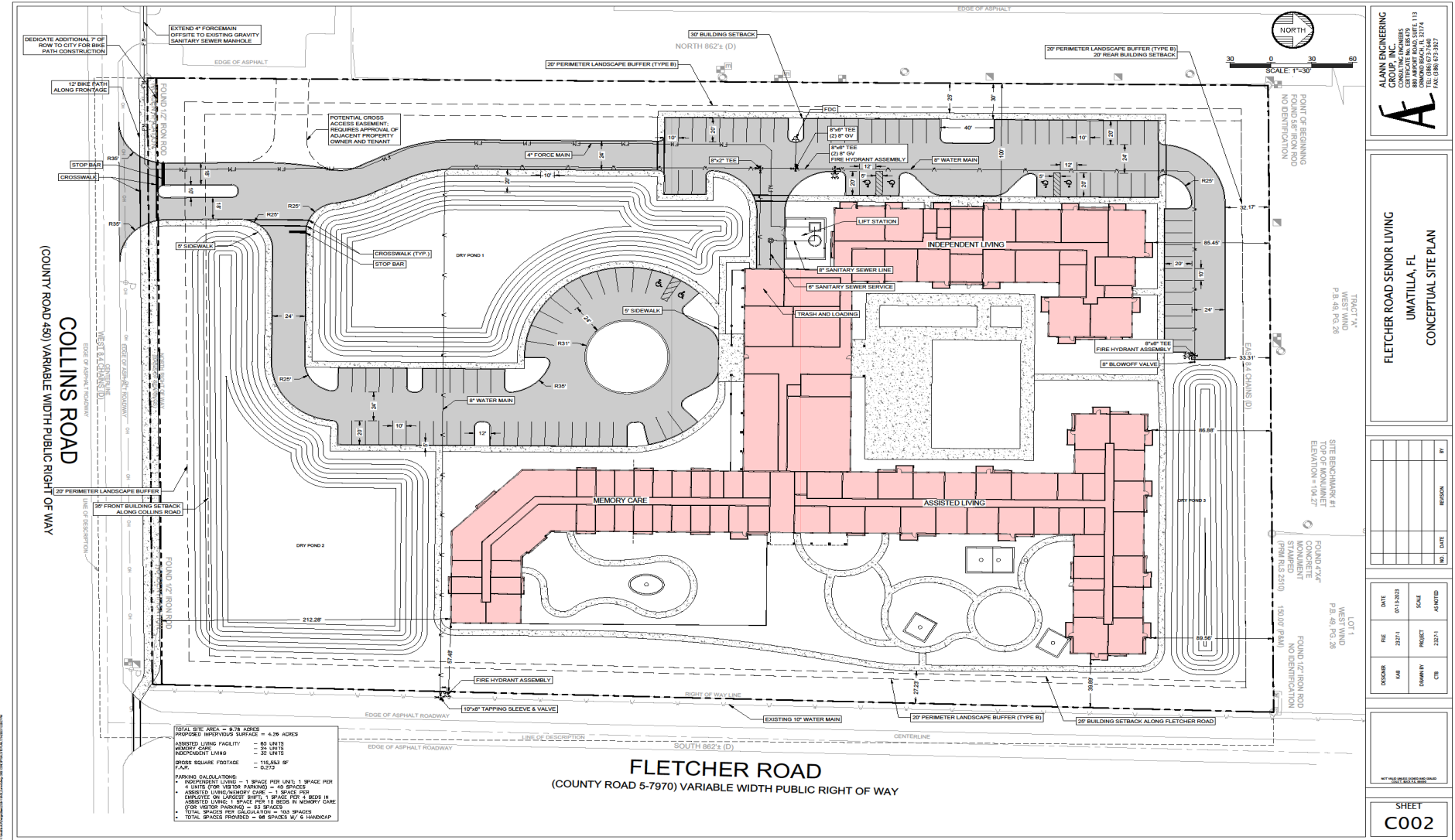


EXHIBIT "C"



ALANN ENGINEERING GROUP, INC.
 CONSULTING ENGINEERS
 880 AIRPORT ROAD, SUITE 113
 UMATILLA, FL 32084
 TEL: (904) 875-7440
 FAX: (904) 875-7927

FLETCHER ROAD SENIOR LIVING
 UMATILLA, FL
 CONCEPTUAL SITE PLAN

SHEET
 C002