



UMATILLA CITY COUNCIL MEETING AS LAND PLANNING AGENCY

June 06, 2023 at 6:00 PM

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

AGENDA

Please silence your electronic devices

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 2023-04 Annexation - Glendale Groves, LLC
2. First Reading of Ordinance 2023-05 Comprehensive Plan Amendment - Glendale Groves, LLC
3. First Reading of Ordinance 2023-06 Rezoning - Glendale Groves, LLC

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: May 30, 2023

MEETING DATE: June 6, 2023

SUBJECT: First Reading of Ordinance No. 2023-04, Annexation Glendale Groves, LLC

BACKGROUND SUMMARY:

The owner is seeking annexation, along with companion applications for a small scale comp plan amendment and rezoning for a mixed use development, consisting of approximately 35.01 acres of single family residential along with approximately 3.41 acres of commercial uses along SR 19.

The subject property is located adjacent to the city limits along the northern, western and southern property boundaries; therefore, the property is eligible for annexation.

RECOMMENDATIONS:

Approval of First Reading of Ordinance No. 2023-04, Annexation Glendale Groves, LLC

FISCAL IMPACTS:

None

ATTACHMENTS:

- 1. Staff Report for Glendale Groves**
- 2. Map**
- 3. Ordinance No. 2023-04, Annexation Glendale Groves**

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

ANNEXATION, SSCPA AND REZONING

Owner: Glendale Groves, LLC – Fredrick D. Yancey, III

General Location: South of Maxwell Road and west of SR 19

Number of Acres: 38.42 ± acres

Existing Zoning: County Agriculture, R-3 and C-2

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

Proposed Zoning: Mixed Use Planned Unit Development

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

Date: May 12, 2023

Description of Project

The owner is seeking annexation, small scale comp plan amendment and rezoning for a mixed use development consisting of single family, attached single family (approximately 35.01 ± acres) and commercial uses along SR 19 (approximately 3.41 ± acres).

	Surrounding Zoning	Surrounding Land Use
North	County A and R-3, City UR-5	Urban Low and City SF Med Density
South	Commercial PUD and PFD	General Commercial & Institutional
East	County R-3 and City R-3	Urban Low Density (4 units/acre) & City Low Density (3 units/acre)
West	County A & City PFD	Urban Low Density (4 units/acre) & Institutional

Assessment

Annexation

The subject property is located adjacent to the city limits along the northern, western and southern property boundaries; therefore, the property is eligible for annexation.

Small Scale Comprehensive Plan Map Amendment

The applicant is requesting a map amendment from Lake County Urban Low Density (4 units/acre) to Single Family Residential Medium Density (5 units/acre) on 38.42 ± acres.

The land use pattern within the city limits is characteristic of a mix of uses within urban core areas and include multi-family, single family medium density, commercial, institutional and utilities.

For comprehensive plan purposes a maximum development scenario was utilized. Under the existing land use the maximum development potential is 154 single family residential units and under the proposed land use the maximum development is 192 residential units. The amendment increases the residential units by 38.

School Impact Analysis – The amendment will increase school age children by 13 students. There is sufficient school capacity available.

Existing County Land Use Residential Units: 154 SF units

Proposed Development Residential Units: 192 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	0.114
Middle School	0.079
Elementary School	0.157
Total	0.350

SCHOOL	SF Units	STUDENT GENERATION RATE	STUDENTS GENERATED	MF UNITS	STUDENT GENERATION RATE	STUDENTS GENERATED	GRAND TOTAL
ELEMENTARY	154	0.157	24	0	0.143	0	24
MIDDLE	154	0.079	12	0	0.063	0	12
HIGH	154	0.114	18	0	0.077	0	18
GRAND TOTAL							54

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	192	0.157	30	0	0.143	0	30
MIDDLE	192	0.079	15	0	0.063	0	15
HIGH	192	0.114	22	0	0.077	0	22
GRAND TOTAL							67

Traffic Impact Analysis –

The proposed amendment would increase the daily trips as outlined below based on maximum development potential; however, the increase is considered minimum (35 additional PM peak hour trips). Maxwell Road is classified as a local roadway (under the jurisdiction of Lake County) with an adopted Level of Service (LOS) of D. SR 19 is classified as a minor arterial (under the jurisdiction of FDOT) with an adopted Level of Service (LOS) of D. The existing LOS is C. 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	192 units	210	1,810	180	114	66
Retail**	74.27 KSF	822	7,018	671	322	349
TOTAL GROSS TRIPS (PROPOSED)			8,828	851	436	415

* 11th Edition

** Retail based on .50 FAR

Existing Land Use Program

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
Single Family	154 units	210	1,452	145	91	54
Retail*	37.14 KSF	822	3,509	335	161	174
TOTAL GROSS TRIPS (EXISTING)			4,961	480	252	228

* Retail based on .25 FAR

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)	371	184	187

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 0.10 MGD (includes proposed Fletcher Road 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. 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 currently owns, operates, and maintains a central sanitary sewer system. The permitted plant capacity is 0.300 MGD and the current available capacity is 0.069 MGD (includes proposed Fletcher Road amendment) 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 2). The analysis concludes that the proposed amendment will not cause a deficiency and the City will have a remaining capacity of 0.025 MGD.

Solid Waste Analysis

The LOS for solid waste is 5 lbs per day per capita. The estimated population is 403 (192 units x 2.1 pph) and the estimated solid waste is 2,015 lbs per day. The proposed amendment will not cause a deficiency in the LOS.

Environmental Analysis

An environmental assessment was provided and indicates that the subject site does not contain wetlands and is not within 100-year flood plain area. The report did indicate the presence of gopher tortoises and is within the sand skink consultation area. Two kestrels and a nest were observed offsite to the north; however, a snag tree is located onsite and further surveys must be conducted between June and August.

Rezoning

The applicant is requesting that 38.42 acres be rezoned from Lake County Agriculture, R-3 and C-2 to Mixed Use Planned Unit Development (PUD).

The PUD would limit residential development to a total of 85 units. The proposed gross density is 2.2 units/acre and the proposed net density is 3.14 unit/acre.

The proposed rezoning is compatible with adjacent properties and is similar to the Hunter Oaks Subdivision located to the north and the Turtle Cove Subdivision located to the west.

The commercial parcel is located along SR 19 which is considered a commercial corridor. The proposed 3.4-acre site (148,104 ± SF) has approximately 280' of frontage along SR 19 which exceeds the minimum dimensional standards (20,000 SF and 150' of road frontage) for the C-2 zoning classification pursuant to the LDRs.

Recommendation

Annexation

The subject property is located adjacent to the city limits along the northern and southern property boundaries; therefore, the property is eligible for annexation.

Small Scale Comp Plan Amendment

Conceptual concurrency reviews are intended to be used as an early assessment of available public facility capacities and are not intended to be an assurance that such capacities will be available at the time of the project's final development order application. The proposed amendment would not cause a deficiency in the provision of central water which takes into account current available capacity and other proposed or approved amendments; however, the city is in the process to upgrade the Consumptive Use Permit capacity within 2023.

Previous discussions with the owner indicate that although there is capacity available for central sewer, due to needed infrastructure upgrades (capital improvements), infrastructure capacity available for the subject property appears to be around 120 ± units at this time based upon an engineering analysis the City had conducted. The needed infrastructure upgrades are scheduled within the 5-year Capital Improvement Program consistent with the LDRs (Chapter 4 and the Comprehensive Plan) and are scheduled within the 2023-2024 timeframe. Completion of the infrastructure upgrades may increase infrastructure capacity available for this site; however, there is no guarantee.

It should be noted that water and sewer capacity is on a first come, first serve basis and although Chapter 4 allows for capacity reservations, none have been issued.

The proposed map amendment will not degrade the Level of Service (LOS) of public facilities and is consistent with the policies (among others) as outlined below:

FLU 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.

FLU 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.

The data and analysis indicates that there is a need for additional acreage for mixed residential development and need for additional residential units.

FLU Policy 1-1.11.1: Application of Planned Unit Development

The City has included within the Land Development Regulations provisions that allow Planned Unit Developments (PUDs) in Residential, Commercial and Industrial designated areas of the Future Land Use Map. Residential PUDs shall be located within residentially designated areas, Commercial PUDs shall be located within commercially designated areas and Industrial PUDs shall be located in industrially designated areas of the Future Land Use Map. A mixed use PUD with a mix of housing types (i.e., single-family and multi-family) shall be allowed and the housing mix shall be flexible, however, multi-family dwelling units within the PUD in the single-family designated areas shall not exceed 49% of the housing stock. Commercial uses shall be allowed within a PUD located within residentially designated areas of the Future Land Use Map provided that the commercial uses are limited to on site day care facilities, personal services and convenience store that are intended to serve the principal use. Commercial uses shall be allowed within Industrial PUDs provided that the commercial uses are intended to serve the primary industrial users. The maximum densities and intensities allowed within each PUD shall be restricted to the land use category (i.e. single-family low density will allow 3 dwelling units/acre). A landscaped buffer requirement shall be established along the perimeter and interior boundaries of the PUD based on the mix of land uses of the PUD and adjacent property.

The proposed PUD zoning is consistent with the above policy and provides for a mix of residential and commercial development.

FLU Policy 1-2.1.1 – Land Use Designations

Density is calculated on net acreage, which for this purpose is the total acreage minus open water bodies and minus wetlands. The density for the wetlands is calculated as 1 dwelling unit/acre, but those units may not be located within the wetlands. The Future Land Use Map Series shall designate areas for the following uses:

1. Agriculture - 1 unit/acre. Development shall be limited to detached single- family dwelling units and agricultural pursuits such as but not limited to grove care taking and maintenance, produce stands, nursery, keeping and grazing of cattle and horses and production of field crops.
2. Single-Family Low Density - 3 dwelling units/acre. Development shall be limited to single-family residential.
3. Single-Family Medium Density - 5 dwelling units/acre. Development shall be limited to single-family residential.

The proposed land use is consistent with this policy as development will not exceed 5 units/acre and provides for single family residential development.

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.

The proposed land use and PUD zoning is consistent with this policy and provides for a mixed-use development.

Rezoning

The subject site is in close proximity to employment and retail centers that would support the proposed Mixed Use PUD zoning. The proposed rezoning is compatible with adjacent properties, is within walking distance to commercial shopping, and has frontage on a major roadway (SR 19). Transit (Lake Xpress) bus service is available along SR 19, approximately ¾ mile from the subject site.

The commercial parcel exceeds the minimum dimensional standards of the General Commercial (C-2) category and is located along SR 19, an arterial roadway recognized as a commercial corridor.

The proposed rezoning is consistent with the comprehensive plan and the land development regulations.

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						0.10*
	38.42	Urban Low Density (4 units/acre)	SF Med Density (5 unit/acre)	192 Units	0.063	
		154 Units	192 Units			0.037

* Includes Fletcher Road proposed Amendment

Projected population – 403 (192 x 2.1 pph)

Estimated water demand based on PF Policy 4-1.10.1 of LOS of 150 gpdpc for residential and 850 gallons per day per commercial acre

Table 2 – Wastewater Analysis

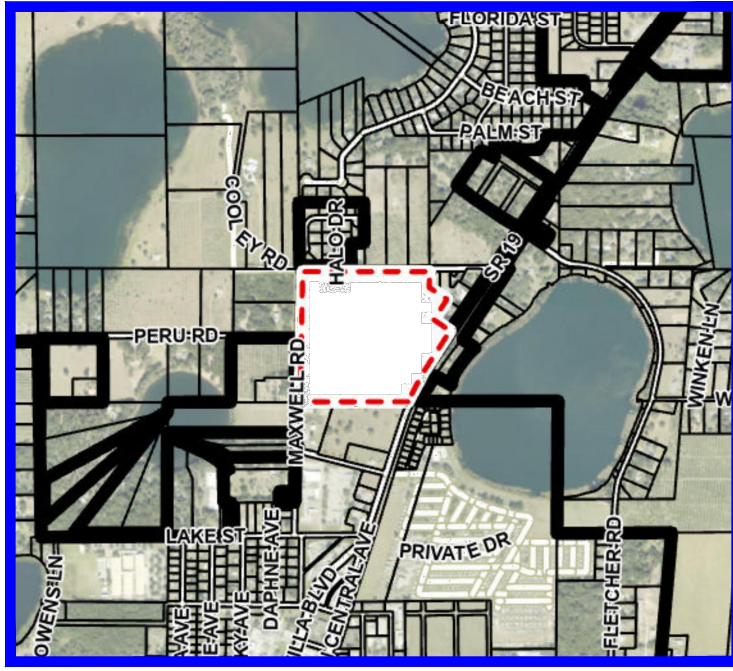
Ordinance #	Acres	Existing County Land Use	Proposed City Land Use	Maximum Development	Water Demand (gross) (mgpd)	Capacity or Deficit (mgpd)
City of Umatilla Current Capacity						0.069*
	38.42	Urban Low Density (4 units/acre)	SF Med Density (5 units/acre)	192 units	0.043	
						0.026

* Includes Fletcher Road proposed Amendment

Projected population – 403 (192 x 2.1 pph)

Estimated wastewater demand based on PF Policy 4-1.2.1 of LOS of 100 gpdpc and 850 gallons per day per commercial acre

Owner:
 Glendale Groves, LLC
 P.O. Box 12
 Umatilla, FL 32784



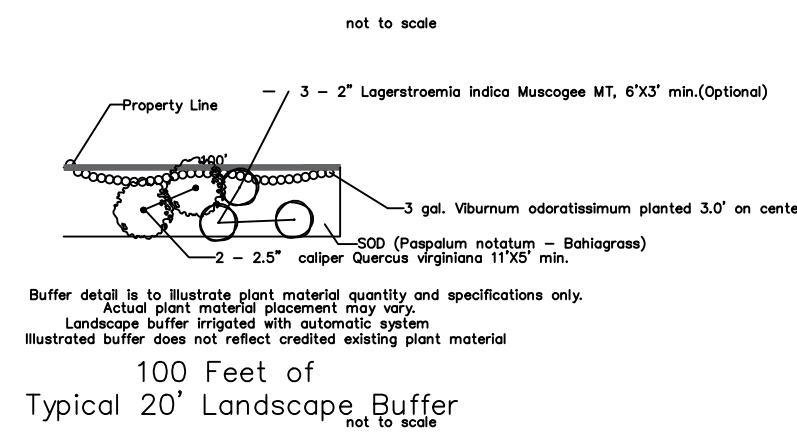
Location

Notes:

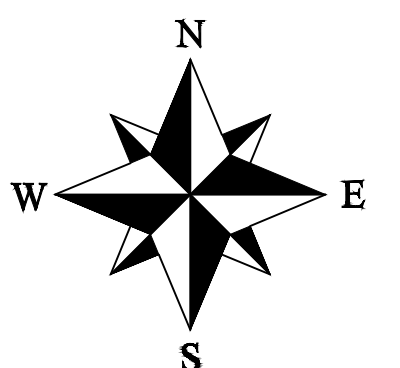
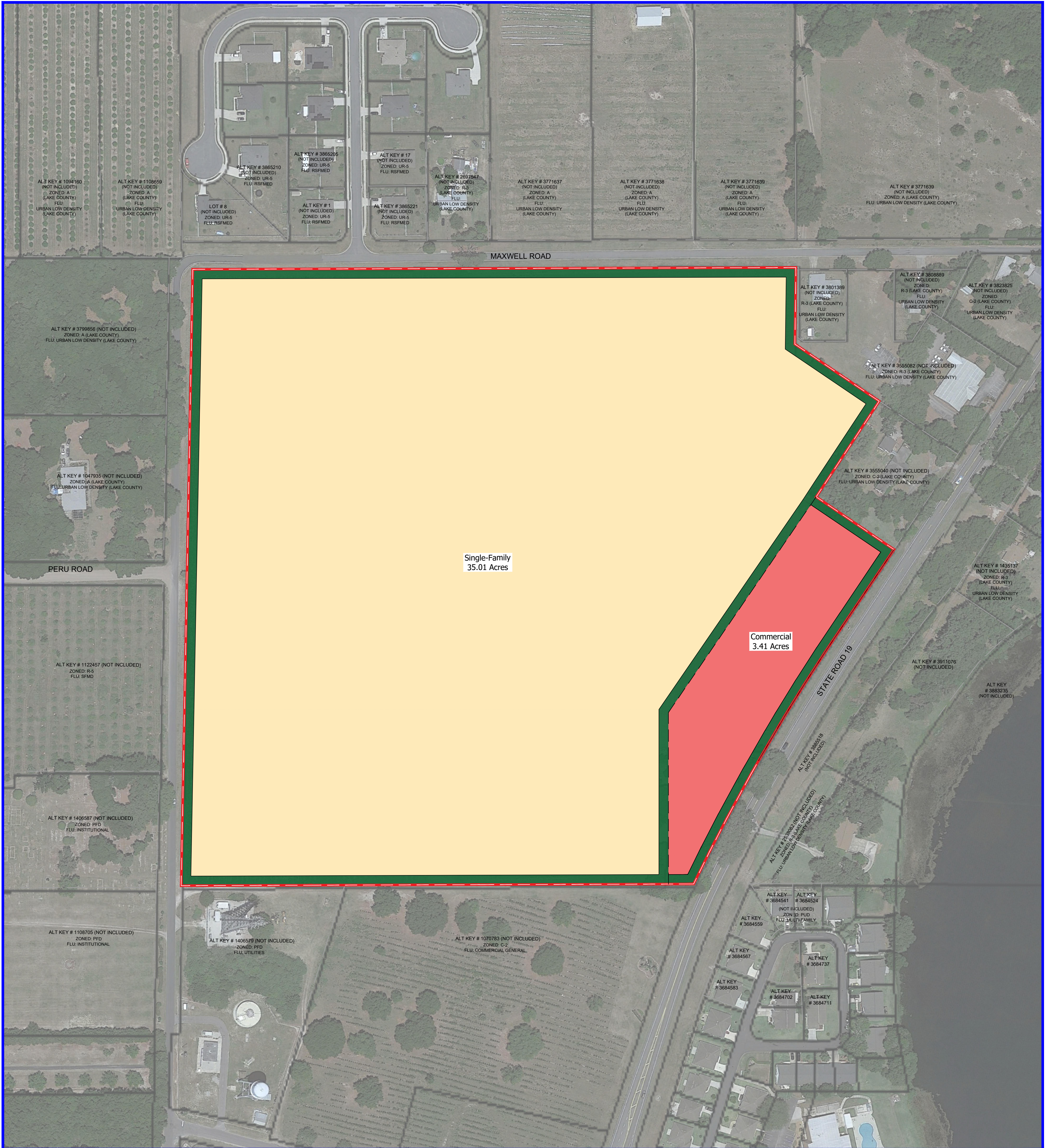
Total Acreage: 38.42+- Acres (1,673,575 sf)
 Zoning of Parcel: LC A, LC-C2
 Proposed Zoning: Umatilla Mixed Use PUD (MPUD)
 FLU of Parcel: LC Urban Low (4 units/acre)
 Proposed FLU: Umatilla Single Family Medium Density, (5 units/acre)
 Total Number of Units: 120
 Proposed Density: 2.2
 Minimum Living Area: 1500 sf
 Maximum Commercial ISR: .75
Buffers:
 North - 20' Landscaped Buffer
 South - 20' Landscaped Buffer
 East - 20' Landscaped Buffer
 West - 20' Landscaped Buffer
 Minimum of 2 Recreational Amenities will be provided. Maximum allowable building height is 35'.
 Utilities, water, sewer and fire protection will be provided by the City of Umatilla.
 Stormwater mangement will be through a system of swales and retention ponds as required.
 Existing vegetation to be utilized in landscape buffers wherever possible.
 *This plan is conceptual in nature and is subject to change due to engineering and other influences.

Typical SF Detached Lot Setbacks (75' x 193'):

- Front (General)- 20'
- Front (Garage)- 25'
- Side (General)- 10'
- Side (Corner Lot Facing ROW)- 15'
- Side Entry Garage (Facing ROW)- 15'
- Rear (General): 18'
- Rear (Facing ROW): 20'
- Accessory: 5'



LEGAL DESCRIPTION
 Parcel 1:
 Commence at the Northeast Corner of Section 12, Township 18 South, Range 26 East, then South 89°41'35" West for 655.40 feet to the Northwest Corner of Section 12, Township 18 South, Range 26 East, then South 33°13'07" West along said Right of Way for 733.33 feet, then leaving said Right of Way Run North 56°31'05" West for 210.00 feet to the Point of Beginning, then Continue North 56°31'05" West 48.75 feet, then Run North 01°32'10" West for 203.23 feet to the center of Magnolia Street (Vacated), then run along the center of Magnolia Street South 56°31'05" East for 217.89 feet, then leaving the center of Magnolia Street Run South 33°13'07" West for 240.00 feet to the Point of Beginning.
 Parcel 2:
 The Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section 12, Township 18 South, Range 26 East, Also all of that part of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) outside of Glendale Plat and that part of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) outside of Glendale Plat of Gordy's Addition to Glendale of Section 12, Township 18 South, Range 26 East, Less and Except Beginning at the Southeast Corner of the Northeast Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section 12, Township 18 South, Range 26 East Run North along the East Line of said Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) 280 feet, then Run West Parallel with the South Line of the said Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) 280 feet, then Run Southwesterly to a Point on the South Line of the said Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) that is 260 feet west of the Point of Beginning, then Run East along the South Line of said Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) 260 feet to the Point of Beginning.
 Less and Except:
 Begin at the Southwest Corner of the Northeast 1/4 of the Northeast 1/4 and run North 89°52'24" West along the South Line of the Northeast 1/4 of the Northeast 1/4, 41.25 feet to the Eastern Right of Way of the Abandoned S.C. Railroad Right of Way, then Northwesterly along said Right of Way a Chord bearing of North 30°02'35" East and a Chord Distance of 300.0 feet, then South 97°57'25" East 200 feet, then East to the Waters of Lake Pearl, then South along and with said Water of Lake Pearl to the South Line of Northeast 1/4 of the Northeast 1/4, then North 89°52'24" West along said South Line to the Point of Beginning, in Section 12, Township 18 South, Range 26 East, Lake County, Florida.
 Less: That part of the Northwest 1/4 of the Northeast 1/4 of Section 12, Township 18 South, Range 26 East, Living South of the Abandoned Right of Way of the S.C. Railroad.
 Parcel 3:
 From the Southeast Corner of NW 1/4 of the NE 1/4 Run North 280 feet, West 240 feet, Southwesterly to a Point on the South Line of NW 1/4 of NE 1/4 that is 260 feet West of the Point of Beginning, East 260 feet to the Point of Beginning, in Section 12, Township 18 South, Range 26 East, Lake County, Florida.



Scale: 1:100

Glendale Groves, LLC
Conceptual Master Plan
 Umatilla, FL

LPG Urban & Regional Planners, LLC.
 1162 Camp Avenue, Mount Dora, Florida 32757
 Office: (352) 385-1940 / Fax: (352) 383-4824
 Project #: 2041-1
 Alt Key #: 1081319, 3555058, 1782252
 June 1st, 2023

ORDINANCE 2023-04

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 38.42 ± ACRES OF LAND GENERALLY LOCATED WEST OF SR 19 AND SOUTH OF MAXWELL ROAD; 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 38.42 acres of land generally located west of SR 19 and south of Maxwell Road (the “Property”) by Glendale Groves, 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 38.42 acres of land generally located west of SR 19 and south of Maxwell Road, 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 # 1081319, 1782252, and 3555058

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"
GLENDALE GROVES, LLC

LEGAL DESCRIPTION

Parcel 1:

Commence at the Northeast Corner of Section 12, Township 18 South, Range 26 East, thence South 89°41'35" West for 655.40 feet to the Northwesterly Right of Way line of State Road 19, thence South 33°31'07" West along said Right of Way for 733.33 feet, thence leaving said Right of Way Run North 56°31'05" West for 210.00 feet to the Point of Beginning, thence Continue North 56°31'05" West 48.76 feet, thence Run North 01°35'10" West for 293.23 feet to the center of Magnolia Street (Vacated), thence run along the center of Magnolia Street South 56°31'05" East for 217.39 feet, thence leaving the center of Magnolia Street Run South 33°31'07" West for 240.00 feet to the Point of Beginning.

Parcel 2:

The Northwest Quarter (NW ¼) of Northeast Quarter (NE ¼) of Section 12, Township 18 South, Range 26 East, Also all of that part of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) outside of Glendale Plat and that part of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) outside of Glendale Plat of Gordy's Addition to Glendale of Section 12, Township 18 South, Range 26 East, Less and Except Beginning at the Southeast Corner of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section 12, Township 18 South, Range 26 East Run North along the East Line of said Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) 280 feet, thence Run West Parallel with the South line of the said Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) 240 feet, thence Run Southwesterly to a Point on the South Line of the Said Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) that is 260 feet west of the Point of Beginning, thence Run East along the South Line of said Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) 260 feet to the Point of Beginning.

Less and Except:

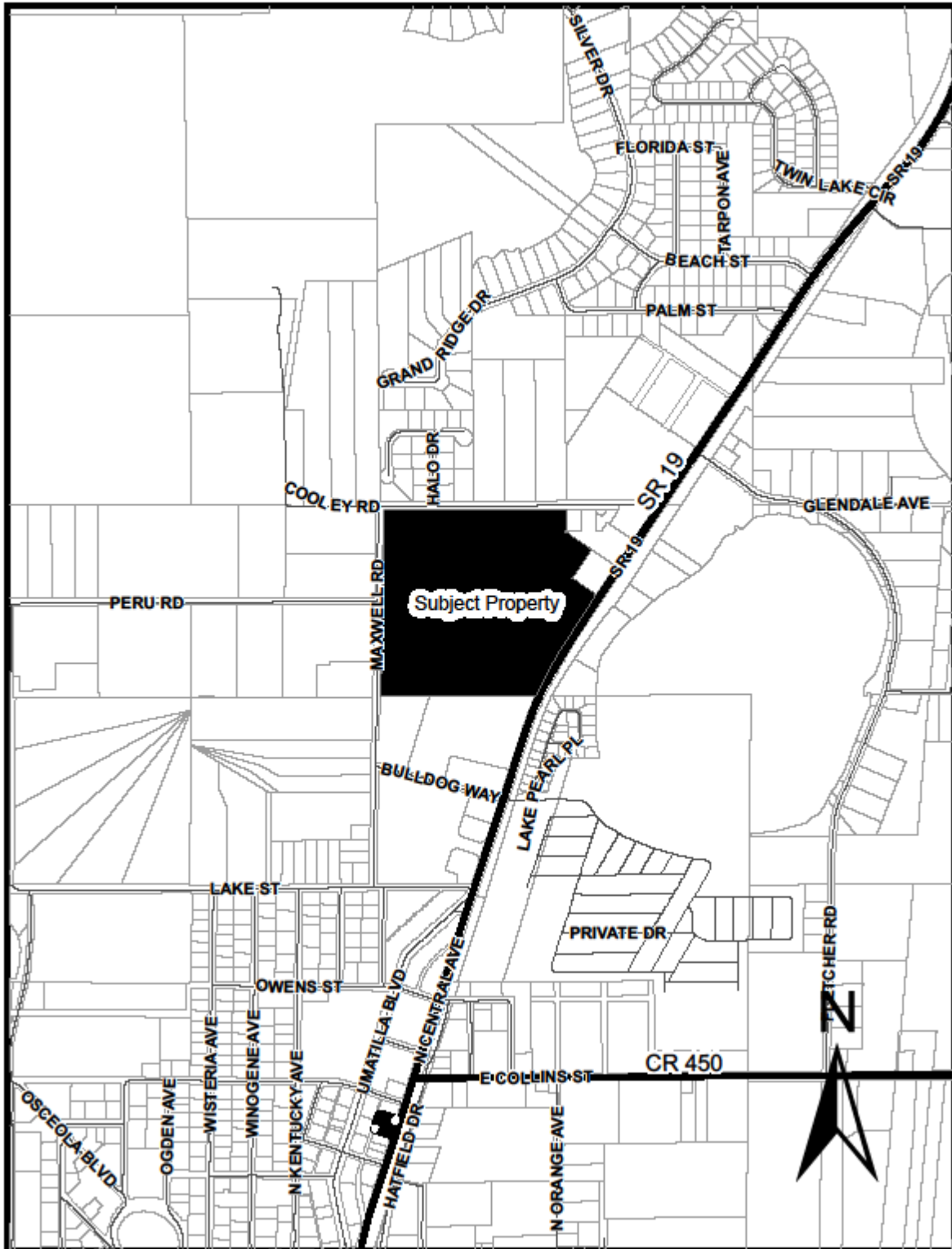
Begin at the Southwest Corner of the Northeast ¼ of the Northeast ¼ and run North 89°55'24" West along the South Line of the Northwest ¼ of the Northeast ¼, 43.25 feet to the Easterly Right of Way of the Abandoned S.C.L. Railroad Right of Way; thence Northeasterly along Said Right of Way a Chord bearing of North 30°02'35" East and a Chord Distance of 300.0 feet; thence South 59°57'25" East 200 feet, More or Less to the Waters of Lake Pearl; thence Southerly along and with said Water of Lake Pearl to the South Line of Northeast ¼ of the Northeast ¼; thence North 89°55'24" West along said South Line to the Point of Beginning, in Section 12, Township 18 South, Range 26 East, Lake County, Florida.

Less: That part of the Northwest ¼ of the Northeast ¼ of Section 12, Township 18 South, Range 25 East, Lying South of the Abandoned Right of Way of the S.C.L. Railroad.

Parcel 3:

From the Southeast Corner of NW ¼ of the NE ¼ Run North 280 feet, West 240 feet, Southwesterly to a Point on the South Line of NW ¼ of NE ¼ that is 260 feet West of the Point of Beginning, East 260 feet to the Point of Beginning, in Section 12, Township 18 South, Range 26 East, Lake County, Florida.

EXHIBIT "B"





**CITY OF UMATILLA
AGENDA ITEM STAFF REPORT**

DATE: May 30, 2023

MEETING DATE: June 6, 2023

**SUBJECT: First Reading of Ordinance No. 2023-05, Comprehensive Plan Amendment
Glendale Groves, LLC**

BACKGROUND SUMMARY:

The owner is seeking small scale comp plan amendment with a companion application for rezoning for a mixed use development consisting of single family, attached single family (approximately 35.01 + acres) and commercial uses along SR 19 (approximately 3.41 + acres).

The applicant is requesting a map amendment from Lake County Urban Low Density (4 units/acre) to Single Family Residential Medium Density (5 units/acre) on 38.42 + acres. The land use pattern within the city limits is characteristic of a mix of uses within urban core areas and include multi-family, single family medium density, commercial, institutional and utilities.

For comprehensive plan purposes a maximum development scenario was utilized. Under the existing land use the maximum development potential is 154 single family residential units and under the proposed land use the maximum development is 192 residential units. The amendment increases the residential units by 38.

A School Impact Analysis, Traffic analysis and Public Facilities Analysis is provided in the attached staff report.

RECOMMENDATIONS:

Approval of First Reading of Ordinance No. 2023-05, Comprehensive Plan Amendment
Glendale Groves, LLC

FISCAL IMPACTS:















None

ATTACHMENTS:

- 1. Future Land Use Map**

2. Ordinance No. 2023-05, Comprehensive Glendale Grove

Legend

-  Subject Property
- Umatilla Future Land Use**
 -  AG, Agricultural
 -  CGENRL, Commercial General
 -  CTOUR, Commercial Tourism
 -  INSTIT, Institutional
 -  LAKE, Lake
 -  RMFLR, Residential Multi-Family Low Rise
 -  RSFLOW, Residential Single Family Low Density
- Lake County Future Land Use**
 -  Rural Transition
 -  Urban Low
 -  Urban Medium
-  RSFMED, Residential Single Family Medium Density
-  TRANS, Transportation
-  UTIL, Utility



Glendale Groves LLC
Proposed Future Land Use

Umatilla, FL



0 200 400
Feet

Project: Glendale Groves
Project #: 399-22-02
ALT Key#s: 1081319, 3555058,
1782252
File: Prop FLU
PM: Sherie Lindh
Date: May 12th, 2023
Created By: C.Manno



ORDINANCE 2023-05

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 38.42 ± ACRES OF LAND DESIGNATED LAKE COUNTY URBAN LOW TO SINGLE FAMILY MEDIUM DENSITY IN THE CITY OF UMATILLA FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY GLENDALE GROVES, LLC LOCATED WEST OF SR 19 AND SOUTH OF MAXWELL 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 Glendale Groves, 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 Residential Single Family Medium Density and General Commercial under the Comprehensive Plan for the City of Umatilla;

WHEREAS, the amendment would facilitate residential and commercial 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 Single Family Medium Density and General Commercial 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 # 1081319, 1782252, and 3555058

- 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
City Clerk

Kevin Stone
City Attorney

Passed First Reading _____
Passed Second Reading _____
(SEAL)

EXHIBIT "A"**GLENDALE GROVES, LLC****LEGAL DESCRIPTION FOR RESIDENTIAL SINGLE FAMILY MEDIUM DENSITY PARCEL**

Parcel 1:

Commence at the Northeast Corner of Section 12, Township 18 South, Range 26 East, thence South 89°41'35" West for 655.40 feet to the Northwesterly Right of Way line of State Road 19, thence South 33°31'07" West along said Right of Way for 733.33 feet, thence leaving said Right of Way Run North 56°31'05" West for 210.00 feet to the Point of Beginning, thence Continue North 56°31'05" West 48.76 feet, thence Run North 01°35'10" West for 293.23 feet to the center of Magnolia Street (Vacated), thence run along the center of Magnolia Street South 56°31'05" East for 217.39 feet, thence leaving the center of Magnolia Street Run South 33°31'07" West for 240.00 feet to the Point of Beginning.

Parcel 2:

The Northwest Quarter (NW ¼) of Northeast Quarter (NE ¼) of Section 12, Township 18 South, Range 26 East, Also all of that part of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) outside of Glendale Plat and that part of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) outside of Glendale Plat of Gordy's Addition to Glendale of Section 12, Township 18 South, Range 26 East, Less and Except Beginning at the Southeast Corner of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section 12, Township 18 South, Range 26 East Run North along the East Line of said Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) 280 feet, thence Run West Parallel with the South line of the said Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) 240 feet, thence Run Southwesterly to a Point on the South Line of the Said Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) that is 260 feet west of the Point of Beginning, thence Run East along the South Line of said Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) 260 feet to the Point of Beginning.

Less and Except:

Begin at the Southwest Corner of the Northeast ¼ of the Northeast ¼ and run North 89°55'24" West along the South Line of the Northwest ¼ of the Northeast ¼, 43.25 feet to the Easterly Right of Way of the Abandoned S.C.L. Railroad Right of Way; thence Northeasterly along Said Right of Way a Chord bearing of North 30°02'35" East and a Chord Distance of 300.0 feet; thence South 59°57'25" East 200 feet, More or Less to the Waters of Lake Pearl; thence Southerly along and with said Water of Lake Pearl to the South Line of Northeast ¼ of the Northeast ¼; thence North 89°55'24" West along said South Line to the Point of Beginning, in Section 12, Township 18 South, Range 26 East, Lake County, Florida.

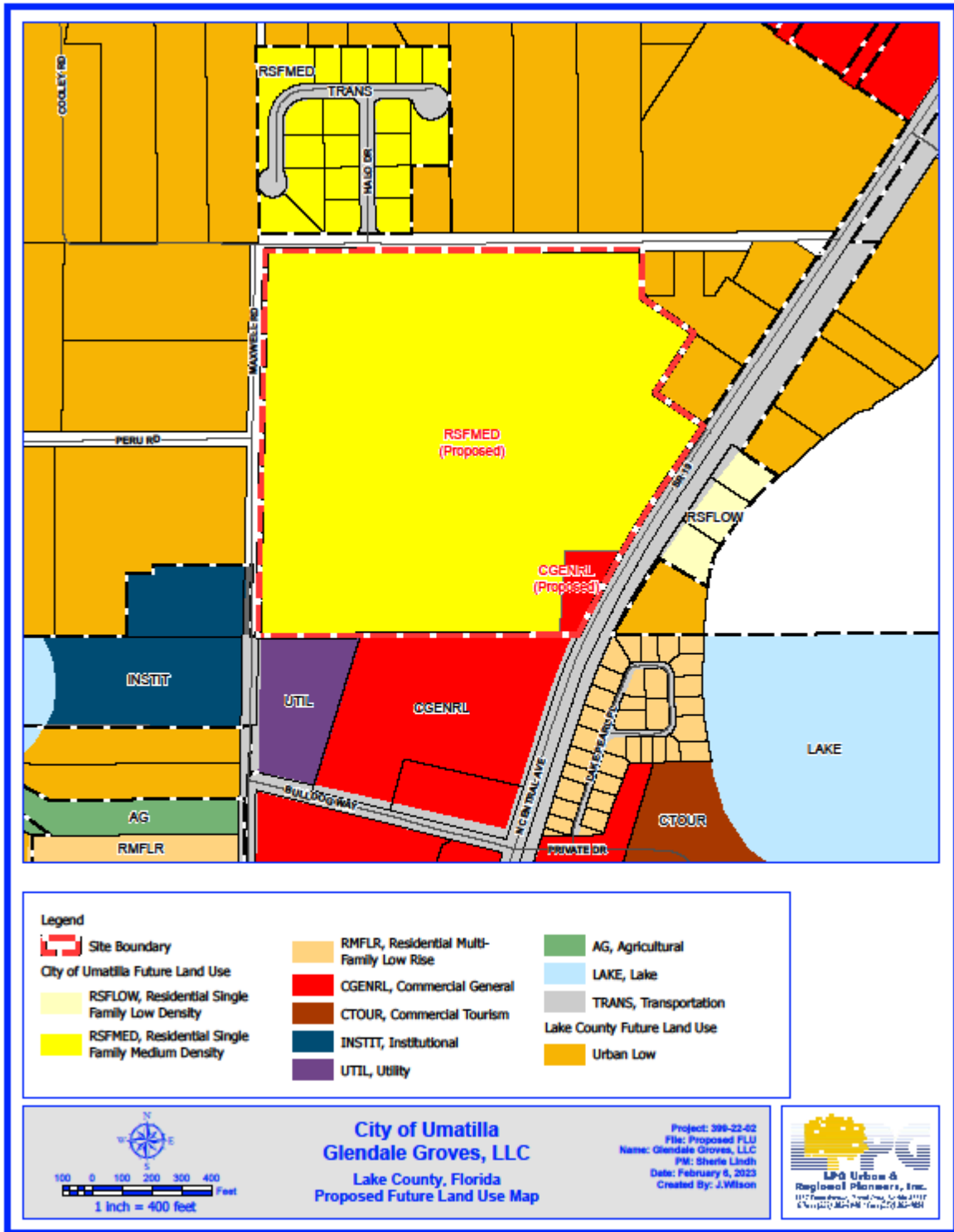
Less: That part of the Northwest ¼ of the Northeast ¼ of Section 12, Township 18 South, Range 25 East, Lying South of the Abandoned Right of Way of the S.C.L. Railroad.

LEGAL DESCRIPTION FOR GENERAL COMMERCIAL PARCEL

Parcel 3:

From the Southeast Corner of NW ¼ of the NE ¼ Run North 280 feet, West 240 feet, Southwesterly to a Point on the South Line of NW ¼ of NE ¼ that is 260 feet West of the Point of Beginning, East 260 feet to the Point of Beginning, in Section 12, Township 18 South, Range 26 East, Lake County, Florida.

EXHIBIT "B"





**CITY OF UMATILLA
AGENDA ITEM STAFF REPORT**

DATE: May 30, 2023

MEETING DATE: June 6, 2023

SUBJECT: First Reading of Ordinance No. 2023-06, Rezoning Glendale Groves, LLC

BACKGROUND SUMMARY:

The owner is seeking rezoning for a mixed use development consisting of approximately 35.01 acres of single family along with approximately 3.41 acres of commercial uses along SR 19.

The applicant is requesting that 38.42 acres be rezoned from Lake County Agriculture, R-3 and C-2 to Mixed Use Planned Unit Development (PUD). The PUD would limit the 35.01 single family residential development acres to a maximum of 85 lot with a minimum 14,500 sqft per lot.

The proposed rezoning is compatible with adjacent properties and is similar to the Hunter Oaks Subdivision located to the north and the Turtle Cove Subdivision located to the west.

The commercial parcel is located along SR 19 which is considered a commercial corridor. The proposed 3.4-acre site (148,104 + SF) has approximately 280' of frontage along SR 19 which exceeds the minimum dimensional standards (20,000 SF and 150' of road frontage) for the C-2 zoning classification pursuant to the LDRs.

RECOMMENDATIONS:

Approval of First Reading of Ordinance No. 2023-06, Rezoning Glendale Groves, LLC



















FISCAL IMPACTS:

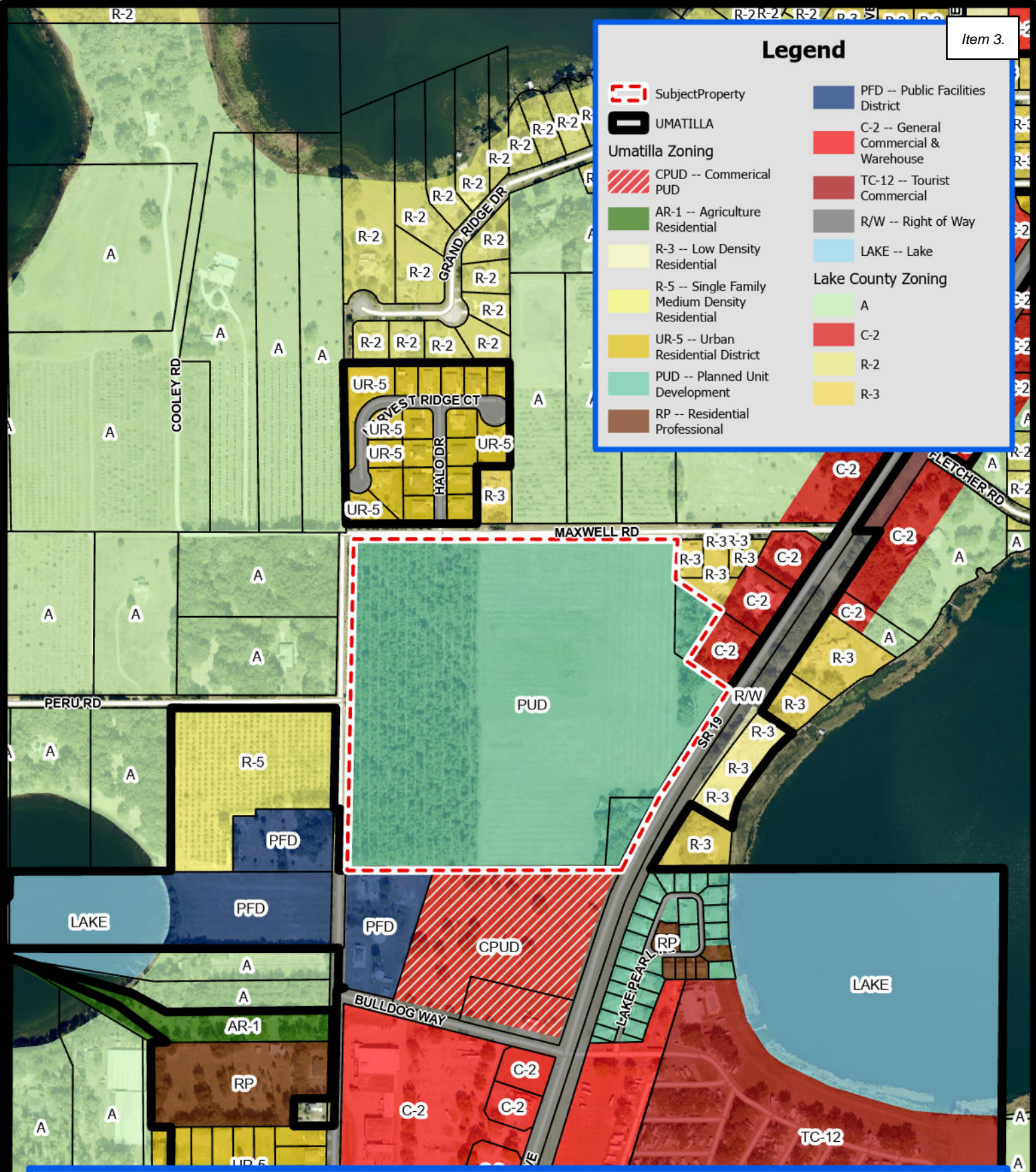
None

ATTACHMENTS:

- 1. Proposed Zoning Map**
- 2. Analysis Document**
- 3. Ordinance No. 2023-06, Rezoning Glendale Grove**

Legend

-  Subject Property
-  UMATILLA
- Umatilla Zoning**
-  CPUD -- Commerical PUD
-  AR-1 -- Agriculture Residential
-  R-3 -- Low Density Residential
-  R-5 -- Single Family Medium Density Residential
-  UR-5 -- Urban Residential District
-  PUD -- Planned Unit Development
-  RP -- Residential Professional
-  PFD -- Public Facilities District
-  C-2 -- General Commercial & Warehouse
-  TC-12 -- Tourist Commercial
-  R/W -- Right of Way
-  LAKE -- Lake
- Lake County Zoning**
-  A
-  C-2
-  R-2
-  R-3





0 200 400
Feet

Glendale Groves LLC

Proposed Zoning

Umatilla, FL

Project: Glendale Groves
Project #: 399-22-02
ALT Key#s: 1081319, 3555058, 1782252
File: Proposed Zoning
PN: Sherie Lindh
Date: May 2nd, 2023
Created By: C.Manno



CITY (PROPOSED)	COUNTY (WITHOUT UTILITIES)	COUNTY (MAXIMUM POTENTIAL)
With water and sewer 120 units	77 units	With water and sewer 154 Units*
Average lot size 12,000 SF	21,780 SF	10,890 SF
Units per acre 3.12	2.0	4
Commercial 3.42 acres – 74,488 SF	3.42 acres - 30,000 SF	3.42 acres - 37,244 SF
Buffer 20’ adjacent to property perimeter 15’ adjacent to SR 19	Buffer 10’ adjacent to roadways	Buffer 10’ adjacent to roadways
25% Open Space with recreational amenity	None	None
Minimum Living Area 1,200 SF	900 SF	900 SF
Public street	Public	Public

* Allows for single family and multi-family (i.e., detached, attached (townhomes/duplex), tri-plex, quad-plex, apartment)

Proposed potential population utilizing latest available data – 120 x 2.1 pph = 252

ORDINANCE 2023-06

AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, RECLASSIFYING 38.42 ± ACRES OF LAND ZONED LAKE COUNTY AGRICULTURE (A) , MEDIUM RESIDENTIAL DISTRICT (R-3) AND COMMUNITY COMMERCIAL DISTRICT (C-2) TO THE DESIGNATION OF PLANNED UNIT DEVELOPMENT (PUD) FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY GLENDALE GROVES, LLC LOCATED WEST OF SR 19 AND SOUTH OF MAXWELL ROAD; APPROVING A MASTER DEVELOPER'S AGREEMENT 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 Glendale Groves, LLC as Owner, to rezone approximately 38.42 acres of land from Lake County Agriculture (A), Medium Residential District (R-3) and Community Commercial District (C-2) to City Planned Unit Development (PUD);

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 PUD, Planned Unit Development, 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 # 1081319, 1782252, and 3555058

Section 2: Zoning Classification.

That the property shall be designated as PUD, Planned Unit Development District, in accordance with Chapter 6, Section 2(k) of the Land Development Regulations of the City of Umatilla, Florida. The property rezoned pursuant to this section shall be subject to the Umatilla Land Development Regulations pertaining properties within the Planned Unit Development District and shall be developed according to the Master Developer's Agreement 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:

Gwen Johns, CMC
City Clerk

Kevin Stone
City Attorney

Passed First Reading _____
Passed Second Reading _____
(SEAL)

EXHIBIT "A"

Parcel 1:

Commence at the Northeast Corner of Section 12, Township 18 South, Range 26 East, thence South 89°41'35" West for 655.40 feet to the Northwesterly Right of Way line of State Road 19, thence South 33°31'07" West along said Right of Way for 733.33 feet, thence leaving said Right of Way Run North 56°31'05" West for 210.00 feet to the Point of Beginning, thence Continue North 56°31'05" West 48.76 feet, thence Run North 01°35'10" West for 293.23 feet to the center of Magnolia Street (Vacated), thence run along the center of Magnolia Street South 56°31'05" East for 217.39 feet, thence leaving the center of Magnolia Street Run South 33°31'07" West for 240.00 feet to the Point of Beginning.

Parcel 2:

The Northwest Quarter (NW ¼) of Northeast Quarter (NE ¼) of Section 12, Township 18 South, Range 26 East, Also all of that part of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) outside of Glendale Plat and that part of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) outside of Glendale Plat of Gordy's Addition to Glendale of Section 12, Township 18 South, Range 26 East, Less and Except Beginning at the Southeast Corner of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section 12, Township 18 South, Range 26 East Run North along the East Line of said Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) 280 feet, thence Run West Parallel with the South line of the said Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) 240 feet, thence Run Southwesterly to a Point on the South Line of the Said Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) that is 260 feet west of the Point of Beginning, thence Run East along the South Line of said Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) 260 feet to the Point of Beginning.

Less and Except:

Begin at the Southwest Corner of the Northeast ¼ of the Northeast ¼ and run North 89°55'24" West along the South Line of the Northwest ¼ of the Northeast ¼, 43.25 feet to the Easterly Right of Way of the Abandoned S.C.L. Railroad Right of Way; thence Northeasterly along Said Right of Way a Chord bearing of North 30°02'35" East and a Chord Distance of 300.0 feet; thence South 59°57'25" East 200 feet, More or Less to the Waters of Lake Pearl; thence Southerly along and with said Water of Lake Pearl to the South Line of Northeast ¼ of the Northeast ¼; thence North 89°55'24" West along said South Line to the Point of Beginning, in Section 12, Township 18 South, Range 26 East, Lake County, Florida.

Less: That part of the Northwest ¼ of the Northeast ¼ of Section 12, Township 18 South, Range 25 East, Lying South of the Abandoned Right of Way of the S.C.L. Railroad.

Parcel 3:

From the Southeast Corner of NW ¼ of the NE ¼ Run North 280 feet, West 240 feet, Southwesterly to a Point on the South Line of NW ¼ of NE ¼ that is 260 feet West of the Point of Beginning, East 260 feet to the Point of Beginning, in Section 12, Township 18 South, Range 26 East, Lake County, Florida.

EXHIBIT 'B'

MASTER DEVELOPER'S AGREEMENT

This Master Developer's Agreement (the "Agreement") is made this ____ day of _____, 2023, by and between the **CITY OF UMATILLA, a Florida municipal corporation** ("City"), whose address is 1 South Central Avenue, Umatilla, Florida 32784, and **Glendale Groves, LLC** ("Owner"), whose address is P.O. Box 12, Umatilla, Florida, 32784, hereinafter referred to collectively as the "Parties."

RECITALS

1. The Owner desires to rezone approximately 38.42 ± acres of property within the City of Umatilla, described and depicted as set forth on Exhibit "A" attached to and incorporated in this Agreement (hereafter referred to as the "Property").

2. The Property is currently located within the City of Umatilla and is currently zoned "Planned Unit Development (PUD)" with a future land use designation on the City of Umatilla Future Land Use Map of "Single Family Medium Density."

3. Owner has filed applications for rezoning for the Property as a mixed use planned unit development.

4. Owner represents that it is the sole legal owner of the Property and that it has the full power and authority to make, deliver, enter into, and perform pursuant to the terms and conditions of this Agreement and has taken all necessary action to authorize the execution, delivery, and performance of the terms and conditions of this Agreement.

5. The City of Umatilla has determined that the rezoning of the Property is consistent with the City's Comprehensive Plan and the proposal for its development presents, among other things, an opportunity for the City to secure quality planning and growth, protection of the environment, and a strengthened and revitalized tax base.

6. Owner will fund certain public improvements and infrastructure to facilitate the development of the Property.

7. The Property is within the City's Chapter 180, Florida Statutes, utility district, and Owner has requested and City desires to provide water and sewer as well as other municipal services to the Property.

ACCORDINGLY, in consideration of the mutual benefits and the public interest and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

Section 1. Recitals. The above recitals are true and correct, are hereby incorporated herein by reference, and form a material part of this Agreement. All exhibits to this Agreement are hereby deemed a part thereof.

Section 2. Conditions Precedent. Owner has filed an application for rezoning for the Property. It is understood and agreed to by the City and the Owner that this Agreement shall not be binding or enforceable as to any party unless and until: a) the City duly adopts the Agreement and b) the City adopts an ordinance rezoning the Property. The parties hereto understand and acknowledge that the City is in no way bound to rezone the Property. The City shall have the full and complete right to approve or deny the application for rezoning.

Section 3. Land Use/Development. Development of the Property shall be substantially consistent with the "Conceptual Plan" prepared by _____, dated _____, 2023 and attached as **Exhibit "B"** (the "Plan"). All development shall be consistent with the City's "PUD" (Planned Unit Development) zoning district and, subject to City approval. All land uses must conform to uses and densities/intensities allowed within the land use designations assigned to the Property on the Future Land Use Map of the City's adopted Comprehensive Plan. As set forth further below, all land use issues addressed herein must be adopted by City through its regular procedures

before being effective. Failure of this Agreement to address any particular permit, condition, term, or restriction shall not relieve Owner of the necessity of complying with the law governing said permitting requirements, conditions, term, or restriction.

Section 4. Permitted Uses. Permitted Uses shall be:

- a. Residential shall not to exceed eighty-five (85) units.
- b. Detached Single family residential.
- c. .
- d. Passive and Active Recreation Facilities.
- e. Temporary modular office uses shall be allowed during construction.
- f. Up to four (4) model homes prior to platting, after approval of the preliminary plan, provided that the model homes shall not be eligible to receive certificates of occupancy for residential use until final plat approval. All off-street parking for model homes shall comply with the requirements in the City’s Land Development Code.
- g. Permitted C-1 uses as currently authorized pursuant to the Land Development Regulations, Chapter 6, Section 2(l).

Section 5. Residential Development Standards. Development Standards shall be as follows:

- a. All single family lots must be at least 75’ in width measured along the front property line unless the lot is located on a cul-de-sac in which case the lot width shall be measured along the building setback line. The minimum lot size shall be 14,500 square feet.
- b. The minimum living area shall be 1,500 square feet for the detached single-family homes.
- c. Maximum Impervious Surface Ratio (ISR) - Seventy-Five Percent (75%). The ISR is in lieu of a maximum building coverage and must be met on each individual residential lot.
- d. Minimum Setback requirements for detached single family residential units shall be as follows. Setbacks for garages facing road right of way shall be measured from (a) the road right of way or (b) existing or future sidewalk pavement; all other setbacks are measured from the lot boundary. In no case shall the setback be less than ten (10) feet between structures.

Front (general)	20’
Front (garage)	25’
Side (general)	15’
Side (corner lot facing ROW)	15’
Side Entry Garage (facing ROW)	25’
Rear (general)	18’
Rear (facing Road ROW)	20’
Accessory	5’

- e. Maximum building height shall be limited to thirty-five feet (35’).
- f. Parking: The Applicant will be required to meet the parking requirements of the Umatilla Land Development Regulations for the proposed uses. Notwithstanding anything to the contrary in the Umatilla Land Development Regulations, exterior driveways may count towards parking counts for each associated residence. Parking requirements will be determined at preliminary plat review for each phase.

- g. An equipped playground and dog park shall be provided. Construction and installation of the proposed playground equipment shall be installed prior to the City issuing the 50st building permit.
- h. For clarity and avoidance of doubt, the open space requirement associated with the development of the Property shall be 25% of the total developable acreage of the Property.
- i. Any zoning standard not specifically listed in this Agreement shall be in compliance with the R-3 zoning district standards and other applicable sections of the Land Development Code.

Section 6. Residential Design Standards. Residential Design Standards shall meet the requirements of the Umatilla Land Development Code

Section 7. Commercial Design Standards. Commercial Design Standards shall meet the requirements of the Umatilla Land Development Code.

Section 8. Site Access and Transportation Improvements. Vehicular access to the Property shall be provided by two (2) primary access points on Maxwell Road and SR 19. Other potential vehicular and pedestrian accesses will be reviewed during the development review process.

- a. The Permittee shall provide all necessary improvements within and adjacent to the development as required by FDOT, Lake County and City of Umatilla.
- b. All roads within the development shall be designed and constructed by the developer to meet the applicable City of Umatilla minimum requirements.
- c. Sidewalks shall be provided on both sides of the local internal roads and shall provide cross connections to all recreation and residential areas. Internal road rights-of-ways shall be of sufficient width to contain the sidewalks. All sidewalks shall be constructed in accordance with City of Umatilla Land Development Code.
- d. The City of Umatilla will not be responsible for the maintenance or repair of any of the roads or transportation improvements prior to acceptance thereof, which will be in accordance with the terms of the approved final construction plans and Land Development Code. The project entrance may be gated, in which event the Permittee shall establish an appropriate legal entity that will be responsible to pay the cost and perform the services to maintain the roads and transportation improvements.
- e. The City of Umatilla may accept ownership of the roads and transportation improvements dedicated for public use on the final plat only on the condition they meet City of Umatilla Land Development Code and are constructed to City of Umatilla specifications. The approval of a Preliminary Plat in connection with the project or any phase thereof may be conditioned upon an acceptable plan for mitigating damage to roads during construction and repair and restoration of roads to acceptable condition prior to the City's acceptance thereof. Prior to the City's acceptance, upon completion of infrastructure, the Owner shall post a maintenance bond with a duration of two (2) years from the date the City issues written certificate of occupancy acceptance of the roads and transportation improvements. The maintenance bond must be twenty percent (20%) of the construction costs for the improvements as certified by the project engineer and reasonably approved by the city. There shall be no construction vehicles driving over or parking on the roads, transportation improvements, sidewalks, curbs or drainage improvements once a certificate of occupancy is issued, unless otherwise required for access during home construction. Contractors will be responsible for damage and repairs. Prior to commencing construction Owner shall submit to the City, for City's approval, the proposed construction entrance. Multiple construction entrances may be required and will require Lake County Public Works driveway permits.
- f. A traffic/transportation study in accordance with the traffic analysis requirements of the City Land Development Code shall be submitted prior to construction plan approval for review and determination of any necessary access or off-site improvements including any which may be required by the Florida Department of Transportation and Lake County. Said improvements will be the responsibility of the Permittee and must be in place prior to or concurrent with the impacts of development.

Section 9. Lighting. All exterior lighting shall be arranged to reflect light away from adjacent properties to the greatest extent possible while providing lighting adequate to ensure safety on road right of way.

Section 10. Water, Wastewater, and Reuse Water. Subject to the terms herein, Owner and their successors and assigns agree to obtain water, reuse water, irrigation water, and wastewater service (hereafter, "Utilities") exclusively through purchase from City when available. Owner covenants and warrants to City that it will not engage in the business of providing such Utilities to the Property or within City's F.S. Chapter 180 utility district. Notwithstanding the foregoing, private wells for irrigation purposes will be allowed within the Property's active and passive parks, entry feature areas and common areas, so long as such wells are approved and permitted by the St. Johns River Water Management District (the "District") and comply with the rules and regulations of the District. Owner shall construct, at Owner's expense, all on-site utility facilities (e.g. lift stations and lines) as well as pay for the extension of facilities from City's current point of connection. Owner shall also construct, at Owner's expense, "dry" utility lines for reclaimed water purposes. All such improvements must be constructed to City requirements and transferred to City as a contribution in aid of construction. Owner shall prepare and submit a Master Utility Plan ("MUP") to the City prior to or in conjunction with the first phase of construction plans. The MUP shall identify any needed offsite utility improvements. Owner and City may enter into a pioneering agreement regarding a proportionate share contribution for properties desiring to connect to the utility improvements. In the event the City requests that Owner construct utility lines in excess of the size needed to serve the Property, City and Owner shall negotiate in good faith to enter into a utility upsizing agreement.

Section 11. Impact Fees. Owner shall be required to pay impact fees as established by City from time to time, including water and wastewater impact fees. The amount to be paid shall be the adopted impact fee rate schedule at the time of building permit issuance. Notwithstanding the foregoing, Owner may, at any time, elect to pre-pay such impact fees for as many units as Owner submits full payment to the City for the impact fees in effect at the time such payment is made. In such event, such pre-payment shall result in pre-paid impact fee credits for the Property which shall be applied by the City upon the issuance of building permits. The City hereby agrees to reserve utility capacity for the Property provided that Owner is in full compliance with the terms and conditions of this Agreement.

Section 12. Easements. Owner shall provide the City such easements or right of way in form acceptable to the City Attorney, as the City deems necessary for the installation and maintenance of utility services, including but not limited to sewer, water, and reclaimed water services.

Section 13. Landscaping/Buffers. Developer has reviewed City's Land Development Code relating to landscaping and agrees to comply with such regulations. Owner shall, at its sole expense, install underground irrigation systems on all common areas of the Property, as well as exercise any other measures reasonably necessary to ensure the long-term maintenance of the landscaping. A fifteen (15) foot wide buffer shall be provided along the, SR 19 and a twenty (20) feet wide buffer shall be provided adjacent to the to the remaining property perimeter and between the residential and commercial parcels. A decorative fence shall be provided within the buffer for the full property frontage abutting Maxwell Road and shall be installed prior to the City's acceptance thereof. Said improvements shall be placed within an easement or tract dedicated to the Homeowner's Association for ownership and maintenance.

Owner acknowledges City's goal of achieving a greater level of tree preservation within the City. In aid of such goal, Owner agrees to comply with all applicable City of Umatilla Land Development Code pertaining to tree removal and replacement. For clarity and avoidance of doubt, plantings consistent with the City's Type B buffer plant requirements shall be required within the buffers. Owner shall be allowed to perform mass grading activities within the PUD Boundary in accordance with all applicable City of Umatilla Land Development Code and consistent with the Water Management District Permit for the Property.

Section 14. Stormwater Management. Owner agrees to provide at Owner's expense a comprehensive stormwater management system consistent with all regulatory requirements of the City and the St. John's River Water Management District. Impacts to flood plains are allowed in accordance with the Water Management District procedures for compensating storage and will be based on the 100-year floodplain established by Lake County.

Section 15. Other Municipal Facilities/Services. The City hereby agrees to provide, either directly or through its franchisees or third-party providers, police and fire protection, emergency medical services, and solid waste collection, disposal, and recycling services to the Property under the same terms and conditions and in the same manner as are afforded to all other residential property owners within the City.

Section 16. Environmental Considerations. The Owner agrees to comply with all Federal, State, County, and City laws, rules and regulations regarding any environmental issues affecting the Property.

Section 17. Signage. Owner shall submit a master sign plan as a component of the preliminary plat application for the Property. Such plan shall be in compliance with all applicable regulations contained within the City of Umatilla's Land Development Code, unless City grants a waiver or variance pursuant to the City's Land Development Code.

Section 18. Title Opinion. Owner shall provide to City, in advance of the City's execution of this Agreement, a title opinion of an attorney licensed in the State of Florida, or a certification by an abstractor or title company authorized to do business in the State of Florida, showing marketable title to the Property to be in the name of the Owner and showing all liens, mortgages, and other encumbrances not satisfied or released of record.

Section 19. Compliance with City Laws and Regulations. Except as expressly modified herein, all development of the Property shall be subject to compliance with the City Land Development Code and City Code provisions, as amended, as well as regulations of County, State, local, and Federal agencies. All improvements and infrastructure shall be constructed to City standards.

Section 20. Due Diligence. The City and Owner further agree that they shall commence all reasonable actions necessary to fulfill their obligations hereunder and shall diligently pursue the same throughout the existence of this Agreement. The City shall further provide all other municipal services to the Property as are needed by Owner from time to time in accordance with the City's applicable policies for the provision of said services.

Section 21. Enforcement/Effectiveness. A default by either party under this Agreement shall entitle the other party to all remedies available at law. This is a non-statutory development agreement which is not subject to or enacted pursuant to the provisions of Sections 163.3220 - 163.3243, *Florida Statutes*.

Section 22. Governing Law. This Agreement shall be construed in accordance with the laws of the State of Florida and venue for any action hereunder shall be in the Circuit Court of Lake County, Florida.

Section 23. Binding Effect; Assignability. This Agreement, once effective, shall be binding upon and enforceable by and against the parties hereto and their assigns. This Agreement shall be assignable by the Owner to successive owners. Owner shall, however, provide written notice to the City of any and all such assignees. The rights and obligations set forth in this Agreement shall run with the land and be binding on all successors and/or assignees. Owner consents to the placement of a claim of lien on the Property upon default in payment of any obligation herein without precluding any other remedies of City. The parties hereby covenant that they will enforce this Agreement and that it is a legal, valid, and binding agreement.

Section 24. Waiver; Remedies. No failure or delay on the part of either party in exercising any right, power, or privilege hereunder will operate as a waiver thereof, nor will any waiver on the part of either party or any right, power, or privilege hereunder operate as a waiver of any other right, power, privilege hereunder, nor will any single or partial exercise of any right, power, or privilege hereunder preclude any other further exercise thereof or the exercise of any other right, power, or privilege hereunder.

Section 25. Exhibits. All exhibits attached hereto are hereby incorporated in and made a part of this Agreement as if set forth in full herein.

Section 26. Notice. Any notice to be given shall be in writing and shall be sent by certified mail, return receipt requested, to the party being noticed at the following addresses or such other address as the parties shall provide from time to time:

As to City:	City Manager City of Umatilla P.O. Box 2286 Umatilla, FL 32784-2286 352-669-3125 Telephone
Copy to:	Mayor City of Umatilla P.O. Box 2286 Umatilla, Florida 32784-2286 352-669-3125 Telephone Kevin Stone Stone & Gerken, P.A. 4850 N. Highway 19A Mount Dora, FL 32757 352-357-0330 Telephone
As to Owner:	Glendale Groves, LLC P.O. Box 12 Umatilla, FL 32784 352-360-5679 Telephone
Copy to:	

Section 27. Entire Agreement. This Agreement sets forth all of the promises, covenants, agreements, conditions, and understandings between the parties hereto, and supersedes all prior and contemporaneous agreements, understandings, inducements or conditions, express or implied, oral or written, except as herein contained. However, the failure of this Agreement to address a particular permit, condition, term, or restriction shall not relieve Owner from complying with the law governing said permitting requirements, conditions, terms or restrictions.

Section 28. Term of Agreement. The term of this Agreement shall commence on the date this Agreement is executed by both the City and Owner and shall terminate twenty (20) years thereafter; provided, however, that the term of this Agreement may be extended by mutual consent of the City and the Owner, subject to a public hearing.

Section 29. Amendment. Amendments to the provisions of this Agreement shall be made by the parties only in writing by formal amendment.

Section 30. Severability. If any part of this Developer’s Agreement is found invalid or unenforceable in any court, such invalidity or unenforceability shall not affect the other parts of this Developer’s Agreement, if the rights and obligations of the parties contained herein are not materially prejudiced and if the intentions of the parties can be effected. To that end, this Developer’s Agreement is declared severable.

IN WITNESS WHEREOF, the parties have set their hands and seals this ____ day of

_____, 2023.

WITNESSES:

CITY OF UMATILLA, FLORIDA

Printed Name: _____

By: _____
Kent Adcock, Mayor

Printed Name: _____

ATTEST:

GLENDALE GROVES, LLC

Jessica Burnham City Clerk

Printed Name: _____

By: _____
Printed Name: _____
As its: _____

Printed Name: _____

[NOTARY BLOCK FOR OWNER EXECUTION]

EXHIBIT 'A'**Parcel 1:**

Commence at the Northeast Corner of Section 12, Township 18 South, Range 26 East, thence South 89°41'35" West for 655.40 feet to the Northwestern Right of Way line of State Road 19, thence South 33°31'07" West along said Right of Way for 733.33 feet, thence leaving said Right of Way Run North 56°31'05" West for 210.00 feet to the Point of Beginning, thence Continue North 56°31'05" West 48.76 feet, thence Run North 01°35'10" West for 293.23 feet to the center of Magnolia Street (Vacated), thence run along the center of Magnolia Street South 56°31'05" East for 217.39 feet, thence leaving the center of Magnolia Street Run South 33°31'07" West for 240.00 feet to the Point of Beginning.

Parcel 2:

The Northwest Quarter (NW ¼) of Northeast Quarter (NE ¼) of Section 12, Township 18 South, Range 26 East, Also all of that part of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) outside of Glendale Plat and that part of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) outside of Glendale Plat of Gordy's Addition to Glendale of Section 12, Township 18 South, Range 26 East, Less and Except Beginning at the Southeast Corner of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section 12, Township 18 South, Range 26 East Run North along the East Line of said Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) 280 feet, thence Run West Parallel with the South line of the said Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) 240 feet, thence Run Southwesterly to a Point on the South Line of the Said Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) that is 260 feet west of the Point of Beginning, thence Run East along the South Line of said Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) 260 feet to the Point of Beginning.

Less and Except:

Begin at the Southwest Corner of the Northeast ¼ of the Northeast ¼ and run North 89°55'24" West along the South Line of the Northwest ¼ of the Northeast ¼, 43.25 feet to the Easterly Right of Way of the Abandoned S.C.L. Railroad Right of Way; thence Northeasterly along Said Right of Way a Chord bearing of North 30°02'35" East and a Chord Distance of 300.0 feet; thence South 59°57'25" East 200 feet, More or Less to the Waters of Lake Pearl; thence Southerly along and with said Water of Lake Pearl to the South Line of Northeast ¼ of the Northeast ¼; thence North 89°55'24" West along said South Line to the Point of Beginning, in Section 12, Township 18 South, Range 26 East, Lake County, Florida.

Less: That part of the Northwest ¼ of the Northeast ¼ of Section 12, Township 18 South, Range 25 East, Lying South of the Abandoned Right of Way of the S.C.L. Railroad.

Parcel 3:

From the Southeast Corner of NW ¼ of the NE ¼ Run North 280 feet, West 240 feet, Southwesterly to a Point on the South Line of NW ¼ of NE ¼ that is 260 feet West of the Point of Beginning, East 260 feet to the Point of Beginning, in Section 12, Township 18 South, Range 26 East, Lake County, Florida.

EXHIBIT 'B'

