



## UMATILLA JANUARY 17, 2023 LAND PLANNING AGENCY MEETING

January 17, 2023 at 6:00 PM

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

### AGENDA

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*Please silence your electronic devices*

#### CALL TO ORDER

#### ROLL CALL

#### 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 Ordinance No. 2023-01, Fletcher Road Small-Scale Comp Plan Amendment

#### 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**

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**DATE:** January 12, 2023

**MEETING DATE:** January 17, 2023

**SUBJECT:** First Reading Ordinance No. 2023-01, Fletcher Road Small-Scale Comp Plan Amendment

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### **BACKGROUND SUMMARY:**

The owner is seeking a small-scale comp plan amendment from SF medium density (5 units/acre) to MF High Density (12 units/acre) and rezoning to PUD for a 116-unit multi-family/apartment development consisting of 2-bedroom apartments (net living area of 959 SF) located within 5 buildings. The proposed apartment complex will be market rate rentals. The proposed density of the PUD is 11.85 units/acre. Recreational amenities include an 8' wide paved trail, two (2) pavilions, clubhouse, and dog park. Open space provided is 48% and consists of landscape buffers and open/green space areas. Pedestrian access is provided by both the paved trail and sidewalks. The proposed units are 2 story with a maximum building height of 35'.

### **RECOMMENDATIONS:**

Applicant is requesting a continuance to the March 7, 2023 City Council meeting

### **FISCAL IMPACTS:**

N/A

### **ATTACHMENTS:**

1. First Reading Ordinance No. 2023-01, Fletcher Road Small-Scale Comp Plan Amendment
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## ORDINANCE 2023-01

**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 MULTI-FAMILY HIGH DENSITY 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 Tim Shultz, P.E. 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 Multi-Family High Density under the Comprehensive Plan for the City of Umatilla;

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

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

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

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

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

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

**Section 1: Purpose and Intent.**

That the land use classification of the following described property, being situated in the City of Umatilla, Florida, shall hereafter be designated from Single Family Medium Density to Multi-Family High Density 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 \_\_\_\_\_, 2022.

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Kent Adcock, Mayor  
City of Umatilla, Florida

ATTEST:

Approved as to Form:

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Jessica Burnham  
City Clerk

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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 "C"

