



## UMATILLA CITY COUNCIL MEETING

December 20, 2022 at 6:00 PM

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

### AGENDA

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*Please silence your electronic devices*

#### **PLEDGE OF ALLEGIANCE AND INVOCATION**

#### **CALL TO ORDER**

#### **ROLL CALL**

#### **AGENDA REVIEW**

#### **MINUTES REVIEW**

1. Request for Approval of Meeting Minutes:
  - December 6, 2022 Land Planning Agency Meeting Minutes
  - December 6, 2022 Regular City Council Meeting Minutes

#### **MAYOR'S MESSAGE**

#### **PRESENTATIONS**

2. Cemetery Presentation

#### **PUBLIC COMMENT**

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

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

#### **CONSENT AGENDA**

3. Lakeview Terrace Water and Wastewater Plant Service Contract with the City of Umatilla

#### **PUBLIC HEARING / ORDINANCES / RESOLUTIONS**

4. Final Reading of Ordinance 2022-116, Industrial Park PUD Rezoning

#### **NEW BUSINESS**

5. Residential Solid Waste Collection Day Change Education Strategy and Service Improvement Plan

**REPORTS**

**ADJOURNMENT**

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

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

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

**CITY COUNCIL AS LAND PLANNING AGENCY  
DECEMBER 6, 2022 6:00 P.M.  
UMATILLA CITY COUNCIL CHAMBERS, 1 S. CENTRAL AVENUE, UMATILLA**

**CALL TO ORDER**

Having been duly advertised as required by law. Chairperson Kent Adcock called the Land Planning Agency Meeting to order at 6:00 P.M. in the Umatilla City Council Chambers.

Chairperson Adcock led the Pledge of Allegiance to the Flag and gave an Invocation.

**ROLL CALL**

**MEMBERS PRESENT**

- Kent Adcock, Chairperson
- Chris Creech, Vice Chairperson
- Brian Butler, Board Member
- Katherine Adams, Board Member
- John Nichols, Board Member

**ALSO PRESENT**

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

**NOT PRESENT**

**PUBLIC HEARINGS/ORDINANCES/RESOLUTIONS**

1. *First Reading Ordinance No. 2022-116 Industrial Park PUD Rezoning*

Attorney Stone read Ordinance No. 2022-116 by title only.

**ORDINANCE 2022-116**

**AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, RECLASSIFYING 42.52 ± ACRES OF LAND ZONED PUBLIC FACILITIES DISTRICT TO THE DESIGNATION OF INDUSTRIAL PLANNED UNIT DEVELOPMENT (PUD) FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY CITY OF UMATILLA LOCATED NORTH OF LAKE FERN ROAD AND WEST OF GOLDEN GEM DRIVE; 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.**

Attorney Stone Swore in the witness providing testimony for this agenda item and requested the testimony from the Land Planning Agency be carried forward for the record to the City Council meeting immediately following.

Sherie Lindh, Land Planning Group, provided an overview of the agenda item and stated this is a request for rezoning to Industrial Planned Unit Development on 42.52+/- acre site and mentioned that the applicant intends to convert the site into a four-lot industrial park.

Discussion took place on the traffic that will be on the temporary access to Golden Gem Drive, buffers, parking, and existing zoning,

Tim Green, Green Consulting Group, provided an overview of the project. Mr. Green spoke on the setbacks, that the project will be built in two phases, parking, traffic, and buffers.

Discussion ensued on the manufacturing noise, and the number of employees that will be on site.

Chairperson Adcock opened public comment

Peter Milton, 39526 Golden Gem Drive, inquired about the traffic and the hours that the employees would have.

Juauite Brown, 39425 Golden Gem Drive, inquired on the location of the entrance way, the truck traffic on Golden Gem Drive, and the potential of other business that could come to the property.

Margert Johnson, 36 Bonaire Place, inquired about brumes, and the times that the trucks will be delivering.

Cheryl Hobbs, 18 Bonaire Place, Inquired about the employee entrance, the traffic, and the parking lot.

Jessica McGel, 34 Bonaire Place, asked about the lights that will be put in at the parking lot.

Chairperson Adcock closed public comment

Mr. Green stated we are here to work with the residents and addressed the parking and traffic concerns.

Ms. Lindh stated this is a conceptual plan and the applicant stated they would look into the concerns.

**MOTION BY BOARD MEMBER NICHOLSTO RECOMMEND APPROVAL TO THE CITY COUNCIL OF FIRST READING OF ORDINANCE NO 2022-116; SECONDED BY BOARD MEMBER ADAMS MOTION CARRIED BY A ROLL CALL VOTE.**

<b>Board Member Nichols</b>	<b>YES</b>
<b>Board Member Adams</b>	<b>YES</b>
<b>Board Member Butler</b>	<b>YES</b>
<b>Vice-Chairperson Creech</b>	<b>YES</b>
<b>Chairperson Adcock</b>	<b>YES</b>

**2. First Reading Ordinance No. 2022-112, Coral Bay Annexation**  
*\* The following ordinances were heard together.*

Attorney Stone read the Ordinance No. 2022-112, 2022-113, and 2022-114 by titles only.

**ORDINANCE 2022-112**

**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 7.02 ± ACRES OF LAND GENERALLY LOCATED SOUTH OF PERU ROAD AND WEST 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.**

**ORDINANCE 2022-113**

**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 7.02 ± 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 CORAL BAY DEVELOPMENT & INVESTMENT, LLC LOCATED SOUTH OF PERU ROAD AND WEST 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.**

**ORDINANCE 2022-114**

**AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, RECLASSIFYING 7.02 ± ACRES OF LAND ZONED LAKE COUNTY AGRICULTURE (A) TO THE DESIGNATION OF SINGLE FAMILY MEDIUM RESIDENTIAL DISTRICT (R-5) FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY CORAL BAY DEVELOPMENT & INVESTMENT, LLC LOCATED SOUTH OF PERU ROAD AND WEST OF MAXWELL ROAD; 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.**

- 3. *First Reading Ordinance No. 2022-113, Coral Bay Small Scale Comp Plan Amendment*  
\* The following ordinances were heard together.
  
- 4. *First Reading Ordinance No. 2022-114, Coral Bay Rezoning*  
\* The following ordinances were heard together.

Attorney Stone Swore in the witness providing testimony for this agenda item and requested the testimony from the Land Planning Agency be carried forward for the record to the City Council meeting immediately following.

Sherie Lindh, Land Planning Group, provided an overview the agenda items and mentioned the request is for a small-scale comprehensive map amendment to residential single-family medium density on 7.02 +/- acre site. Ms. Lindh added that the applicant intends a sixteen-lot single family subdivision with proposed minimum lot size of 8.700 square feet and a propped density of 2.4 units/acre.

Discussion took place on the units per acre, if the development would have an HOA and the existing zoning.

Chairperson Adcock opened public comment

T.A Smith, 40905 Maxfield Road, inquired about the contractor and about the paving of Peru Road.

Ms. Lindh stated that Peru Road is a County Road and the City has no jurisdiction over that road.

Pat ,61976 Peru Road, urged the board to consider not approving this many home on this piece of property and to leave the character of the neighborhood alone.

Discussion ensued to the existing zoning in the county.

Chairperson Adcock closed public comment

Applicant stated we are trying to do what is the best for the City and have a close knit community.

**MOTION BY BOARD MEMBER BUTLER TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF FIRST READING OF ORDINANCE NUMBERS 2022-113, 2022-114, 2022-115; SECONDED BY BOARD MEMBER NICHOLS MOTION CARRIED BY A ROLL CALL VOTE.**

<b>Board Member Butler</b>	<b>YES</b>
<b>Board Member Nichols</b>	<b>YES</b>
<b>Board Member Adams</b>	<b>YES</b>
<b>Vice-Chairperson Creech</b>	<b>YES</b>
<b>Chairperson Adcock</b>	<b>NO</b>

Meeting adjourned at approximately 8:00 p.m.

\_\_\_\_\_  
**Kent Adcock**  
**Chairperson**

ATTEST:

\_\_\_\_\_  
**Jessica Burnham**  
**City Clerk**

DRAFT

**UMATILLA CITY COUNCIL MEETING**  
**December 6, 2022, Immediately following LPA**  
**Council Chambers, 1 S. Central Avenue, Umatilla, Florida**

**CALL TO ORDER**

Having been duly advertised as required by law Mayor Kent Adcock called the Regular City Council Meeting to order at 8:00 P.M. in the Umatilla City Council Chambers.

**ROLL CALL**

**MEMBERS PRESENT**

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

**ALSO PRESENT**

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

**NOT PRESENT**

**AGENDA REVIEW**

**MOTION BY COUNCIL MEMBER ADAMS TO APPROVE THE AGENDA; SECOND BY VICE-MAYOR CREECH; MOTION APPROVED BY UNANIMOUS VOICE VOTE.**

**ORGANIZATIONAL MEETING**

1. Swearing in of Re-Elected Vice-Mayor Creech

City Clerk, Jessica Burnham, administered the Oath of Office to re-elected Chris Creech, Seat 2.

City Clerk Burnham administered the Oath of Office to re-elected Kent Adcock, Seat 4.

**MINUTES REVIEW**

2. Land Planning Agency Meeting Minutes dated November 15, 2022
3. City Council Meeting Minutes dated November 15, 2022

**MOTION BY VICE-MAYOR CREECH TO APPROVE THE MINUTES; SECOND BY COUNCIL MEMBER BUTLER; MOTION APPROVED BY UNANIMOUS VOICE VOTE.**

**PUBLIC COMMENT**

Mayor Adcock opened public comment

No one spoke

Mayor Adcock closed public comment

**PRESENTATIONS**

4. GFL Presentation

Skip McCall, GFL, provided council with a presentation in regards to changing the Solid waste pickup day. Mr. McCall went over the benefits that the City would have by changing the day and stated that moving the day provides additional resources.

Councilmember Butler inquired about when the change would take place. Mr. McCall answered ideally January 1, 2023 but we are opened to suggestions.

Discussion ensued about recycling.

**CONSENT AGENDA**

**PUBLIC HEARINGS/ORDINANCES/RESOLUTIONS**

5. Resolution No. 2022-30, City of Umatilla Stormwater Assessment Program

City Attorney Stone read the Resolution by title only.

**RESOLUTION NO. 2022-30**

**A RESOLUTION OF THE CITY OF UMATILLA, FLORIDA ELECTING TO USE THE UNIFORM METHOD OF COLLECTING NON-AD VALOREM SPECIAL ASSESSMENTS LEVIED WITHIN THE INCORPORATED AREA OF THE CITY; STATING A NEED FOR SUCH LEVY; PROVIDING FOR THE MAILING OF THIS RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.**

Regina Frazier, Finance Director, spoke on the agenda item and mentioned this is to move the stormwater assessment off the utility bill and on to the tax bill.

Mayor Adcock opened public comment

No one spoke

Mayor Adcock closed public comment

**MOTION BY COUNCIL MEMBER BUTLER TO APPROVE RESOLUTION NO. 2022-30, CITY OF UMATILLA STORMWATER ASSESSMENT PROGRAM; SECOND BY VICE-MAYOR CREECH; MOTION APPROVED BY UNANIMOUS VOICE VOTE.**

6. Resolution No. 2022-32, Update to the City of Umatilla Miscellaneous Fee Schedule

Attorney Stone read the Resolution by title only.

**RESOLUTION 2022 - 32**

**A RESOLUTION OF THE CITY OF UMATILLA, LAKE COUNTY, FLORIDA, TO ADOPTING REVISION TO THE BASE FEE SCHEDULE FOR MISCELLANEOUS SERVICES; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.**

Ms. Frazier, stated this update to the Miscellaneous Fee Schedule is to add a fee to lien search requests.

Mayor Adcock opened public comment

No one spoke

Mayor Adcock closed public comment



**MOTION BY COUNCIL MEMBER NICHOLS TO APPROVE RESOLUTION NO. 2022-32, UPDATE TO THE CITY OF UMATILLA MISCELLANEOUS FEE SCHEDULE; SECOND BY COUNCIL MEMBER ADAMS; MOTION APPROVED BY A UNANIMOUS VOICE VOTE.**

*7. Final Reading Ordinance No. 2022-115, Industrial Park Comprehensive Plan Amendment  
\*This item was heard together with ordinance 2022-116*

Attorney Stone read the Ordinances by title only.

**ORDINANCE 2022-115**

**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 42.52 ± ACRES OF LAND DESIGNATED UTILITY TO INDUSTRIAL IN THE CITY OF UMATILLA FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY CITY OF UMATILLA LOCATED NORTH OF LAKE FERNS ROAD AND WEST OF GOLDEN GEM 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.**

**ORDINANCE 2022-116**

**AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, RECLASSIFYING 42.52 ± ACRES OF LAND ZONED PUBLIC FACILITIES DISTRICT TO THE DESIGNATION OF INDUSTRIAL PLANNED UNIT DEVELOPMENT (PUD) FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY CITY OF UMATILLA LOCATED NORTH OF LAKE FERN ROAD AND WEST OF GOLDEN GEM DRIVE; 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.**

Attorney Stone Swore in the witness providing testimony for this agenda item and reminded council that the testimony from the Land Planning Agency would be carried forward.

Sherie Lynd, Land Planning Group, stated there has been changes to Ordinance No. 2022-115, Industrial Park Comprehensive Plan Amendment from the first reading and stated that the testimony from the Land Planning Agency would be carried forward to City Council.

Mayor Adcock opened public comment

No one spoke

Mayor Adcock closed public comment

**MOTION BY VICE MAYOR CREECH TO APPROVE FINAL READING OF ORDINANCE NO. 2022-115, INDUSTRIAL PARK COMPREHENSIVE PLAN AMENDMENT; SECOND BY COUNCIL MEMBER BUTLER; MOTION APPROVED BY A ROLL CALL VOTE.**

<b>Vice Mayor Creech</b>	<b>YES</b>
<b>Council Member Butler</b>	<b>YES</b>
<b>Council Member Nichols</b>	<b>YES</b>
<b>Council Member Adams</b>	<b>YES</b>
<b>Mayor Adcock</b>	<b>YES</b>

8. First Reading Ordinance No. 2022-116, Industrial Park PUD Rezoning

\*This item was heard together with ordinance 2022-115

**MOTION BY COUNCIL MEMBER NICHOLS TO APPROVE FIRST READING OF ORDINANCE NO. 2022-116, INDUSTRIAL PARK COMPREHENSIVE PLAN AMENDMENT; SECOND BY COUNCIL MEMBER ADAMS; MOTION APPROVED BY A ROLL CALL VOTE.**

<b>Council Member Nichols</b>	<b>YES</b>
<b>Council Member Adams</b>	<b>YES</b>
<b>Council Member Butler</b>	<b>YES</b>
<b>Vice-Mayor</b>	<b>YES</b>
<b>Mayor Adcock</b>	<b>YES</b>

9. First Reading Ordinance No. 2022-112, Coral Bay Annexation

\* The following ordinances were heard together.

Attorney Stone read the Ordinance No. 2022-112, 2022-113, and 2022-114 by titles only.

ORDINANCE 2022-112

**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 7.02 ± ACRES OF LAND GENERALLY LOCATED SOUTH OF PERU ROAD AND WEST 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.**

ORDINANCE 2022-113

**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 7.02 ± 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 CORAL BAY DEVELOPMENT & INVESTMENT, LLC LOCATED SOUTH OF PERU ROAD AND WEST 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.**

ORDINANCE 2022-114

**AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, RECLASSIFYING 7.02 ± ACRES OF LAND ZONED LAKE COUNTY AGRICULTURE (A) TO THE DESIGNATION OF SINGLE FAMILY MEDIUM RESIDENTIAL DISTRICT (R-5) FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY CORAL BAY DEVELOPMENT & INVESTMENT, LLC LOCATED SOUTH OF PERU ROAD AND WEST OF MAXWELL ROAD; 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.**

Attorney Stone Swore in the witness providing testimony for these agenda items and reminded council that the testimony from the Land Planning Agency would be carried forward.

Ms. Lindh stated that the applicant has agreed to increase the square footage from 1200 to 1500 square feet.

Mayor Adcock opened public comment

No one spoke

Mayor Adcock closed public comment

**MOTION BY COUNCIL MEMBER BUTLER TO APPROVE ORDINANCE NO. 2022-112, CORAL BAY ANNEXATION; SECOND BY VICE MAYOR CREECH; MOTION APPROVED BY A ROLL CALL VOTE.**

<b>Council Member Butler</b>	<b>YES</b>
<b>Vice Mayor Creech</b>	<b>YES</b>
<b>Council Member Adams</b>	<b>YES</b>
<b>Council Member Nichols</b>	<b>YES</b>
<b>Mayor Adcock</b>	<b>YES</b>

**MOTION BY COUNCIL MEMBER NICHOLS TO APPROVE ORDINANCE NO. 2022-113, CORAL BAY SMALL SCALE COMPREHENSIVE PLAN AMENDMENT; SECOND BY COUNCIL MEMBER ADAMS; MOTION APPROVED BY A ROLL CALL VOTE.**

<b>Council Member Nichols</b>	<b>YES</b>
<b>Council Member Adams</b>	<b>YES</b>
<b>Council Member Butler</b>	<b>YES</b>
<b>Vice Mayor Creech</b>	<b>YES</b>
<b>Mayor Adcock</b>	<b>YES</b>

**MOTION BY COUNCIL MEMBER NICHOLS TO APPROVE ORDINANCE NO. 2022-114, CORAL BAY REZONING; SECOND BY VICE MAYOR CREECH; MOTION APPROVED BY A ROLL CALL VOTE.**

<b>Council Member Nichols</b>	<b>YES</b>
<b>Vice Mayor Creech</b>	<b>YES</b>
<b>Council Member Butler</b>	<b>YES</b>
<b>Council Member Adams</b>	<b>YES</b>
<b>Mayor Adcock</b>	<b>YES</b>

**NEW BUSINESS**

*12 Approval of the City of Umatilla Clean Water and Drinking Water SRF Funding Assistance*

Aaron Mercer, Development and Public Services Director, provided the council with an overview of the agenda item and mentioned this is a funding mechanism to do projects that include clean drinking water.

Discussion took place on the reimbursement part of the process.

**MOTION BY VICE MAYOR CREECH TO APPROVE THE CITY OF UMATILLA CLEAN WATER AND DRINKING WATER SRF FUNDING ASSISTANCE; SECOND BY COUNCIL MEMBER NICHOLS; MOTION APPROVED BY UNANIMOUS VOICE VOTE.**

**OLD BUSINESS**

13. *First Amendment to Agreement for Solid Waste Collection Between The City of Umatilla and GFL Solid Waste South East LLC (F/K/A WCA of Florida, LLC)*

Attorney Stone spoke on the amendment to the agreement and mentioned that this amends the rate cost, change of day, and the additional services to the city.

**MOTION BY COUNCIL MEMBER BUTLER TO APPROVE THE AMENDMENT TO AGREEMENT FOR SOLID WASTE COLLECTION BETWEEN THE CITY OF UMATILLA AND GFL WITH THE PREVISION TO ALLOW A SUFFICIENT AMOUNT OF TIME FOR STAFF AND GFL TO MAKE A TRANSITIONAL PLAN; SECOND BY COUNCIL MEMBER NICHOLS; MOTION APPROVED BY UNANIMOUS VOICE VOTE.**

**INFORMATIONAL**

**REPORTS**

**City Attorney**

Attorney Stone had nothing to report

**City Manager**

City Manager Blankenship reminded City Council of the upcoming Christmas party.

**Council Members**

Council Member Adams had nothing to report

Council Member Nichols had nothing to report

Council Member Butler had nothing to report

Mayor Adcock asked if the permit to close State Road 19 for the Christmas Parade was approved to which, Mr. Mercer answered yes.

**Staff**

Chief Bolton had nothing to report

Ms. Frazier stated that the City’s new software would be going live in January.

Mr. Mercer had nothing to report

Ms. Stultz had nothing to report

**ADJOURNMENT**

With no further business for discussion, meeting adjourned at approximately 9:02 p.m.

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Kent Adcock, MAYOR

\_\_\_\_\_  
Jessica Burnham  
City Clerk



**CITY OF UMATILLA  
AGENDA ITEM STAFF REPORT**

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**DATE: December 15, 2022**

**MEETING DATE: December 20, 2022**

**SUBJECT: Cemetery Presentation**

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**BACKGROUND SUMMARY:**

In order to maintain the quality of service and beauty of the Umatilla cemeteries, it is necessary for the City to explore an increase of the revenues generated by Cemetery products and services.

The average annual operating expense for the cemeteries over the last two years was \$43,938.14 with the annual average revenue of \$19,925.00. It is apparent that the City needs a price adjustment to fund improvement projects and mitigate the future losses of operating the cemeteries, while aligning rates and remaining competitive with other local municipal cemeteries. The cost comparison with nearby municipal cemeteries shows the City of Umatilla has much lower rates for burial plots.

**RECOMMENDATIONS:**

City Council to consider information provided in the presentation.

**FISCAL IMPACTS:**

TBD

**ATTACHMENTS:**

Powerpoint presentation

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**CITY OF UMATILLA  
AGENDA ITEM STAFF REPORT**

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**DATE: December 14, 2022**

**MEETING DATE: December 20, 2022**

**SUBJECT: Lakeview Terrace Water and Wastewater Plant Service Contract with the City of Umatilla**

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**BACKGROUND SUMMARY:**

The City of Umatilla was asked by Lakeview Terrace to submit a proposal to operate their Water Treatment Facility and the Waste Water Treatment Facility. The City Staff provided an operations plan proposal based on the operating permit from FDEP, which requires a licensed operator to run each plant a minimum of ½ hour per day with one weekend visit. Lakeview Terrace will provide all equipment maintenance at both plants and will work with the City Plant Operators to develop and institute a preventative maintenance program. As submitted, Lakeview Terrace will pay the City \$1,200 per month for said services. Additional services are required by FEDP and will be done through third party vendor, such as laboratory sample testing/results and maintenance of equipment and replacement.

**RECOMMENDATIONS:**

City Council approve the contract with Lakeview Terrace Water and Wastewater Plant

**FISCAL IMPACTS:**

**ATTACHMENTS:**

1. Proposal for LakeView Terrace
-



# CITY OF UMATILLA

"NATURE'S HOMETOWN"

Proposal for Lakeview Terrace  
331 Raintree Drive, Altoona, FL 32702

## WATER AND WASTEWATER PLANT SERVICE

The following is a list of services and fees for your consideration in the inspection of your Class 5D Water Plant, PWS ID #3350730 and your 0.080 MGD Wastewater Plant permit #FLA010597.

### Water system:

- 1) Provide lead certified operator service, with plant inspection five (5) days per week and one weekend visit.
- 2) Collect one set of monthly bacteriological samples, analyze at a certified laboratory and report to FDEP. (Analyses costs are additional and will be billed directly to LVT)
- 3) Collect one (1) annual nitrate and nitrite sample, analyst at a certified laboratory and report to FDEP. (Analyses costs are additional)
- 4) Notify owner and/or owner's representative of any malfunctions or abnormalities as soon as possible.
- 5) Compile monthly data for PWS ID#3350730 and submit required Monthly Operating Reports to FDEP.
- 6) Provide coordination with LVT staff for all preventative maintenance measures.

### Wastewater system:

- 1) Provide lead certified operator service, with plant inspection six (6) days per week.
- 2) Collect grab Effluent CBOC/TSS, fecal coliform, Total Nitrogen, Nitrate and Total Phosphorus samples monthly, analyze at a certified lab and report to FDEP. (Analyses costs are additional)
- 3) Collect grab Influent CBOD/TSS sample monthly, analyze at a certified laboratory and report to FDEP. (Analyses costs are additional and will be billed directly to LVT)
- 4) Collect four (4) Monitoring Well samples quarterly, analyze at a certified laboratory and report to FDEP. (Analyses costs are additional)
- 5) Report any abnormalities to the owner as soon as possible.
- 6) Compile data and file required monthly Discharge Monitoring Reports to FDEP per DEP Permit FLA010597.
- 7) Provide coordination with LVT staff for all preventative maintenance measures.

The aforementioned operational services will be provided for \$1,200.00 per month. Analyses are itemized separately (see Exhibit "A" attached).

Unscheduled emergency service calls will be billed separately at the rate for the specific service requested. The minimum rate is \$75.00/hr.

This proposal does not include meter calibrations, chemicals, boil water analyses, maintenance, annual and tri-annual chemical water and waste water analyses other than outlined above, Consumer Confidence Reports or St. Johns River Water Management District reporting and will be quoted separately if needed.


The City of Umatilla will not be responsible for tank or line failures due to mechanical or electrical equipment failure or corrosion from chlorine treatment or age. Tanks should be inspected by a Professional Engineer on a regular basis per FDEP administrative code to ensure integrity.

The above fees will be reviewed for adjustment annually starting December 31, 2023, or as permit requirements change.

Either party may exit this agreement with a 60-day notice of cancellation in writing to the other party.

This proposal is subject to acceptance within 15 days and may be void thereafter at the discretion of the City of Umatilla.

Scott Blankenship, Umatilla City Manager

Proposal accepted by  Date 12/6/22



## EXHIBIT "A"

### 2023 Analyses Fees for LAKEVIEW TERRACE

Analyses' Description	Cost per Set/Each	Quantity per Year	Average Monthly Cost
CBOD/TSS – Effluent-Sewer	\$48.00	12	\$48.00
Fecal Coliform – Sewer	\$40.00	12	\$40.00
Nitrate – Sewer	\$55.00	12	\$55.00
Total Nitrogen – Sewer	\$98.00	12	\$98.00
Total Phosphorus	\$95.00	12	\$95.00
CBOD/TSS – Influent – Sewer	\$50.00	12	\$50.00
Monitoring Well Analysis	\$495	4	\$165
Nitrate/Nitrite	\$120.00	1	\$10.00
Bacteriological – Water	\$80.00	12	\$80.00
Total average Monthly Analyses Fees			\$641.00

#### SUMMARY OF AVERAGE MONTHLY FEES:

Labor/Operations monthly average	\$1,200.00
Analyses monthly average	\$644.00
<b>Total Average Monthly Cost:</b>	<b>\$1,841.00</b>

Charges will be itemized on each invoice. "Average Monthly Costs" are for annual budgeting purposes.



**CITY OF UMATILLA  
AGENDA ITEM STAFF REPORT**

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**DATE: December 7, 2022**

**MEETING DATE: December 20, 2022**

**SUBJECT: City of Umatilla – Ordinance 2022-116**

**ISSUE: Rezoning from Public Facility to Industrial PUD**

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**BACKGROUND SUMMARY:**

The City is requesting a rezoning of approximately 45.52 acres of property from Public Facility District to Industrial Planned Unit Development to create a 4-lot industrial park. The existing site is utilized for the City’s wastewater infiltration ponds and spray field. The existing use of the property will no longer be needed due to the City’s agreement with the City of Eustis regarding wastewater. The subject site is located within an area of existing industrial and proposed industrial development. In an effort to assist in the long-term economic opportunities for its citizens and utilize the subject site at its highest and best use, the city is proposing to convert the site to an industrial park. The general location is the west of Golden Gem Drive, north of Lake Fern Road.

The proposed rezoning request is consistent with the adjacent properties to the south and portions of property to the east. A 25’ perimeter buffer is proposed which will mitigate the residential land use and agricultural land uses.

The proposed development agreement adds further mitigation by limiting the hours of operation of noise generating activities with all manufacturing activities being conducted indoors. A waiver to the parking requirements for manufacturing is being requested for Parcel 4 (Phillips parcel) from 1 space per 600 square feet (250 spaces) and 1 space per 200 square feet for office to a total of 100 spaces. There are 60 employees per shift which allows for 1 space per employee plus 24 spaces for the office (1 space per 200 square feet) and 16 additional parking spaces to accommodate shift changes.

**RECOMMENDATIONS:**

City Council approve Ordinance No. 2022-116

**FISCAL IMPACTS:**

**ATTACHMENTS:**

1. Notice of Public Hearings
  2. Ordinance No. 2022-116, Industrial Park PUD Rezoning
-

**ATTACHMENT "1"**

**NOTICE OF PUBLIC HEARINGS**

**ORDINANCE 2022-116**

**AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, RECLASSIFYING 42.52 ± ACRES OF LAND ZONED PUBLIC FACILITIES DISTRICT TO THE DESIGNATION OF INDUSTRIAL PLANNED UNIT DEVELOPMENT (PUD) FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY CITY OF UMATILLA LOCATED NORTH OF LAKE FERN ROAD AND WEST OF GOLDEN GEM DRIVE; 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.**

The proposed Ordinances will be considered at the following public meetings:

Local Planning Agency Meeting on December 6, 2022 at 6:00 p.m.

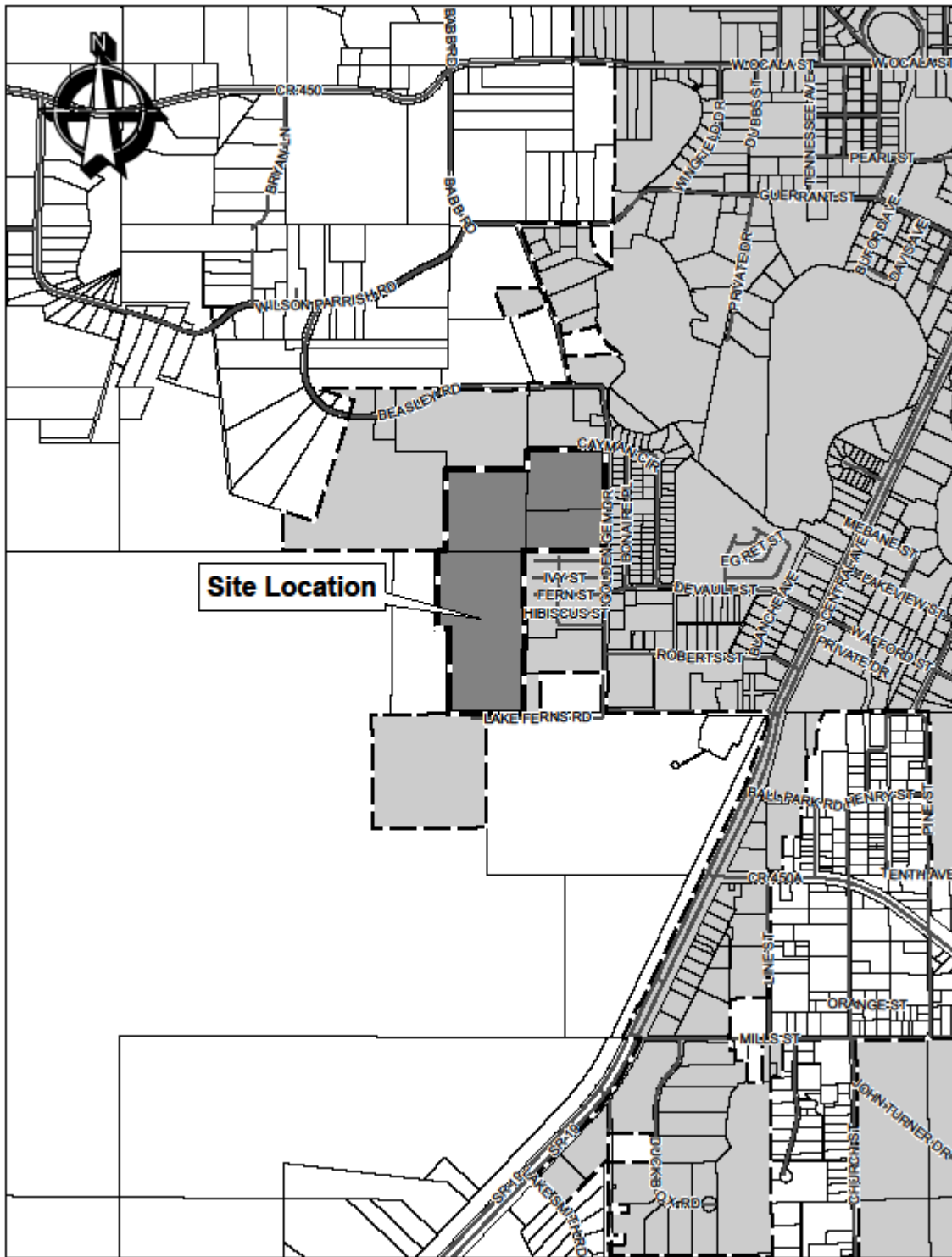
Umatilla City Council Meeting on December 6, 2022 Immediately following Local Planning Agency Meeting on December 6, 2022

Umatilla City Council Meeting on December 20, 2022 at 6:00 p.m.

All meetings will be held at the Council Chambers, 1 S. Central Avenue, Umatilla, Florida. The proposed Ordinances and metes and bounds legal description of the property may be inspected by the public between the hours of 8:00 a.m. to 5:00 p.m. Monday to Friday at the City Clerk's office at City Hall. For further information call (352) 669-3125.

Interested parties may appear at the meetings and be heard with respect to the proposed Ordinance.

A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at such meeting or hearing, will need a record of the proceedings. For such purposes, any such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence which the appeal is based (Florida Statutes 286.0105).



**ORDINANCE 2022-116**

**AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, RECLASSIFYING 42.52 ± ACRES OF LAND ZONED PUBLIC FACILITIES DISTRICT TO THE DESIGNATION OF INDUSTRIAL PLANNED UNIT DEVELOPMENT (PUD) FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY CITY OF UMATILLA LOCATED NORTH OF LAKE FERN ROAD AND WEST OF GOLDEN GEM DRIVE; 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 received from the City of Umatilla to rezone approximately 42.52 acres of land from Public Facilities District (PFD) to Industrial Planned Unit Development (IPUD);

**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 IPUD, Industrial 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 # 3785106**

**Section 2: Zoning Classification.**

That the property shall be designated as IPUD, Industrial 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 \_\_\_\_\_, 2022.

\_\_\_\_\_  
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"  
LEGAL DESCRIPTION

Parcel 1:

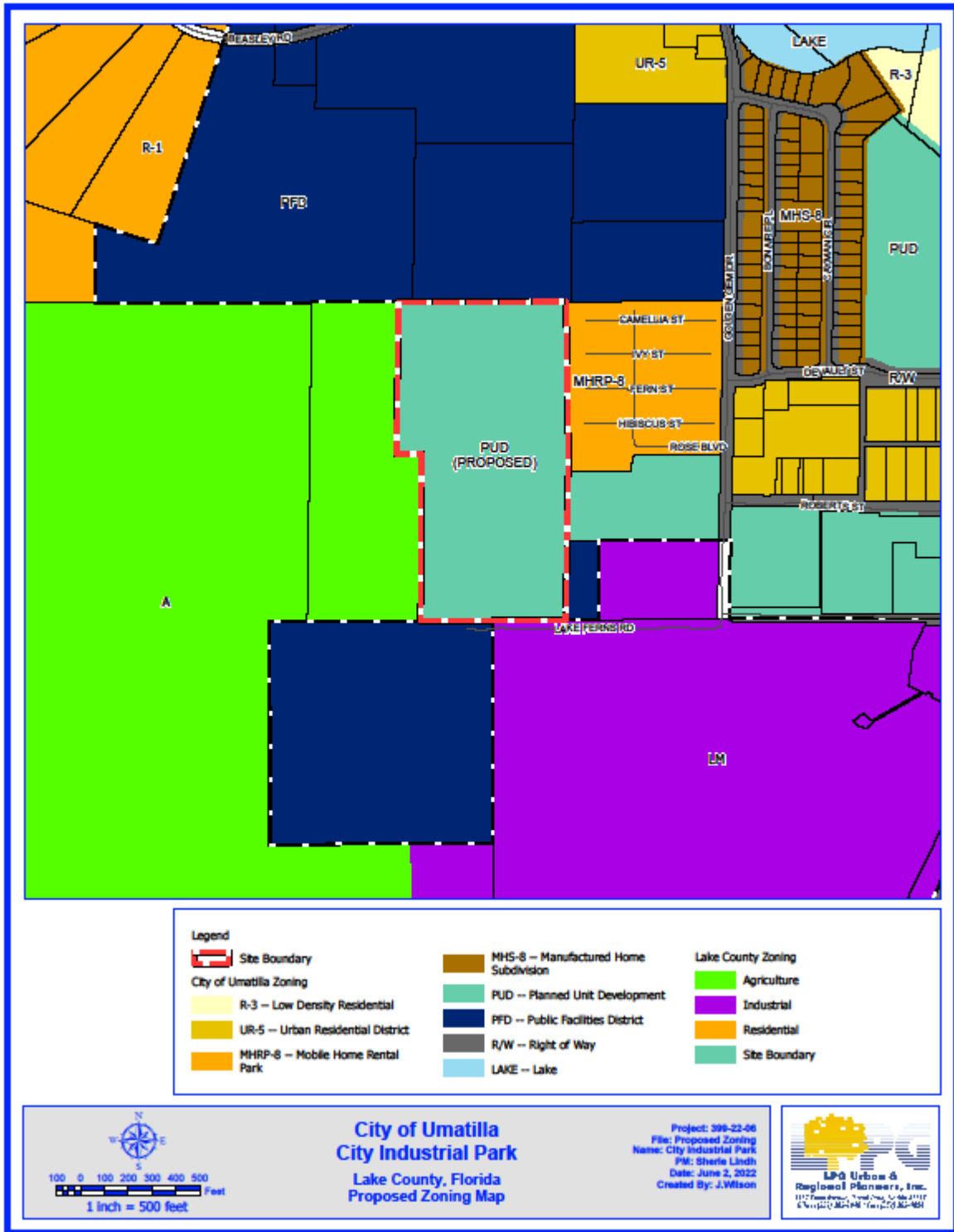
A part of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 14, Township 18 South, Range 26 East, Lake County, Florida, described as follows: Commence at the Southwest corner of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 14; run thence North  $89^{\circ}47'05''$  East along the South line of said Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , 53.0 feet to the Point of Beginning of this description; from said Point of Beginning, run North  $00^{\circ}16'20''$  East parallel with the West line of said Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , 700.00 feet; thence South  $89^{\circ}47'05''$  West, 53.00 feet to a point on the West line of said Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ ; thence North  $00^{\circ}16'20''$  East along said West line 630.34 feet to the Northwest corner of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ ; thence North  $89^{\circ}51'06''$  East along the North line of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , 639.41 feet; thence South  $00^{\circ}40'54''$  East, 997.16 feet; thence South  $00^{\circ}28'02''$  West, 332.43 feet to a point on the South line of said Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ ; thence South  $89^{\circ}47'05''$  West along said South line of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , 601.88 feet to the Point of Beginning. Subject to all easements, rights of way and restrictions of record, if any.

Parcel 2:

The East 59.0 feet of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 14, Township 18 South, Range 26 East, Lake County, Florida. Less the South 700.0 feet thereof. Subject to all easements, rights of way and restrictions of record, if any.



EXHIBIT 'B'



## MASTER DEVELOPER'S AGREEMENT

This Developer's Agreement (the "Agreement") is made this \_\_\_\_ day of \_\_\_\_\_, 2022, by and between the **CITY OF UMATILLA, a Florida municipal corporation** ("City"), whose address is 1 South Central Avenue, Umatilla, Florida 32784, and **City of Umatilla** ("Owner"), whose address is 1 South Central Avenue, Umatilla, Florida, 32784, hereinafter referred to collectively as the "Parties."

### RECITALS

1. The Owner desires to rezone approximately 42.52+ 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 "Public Facilities District (PFD)" with a future land use designation on the City of Umatilla Future Land Use Map of "Utility."

3. Owner application for a small scale comprehensive plan amendment to designate the future land use of the Property to be industrial with a corresponding change in the future land use map was approved by the Umatilla City Council on December 6, 2022.

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 comprehensive plan amendment and rezoning of the Property 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 and have further offered to adhere to certain development standards outlined herein.

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 a small-scale comprehensive plan amendment and 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 adopts an ordinance amending the comprehensive future land use map and rezoning the Property. The parties hereto understand and acknowledge that the City is in no way bound to amend the future land use map or rezone the Property. The City shall have the full and complete right to approve or deny the application for rezoning. However, if the City denies the application for rezoning this Agreement shall be void and shall be of no further force and effect.

**Section 3. Land Use/Development.** Development of the Property shall be substantially consistent with

the “Conceptual Site Plan” prepared by Green Consulting Group Inc, dated December 14, 2022, and attached as **Exhibit “B”** (the “Plan”). All development shall be consistent with City’s “Planned Unit Development” (PUD) zoning district as it currently exists and subject to City approval.

**Section 4. Permitted Uses.** Permitted Uses of the Property are as follows:

- a. Artisan/Craftsman Shop.
- b. Appliance/Electronic repair shops.
- c. Agriculturally related industry.
- d. Auction Houses.
- e. Boat repair and sales.
- f. Commercial/Industrial Equipment and supplies.
- g. Commercial/Industrial service.
- h. Construction Contractor’s Yard and Storage where incidental to the primary use.
- i. Distribution Center.
- j. Equipment Rental.
- k. Furniture and appliance stores.
- l. Health/Exercise Clubs.
- m. Laboratory/Research and Development
- n. Manufacturing: Fabrication
- o. Manufacturing: Processing
- p. Mini-warehouses.
- q. Motor Vehicle Sales.
- r. Motor Vehicle Service and Repair Facility.
- s. Motor Vehicle and Boat Storage Facility.
- t. Motor Vehicle Body Repair Facility
- u. Motor Vehicle Towing and Impoundment.
- v. Offices.
- w. Retail Home Building Materials.
- x. Retail Sales and Services
- y. Transportation Service.
- z. Trucking Terminal.
- aa. Veterinary Clinic/Kennels.
- bb. Warehousing.
- cc. Wholesalers and Distributors.
- dd. Xerographic and Offset printing.
- ee. Temporary modular office uses shall be allowed during construction.
- ff. Owners/caretakers residence incorporated into building use.
- gg. Other Uses require permission of the City Council.

All work proposed to be conducted indoors. Noise generating activities shall be conducted between the hours of 7 am to 3 am. Shipping of materials will take place between the hours of 7 am to 7 pm.

**Section 5. Development Standards.** Development Standards for the Property shall be as follows:

- a. Maximum Impervious Surface Ratio (ISR) – Seventy-five Percent (75%).
- b. Maximum Floor Area Ratio (FAR) will not exceed 1:1
- c. Minimum Setback requirements shall be:
  - Front: Road Right of Way - Twenty-five feet (25')
  - Side: Road Right of Way - Twenty-five feet (25')
  - Another Lot - Ten feet (10'),
  - Rear: Road Right of Way - Twenty-five feet (25')
  - Another Lot - Ten feet (10')

Required landscape buffers shall supersede the minimum setbacks permitted by this section.  
 Accessories Setback: All accessory structures shall be located no closer to the property line than ten feet (10').

- d. Maximum building height shall be limited to fifty feet (50').
- e. Parking: The Phillips Manufacturing site will be required to provide a minimum of 100 parking spaces for employee and visitors. All other sites within the Industrial Park will be required to meet the parking requirements of the Umatilla Land Development Code for the proposed uses.

**Section 6. Site Access and Transportation Improvements.**

The Phillips Manufacturing site will have three vehicular access points to the site.

- 1) A temporary truck access on Golden Gem Drive which will be removed with the completion of Lake Fern Road by the City of Umatilla,
- 2) An employee parking access on Golden Gem Drive and
- 3) A truck access and second shift employee exit on the future Lake Fern Road.

The industrial lots to be created by the City of Umatilla will have vehicular access points to the individual sites to the east of the newly City of Umatilla created Lake Fern Road.

- a. The Permittee shall provide all necessary improvements within and adjacent to the development as required by Lake County and City of Umatilla.
- b. All roads within the development shall have a forty foot (40') right of way and shall be designed and constructed by the owner as a twenty-four foot (24') wide road, with a ribbon curb and swale. The structural design of the pavement of the roads shall meet or exceed the City of Umatilla's requirements, as the type of traffic anticipated will require a heavier road section.
- d. All roads or related transportation improvements associated with the Development will be privately owned and maintained. The City of Umatilla will not be responsible for the maintenance or repair of any of the roads or transportation improvements. The Permittee shall establish an appropriate legal entity (the "Property Owners' Association") that will be responsible to pay the cost and perform the services to maintain the roads and transportation improvements.
- e. A traffic/transportation study shall be submitted prior to preliminary subdivision or site plan approval for review and determination of any necessary access or off-site improvements if required by the Florida Department of Transportation, Lake County or the City of Umatilla. Additional traffic impact analysis may be required during development as determined by the City of Umatilla, Lake County or the Florida Department of Transportation. Said improvements will be the responsibility of the Permittee.
- f. The Property shall be fully vested from Transportation Concurrency pursuant to compliance with this Section 6.

**Section 7. 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 8. Water, Wastewater, and Reuse Water.** Subject to the terms herein, Owner and their successors and assigns agree to obtain water, reuse water, and wastewater service (hereafter, "Utilities") exclusively through purchase from City when the City makes such water and sewer services sufficient to service all uses of the Property available to the Property. The rates to be charged by City for Utilities to the Property shall be those rates and charges made by the City to its customers which are from time to time approved by the City Council or by any other governmental regulatory body from time to time having jurisdiction over such matters. 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 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 eventual point of connection at the edge of the Property. All such improvements must be constructed to City requirements and transferred to City as a contribution in aid of construction. Although it is the Owner's intent to

connect to the City's Utilities when they become available, Owner shall be allowed to place and utilize septic tanks and install dry lines prior to the date that the City's Utilities become available to the Property.

**Section 9. Impact Fees.** Owner shall be required to pay impact fees as established by City from time to time, including water, wastewater, police, and fire impact fees. The amount to be paid shall be the adopted impact fee rate schedule at the time of building permit is issued.

Owner agrees to pay all other impact fees and any impact fees adopted after the execution of this Agreement as building permits are issued. If impact fees increase from the time they are paid until the building permit is issued, Owner shall pay the incremental increased amount at the time building permits are issued. Prepayment of utility impact fees and acceptance by City of such fees shall reserve capacity. No capacity is reserved until or unless such fees have been paid pursuant to an agreement with City. Owner agrees and understands that no capacity has been reserved and that Owner assumes the risk that capacity will be available. Accordingly, if capacity is available at the time of preliminary plat and City is willing to allocate such capacity to Owner, Owner shall enter into a reservation agreement and any other utility agreements or easements related to the Property as requested by City from time to time.

**Section 10. Easements.** Owner shall provide the City such public easements or right of way in form acceptable to the City Attorney, as the City deems necessary for utility services, including but not limited to sewer, water, and drainage.

**Section 11. Landscaping/Buffers.** Developer has reviewed City's Land Development Regulations 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.

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 existing applicable City of Umatilla Land Development Regulations pertaining to tree removal and replacement, subject to limitations or modifications by Florida Statute.

**Section 12. Stormwater Management.** Owner agrees to provide at Owner's expense a 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 13. Other Municipal Facilities/Services.** The City hereby agrees to provide, either directly or through its franchisees or third party providers, police and fire protection, 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 commercial property owners within the City.

**Section 14. Signage.** All signs shall be in compliance with all applicable regulations contained within the City of Umatilla's Land Development Regulations, unless City grants a waiver or variance pursuant to the City's Land Development Regulations.

**Section 15. 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 16. 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 Regulations 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 17. 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 18. 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 19. 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 20. 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. The parties hereby covenant that they will enforce this Agreement and that it is a legal, valid, and binding agreement.

**Section 21. 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, not 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 22. Exhibits.** All exhibits attached hereto are hereby incorporated in and made a part of this Agreement as if set forth in full herein.

**Section 23. 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:

<b>As to City:</b>	City Manager City of Umatilla P.O. Box 2286 Umatilla, FL 32784-2286  352-669-3125 Telephone
<b>Copy to:</b>	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
<b>As to Owner:</b>	City Manager City of Umatilla P.O. Box 2286 Umatilla, FL 32784-2286 352-669-3125 Telephone

<b>Copy to:</b>	Kevin Stone Stone & Gerken, P.A. 4850 N. Highway 19A Mount Dora, FL 32757 352-357-0330 Telephone
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**Section 24. 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 25. 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 26. Amendment.** Amendments to the provisions of this Agreement shall be made by the parties only in writing by formal amendment.

**Section 27. 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 \_\_\_\_\_, 2022.

WITNESSES:

CITY OF UMATILLA, FLORIDA

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

By: \_\_\_\_\_  
Kent Adcock, Mayor

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Gwen Johns  
City Clerk

City of Umatilla, Florida

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
As its: \_\_\_\_\_

\_\_\_\_\_  
Printed Name: \_\_\_\_\_



**CITY OF UMATILLA  
AGENDA ITEM STAFF REPORT**

**DATE: December 14, 2022**

**MEETING DATE: December 20, 2022**

**SUBJECT: GFL – Residential Solid Waste Collection Day Change**

**ISSUE: Public Outreach - Education Strategy and Service Improvement Plan**

**BACKGROUND SUMMARY:**

On December 6, 2022, the City Council authorized a residential solid waste collection day change from Tuesdays to Thursdays. To implement this change, the Council requested that GFL provide the necessary notices and work with the City staff and develop a public outreach and education strategy.

The change will take effect on Thursday, February 2, 2022 with following the proposed public outreach strategy:

- Place display advertisement in the Northlake Outpost for four consecutive weeks, January 5<sup>th</sup>, 9<sup>th</sup>, 12<sup>th</sup> and 26<sup>th</sup>.
- Flyer will be inserted in the utility bills, December 20<sup>th</sup> and January 20<sup>th</sup>.
- GFL will apply notices (tags) on residential cans on January 31<sup>st</sup> (last Tuesday before date change).

Along with the date change, staff proposes moving forward with 2 additional changes:

- Institute the Waste to Energy Recycling option for co-mingled household waste and recycling in one can to improve collection efficiency.
- Change current FTE from being split between Public Works and accounts payable to create one additional FTE. This would provide dedicated staff at Public Works to ensure enhanced customer service for all solid waste related issues and provide assistance with all other administrative functions.

**RECOMMENDATIONS:**

Approve co-mingled waste collection and additional position.



**FISCAL IMPACTS:**

Approximately \$50,000 (50% Sanitation, 50% General Fund)

**ATTACHMENTS:**

N/A

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