

ORDINANCE NO. 2022-16

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA PROVIDING FOR THE REZONING OF REAL PROPERTY TOTALING 276.7 ACRES, MORE OR LESS, IN SIZE (TAX PARCEL IDENTIFICATION NUMBERS S12-013; S12-014; S12-015; S12-016) WITHIN THE CITY LIMITS (MAP OF PROPERTY ATTACHED) TO RESIDENTIAL PLANNED UNIT DEVELOPMENT ZONING DISTRICT; PROVIDING FOR THE TAKING OF IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR THE ADOPTION OF A MAP BY REFERENCE; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Webster Associates Development LLC, whose mailing address is 11649 145th St, Jamaica, NY 11436 (Tax Parcel Identification Numbers S12-016, S12-013, S12-014 & S12-015), is the owner of the property which is the subject of this Ordinance; and

WHEREAS, the real property, totaling 276.7 acres MOL in size, is located on west side of SR 471; and

WHEREAS, Bindraban Sarjoo of Webster Associates Development LLC has authorized New Strategy Holdings, LLC, and Jimmy Gooding & Robert Batsel to act as his agent in connection with the land use and rezoning of the real property; and

WHEREAS, Robert W. Batsel, Jr. applied to the City of Webster, pursuant to the controlling provisions of State law and the Code of Ordinances of the City of Webster, to have the subject property rezoned from A10C (Agricultural - County) to the RPUD (Residential Planned Unit Development-Webster);and

WHEREAS, the City Council of the City of Webster, Florida has taken, as

implemented by City staff, all actions relating to the rezoning action set forth herein in accordance with the requirements and procedures mandated by State law.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF WEBSTER, FLORIDA:

SECTION 1. LEGISLATIVE FINDINGS AND INTENT.

(a). The City Council of the City of Webster hereby adopts and incorporates into this Ordinance the City staff report and City Council agenda memorandum relating to the application relating to the proposed rezoning of the subject property as well as the recitals (whereas clauses) to this Ordinance.

(b). The subject property, which is 276.7 acres MOL in size, is located on the west side of SR 471 (Tax Parcel Numbers S12-013, S12-014 & S12-015 and S12-016).

(c). The City of Webster has complied with all requirements and procedures of Florida law in processing and advertising this Ordinance.

SECTION 2. REZONING OF REAL PROPERTY/IMPLEMENTING ACTIONS.

(a). Upon enactment of this Ordinance the following described property, as depicted in Attachment A and the attached Map of this Ordinance, and totaling is 276.7 acres MOL in size, shall be rezoned from A10C (County) zoning districts/classifications to RPUD zoning district/classification subject to the conceptual plan (Attachment B) and the conditions listed in Attachment C.

(b). The City Manager, or designee, is hereby authorized to execute any and all documents necessary to formalize approval of the rezoning action

taken herein and to revise and amend the Official Zoning Map or Maps of the City of Webster as may be appropriate to accomplish the action taken in this Ordinance.

(c). Future development shall generally conform to the conceptual plan (Attachment B). The City of Webster City Manager shall have the authority to approve modifications to the conceptual plan that do not increase the intensity of development, expand the project area, or potential create off site negative impacts to residents.

SECTION 3. INCORPORATION OF MAP. The map attached to this Ordinance as the Attachment is hereby ratified and affirmed and incorporated into this Ordinance as a substantive part of this Ordinance.

SECTION 4. CONFLICTS. All ordinances or part of ordinances in conflict with this Ordinance are hereby repealed.

SECTION 5. SEVERABILITY. If any section, sentence, phrase, word, or portion of this Ordinance is determined to be invalid, unlawful or unconstitutional, said determination shall not be held to invalidate or impair the validity, force or effect of any other section, sentence, phrase, word, or portion of this Ordinance not otherwise determined to be invalid, unlawful, or unconstitutional.

SECTION 6. NON-CODIFICATION. This Ordinance shall not be codified in the *City Code of the City of Webster* or the *Land Development Code of the City of Webster*; provided, however, that the actions taken herein shall be depicted on the zoning maps of the City of Webster by the City Manager, or designee.

SECTION 7. EFFECTIVE DATE This Ordinance shall take effect immediately upon enactment; provided, however, that the rezoning of property herein set forth shall not take effect until Ordinance Number 2022-15 relating to the Comprehensive Plan amendment becomes effective.

PASSED AND ENACTED this _____ day of _____, 2022.

**CITY COUNCIL OF THE CITY
OF WEBSTER, FLORIDA**

Bobby Yost, Mayor

Approved as to form and

**ATTEST:
Legality:**

**Amy Flood
City Clerk**

**William L. Colbert
City Attorney**