

**ORDINANCE NO. 2024-24**

**AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA AMENDING THE CITY OF WEBSTER COMPREHENSIVE PLAN, PROVIDING FOR AMENDMENT OF THE FUTURE LAND USE MAP OF THE FUTURE LAND USE ELEMENT OF THE CITY OF WEBSTER COMPREHENSIVE PLAN RELATIVE TO CERTAIN REAL PROPERTY, APPROXIMATELY 7.89 ACRES (TAX PARCEL IDENTIFICATION NUMBER S11-006), AND DESCRIBED IN THIS ORDINANCE FROM THE AGRICULTURAL FUTURE LAND USE DESIGNATION (COUNTY) TO THE RURAL RESIDENTIAL FUTURE LAND USE DESIGNATION (CITY); PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ASSIGNMENT OF THE LAND USE DESIGNATION FOR THE PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR RATIFICATION OF PRIOR ACTS OF THE CITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Chris and Bonnie Wood, mailing address: 950 CR 753 S Webster FL, 33597 (Tax Parcel Identification Number S11-006), is the owner of the property which is the subject of this Ordinance; and

**WHEREAS**, the real property, totaling 7.89 +/- acres in size, is located on the East side of C 478A and North CR 753 S; and

**WHEREAS**, Chris and Bonnie Wood initiated voluntary annexation into the municipal limits of the City of Webster, Florida.; and

**WHEREAS**, the City Manager of the City of Webster pursuant to the controlling provisions of Florida Statutes and the Code of Ordinances of the City of Webster, is petitioning

to have the subject property reassigned from the County Agricultural future land use designation to the Rural Residential future land use designation;

**WHEREAS**, the City Council of the City of Webster, Florida has taken, as implemented by City staff, all actions relating to the approval action set forth herein in

accordance with the requirements and procedures mandated by Florida Statutes.

**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 amendment to the *City of Webster Comprehensive Plan* pertaining to the subject property.

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

(c). This Ordinance is internally consistent with the goals, objectives and policies of the *Comprehensive Plan of the City of Webster* and the proposed *Comprehensive Plan* amendment does not trigger any urban sprawl indicators and adoption of this amendment will discourage the proliferation of urban sprawl within the City of Webster.

(d). Public services are available to the real property which is the subject of this Ordinance.

(e). The exhibits to this Ordinance are incorporated herein as if fully set forth herein verbatim.

**SECTION 2. AMENDMENT TO FUTURE LAND USE MAP.**

(a). The Future Land Use Plan Element of the *Comprehensive Plan of the City of Webster* and the City's Future Land Use Map are hereby amended by changing the

land use designation from the County Agricultural land use designation to the Rural Residential land use designation regarding the real property which is the subject of this Ordinance as set forth herein (Attachment 1).

(b). The property which is the subject of this *Comprehensive Plan* amendment is as described as provided in Attachment 2:

**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. CODIFICATION/INSTRUCTIONS TO CODE CODIFIER.** It is the intention of the City Council of the City of Webster, Florida, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the codified version of the City of Webster Comprehensive Plan and/or the Code of Ordinances of the City of Webster, Florida in terms of amending the Future Land Use Map of the City.

**SECTION 7. EFFECTIVE DATE** The small scale *Comprehensive Plan* amendment set forth herein shall not become effective, in accordance with Section 163.3187, *Florida Statutes*, until 31 days after the enactment of this Ordinance. If challenged within 30 days after enactment, the small scale amendment set forth in this Ordinance shall not become effective until the State land planning agency or the Administration Council, respectively, issues a final order determining that the subject

small scale amendment is in compliance with controlling Florida Statutes.

**PASSED AND ENACTED this 21st day of November, 2024.**

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

\_\_\_\_\_  
**Ana Vigoa, Mayor**

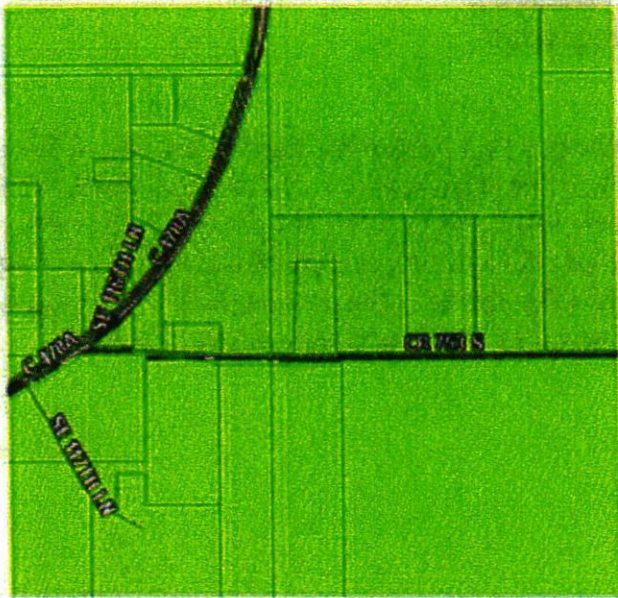
**Approved as to form and Legality:**

**ATTEST:**


\_\_\_\_\_  
**Amy Flood  
City Clerk**

\_\_\_\_\_  
**William L. Colbert  
City Attorney**

Attachment 1  
Future Land Use Map




EXISTING FUTURE LAND USE

 AGRICULTURE (COUNTY)

PROPOSED FUTURE LAND USE

 RURAL RESIDENTIAL (WEBSTER)

ATTACHMENT 2  
Legal Description

The South  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ ; LESS the East  $\frac{1}{2}$  thereof: LESS begin at the Southwest corner of the South  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  run thence North  $89^{\circ}30'11''$  East 108.75 feet to the POB, thence run North  $02^{\circ}11'33''$  East 450.94 feet; thence run East  $89^{\circ}30'11''$  East 184.56 feet; thence run South  $00^{\circ}03'20''$  East 450.46 feet; thence run South  $89^{\circ}30'11''$  West 202.26 feet back to the POB; All lying and being in Section 11, Township 22 South, Range 22 East, Sumter County, Florida.

**CITY OF WEBSTER  
SMALL SCALE COMPREHENSIVE PLAN AMENDMENT**

**PLANNING AND ZONING BOARD  
October 10, 2024**

**CITY OF WEBSTER CITY COUNCIL  
October 17, 2024  
November 21, 2024**

<b>CASE NUMBER:</b>	SS-24-15313
<b>LANDOWNER:</b>	Chris and Bonnie Wood
<b>REQUESTED ACTION:</b>	Change the future land use assignment from County Agricultural to City of Webster Rural Residential on 7.89 acres MOL, rezone the same parcel from County Rural Residential Five-Acre Conventional Housing (RR5C) to City of Webster Rural Residential One-Acre Conventional Housing (RR1C).
<b>PARCEL NUMBERS:</b>	S11-006
<b>LEGAL DESCRIPTION:</b>	Attachment A
<b>EXISTING ZONING:</b>	County Rural Residential Five Acre with Conventional Housing (RR5C)
<b>EXISTING USE:</b>	Agricultural
<b>FUTURE LAND USE:</b>	County Agricultural, proposed to be City of Webster Rural Residential
<b>PARCEL SIZE:</b>	7.89 acres MOL
<b>LOCATION:</b>	East side of C 478A and North CR 753 S (Map 1)

## **GENERAL DESCRIPTION AND BACKGROUND**

The applicant is requesting a Small-Scale Future Land Use Amendment on 7.89 acres MOL to change the Future Land Use assignment of parcel S11-006 from County Agricultural to City of Webster Rural Residential (Map 2). The application site is located within the Webster Joint Planning Area Agreement Land Use Map in the East side of C 478A and North of CR 753 S (Map 1). The amendment will allow for single-family residence use on a compliment parcel. The surrounding parcels all have a future land use of County Agricultural (Map 3).

## **LAND USE SUITABILITY**

### Urban Sprawl

The proposed amendment displays none of the sprawl indicators as identified in Florida Statutes Chapter 163.3177.9(a) and meets four (4) of the sprawl test criteria in Florida Statutes Chapter 163.3177.9(b) (Attachment B). Thereby the proposal does not constitute sprawl.

### Environmental Resources

A portion of the property is in the Special Flood Hazard Area (Map 4).

### Historic Resources

This location does appear on the Master Site File of Historic Resources.

### Population and Housing

The proposed amendment should positively impact the availability of housing in the area as the application site hasn't previously been designated for development.

## **CONCURRENCY ANALYSIS**

### Potable Water & Sewer

The site will be served by the City of Webster upon development.

### Stormwater Drainage

All development must conform to Southwest Florida Water Management District Regulations for stormwater systems.

### Solid Waste

Solid Waste services will be provided by the city of Webster upon development.

## **CONSISTENCY WITH POLICIES OF THE COMPREHENSIVE PLAN**



The proposed amendment is consistent with the following policies of the Unified Comprehensive Plan:

**Policy 1.2.5 Rural Residential**

The “Rural Residential” future land use category is applied to land that is primarily used for or is suitable for residential uses and residential accessory uses. This land use category is typically located within or adjacent to incorporated cities and includes unincorporated residential communities. Accessory uses are limited activities that are customary and incidental to residential use undertaken for the personal use and enjoyment of the residential occupant.

- a. This land use category may be applied to lands within or outside the Urban Development Area (UDA);
- b. Maximum gross density is 2 dwelling units per acre when located inside the UDA, subject to use of central water and sewer services;
- c. Maximum gross density when located outside the UDA or inside the UDA with no central water and sewer service is 1 dwelling per acre.

*The proposed amendment is consistent with this Policy because the property is proposed to have residential and residential accessory outside the UDA, where it is allowed at maximum gross density of 1 dwelling unit per acre.*

**Future Land Use Objective 1.3 Future Land Use Pattern**

The future land use pattern shall discourage the proliferation of urban sprawl while promoting orderly compact growth. The County and Cities shall utilize a variety of planning tools to balance efficient economic development and urban growth while maintaining rural and agricultural character.

*The use of Joint Planning Areas (JPAs) are a planning tool to ensure annexations of unincorporated areas are coordinated and consistent with planned future service areas, providing for an energy efficient land use pattern and combating urban sprawl. The property is located within the Webster JPA and thus maintains the rural and agricultural character outside the area.*

**Policy 1.3.8 Compatibility for Rezoning and Amendments**

Proposed rezonings and future land use amendment shall be compatible with adjacent land uses and community character. Compatibility shall be achieved through the following measures:

- a. Rezoning and future land use amendments shall consider potential maximum impacts of potential land uses; and

*The requested future land use assignment is consistent with the surrounding parcels where single-family residences are located on lots less than 10 acres*

- b. The use of clustering, PUD, or other innovating development techniques shall be considered to assure the compatible transition between differing land uses and zoning districts.

*The requested future land use assignment will not allow for clustering, PUD, or other innovating development techniques.*

#### **PROPOSED AMENDMENT TO THE TEXT OF THE COMPREHENSIVE PLAN**

The proposed amendment does not affect the text of the Comprehensive Plan.

#### **PROPOSED AMENDMENT TO THE CAPITAL IMPROVEMENT PLAN**

The proposed amendment does not affect the City's Capital Improvements program.

#### **CONCLUSIONS**

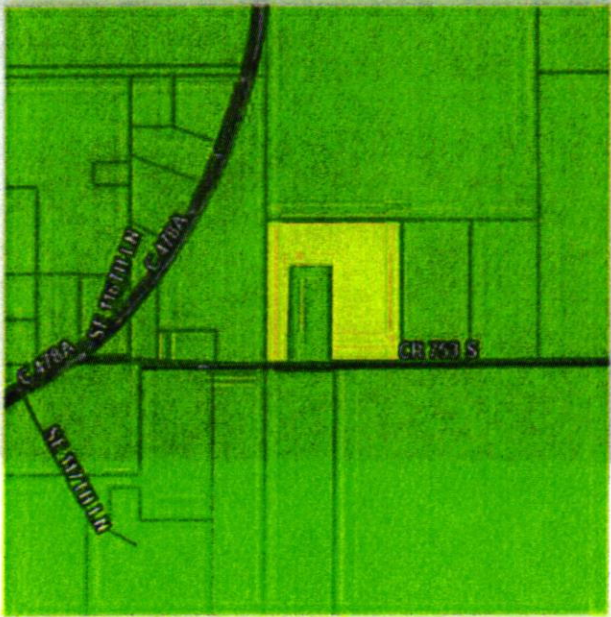
Staff deemed the application sufficient for review. Staff finds the application in compliance with the minimum requirements of the Comprehensive Plan. Staff recommends APPROVAL

**Notices Sent: 16**


# Map 1: General Location



Map 2  
Future Land Use Map



**EXISTING FUTURE LAND USE**

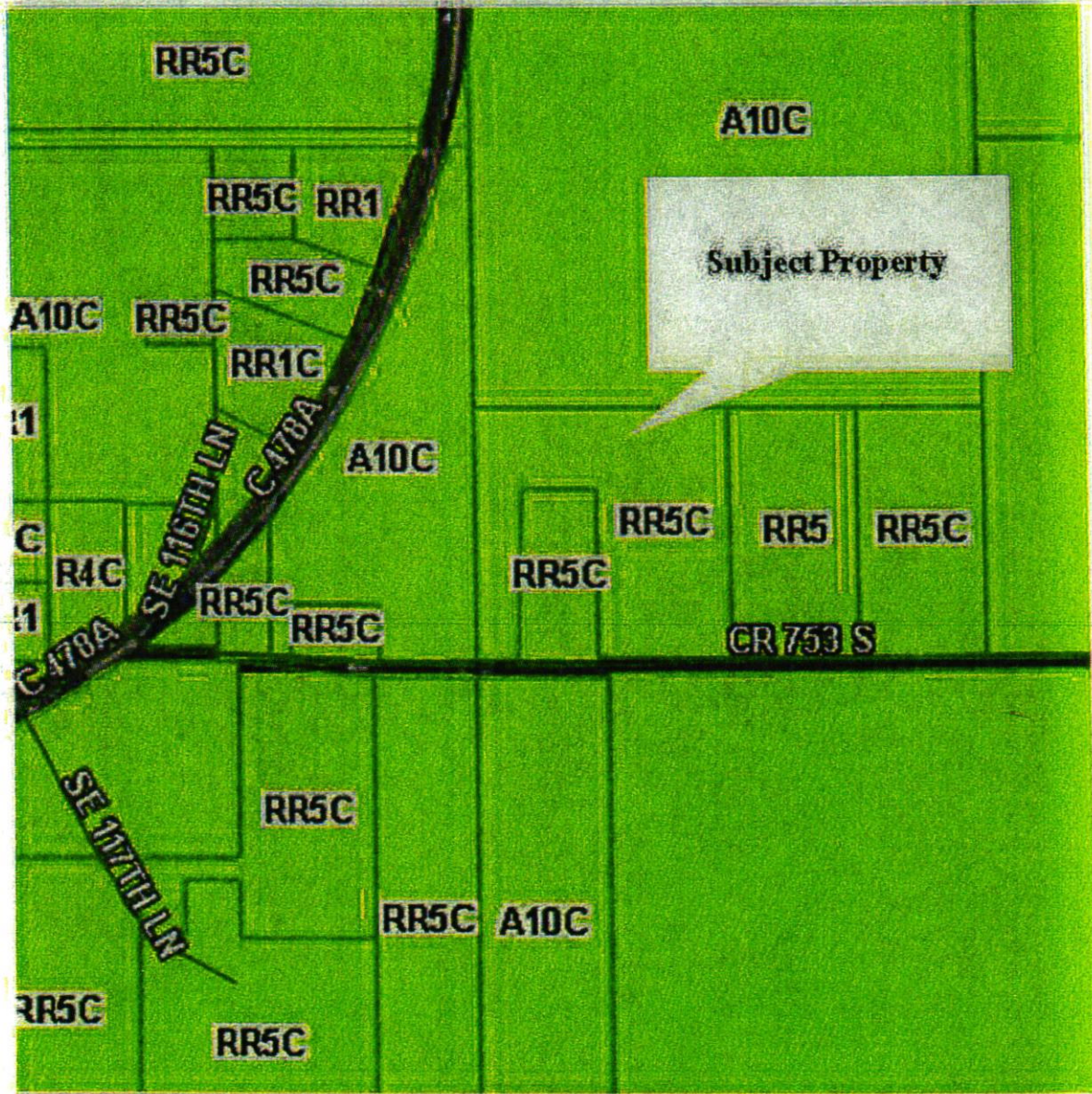
 **AGRICULTURE (COUNTY)**

**PROPOSED FUTURE LAND USE**

 **RURAL RESIDENTIAL (WEBSTER)**

### Map 3

### Surrounding Land Use and Zoning



#### KEY

 AGRICULTURE

Map 4  
Floodplain



KEY  
FLOOD ZONE AE

Attachment A  
Legal Description

**The South ½ of the Northwest ¼ of the Southwest ¼; LESS the East ½ thereof; LESS begin at the Southwest corner of the South ½ of the Northwest ¼ of the Southwest ¼ run thence North 89°30'11" East 108.75 feet to the POB, thence run North 02°11'33" East 450.94 feet; thence run East 89°30'11" East 184.56 feet; thence run South 00°03'20" East 450.46 feet; thence run South 89°30'11" West 202.26 feet back to POB; All lying and being in Section 11, Township 22 South, Range 22 East, Sumter County, Florida.**

## Attachment B Urban Sprawl Analysis

The Community Planning Act (Florida Statutes Chapter 163) requires future land use amendments to include an analysis to determine whether the proposed amendment contributes to urban sprawl. The proposed land use amendment does not display the sprawl indicators as identified in Florida Statutes Chapter 163.3177.9.a and listed below.

- I. Promotes, allows, or designates for development substantially areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.  
**The application site of 7.89 acres does not comprise a substantial area of the city.**
- II. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.  
**The subject property is located in an area that is already planned for development due to being located within the Webster Joint Planning Area.**
- III. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.  
**The amending of land use for this property should not create any of the design patterns listed above but instead creates a centralized node for development due to being places in the Webster Joint Planning Area.**
- IV. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.  
**The subject property is surrounded by already developed land and so does not interact with any environmentally sensitive areas or major natural systems, and would be developed in a manner that is consistent with the Land Development Code.**
- V. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.  
**The proposed amendment should have no impact on bona-fide agricultural uses and looks to amend the land use that is consistent with the intended use and of the property.**
- VI. Fails to maximize use of existing public facilities and services.



**The subject property currently falls within the City of Webster utility service area and Joint Planning Area, and will be connected should the property be developed.**

- VII. Fails to maximize use of future public facilities and services.  
**The subject property will be expected to connect to current public facilities and services that are developed in the area.**
- VIII. Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government. Fails to provide a clear separation between rural and urban land uses.  
**The proposed land use amendment should not disproportionately increase the cost of public services in the area.**
- IX. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.  
**The requested amendment should not discourage infill development.**
- X. Fails to encourage a functional mix of uses.  
**The proposed amendment will not discourage a functional mix of uses.**
- XI. Results in poor accessibility among linked or related land uses.  
**The proposed land use amendment will not affect the accessibility of adjacent lands.**
- XII. Results in the loss of significant amounts of functional open space.  
**The proposed land use amendment should not result in the loss of significant amounts of functional open space.**

Further, a future land use amendment is required to meet four or more criteria listed in FS 163.3177.9.b. The proposed land use amendment meets the following four listed criteria:

- (I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on that protects natural resources and ecosystems. **The property falls in an area where such residential land use is expected, protecting the area outside it.**
- (II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services. **The property falls under an existing utility service area and Joint Planning Area, resulting in efficient and cost-effective provision of public services if the property is developed.**
- (V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils. **By falling within the Webster Joint Planning Area, the amendment will preserve agricultural areas outside the JPA.**

- (VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area. **This amendment would change the land use to a use that can support the residential uses planned for this area.**

The proposed land use change does not demonstrate any of the characteristics of urban sprawl as defined by the applicable State Statutes.