

**ORDINANCE NO. 2023-18**

**AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA PROVIDING FOR THE REZONING OF REAL PROPERTY TOTALING 18.7 ACRES, MORE OR LESS, IN SIZE (TAX PARCEL IDENTIFICATION NUMBERS Q19-060, Q19-089, Q19-088, Q19-087, and Q19-090 ) WITHIN THE CITY LIMITS (MAP OF PROPERTY ATTACHED) TO INDUSTRIAL 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**, Southern Properties Florida LLC, and Robert Sanchez, who share the mailing address: PO Box 2728. Bushnell, FL 33513 (Tax Parcel Identification Numbers Q19-060, Q19-089, Q19-088, Q19-087, and Q19-090), is the owner of the property which is the subject of this Ordinance; and

**WHEREAS**, The real property, totaling 18.7 +/- acres in size, is located on the east side of SR 471; and

**WHEREAS**, Robert Sanchez, whose mailing address is 218 N Florida St., Ste 2, Bushnell, FL 33513 is the Authorized Person and Manager for Southern Properties Florida, LLC.: and

**WHEREAS**, Robert Sanchez of Southern Properties Florida, LLC has 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 State law and the Code of Ordinances of the City of Webster, is petitioning to have the subject property reassigned from the Industrial and Heavy Commercial (County) zoning districts to the Industrial zoning district.

**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 as well as the recitals (whereas clauses) to this Ordinance.

(b). The subject property, which is 18.7 acres MOL in size, is located on the east side of SR 471 (Tax Parcel Numbers Q19-060, Q19-089, Q19-088, Q19-087, and Q19-090). The legal description of the subject property is provided in Attachment A.

(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 of this Ordinance, and totaling is 18.7 acres MOL in size, shall be rezoned from Industrial (County) and Heavy Commercial (County) zoning districts/classification to Industrial zoning district/classification.

(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.

**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 2023-17 relating to the Comprehensive amendment becomes effective.

PASSED AND ENACTED this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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