



AGENDA
PLANNING AND ZONING BOARD
CITY OF WEBSTER
Webster City Hall, 85 E. Central Avenue
October 12, 2023 - 6:00 P.M.

I. CALL TO ORDER

Pledge of Allegiance, Invocation
Roll Call and Determination of Quorum

Note. All public comment will be limited to 3 minutes per speaker. Anyone wishing to speak during citizen's forum or on an agenda item must fill out a speaker card and present it to the City Clerk prior to being recognized. All comments will be addressed after all speakers have spoken during citizen's forum or on a particular agenda item.

II. APPROVAL OF MINUTES

Planning & Zoning – September 14, 2023
M_____ S_____ Roll Call Vote

III. PUBLIC HEARING

Approval of Ordinance 2023-24 Comp Plan Amendment-Parcel ID Q19-070 and Q19-091-Southern Properties LLC, and Robert Sanchez
M_____ S_____ Roll Call Vote

Approval of Ordinance 2023-25 Rezoning-Parcel ID Q19-070 and Q19-091-Southern Properties LLC, and Robert Sanchez
M_____ S_____ Roll Call Vote

Approval of Ordinance 2023-26 Chapter 13 Amendment for R4M and R4C Residential Zoning Districts
M_____ S_____ Roll Call Vote

IV. ADJOURNMENT

M_____ S_____ Roll Call Vote

PLEASE NOTE IN ACCORDANCE WITH FLORIDA STATUTE 286.105, ANY PERSON WHO DESIRES TO APPEAL ANY DECISION AT THIS MEETING WILL NEED A RECORD OF THE PROCEEDINGS AND FOR THIS PURPOSE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED. ALSO, IN ACCORDANCE WITH FLORIDA STATUTE 286.26; PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THE PROCEEDINGS SHOULD CONTACT THE OFFICE OF THE CITY CLERK; 85 E. CENTRAL AVENUE; WEBSTER, FLORIDA; (352) 793-2073; 48 HOURS IN ADVANCE.



MINUTES

CITY OF WEBSTER

City Hall, 85 E Central Avenue

September 14, 2023

Planning and Zoning Meeting

6:00 P.M.

I. CALL TO ORDER

Chairwoman Yost called the meeting of the City of Webster Planning and Zoning Board to order at 6:00p.m. Present were board members: Darrell Elliott, Sandra McClanahan, and Chairwoman Diana Yost. Board Members Kristin Green and Shadae Solomon were absent.

II. APPROVAL OF THE MINUTES

Board Member Elliott made a motion for approval of the minutes for August 10, 2023, seconded by Board Member McClanahan.

Vote was as follows:

Chairwoman Yost-Yes

Board Member Elliott-Yes

Board Member McClanahan-Yes

Motion passed 3-0

III. PUBLIC HEARING

Board Member McClanahan made a motion for approval of Ordinance 2023-22 Comp Plan Amendment of Parcel ID N36E006-Palafox, seconded by Board Member Elliott.

County Planner Sue Farnsworth apprised board members about the Ordinance.

Vote was as follows:

Chairwoman Yost-Yes

Board Member Elliott-Yes

Board Member McClanahan-Yes

Motion passed 3-0

Board Member McClanahan made a motion for approval of Ordinance 2023-23 Rezoning-Parcel ID N36E006-Palafox, seconded by Board Member Elliott.

County Planner Sue Farnsworth apprised board members about the Ordinance.

Vote was as follows:

Chairwoman Yost-Yes

Board Member Elliott-Yes

Board Member McClanahan-Yes

Motion passed 3-0

IV. ADJOURNMENT

Board Member McClanahan made a motion to adjourn, seconded by Board Member Elliott.

Chairwoman Yost-Yes

Board Member Elliott-Yes

Board Member McClanahan-Yes

Motion passed 3-0

Meeting adjourned at 6:08 P.M.

Deanna Naugler, City Manager

Attest:

Amy Flood, City Clerk

ORDINANCE NO. 2023-24

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA AMENDING THE CITY OF WEBSTER COMPREHENSIVE PLAN, AS PREVIOUSLY AMENDED; 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 2.7 ACRES (TAX PARCEL IDENTIFICATION NUMBERS Q19-070 AND Q19-091), AND DESCRIBED IN THIS ORDINANCE FROM THE INDUSTRIAL FUTURE LAND USE DESIGNATION (COUNTY) TO THE INDUSTRIAL 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 DIRECTIONS TO THE CODE CODIFIER 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 Q19-070 and Q19-091), is the owner of the property which is the subject of this Ordinance; and

WHEREAS, The real property, totaling 12.7 +/- 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 (County) future land use designation to the Industrial 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 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 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 law 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 Industrial (County) land use designation to the Industrial 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 large scale amendment is in compliance with controlling State law.

PASSED AND ENACTED this _____ day of _____, 2023.

CITY COUNCIL OF THE CITY OF
WEBSTER, FLORIDA

Bobby Yost, Mayor

ATTEST:

Approved as to form and Legality:

Amy Flood
City Clerk

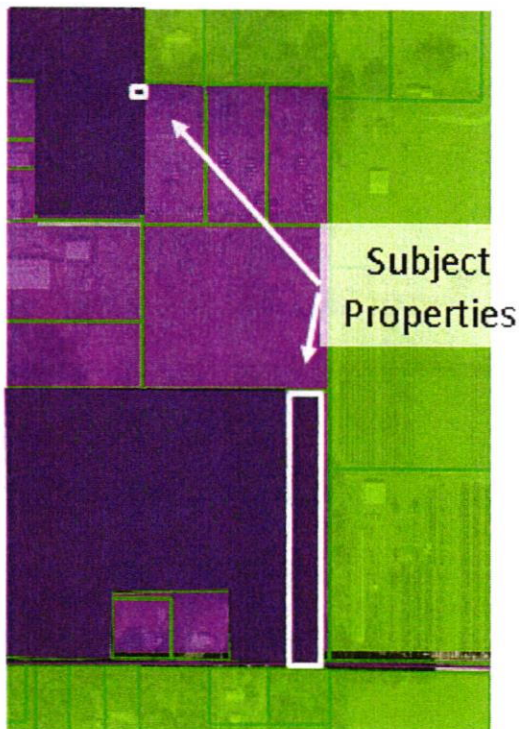
William L. Colbert
City Attorney

ATTACHMENT 1

Future Land Use Map



Existing Future Land
Use Designations



Proposed Future Land
Use Designations

-  Agriculture (County)
-  Industrial (County)
-  Industrial

ATTACHMENT 2
Legal Description

The following parcels located in Sec 19, Twp 21S, Rng 23 E:

Q19-070

THE N 477.40 FT OF THE E 282.76 FT OF THE W 672.76 FT OF THE S 3/4 OF THE W 1/2 OF THE SW 1/4 AND THE E 90 FT OF THE W 390 FT OF N 477.4 FT OF S 3/4 OF W 1/2 OF SW 1/4 LESS THE N 477.40 FT OF E 282.76 FT OF W 672.76 FT OF S 3/4 OF W 1/2 OF SW 1/4 AND THE E 90 FT OF W 390 FT OF N 477.40 FT OF S 3/4 OF W 1/2 OF SW 1/4 LESS THE N 60.0 FT OF N 477.40 FT OF E 60.0 FT OF E 282.7

And

Q19-091

HE N 1037.40 OF THE S 3/4 OF THE SW 1/4 LESS W 672.76 LESS N 477.4

CITY OF WEBSTER

SMALL SCALE COMPREHENSIVE PLAN AMENDMENT

**PLANNING & ZONING
OCTOBER 12, 2023**

**CITY COUNCIL
OCTOBER 19, 2023
NOVEMBER 16, 2023**

CASE NUMBER: SS-23-15656

LANDOWNER: Southern Properties Florida , LLC.

APPLICANT: City of Webster

REQUESTED ACTION: A small scale land use amendment on 2.7 acres MOL to change the future land use assignment from County – Industrial to City of Webster – Industrial following annexation.

PARCEL NUMBER: Q19-070 and Q19-091

LEGAL DESCRIPTION: See Attachment 1

PARCEL SIZE: 0.08 acres (Q19-070) and 2.66 (Q19-091) acres MOL

LOCATION: East side of SR 471, north of CR 714 (Map 1).

GENERAL DESCRIPTION AND BACKGROUND

The applicant is requesting a Small Scale Future Land Use Amendment on two parcels within the Southern Properties Florida holdings. The properties are located near the Sumter County Fairgrounds and are contiguous to properties recently considered in applications SS-23-010354 and R-23-010355. Parcel Q19-070 contains a private community supply wellhead. It was permitted as a rural water supply project to serve the adjacent industrial uses. Parcel Q19-091 is vacant pasture. This application is concurrent with annexation into the City of Webster. The amendment will add the property to the City's Future Land Use Map with an Industrial future land use assignment (Map 2). This will allow for Industrial zoning and subsequent development consistent with the zoning assignment. The subject property is located in a commercial/industrial near the Fairgrounds. It is identified for industrial use on the City's JPA land use map. Surrounding commercial and industrial uses include the Sumter County Fairgrounds, wholesale manufacturing warehouse, and indoor/outdoor storage.

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 meet four (4) of the sprawl test criteria in Florida Statutes Chapter 163.3177.9(b) (Attachment 2).

Environmental Resources

The property does not contain significant natural resources.

Historic Resources

This location does not appear on the Master Site File of Historic Resources.

Population and Housing

The proposed amendment will not impact the availability of housing.

CONCURRENCY ANALYSIS

Potable Water & Sewer

Water service is available in the area and connection will be required at the time of development.

Stormwater Drainage

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

CONSISTENCY WITH POLICIES OF THE COMPREHENSIVE PLAN

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

Future Land Use Policy 1.2.10 Industrial

The “Industrial” future land use category is applied to lands suitable for light and heavy manufacturing, processing, outdoor storage, warehousing, and transportation of goods.

Secondary uses may include: commercial uses that directly support the industrial land use or provide services to the employees commercial uses that require outdoor storage, large volumes of truck activity, or other potential to create negative off-site impacts, services industries, utilities, wholesale and internet business that do not cater to on-site customers, offices relate to the industrial use, and other land uses requiring outdoor storage and/or having the potential to generate negative impacts on adjacent properties.

- a. Industrial land uses may be located within or outside the UDA;
- b. Industrial uses shall be encouraged within the Economic Activity Centers and industrial areas within the Cities;
- c. The industrial uses shall be located with access to an arterial or collector road;

- d. The maximum floor area ratio when located inside a Primary Economic Activity Center is 0.7.
- e. The maximum floor area ratio when located inside the UDA boundary is 0.5; and
- f. The maximum floor area ratio when located outside the UDA boundary is 0.3.

This property is currently designated Industrial on the County Future Land Use Map and the City's JPA land use map. It is inside the Urban Development Area (UDA) in an existing industrial area.

Future Land Use Policy 1.3.8 Compatibility for Rezoning and Amendments

Proposed rezonings and future land use amendments 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 the potential land uses; and
The requested future land use assignment does not increase the allowable intensity or types of uses currently permitted with a County-Industrial future land use assignment.
- b. The use of clustering, PUD, or other innovative development techniques shall be considered to assure the compatible transition between differing land uses and zoning districts.
PUD development would not be appropriate for this parcel.

Policy 1.6.3 Commercial and Industrial Conversion

Amendments of the Future Land Use Map to convert land to General Commercial or Industrial future land use category shall be based on the following criteria:

- a. New commercial and industrial land uses shall gain access from a collector or arterial roadway;
- b. New commercial or industrial sites shall have few environmental constraints or it has been demonstrated that environmental impacts can be mitigated.
- c. Project site is of sufficient size to meet land development regulations, including road access, internal circulations, parking, drainage, and setback/buffers;
- d. New industrial and commercial land uses within a designated utility service area shall connect to available public facilities or have a service agreement with the utility provider addressing future connection;
- e. For new commercial or industrial uses there are necessary facilities and services available or planned to support the commercial or industrial use; and
- f. Relationship and proximity to the Economic Activity Centers identified in Policy 8.1.1 and Map 8-1 of the Economic Development Element and Primary Economic Activity Centers identified on Map 1-8.

The subject property is currently assigned Industrial on the County's Future Land Use Map and the City's JPA land use map. The two small parcels are part of a larger landholding that fronts on SR 471, a minor arterial roadway and has access to municipal services.

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 IMPROVEMENTS PLAN

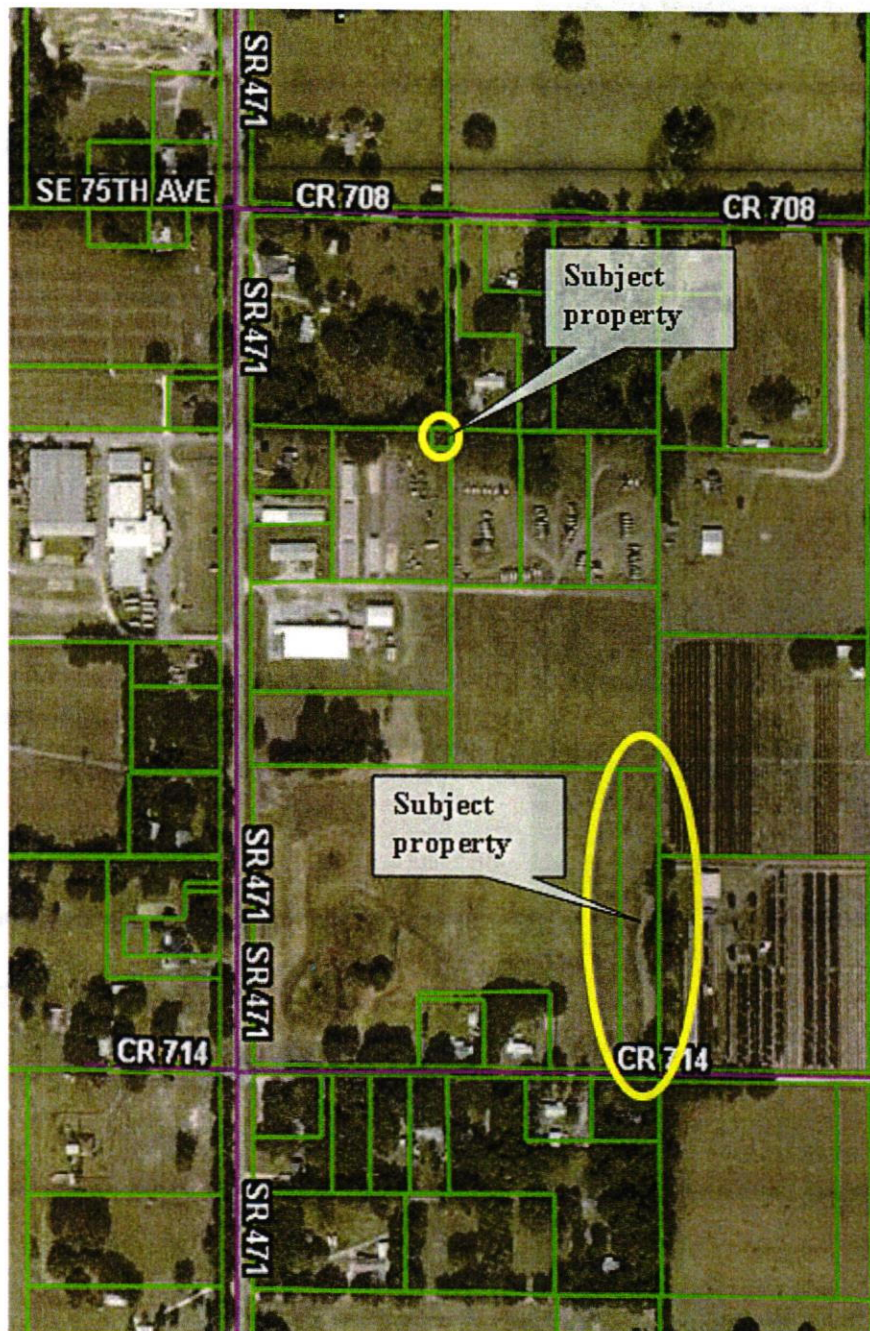
The proposed amendment does not affect the City's Capital Improvements program.

CONCLUSIONS

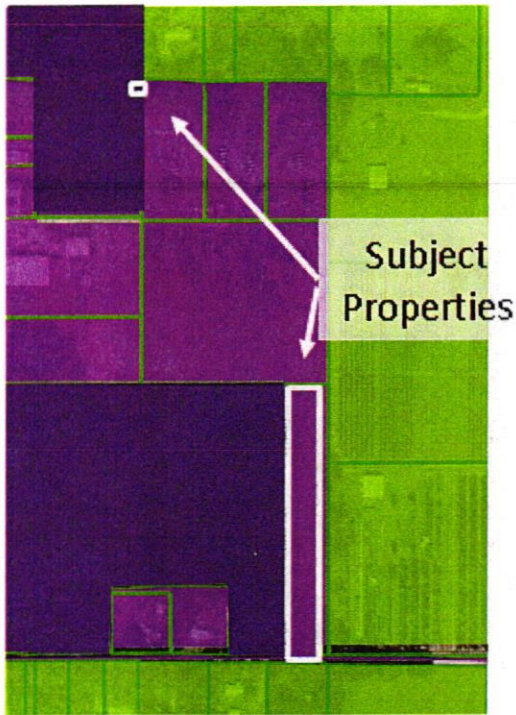
Staff deemed the application sufficient for review. Staff has found the request in compliance with the minimum requirements of the Webster County Land Development Code and Comprehensive Plan and recommends approval of the petition.

Notices Sent: 21

Map 1
General Location






Future Land Use Map



Existing Future Land
Use Designations



Proposed Future Land
Use Designations

-  Agriculture (County)
-  Industrial (County)
-  Industrial

ATTACHMENT 1
Legal Description

The following parcels located in Sec 19, Twp 21S, Rng 23 E:

Q19-070

THE N 477.40 FT OF THE E 282.76 FT OF THE W 672.76 FT OF THE S 3/4 OF THE W 1/2 OF THE SW 1/4 AND THE E 90 FT OF THE W 390 FT OF N 477.4 FT OF S 3/4 OF W 1/2 OF SW 1/4 LESS THE N 477.40 FT OF E 282.76 FT OF W 672.76 FT OF S 3/4 OF W 1/2 OF SW 1/4 AND THE E 90 FT OF W 390 FT OF N 477.40 FT OF S 3/4 OF W 1/2 OF SW 1/4 LESS THE N 60.0 FT OF N 477.40 FT OF E 60.0 FT OF E 282.7

And

Q19-091

HE N 1037.40 OF THE S 3/4 OF THE SW 1/4 LESS W 672.76 LESS N 477.4

Attachment 2 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 project site does not make up a substantial part 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 in the Urban Development Area and part of a larger industrial project. This property is contiguous to existing industrial uses and will not introduce industrial uses a substantial distance from other existing urban uses.**
- 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 will not create any of the design patterns listed above.**
- 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 does not contain significant native vegetation and does not include any Special Flood Hazard Areas.**
- 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 development will have no impact on Agricultural uses.**
- VI. Fails to maximize use of existing public facilities and services. **City utilities are available. The subject property will be required to connect to City utilities.**
- VII. Fails to maximize use of future public facilities and services. **City utilities are available. The subject property will be required to connect to City utilities.**
- 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 will 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 does not discourage infill.**
- X. Fails to encourage a functional mix of uses. **The proposed project will encourage a functional mix of uses. The surrounding area includes a variety of Commercial, Industrial, Residential, and Agriculture 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 subject property does not impact 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 subject property does not contain significant native vegetation.**
- (V) Preserves Agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils. **The property is currently assigned Industrail future land use assignment.**
- (V) Creates a balance of land uses based upon demands of residential population for the nonresidential needs of an area. **The land use change will not significantly affect the mixture of land uses.**
- (VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area. **The requested amendment will increase the amount of Industrial land available for development in Webster. This will improve the balance of land uses.**

ORDINANCE NO. 2023-25

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA PROVIDING FOR THE REZONING OF REAL PROPERTY TOTALING 2.7 ACRES, MORE OR LESS, IN SIZE (TAX PARCEL IDENTIFICATION NUMBERS Q19-070 AND Q19-091) 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 Q19-070 and Q19-091), is the owner of the property which is the subject of this Ordinance; and

WHEREAS, The real properties, totaling 2.7 +/- acres in size, is located on the east side of SR 471, and is part of a larger landholding owned by Southern Properties Florida LLC and Robert Sanchez; 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

(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 2.7 acres MOL in size, is located on the east side of SR 471 (Tax Parcel Numbers Q19-070 and Q19-091). 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 2.7 acres MOL in size, shall be rezoned from Industrial (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 2023-24 relating to the Comprehensive amendment becomes effective.

PASSED AND ENACTED this 16th day of November, 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

Attachment A
Legal Description

The following parcels located in Sec 19, Twp 21S, Rng 23 E:

Q19-070

THE N 477.40 FT OF THE E 282.76 FT OF THE W 672.76 FT OF THE S 3/4 OF THE W 1/2 OF THE SW 1/4 AND THE E 90 FT OF THE W 390 FT OF N 477.4 FT OF S 3/4 OF W 1/2 OF SW 1/4 LESS THE N 477.40 FT OF E 282.76 FT OF W 672.76 FT OF S 3/4 OF W 1/2 OF SW 1/4 AND THE E 90 FT OF W 390 FT OF N 477.40 FT OF S 3/4 OF W 1/2 OF SW 1/4 LESS THE N 60.0 FT OF N 477.40 FT OF E 60.0 FT OF E 282.7

And

Q19-091

HE N 1037.40 OF THE S 3/4 OF THE SW 1/4 LESS W 672.76 LESS N 477.4

Map



**CITY OF WEBSTER
REZONING APPLICATION**

**PLANNING & ZONING
OCTOBER 12, 2023**

**CITY COUNCIL
OCTOBER 19, 2023
NOVEMBER 16, 2023**

CASE NUMBER: R-23-15657

LANDOWNER: Southern Properties Florida, LLC and Robert Sanchez.

APPLICANT: City of Webster

REQUESTED ACTION: Rezone 2.7 acres MOL from County – Industrial to Industrial

PARCEL NUMBERS: Q19-070 and Q19-091

LEGAL DESCRIPTION: See Attachment

EXISTING ZONING: County – Industrial

EXISTING USE: Wellhead and pasture

FUTURE LAND USE: County - Industrial

PARCEL SIZE: 0.08 acres (Q19-070) and 2.66 (Q19-091) acres MOL

LOCATION: East side of SR 471, north of CR 714 (Map 1).

SURROUNDING LAND USE AND ZONING

The properties are located in an industrial area across from the Sumter County Fairgrounds. They are contiguous to properties recently considered in applications SS-23-010354 and R-23-010355 and are part of a larger landholding (map 1). Parcel Q19-070 contains a private community supply wellhead. It was permitted as a rural water supply project to serve the adjacent industrial uses. Parcel Q19-091 is vacant pasture. This

application is concurrent with annexation into the City of Webster and small scale land use amendment SS-23-15656. The rezoning will add the property to the City's Zoning Map with an Industrial zoning designation (Map 2). Surrounding commercial and industrial uses include the Sumter County Fairgrounds, wholesale manufacturing warehouse, and indoor/outdoor storage. Surrounding zoning for parcel Q19-091 includes Rural Residential (RR5C-east and north), Agriculture (A10C-east), Industrial and Planned Industrial (I and IP-west and north). Parcel Q19-070 is surrounded by Industrial zoning.

CASE SUMMARY

The Subject properties are being annexed into the City of Webster. The property has a County-Industrial zoning and is part of a larger industrial landholding. This rezoning action will add the property to the Webster zoning map with an Industrial zoning assignment.

Municipal services are available and utility connection will be required for future development.

CASE ANALYSIS:

The request is to adopt City zoning following annexation. This application is concurrent with small scale land use amendment SS-23-15656 which seeks an Industrial Future Land Use assignment.

LDC Section 13-313 (d), *General Administration of Amendment and Permit Applications-Review and Approval Process*, provides for the following review criteria for LDC and zoning map amendments:

- a) Change of conditions, or absence of changed conditions.
The property is being annexed into Webster.
- b) Community need, or lack of community need.
The requested rezoning will allow industrial development in an area with similar uses.
- c) Benefits to the community.
The rezoning will provide an additional product/service to the area and jobs.
- d) The rights of private property owners.
This rezoning will preserve the existing industrial development rights currently in place with County land use and zoning.

DEVELOPMENT SERVICES DEPARTMENT STAFF CONCLUSIONS

Staff deemed the application sufficient for review. Staff has found the request in compliance with the minimum requirements of the Webster Land Development Code and Comprehensive Plan and recommends approval.

Notices Sent: 21

Attachment Legal Description

The following parcels located in Sec 19, Twp 21S, Rng 23 E:

Q19-070

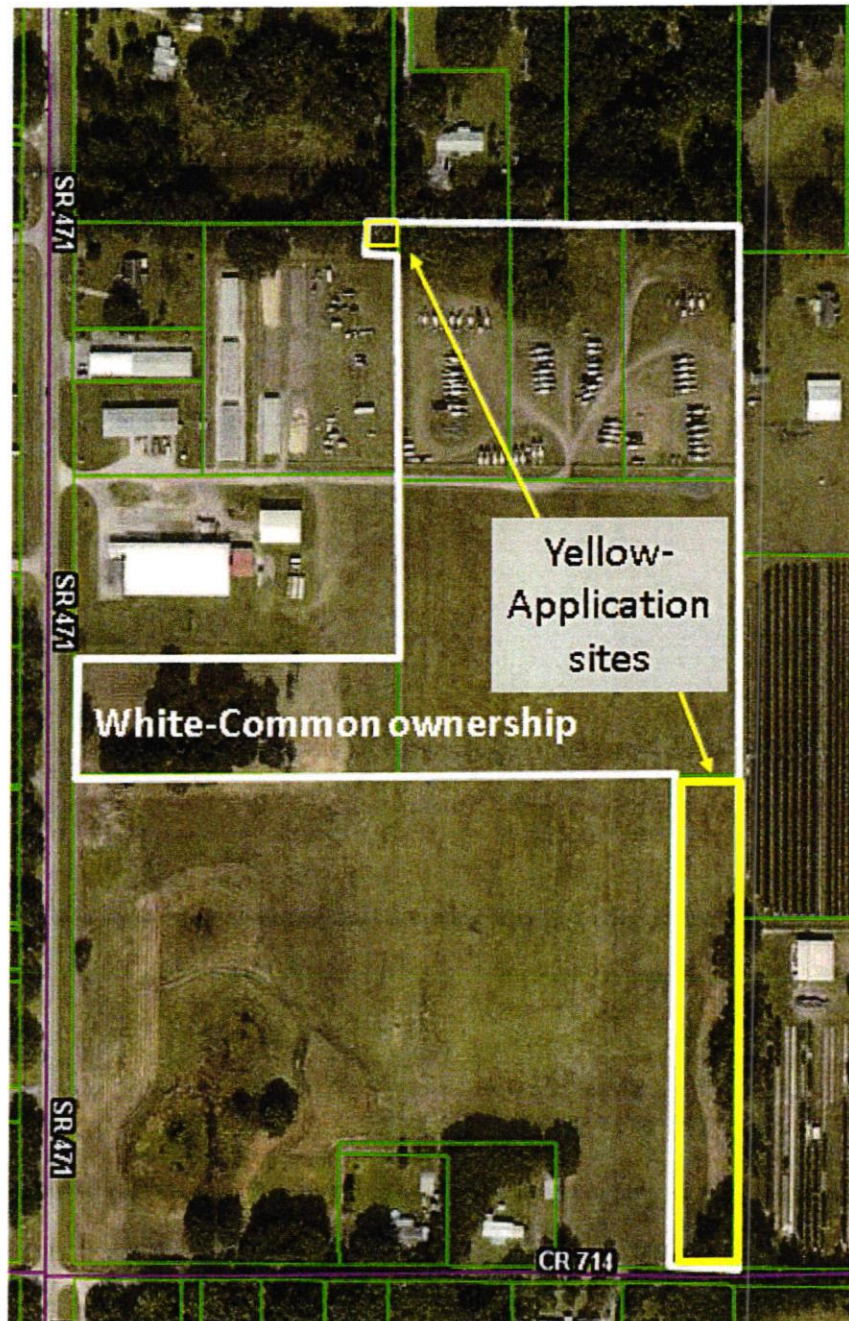
THE N 477.40 FT OF THE E 282.76 FT OF THE W 672.76 FT OF THE S 3/4 OF THE W 1/2 OF THE SW 1/4 AND THE E 90 FT OF THE W 390 FT OF N 477.4 FT OF S 3/4 OF W 1/2 OF SW 1/4 LESS THE N 477.40 FT OF E 282.76 FT OF W 672.76 FT OF S 3/4 OF W 1/2 OF SW 1/4 AND THE E 90 FT OF W 390 FT OF N 477.40 FT OF S 3/4 OF W 1/2 OF SW 1/4 LESS THE N 60.0 FT OF N 477.40 FT OF E 60.0 FT OF E 282.7

And

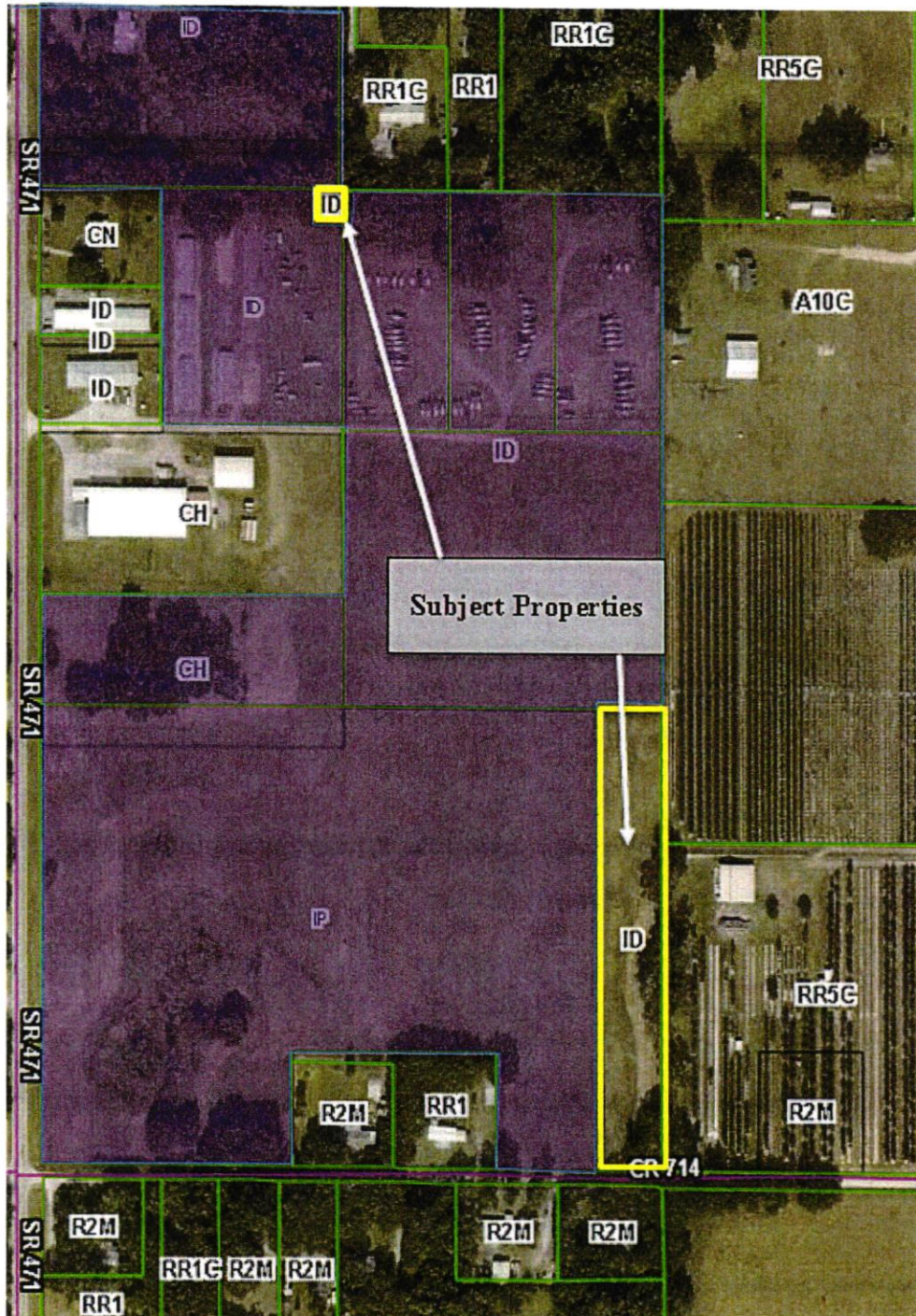
Q19-091

HE N 1037.40 OF THE S 3/4 OF THE SW 1/4 LESS W 672.76 LESS N 477.4

Map 1
General Location



Map 2
Surrounding Zoning Assignments



Yellow – Application sites
Violet – City of Webster

ORDINANCE NO. 2023-26

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA AMENDING CHAPTER 13 OF THE CITY OF WEBSTER CODE OF ORDINANCES AS PREVIOUSLY AMENDED TO PROVIDE FOR R4M AND R4C RESIDENTIAL ZONING DISTRICTS; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR A SAVINGS PROVISION AND RATIFICATION OF PRIOR ACTS OF THE CITY; PROVIDING FOR CONFLICTS; CODIFICATION AND DIRECTIONS TO THE CODE CODIFIER AND PROVIDING FOR THE IMPLEMENTATION OF THE STATUTORY STATE REVIEW PROCESS AND AN EFFECTIVE DATE.

WHEREAS, the City of Webster has complied with all requirements and procedures of Florida law in processing this Ordinance; and

WHEREAS, the City Council of the City of Webster has the power and authority to enact this Ordinance under the controlling provisions of State law such as, by way of example only, the provisions of Article VIII, Section 2 of the *Constitution of the State of Florida* and the provisions of Chapter 163, *Florida Statutes*, and Chapter 166, *Florida Statutes*, and other controlling law of the State of Florida; and

WHEREAS, the City Council established land development regulations governing use and operations of specific uses as set forth in the Land Development Code, Chapter 13 of the City of Webster Code; and,

WHEREAS, the City Council of the City of Webster desires to provide a greater range of housing options, including quarter-acre single family lots; and

WHEREAS, the City Council of the City of Webster is enacting this Ordinance in order to promote the public health, safety and welfare.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY

OF WEBSTER, FLORIDA:

SECTION 1. PURPOSE.

The purpose of this Ordinance is to Amend the City of Webster Code of Ordinances; more specifically the Land Development Code Table 13-401A: *Future Land use and Zoning District Correlation*, Section 13-420, Section 13-422, *Residential Zoning Districts*, Table 13-423A: *Residential Zoning Districts Dimensional Standards*; and Table 13-431A: *Schedule of Uses*, for the reasons set forth in the above Whereas clauses, which are incorporated herein, *in haec verba*.

SECTION 2. AUTHORITY.

Pursuant to Article VIII, Section I of the Florida Constitution and Section 166.021 of the Florida Statutes, the City of Webster City Council has all powers of local self-government to perform city functions and render city services and facilities except when prohibited by law, including the authority to establish and amend its Code of Ordinances, including its Land Development Code.

SECTION 3. AMENDMENT TO CITY OF WEBSTER CODE OF ORDINANCES, ENTITLED "LAND DEVELOPMENT CODE".

The City of Webster City Council hereby amends the Webster Code of Ordinances, Land Development Code, specifically amending as provided in the Attachment as follows: Words with underlined type shall constitute additions to the original text and ~~strike-through~~ shall constitute deletions to the original text.

SECTION 4. CODIFICATION.

It is the intention of the City of Webster City Council, and it is hereby ordained that the provisions of this Ordinance shall be reflected and made a part of the City of Webster Code and the word "Ordinance," or similar words may be changed to "section," "article," or other appropriate word or phrase and the sections of this Ordinance may be renumbered or re-lettered to accomplish such intention. The Code codifier is granted liberal authority to rescind those sections of the Code declared null and void as set forth herein.

SECTION 5. CONFLICTS AND REPEALER.

This Ordinance shall be cumulative of all provisions of the Ordinances of Webster Florida, except where the provisions of this Ordinance are in direct conflict with the provisions of such Ordinances, in which event all Ordinances or parts thereof in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION 6. SEVERABILITY.

If any section, sentence, phrase, word, or portion of this Ordinance proves to be invalid, unlawful or unconstitutional, it shall not be held to impair the validity or effect of any other action or part of this Ordinance.

SECTION 7. EFFECTIVE DATE.

This Ordinance shall take effect immediately upon enactment.

PASSED AND ENACTED this _____ day of _____, 2023.

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

Bobby Yost
Mayor

ATTEST:

Approved as to form and Legality:

Deanna Naugler
City Manager

William L. Colbert
City Attorney

Attachment

TABLE 13-401A FUTURE LAND USE AND ZONING DISTRICT CORRELATION

Future Land Use Category	Zoning Districts
Agriculture	
1 dwelling unit/10 acres	AC—Agricultural Conservation A10—General Agricultural with Optional Housing A10C—General Agricultural with Conventional Housing
Rural Residential	RR1, RR1C
Urban Residential	<u>R4C</u> <u>R4M</u> R6C R6M R6W RPUD <u>RVPUQ</u>
Mixed Use	WMPD
General Commercial	CL, CH, CR, CP, CN, DTMU
Industrial	ID, IP, CN
Public/Institutional	PIE
Recreational	REC
Conservation	CV

Sec. 13-420. - General.

This division defines and establishes zoning districts, as allowed within each future land use category specified in division 2.

District Abbreviations	District Name
Residential	
RR1	Low Density Rural Residential with Optional Housing

RR1C	Low Density Rural Residential with Conventional Housing
<u>R4M</u>	<u>Medium Density Residential with Mobile Home Housing</u>
<u>R4C</u>	<u>Medium Density Residential with Conventional Housing</u>
R6M	High Density Residential with Mobile Home Housing
R6C	High Density Residential with Conventional Housing

Sec. 13-422. - Residential zoning districts.

(a) *Residential districts.* These districts identify and provide for lands which are suitable for residential uses. Unless specified otherwise in this Code, in rural residential zoning districts, the numeric value in the district title generally denotes the minimum parcel size allowed, in acres. In residential zones, the numeric value denotes the maximum number of dwelling units allowed per gross acre. The letter "C" following the designation denotes that only conventional construction and class A manufactured homes are allowed. The letter "M" denotes that class A and B manufactured homes are allowed in addition to conventional construction.

(2) *Suburban residential zoning districts (R4M and R4C; and R6M, and R6C).* The purpose and intent of the suburban residential zoning districts is to provide a range of suburban densities, residential atmosphere where families, depending on the district, may reside in one conventional or Class A or B mobile home dwelling unit per parcel, or a multifamily building, and to provide a buffer between districts of lower and higher residential densities, commercial or other more intensive zoning districts. See table 13-431A for permitted uses.

Table 13-423A: Residential zoning districts dimensional standards

	RR1, RR1C	<u>R4M,</u> <u>R4C</u>	R6M, R6C	RPUD ¹	RVPUD ^{1,2}
LOT STANDARDS					
Min. lot area	1 ac	<u>10,890 s.f.</u>	7,260 s.f. (R6C) 5,000 s.f. (R6M)	None	None
Min. lot width (ft.)	100		50 (10% reduction on lot width for existing parcels)	None	None
MINIMUM SETBACKS (ft.)					

	RR1, RR1C	<u>R4M</u> , <u>R4C</u>	R6M, R6C	RPUD ¹	RVPUD ^{1,2}
Road		See section 13-440			
Side and Rear ³	5 Side/ 10 Rear	<u>10</u>	10	None	Class A: 7.5 Class B: 5 Other: 10
BUILDING HEIGHT (ft.)					
All uses by right	35	<u>35</u>	35	35	35

Table 13-431A: Schedule of Uses

	<u>R4M</u>	<u>R4C</u>
AGRICULTURAL USES		
<i>Agricultural products</i>		
For domestic consumption only	<u>P</u>	<u>P</u>
RESIDENTIAL USES		
Single-family detached, site-built and modular structures	<u>P</u>	<u>P</u>
Mobile home (Class A)	<u>P</u>	
Mobile home (Class B)	<u>P</u>	
Community Residential Home with maximum of 6 residents, see section 13-636		<u>P</u>
Community Residential Home with 7 or more residents, see section 13-636		<u>S</u>
Duplex		<u>P</u>
Home occupation with sales and services conducted on residential premises, see section 13-642	<u>S</u>	<u>S</u>
RETAIL, SERVICE & BUSINESS USES		
Bed & breakfast for not more than 4 guests at any given time, see Section 13-632		<u>S</u>
Bed & breakfast, not more than 8 guests at any given time, see Section 13-632		<u>S</u>

PUBLIC, SEMI-PUBLIC and INSTITUTIONAL FACILITIES		
Churches, synagogues, temples and accessory buildings including elementary or secondary school buildings & residential structures for religious personnel		<u>S</u>
Civic organization, union hall, and similar uses		<u>S</u>
Electric & gas transmission station and major distribution lines	<u>S</u>	<u>S</u>
Distribution electric substation	<u>S</u>	<u>S</u>
Emergency medical aid and transport station (Ambulance service)	<u>S</u>	<u>S</u>
Government buildings used to conduct business with the public	<u>S</u>	<u>S</u>
Kindergarten or family day care center (not more than 5 persons)	<u>P</u>	<u>P</u>
Kindergarten or family day care center (more than 5 persons)		<u>S</u>
Non-specified uses and structures maintained or operated by a body having the power of eminent domain	<u>S</u>	<u>S</u>
Police and fire departments operations and training facilities, except firing ranges	<u>S</u>	<u>S</u>
Public schools, colleges, universities (accredited) including associated grounds and facilities such as athletic buildings and dormitories	<u>S</u>	<u>S</u>
Public parks, open spaces & passive recreational facilities	<u>P</u>	<u>P</u>
Social, fraternal club or lodge, sorority, veterans organization and similar uses	<u>S</u>	<u>S</u>
Well fields for community water systems, water treatment plants	<u>S</u>	<u>S</u>
Wastewater treatment plants owned and operated by governmental bodies	<u>S</u>	<u>S</u>
Wastewater treatment plants owned and operated by private entities	<u>S</u>	<u>S</u>

TABLE 13-401A FUTURE LAND USE AND ZONING DISTRICT CORRELATION

Future Land Use Category	Zoning Districts
Agriculture ¹	
1 dwelling unit/10 acres	AC—Agricultural Conservation A10—General Agricultural with Optional Housing A10C—General Agricultural with Conventional Housing
Rural Residential	RR1, RR1C
Urban Residential	<u>R4C</u> <u>R4M</u> R6C R6M R6W RPUD <u>RVPUD</u>
Mixed Use	WMPD
General Commercial	CL, CH, CR, CP, CN, DTMU
Industrial	ID, IP, CN
Public/Institutional	PIE
Recreational	REC
Conservation	CV

Sec. 13-420. - General.

This division defines and establishes zoning districts, as allowed within each future land use category specified in division 2.

District Abbreviations	District Name
Residential	
RR1	Low Density Rural Residential with Optional Housing

RR1C	Low Density Rural Residential with Conventional Housing
<u>R4M</u>	<u>Medium Density Residential with Mobile Home Housing</u>
<u>R4C</u>	<u>Medium Density Residential with Conventional Housing</u>
R6M	High Density Residential with Mobile Home Housing
R6C	High Density Residential with Conventional Housing

Sec. 13-422. - Residential zoning districts.

(a) *Residential districts.* These districts identify and provide for lands which are suitable for residential uses. Unless specified otherwise in this Code, in rural residential zoning districts, the numeric value in the district title generally denotes the minimum parcel size allowed, in acres. In residential zones, the numeric value denotes the maximum number of dwelling units allowed per gross acre. The letter "C" following the designation denotes that only conventional construction and class A manufactured homes are allowed. The letter "M" denotes that class A and B manufactured homes are allowed in addition to conventional construction.

(2) *Suburban residential zoning districts (R4M and R4C; and R6M, and R6C).* The purpose and intent of the suburban residential zoning districts is to provide a range of suburban densities, residential atmosphere where families, depending on the district, may reside in one conventional or Class A or B mobile home dwelling unit per parcel, or a multifamily building, and to provide a buffer between districts of lower and higher residential densities, commercial or other more intensive zoning districts. See table 13-431A for permitted uses.

Table 13-423A: Residential zoning districts dimensional standards

	RR1, RR1C	<u>R4M</u> , <u>R4C</u>	R6M, R6C	RPUD ¹	RVPUD ^{1,2}
LOT STANDARDS					
Min. lot area	1 ac	<u>10,890 s.f.</u>	7,260 s.f. (R6C) 5,000 s.f. (R6M)	None	None
Min. lot width (ft.)	100		50 (10% reduction on lot width for existing parcels)	None	None
MINIMUM SETBACKS (ft.)					

	RR1, RR1C	<u>R4M,</u> <u>R4C</u>	R6M, R6C	RPUD ¹	RVPUD ^{1, 2}
Road			See section 13-440		
Side and Rear ³	5 Side/ 10 Rear	<u>10</u>	10	None	Class A: 7.5 Class B: 5 Other: 10
BUILDING HEIGHT (ft.)					
All uses by right	35	<u>35</u>	35	35	35

Table 13-431A: Schedule of Uses

	<u>R4M</u>	<u>R4C</u>
AGRICULTURAL USES		
<i>Agricultural products</i>		
For domestic consumption only	<u>P</u>	<u>P</u>
RESIDENTIAL USES		
Single-family detached, site-built and modular structures	<u>P</u>	<u>P</u>
Mobile home (Class A)	<u>P</u>	
Mobile home (Class B)	<u>P</u>	
Community Residential Home with maximum of 6 residents, see section 13-636		<u>P</u>
Community Residential Home with 7 or more residents, see section 13-636		<u>S</u>
Duplex		<u>P</u>
Home occupation with sales and services conducted on residential premises, see section 13-642	<u>S</u>	<u>S</u>
RETAIL, SERVICE & BUSINESS USES		
Bed & breakfast for not more than 4 guests at any given time, see Section 13-632		<u>S</u>
Bed & breakfast, not more than 8 guests at any given time, see Section 13-632		<u>S</u>

PUBLIC, SEMI-PUBLIC and INSTITUTIONAL FACILITIES		
Churches, synagogues, temples and accessory buildings including elementary or secondary school buildings & residential structures for religious personnel		<u>S</u>
Civic organization, union hall, and similar uses		<u>S</u>
Electric & gas transmission station and major distribution lines	<u>S</u>	<u>S</u>
Distribution electric substation	<u>S</u>	<u>S</u>
Emergency medical aid and transport station (Ambulance service)	<u>S</u>	<u>S</u>
Government buildings used to conduct business with the public	<u>S</u>	<u>S</u>
Kindergarten or family day care center (not more than 5 persons)	<u>P</u>	<u>P</u>
Kindergarten or family day care center (more than 5 persons)		<u>S</u>
Non-specified uses and structures maintained or operated by a body having the power of eminent domain	<u>S</u>	<u>S</u>
Police and fire departments operations and training facilities, except firing ranges	<u>S</u>	<u>S</u>
Public schools, colleges, universities (accredited) including associated grounds and facilities such as athletic buildings and dormitories	<u>S</u>	<u>S</u>
Public parks, open spaces & passive recreational facilities	<u>P</u>	<u>P</u>
Social, fraternal club or lodge, sorority, veterans organization and similar uses	<u>S</u>	<u>S</u>
Well fields for community water systems, water treatment plants	<u>S</u>	<u>S</u>
Wastewater treatment plants owned and operated by governmental bodies	<u>S</u>	<u>S</u>
Wastewater treatment plants owned and operated by private entities	<u>S</u>	<u>S</u>