

**Meeting Notice is posted per Florida Statute,
violators who remove this agenda could be prosecuted.**



**AMENDED AGENDA
PLANNING & ZONING
CITY OF WEBSTER**

Webster City Hall, 85 E. Central Avenue
July 11, 2024 - 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 – May 9, 2024
M _____ S _____ Roll Call Vote

III. PUBLIC HEARING

Approval of Ordinance 2024-17 Special Use-T06A112-First Baptist Church
M _____ S _____ Roll Call Vote

Approval of Ordinance 2024-20 Annexation-N36-207-Midsouth Sumter, LLC.
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

May 9, 2024

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: Kristin Green, Sandra McClanahan and Darrell Elliott.

II. APPROVAL OF THE MINUTES

Board Member Green made a motion for approval of the minutes for February 8, 2024, seconded by Board Member McClanahan.

Vote was as follows:

Chairwoman Yost-Yes

Board Member Green-Yes

Board Member McClanahan-Yes

Board Member Elliott-Yes

Motion passed 4-0

III. PUBLIC HEARING

Board Member Green made a motion for approval of Ordinance 2024-12 Flood Plain Amendment, seconded by Board Member McClanahan.

County Planner Jennifer Bryla apprised the board about the Ordinance.

Vote was as follows:

Chairwoman Yost-Yes

Board Member Green-Yes

Board Member McClanahan-Yes

Board Member Elliott-Yes

Motion passed 4-0

Board Member Green made a motion for approval of Ordinance 2024-13 Amend Plan Development-Parcel ID N24-054, N24-099, N24-038-Armstrong Air & Heating, Beville's Corner, seconded by Board Member McClanahan.

County Planner Jennifer Bryla and Dave Beeler apprised the board about the Ordinance.

Vote was as follows:

Chairwoman Yost-Yes

Board Member Green-Yes

Board Member McClanahan-Yes

Board Member Elliott-Yes

Motion passed 4-0

Board Member Green made a motion for approval of Ordinance 2024-14 Annexation-Parcel ID T07-106-Godfrey, seconded by Board Member McClanahan.

County Planner Jennifer Bryla apprised the board about the Ordinance.

Vote was as follows:

Chairwoman Yost-Yes

Board Member Green-Yes

Board Member McClanahan-Yes

Board Member Elliott-Yes

Motion passed 4-0

Board Member Green made a motion for approval of Ordinance 2024-15 Comp Plan Amendment-Parcel ID T07-106-Godfrey, seconded by Board Member McClanahan.

County Planner Jennifer Bryla apprised the board about the Ordinance.

Vote was as follows:

Chairwoman Yost-Yes

Board Member Green-Yes

Board Member McClanahan-Yes

Board Member Elliott-Yes

Motion passed 4-0

Board Member Green made a motion for approval of Ordinance 2024-16 Rezoning-Parcel ID T07-106-Godfrey, seconded by Board Member McClanahan.

County Planner Jennifer Bryla apprised the board about the Ordinance.

Vote was as follows:

Chairwoman Yost-Yes

Board Member Green-Yes

Board Member McClanahan-Yes

Board Member Elliott-Yes

Motion passed 4-0

Ordinance 2024-17 Special Use-T06A112-First Baptist Church was tabled. Council will decide when it will be heard once the proper paperwork has been received.

Board Member Green made a motion for approval of Ordinance 2024-18 Joint Planning Area Modification, seconded by Board Member McClanahan.

County Planner Jennifer Bryla apprised the board about the Ordinance.

Vote was as follows:
Chairwoman Yost-Yes
Board Member Green-Yes
Board Member McClanahan-Yes
Board Member Elliott-Yes
Motion passed 4-0

IV. ADJOURNMENT

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

Vote was as follows:
Chairwoman Yost-Yes
Board Member Green-Yes
Board Member McClanahan-Yes
Board Member Elliott-Yes
Motion passed 4-0

Meeting adjourned at 6:44 P.M.

Deanna Naugler, City Manager

Attest:

Amy Flood, City Clerk

ORDINANCE NO. 2024-17

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA PROVIDING FOR A SPECIAL USE OF REAL PROPERTY TOTALING 0.78 ACRES, MORE OR LESS, IN SIZE (TAX PARCEL IDENTIFICATION NUMBER T06A104) WITHIN THE CITY LIMITS (MAP OF PROPERTY ATTACHED) TO ALLOW FOR A SINGLE FAMILY RESIDENCE IN THE R6C, HIGH DENSITY RESIDENTIAL ZONING DISTRICT; TO BE USED AS AN ANCILLARY USE FOR AN ADJACENT CHURCH; PROVIDING FOR THE TAKING OF IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR THE ADOPTION; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The property that is the subject of this ordinance is owned by the First Baptist Church of Webster, Inc., mailing address: PO Box 217, Webster FL 33597 (Tax Parcel Identification Number T06A104); and

WHEREAS, The real property, totaling 0.78 +/- acres in size, is located on the West side of SE 1st Street, 200 ft west of the Church Sanctuary (Tax Parcel Identification Number T06A112); and

WHEREAS, The First Baptist Church of Webster has requested that the subject property be utilized as an ancillary facility for the church consistent with the City of Webster Land Development Code, Use Table 13-431A Schedule of Uses, allows accessory buildings for churches in residential districts with a Special Use approval; and

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

(b). The subject property, which is 0.78 acres MOL in size, is located on the West side of SE 1st Street, 200 ft west of the Church Sanctuary (Tax Parcel Identification Number T06A112). 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 0.78 acres MOL in size, shall be able to be used as an ancillary facility for the First Baptist Church of Webster.

(b). The City Manager, or designee, is hereby authorized to execute any and all documents necessary to formalize this minor special use approval the City of Webster as may be appropriate to accomplish the action taken in this Ordinance.

SECTION 3. CONFLICTS. All ordinances or part of ordinances in conflict with this Ordinance are hereby repealed.

SECTION 4. 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 5. 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 6. EFFECTIVE DATE This Ordinance shall take effect immediately upon enactment provided, however, that the approval of the change of use of the property herein set forth shall not take effect upon Building Permit approval for same.

PASSED AND ENACTED this day of June, 2024.

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

Anagalys Vigoa, Mayor

Approved as to form and Legality:

ATTEST:

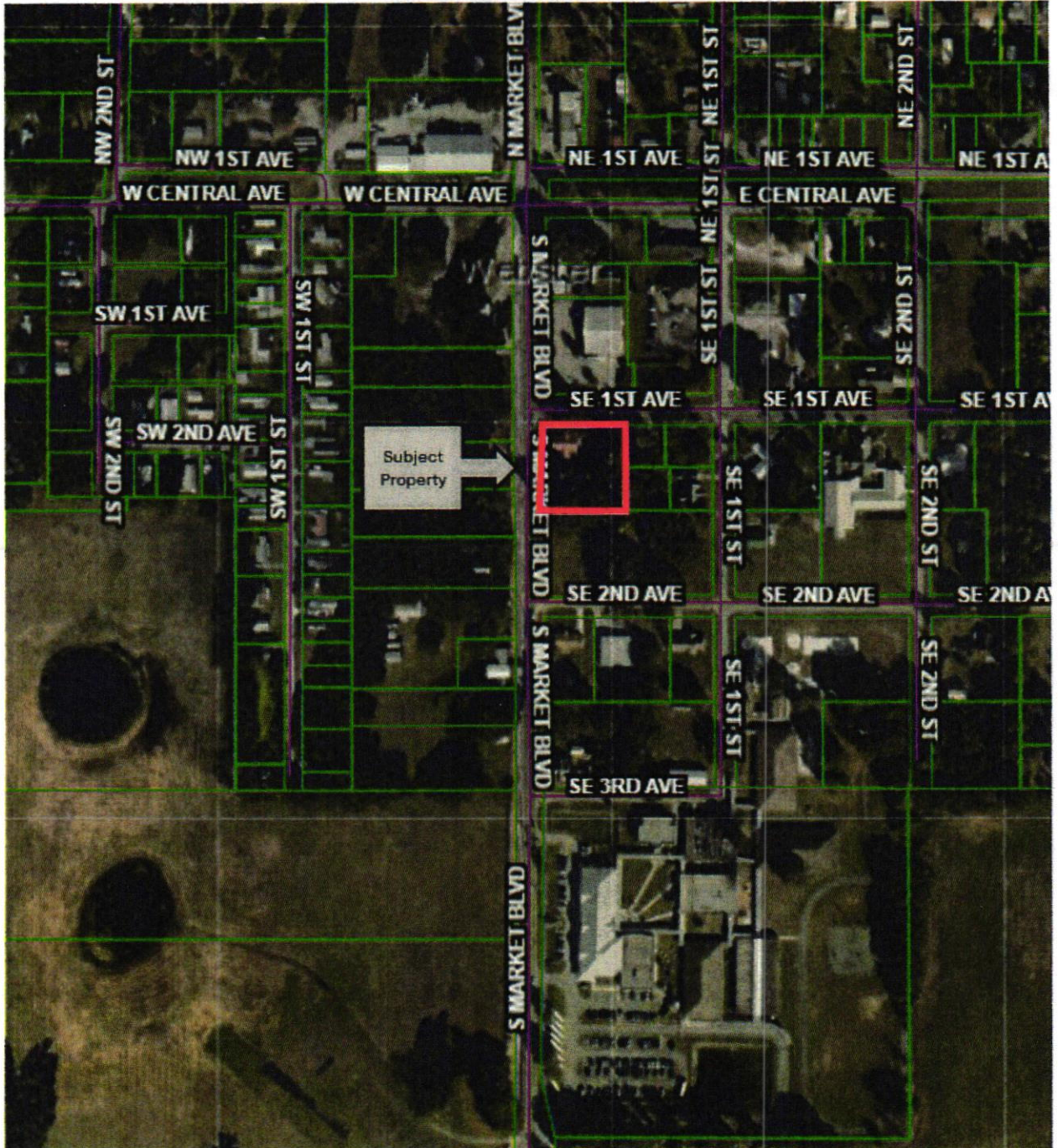
**Amy Flood
City Clerk**

**William L. Colbert
City Attorney**

Attachment A
Legal Description

. LOT 2 BLK 22 WEBSTER PB 1 PGS 17-18

Map



**CITY OF WEBSTER
MINOR SPECIAL USE PERMIT APPLICATION**

**PLANNING & ZONING
APRIL 11, 2024**

CASE NUMBER: S-24-004434

LANDOWNERS: Michael and Dorothy Harris

APPLICANT: Jessica Duteau

REQUESTED ACTION: A Special Use Permit for the residence to serve as a church office.

PARCEL NUMBERS: T06A104

LEGAL DESCRIPTION: LOT 2 BLK 22 WEBSTER PB 1 PGS 17-18

EXISTING ZONING: R6C

EXISTING USE: Residence

FUTURE LAND USE: Urban Residential

PARCEL SIZE: 0.78 acres MOL

LOCATION: City of Webster (Map 1)

CASE SUMMARY:

The application site is a 0.78-acre residential home site lying within the Urban Residential Future Land Use District within the Urban Development Area. The property is located at the intersection of South Market Boulevard and SE 1st Ave (Collector Road 478 E). The property is zoned R6C which is a Suburban Residential zoning district. It is developed with a home and an accessory structure. The property is surrounded by Commercial/office and Residential uses. The surrounding properties are zoned Downtown Mixed Use (DTMU) to the West and North and Suburban Residential (R6C) to the East and South (Map 2). The property is accessed through a private driveway. The proposed church office will serve the existing church building a block to the east on parcel T06A108.

CASE ANALYSIS:

Pursuant to Section 13-332, City of Webster Land Development Code, the proposed special use must meet the following requirements for approval (Staff's review of each of the findings is provided in *italic text*):

- a. The use must be in harmony with the purpose and intent of this chapter.
Churches, Synagogues, Temples, and accessory buildings including elementary or secondary school buildings and residential structures for religious personnel are permitted within the R6C zoning district with special use approval.
- b. The use must be compatible with surrounding existing and anticipated uses.
The use should be compatible with the surrounding existing and anticipated uses. The uses surrounding the property are a mixture of uses including retail, services, and Residential and Institutional uses.
- c. The use must not adversely affect the public interest. Adequate traffic circulation, sanitary, utility, drainage, refuse management, emergency services and similar necessary facilities and services shall be available for the use. A use shall not create hazardous vehicular or pedestrian traffic conditions, or parking congestion, or generate traffic that exceeds the capability of roads and streets serving the use, or otherwise affect public safety.
The proposed use should not adversely affect the public interest. The property has city of Webster services available and is located off Collector Road 478 / SE 1st Ave. The use will not create hazardous traffic conditions or affect public safety.
- d. The site must be suitable for the proposed use, considering flood hazard, drainage, soils, and other conditions which may pose a danger to life, health or property.
The site is suitable for the proposed use and does not pose a danger to life, health, or property. The site is located in Flood Zone X, which is an area of minimal flood hazard.
- e. The development of the use shall have no more than a minimal adverse effect on the environment, public health, safety, and welfare.
The development of the use should have minimal adverse effects on the environment, public health, safety, and welfare as it is an existing structure in the neighborhood. The property is already developed with a home. The change of use will occur within the interior of the existing residence.
- f. Proposed improvements and the level of cooperation by the developer shall be considered.
The applicant has been cooperative.
- g. Unless specifically provided otherwise, the use shall comply with this code.
The proposed project is required to comply with the City of Webster Land Development Code.

The following additional requirements must be considered in reviewing special uses (Sec 13-332(2)).

- a. The use must not be detrimental to the neighborhood environment or unduly infringe on the rights of surrounding property owners.

The proposed use should not be detrimental to the neighborhood environment. The proposed change of use from a residence to a church office should not infringe on the rights of surrounding property owners. The county-maintained roads that serve the building can physically accommodate the proposed office use, based on the ITE trip generation.

- b. A vehicular parking or traffic problem must not be created, and the vehicular average daily traffic created on local roads must not be increased in such a manner as to degrade the established function of the roadway or create hazards to public health or safety. The commission and staff may rely on input from the Florida Department of Transportation, the Florida Highway Patrol and the sheriff's office in making this determination.

The county roads are designed to safely accommodate the type and volume of traffic typically generated by the proposed use. The traffic generated by the proposed church office should not create a nuisance to the neighborhood and can be accommodated by existing roadways.

- c. Screening and buffering sufficient to minimize interference with the enjoyment of surrounding properties may be required.

There is a privacy fence on the west side of the property adjacent to S Market Blvd currently. The property is heavily treed on the east side adjacent to residences. This existing tree buffer should be maintained and should minimize interference with the enjoyment of surrounding residential properties.

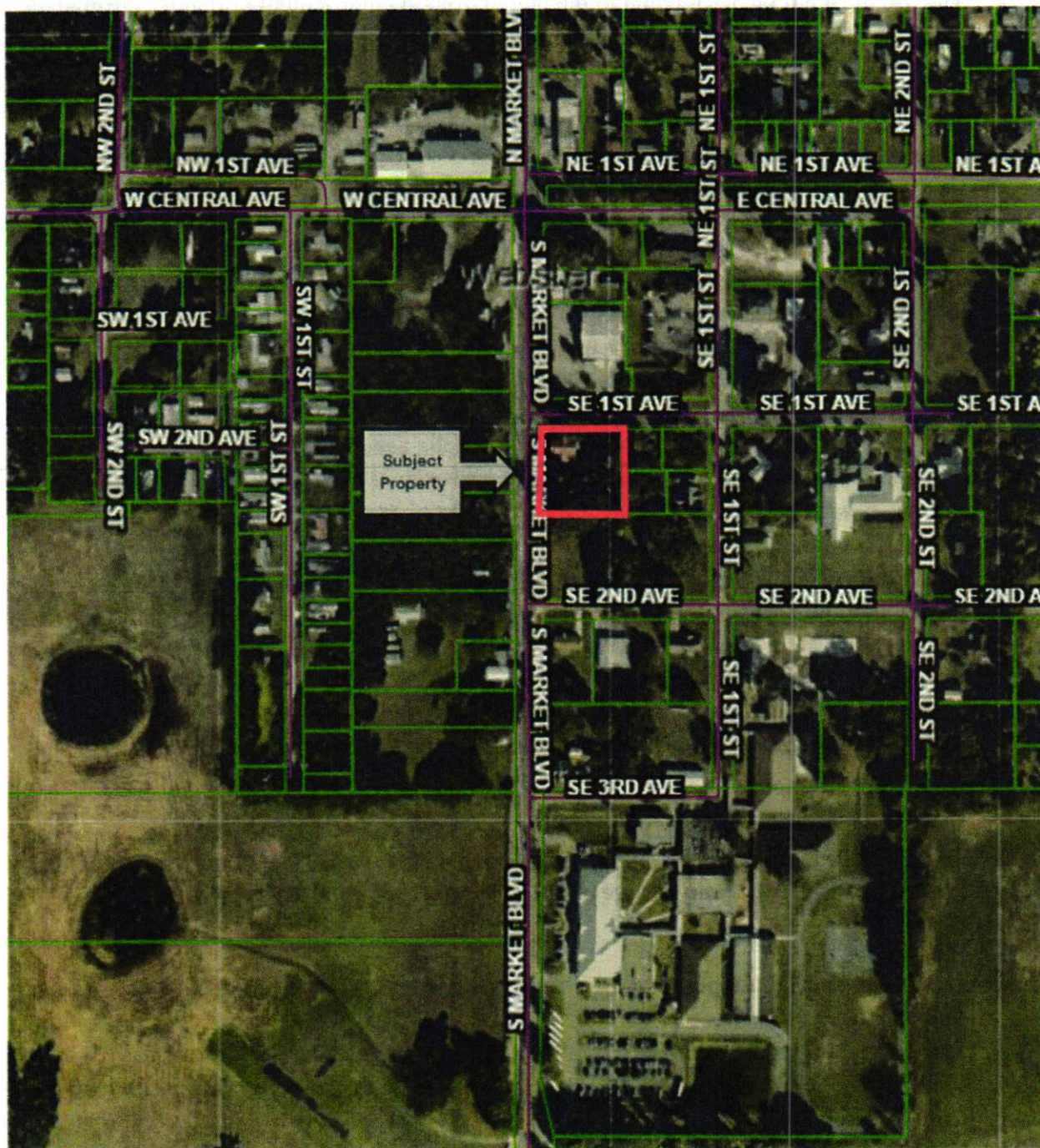
DEVELOPMENT SERVICES DEPARTMENT STAFF CONCLUSIONS:

Staff finds the application sufficient and in compliance with the minimum requirements of the City of Webster Land Development Code and recommends approval with the following conditions:

1. This minor special use permit allows for the residence on parcel T06A104 to serve as a church office.
2. This special use permit shall expire if the property is transferred to another party.
3. The existing vegetative buffer shall remain on the property between the residence to the east.
4. Notwithstanding the previous expiration conditions, this special use permit may be suspended or revoked by the Board of County Commissioners consistent with Section 13-333(e), Sumter County Land Development Code.

Notices Sent: 36

Map 1 General Location



Map 2 Surrounding Land Use and Zoning

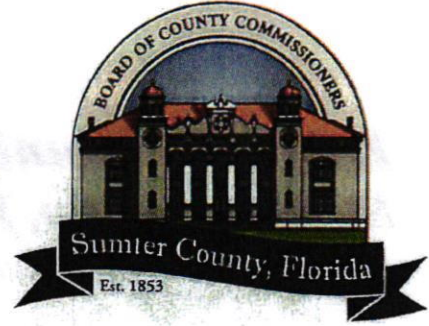


Key

- Public use/Institutional
- Urban Residential
- Agriculture
- Mixed Use
- Commercial

Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



GENTRY BARNEY L III & ELLIOTT KATHRYN G (JT)
151 NE 1ST ST
WEBSTER, FL 33597

April 4, 2024

CITY OF WEBSTER APPLICATIONS

To property owners whose property boundaries are within a distance of **500 feet** of the outside perimeter of property in the name of Harris Michael & Dorothy. (See map on reverse side). This property is being considered at a public hearing for a Special Use Permit.

S-24-00434 – A Special Use Permit for the residence to serve as a church office.

The property is generally located at 23 SE 1st Ave, Webster FL, 33597.

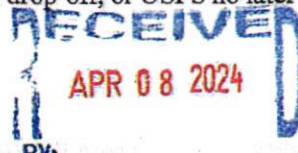
A **public hearing** before the Planning and Zoning Agency Board will be held at the **Webster City Hall, 85 E. Central Avenue Webster, FL 33597** on **April 11, 2024**, at **6:00 p.m.**

Written comments submitted will be heard. Hearings may be continued from time to time as found necessary. Please return this form to: SUMTER COUNTY PLANNING DIVISION, 7375 Powell Road, Suite 115, Wildwood, Florida, 34785. Alternatively, comments may be emailed to jennifer.bryla@sumtercountyfl.gov. Please include the case number on all emails. Questions should be directed to Kathleen Brugnoli at the Planning Division at (352) 689-4400.

- I support the above.
 I have no comment on the above.
 I do not support the above for the following reason(s): _____

Please return comments by email, drop-off, or USPS no later than. **April 10, 2024.**

Case(s): **S-24-00434**



Roberta Ulrich, District 1
Vice Chairman
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Andrew Biardello, District 2
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Craig A. Estep, District 3
Chairman
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Jeffrey A. Bogue, District 4
2nd Vice Chairman
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Don Wiley, District 5
Vice Chairman
(352) 689-4400
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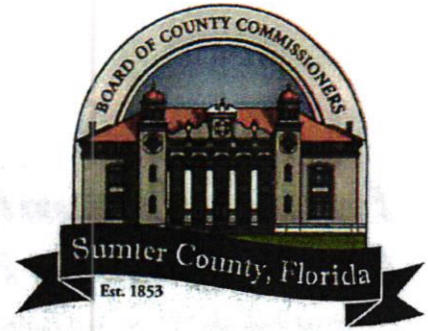
Bradley S. Arnold,
County Administrator
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Gloria R. Hayward, Clerk & Auditor
(352) 569-6600
215 East McCollum Avenue
Bushnell, FL 33513

County Attorney
The Hogan Law Firm
Post Office Box 485
Brooksville, Florida 34605

Board of County Commissioners Sumter County, Florida

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YOST BOBBY E & DIANA M
233 SW 1ST ST
WEBSTER, FL 0

April 4, 2024

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Board of County Commissioners Sumter County, Florida

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Planning Services Authorization

I/we, the undersigned as the Individual(s) or as the President Vice President Partner or Manager/Managing Member of First Baptist Church of Webster and as the Applicant or Owner hereby authorize Jessica Duteau to act as my/our agent in connection with the following application(s):

- | | |
|---|---|
| <input checked="" type="checkbox"/> Rezoning | <input type="checkbox"/> Operating Permit |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Special Use Permit | <input type="checkbox"/> Site Development |
| <input type="checkbox"/> Temporary Use Permit | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Conditional Use Permit | |

on the following described property located in Sumter County, Florida:

Legal Description (provide below or attach)

Parcel Number T06A104
23 SE 1st Ave
Webster Fl 33597
Lot 2 BLK 22 Webster PB 1 PGS 17-18
0.783 acres
NeighborhoodCode 8018

Steven Rebhan
Signature

Steven Rebhan
Printed Name

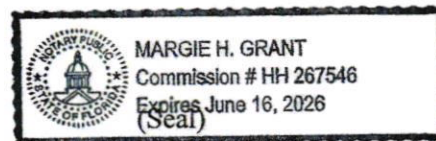
Jessica Davis
Signature

Jessica Davis
Printed Name

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization this 1st day of May, 2024, by Jessica Davis Steven Rebhan, who is personally known to me or who has produced the following identification: _____

Margie H. Grant
Notary Signature

Notary Public, State of Florida
My Commission expires 6/16/26



Agent Contact Information

Phone No. _____ Email _____

ORDINANCE NO. 2024-20

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA, ANNEXING BY VOLUNTARY PETITION CERTAIN REAL PROPERTY TAX IDENTIFICATION PARCEL NUMBERS N36-207 LOCATED CONTIGUOUS TO THE CITY OF WEBSTER IN ACCORDANCE WITH THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, *FLORIDA STATUTES*, TOGETHER WITH ASSOCIATED RIGHTS-OF-WAYS; REDEFINING THE BOUNDARIES OF THE CITY OF WEBSTER TO INCLUDE SAID PROPERTY; AMENDING THE BOUNDARIES OF THE CITY IN ACCORDANCE WITH THE PROVISIONS OF SECTION 166.031, *FLORIDA STATUTES*; PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS; DIRECTING THE CITY CLERK TO RECORD THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT, WITH THE CHIEF ADMINISTRATIVE OFFICE OF SUMTER COUNTY AND WITH THE DEPARTMENT OF STATE; PROVIDING FOR LEGAL DESCRIPTION AND A MAP AND PROVIDING FOR THE INCORPORATION OF THAT EXHIBIT; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND THE TAKING OF ADMINISTRATIVE ACTIONS AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Midsouth Sumter, LLC, applied for annexation of property into the City of Webster and is hereby determined to be the fee simple title owner of the real property described below; and

WHEREAS, the said applicant petitioned the City of Webster, pursuant to Section 171.044, *Florida Statutes*, for annexation of said property into the municipal limits of the City of Webster; and

WHEREAS, the applicant is the fee simple title owner of all of said property being described by Tax Identification Parcel Numbers as follows:

Tax Identification Parcel Number	Owner
N36-207	Midsouth Sumter, LLC

WHEREAS, the City Council, upon the recommendation of City staff and the City Attorney, has determined that all of the property which is proposed to be annexed into the City of Webster is within an unincorporated area of Sumter County, is reasonably compact and it is further determined that the annexation of said property will not result in the creation of any enclave (and, indeed, logically fills in the City Limits of the City and is consistent with sound principles and practices relating to the delineating of jurisdictional boundaries thereby furthering sound management in terms of the provision of public facilities and services as well as sound land use planning), and it is further determined that the property otherwise fully complies with the requirements of State law and has, further, determined that associated rights-of-way should be annexed hereby; and

WHEREAS, the City Council of the City of Webster, Florida has taken all actions in accordance with the requirements and procedures mandated by State law; and

WHEREAS, the City Council of the City of Webster, Florida hereby determines that it is to the advantage of the City of Webster and in the best interests of the citizens of the City of Webster to annex the aforescribed property; and

WHEREAS, the provisions of Section 166.031(3), *Florida Statutes*, provide that [a] municipality may, by ordinance and without referendum, redefine its boundaries to include only those lands previously annexed and shall file said redefinition with the Department of State pursuant to the provisions of subsection (2); and

WHEREAS, the provisions of Section 171.091, *Florida Statutes*, provide as follows:

Recording.—Any change in the municipal boundaries through annexation or contraction shall revise the charter boundary article and shall be filed as a revision of the charter with the Department of State within 30 days. A copy of such revision must be submitted to the Office of Economic and Demographic Research along with a statement specifying the population census effect and the affected land area.

WHEREAS, the map and the legal description attached hereto as Exhibit “A” shows, describes, and depicts the property and associated rights-of-ways which are hereby annexed into the City of Webster said Exhibit being incorporated into the substantive provisions of this Ordinance as if fully set forth herein verbatim.

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

SECTION 1. LEGISLATIVE AND ADMINISTRATIVE FINDINGS/ANNEXATION OF PROPERTIES.

(a). The recitals set forth above in the “whereas clauses” are hereby adopted as legislative findings of the City Council of the City of Webster.

(b). The property that is the subject of this Ordinance consists of the following parcel of land assigned the Tax Identification Parcel Number set forth above and being specifically described as set forth below, together with all abutting right-of-way if any such rights-of-ways are not currently located within the City Limits of the City, said property being situated in Sumter County, Florida, and said property is hereby annexed into and are hereby made a part of the City of Webster, Florida pursuant to the voluntary annexation provisions of Section 171.044, *Florida Statutes*:

LEGAL DESCRIPTION

All the above lands and real property being located in Sumter County, Florida. (See Exhibit “A”).

(c). The property owner of the annexed property fully understands that all of the costs of routing and installing all utility services to the annexed property that may result and be incurred and the obligation to pay any and all applicable fees in any way relating to connection to, and provision of services by, the City's utility systems shall be borne totally by the property owner.

(d). Under the authority of Section 166.031 (3), *Florida Statutes*, relating to city charter amendments, "[a] municipality may amend its charter pursuant to this section notwithstanding any charter provisions to the contrary. A municipality may, by ordinance and without referendum, redefine its boundaries to include only those lands previously annexed and shall file said redefinition with the Department of State." This Ordinance shall amend the boundaries of the City to include the property annexed in this Ordinance and all previously annexed properties.

SECTION 2. EFFECT OF ANNEXATION.

Upon this Ordinance becoming effective, the property owner of the said property shall be entitled to all the rights and privileges and immunities as are from time-to-time granted to property owner of the City of Webster, Florida as further provided in Chapter 171, *Florida Statutes*, and shall further be subject to the responsibilities of ownership as may from time-to-time be determined by the governing authority of the City of Webster, Florida and the provisions of said Chapter 171, *Florida Statutes*.

SECTION 3. ADMINISTRATIVE ACTIONS.

(a). Within 7 days of the adoption of this Ordinance, the City Clerk shall file a copy of said Ordinance with the Clerk of the Court (Land Records/Recording), with the Chief Administrative Officer of Sumter County (the County Manager), with the Florida

Department of State, and with such other agencies and entities as may be required by law or otherwise desirable.

(b). The City Clerk shall ensure that the property annexed by this Ordinance is incorporated into the *City of Webster Comprehensive Plan* and the Official Zoning Map of the City of Webster in an expeditious manner and, in accordance with, and pursuant to, the provisions of Under the authority of Section 166.031 (3), *Florida Statutes*, the City Clerk shall amend the boundaries of the City to include the property annexed in this Ordinance and all previously annexed properties in all maps and geographical data relating to the City Limits said properties to include, but not be limited to, annexed rights-of-way and natural features.

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 to be invalid, unlawful, or unconstitutional.

SECTION 6. CODIFICATION.

The provisions of this Ordinance shall not be codified, but the annexed property shall be incorporated and included in all appropriate maps of the City Limits of the City of Webster by the City Clerk who is hereby directed to take any and all appropriate

actions relative to the land use planning documents of the City pertaining to the property annexed pursuant to this Ordinance.

SECTION 7. EFFECTIVE DATE.

This Ordinance shall take effect immediately upon passage and adoption.

PASSED AND ENACTED this _____ day of _____, 2024.

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

Anagalys Vigoa, Mayor

**APPROVED AS TO FORM AND
LEGALITY:**

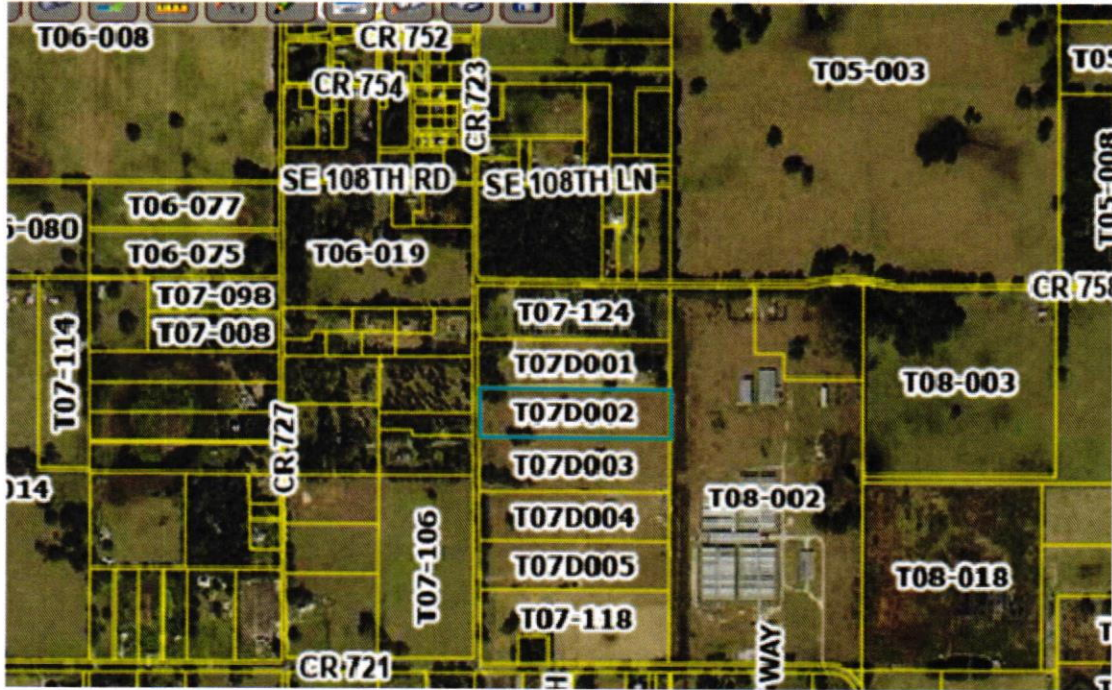
ATTEST:

Amy Flood, City Clerk

William L. Colbert, City Attorney

Attachment A

THE E 506 FT OF THE NW 1/4 OF SW 1/4 LESS R/W FOR CR 478 ACROSS THE S SIDE THEREOF





City of Webster
85 East Central Ave
Webster, FL 33597
(352) 793-2073

April 30, 2024

Bradley Arnold
Sumter County Administrator
7375 Powell Road
Wildwood, FL 34785

Re: Annexation of Parcel N36-207

Mr. Arnold:

The City is in receipt of a voluntary annexation application for the above parcel. Parcel N36-207 is approximately 14.93 acres.

I have attached a copy of the application, location map, and boundary map for your records.

Pursuant to Florida Statutes 171.004(6), please accept this letter as notification of the City's intent to annex the property.

Regards

A handwritten signature in blue ink that reads 'Amy Flood'.

Amy Flood
City Clerk
City of Webster
352-797-2073

PETITION FOR VOLUNTARY ANNEXATION

(Sec. 171.044, Florida Statutes)

TO: THE WEBSTER CITY COMMISSION
City of Webster
State of Florida

Come now the Owner or Legal Representative whose name(s) appear below:

MIDSOUTH SUMTER, LLC.

Being all of the owner(s) of the following described property:

SUMTER COUNTY

PARCEL NUMBER N36-207

and petition the City Commissioner for the City of Webster, Florida, to annex the described property into the City of Webster, and to redefine the City limits of the City of Webster in such manner as to include such property.

Petitioner(s) hereby state:

1. That the described real property is in an unincorporated area of Sumter County, Florida, which is, or will be, contiguous to the City of Webster at the time of final annexation, and:
2. That the real property sought to be annexed to the City of Webster is, or will be, reasonably compact withing the meaning of the law at the time of final annexation, and:
3. That an annexation of the described real property will not result in the creation of an enclave, in violation of law at the time of final annexation.
4. I understand that all rules, regulations and taxation of the City will apply upon annexation into the City.

This petition has been executed on the 29TH day of APRIL, 2024.

OWNER(S) OR LEGAL REPRESENTATIVE

[Signature]
Signature WILLIAM SCOT SMITH

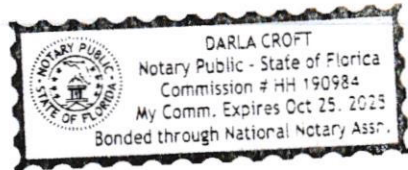
[Signature] MARK HALL
Witness

Signature

Witness

This petition was acknowledged before me on 29TH day of
april, 2024.

Personally known to me or identification provided _____.



[Signature]
Notary Signature

OFFICIAL USE ONLY:

Received:

City of Webster, Florida, on 29th day of April, 2024.

Present City Zoning June 13, 2024
A. Hood