

ORDINANCE NO. 2024-26

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA, ANNEXING BY VOLUNTARY PETITION CERTAIN REAL PROPERTY TAX IDENTIFICATION PARCEL NUMBERS Q19-004 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, NACCO Properties, 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
Q19-004	NACCO Properties, 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

S1/2 OF NW1/4 OF SW1/4 LESS THE E1/2 THEREOF LESS BEG AT SW COR OF S 1/2 OF NW 1/4
OFSW 1/4 RUN N 89 DEG 30 MIN 11 SEC E 108.75 FT TO POB RUN N 02 DEG 11 MIN 33 SEC E
450.94 FT E 89 DEG 30 MIN 11 SEC E 184.56 FT S 00 DEG 03 MIN 20 SEC E 450.46 FT S 89 DEG 30
MIN 11 SEC W 202.26 FT TOPOB





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

October 7, 2024

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

Re: Annexation of Parcel Q19-004

Mr. Arnold:

The City is in receipt of a voluntary annexation application for the above parcel. Parcel Q19-004 is approximately 28.53 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

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:

Philip N. Berry, Vice President of NACCO Properties, LLC

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

SUMTER COUNTY
PARCEL NUMBER **Parcel Q19-004**

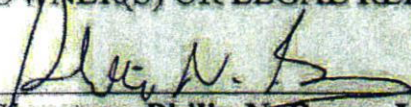
and petition the City Commissioner for the City of Webster, Florida, to annex the described property into the City of Webster, and to redefine the City limits of the City of Webster in such manner as to include such property.

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 19th day of September, 2024.

OWNER(S) OR LEGAL REPRESENTATIVE


Signature **Philip N. Berry, Vice President**

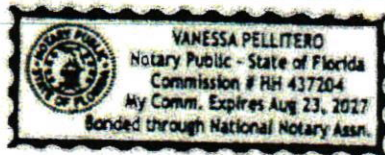

Witness


Signature

Witness

This petition was acknowledged before me on 19th day of September, 2024.

Personally known to me or identification provided Florida Drivers License.




Notary Signature

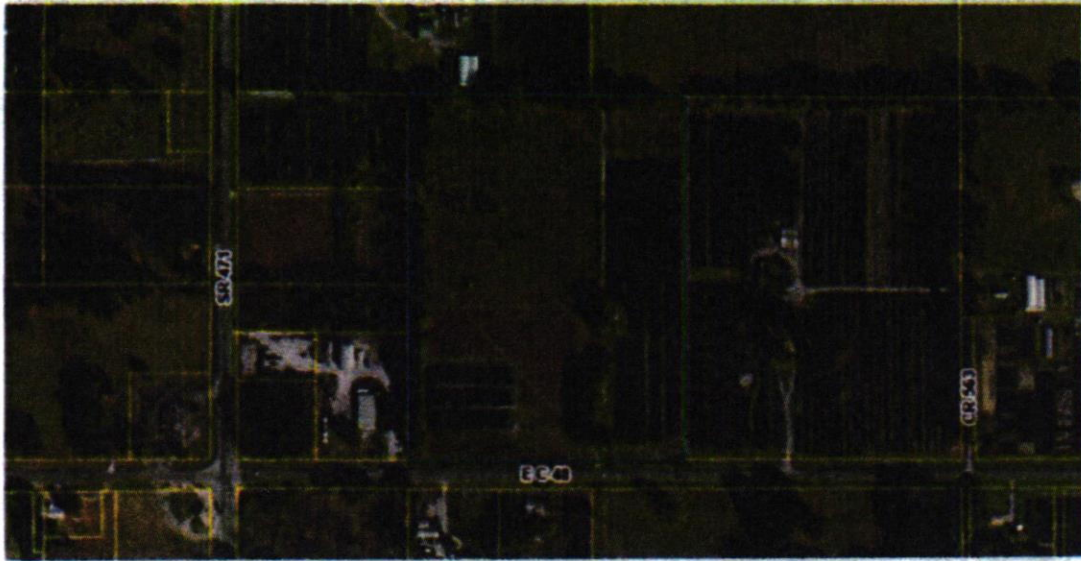
OFFICAL USE ONLY:

Received:

City of Webster, Florida, on 3rd day of October, 2024.

Present City Zoning October 10, 2024

Legal Description W 1/2 OF W 1/2 OF NE 1/4 OF NW 1/4 & E 1/2 OF NW 1/4 OF NW 1/4
Acres 28.53



Handwritten notes and a signature, likely identifying the landowner or surveyor.

Printed text, possibly a title block or a small legend, including a circular seal or logo on the right side.

ORDINANCE NO. 2024-27

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 29.14 ACRES (TAX PARCEL IDENTIFICATION NUMBER Q19-004), AND DESCRIBED IN THIS ORDINANCE FROM THE AGRICULTURAL FUTURE LAND USE DESIGNATION (COUNTY) TO THE COMMERCIAL 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, NACCO Properties, LLC mailing address: 3118 E C 48, Center Hill, Florida 33514 (Tax Parcel Identification Number Q19-004), is the owner of the property which is the subject of this Ordinance; and

WHEREAS, the real property, totaling 29.14 +/- acres in size, is located on the Northeast corner of SR 471 and E C 48; and

WHEREAS, NACCO Properties, LLC 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 Commercial future land use designation; 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 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

Commercial land use designation regarding the real property which is the subject of this Ordinance as set forth herein (Attachment A).

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

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 19th day of December, 2024.

CITY COUNCIL OF THE CITY OF
WEBSTER, FLORIDA

Ana Vigoa, Mayor

ATTEST:

Approved as to form and Legality:

Amy Flood
City Clerk

William L. Colbert
City Attorney

Future Land Use Map



EXISTING FUTURE LAND USE

- County Commercial
- County Agricultural
- City of Webster Mixed Use



PROPOSED FUTURE LAND USE

- City of Webster Commercial

ATTACHMENT B
Legal Description

The East 1/2 of the Northwest 1/4 of the Northwest 1/4. Section 19, Township 21 South, Range 23 East, Sumter County, Florida, LESS the right of way for CR 48 across the South side thereof and the West 1/2 of the West 1/2 of the Northeast 1/4 of the Northwest 1/4. Section 19, Township 21 South, Range 23 East, Sumter County, Florida, LESS right of way for CR 48 across the South side thereof.

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

**PLANNING AND ZONING BOARD
November 14, 2024**

**CITY OF WEBSTER CITY COUNCIL
November 21, 2024
December 19, 2024**

CASE NUMBER:	LU24-000003
LANDOWNER:	NACCO Properties, LLC
REPRESENTATIVE:	Steve Winner
REQUESTED ACTION:	Small scale comprehensive plan amendment to change the future land use from County Agricultural to City of Webster Commercial on 29.14 acres MOL following annexation
PARCEL NUMBERS:	Q19-004
LEGAL DESCRIPTION:	Attachment A
EXISTING ZONING:	General Agriculture ten acres with Conventional Housing (A10C)
EXISTING USE:	Agricultural
FUTURE LAND USE:	County Agricultural
PARCEL SIZE:	29.14 acres MOL
GENERAL LOCATION:	Northeast corner of SR 471 and E C 48 (Map 1)

GENERAL DESCRIPTION AND BACKGROUND

The applicant is requesting a Small-Scale Future Land Use Amendment on 29.14 acres MOL to change the Future Land Use assignment of parcel Q19-003 from County Agricultural to City of Webster Commercial (Map 2). The application site is located within the Webster Joint Planning Area Agreement Land Use Map in the Northeast corner of SR 471 and E C 48 (Map 1). The amendment will allow for development with a compliment parcel. The surrounding parcels have a future land use of County Agricultural (North, South, East) and City of Coleman Commercial (West).

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

None of the property is within the flood zone.

Historic Resources

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

Population and Housing

The proposed amendment shouldn't negatively impact the availability of housing in the area as the application site has 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 1.2.9 General Commercial

The “General Commercial” future land use category is applied to land suitable for commercial activity with access from an arterial or collector road. Residential uses may be allowed secondarily to a principle commercial use. Residential uses are limited to an owner/operator/manager unit, or dwellings integrated into a mixed-use commercial development (i.e. mixed-use structures, upper flats, and loft apartments). Central water and sewer shall be utilized when available.

- a. General commercial may be located within or outside the UDA;
- b. The maximum floor area ratio when located within a Primary Economic Activity Center is 0.7;
- c. The maximum floor area ratio when located inside the UDA boundary is 0.5; and
- d. The maximum floor area ratio when located outside the UDA is 0.3.

The proposed amendment is consistent with this Policy because the property is proposed to have commercial uses within the UDA and outside a Primary Economic Activity Center, where it is allowed at maximum floor area ratio of 0.5

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 commercial agriculture activities are located.

- 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: 14

Map 1: General Location

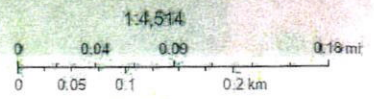


10/14/2024, 3:00:36 PM

Subject Parcel - Q19-004

Parcels

Road Centerlines



Scale: 1:4,514
East Coast Utility Maps Contributors, Hernando County, FDEP, OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/MASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Map 2
Future Land Use Map



EXISTING FUTURE LAND USE

- County Commercial
- County Agricultural
- City of Webster Mixed Use



PROPOSED FUTURE LAND USE

- City of Webster Commercial

Attachment A
Legal Description

The East 1/2 of the Northwest 1/4 of the Northwest 1/4. Section 19, Township 21 South, Range 23 East, Sumter County, Florida, LESS the right of way for CR 48 across the South side thereof and the West 1/2 of the West 1/2 of the Northeast 1/4 of the Northwest 1/4. Section 19, Township 21 South, Range 23 East, Sumter County, Florida, LESS right of way for CR 48 across the South side thereof.

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 29.14 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 placed 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 size 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 commercial 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 nonresidential needs 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.

ORDINANCE NO. 2024-28

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA PROVIDING FOR THE REZONING OF REAL PROPERTY TOTALING 29.14 ACRES, MORE OR LESS, IN SIZE (TAX PARCEL IDENTIFICATION NUMBER Q19-004) FROM COUNTY AGRICUTLURAL MINIMUM TEN ACRES WITH CONVENTIONAL HOUSING (A10C) TO HEAVY COMMERCIAL (CH) 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, NACCO Properties, LLC mailing address: 3118 E C 48, Center Hill, Florida 33514 (Tax Parcel Identification Number Q19-004), is the owner of the property which is the subject of this Ordinance; and

WHEREAS, the real property, totaling 29.14 +/- acres in size, is located on the Northeast corner of SR 471 and E C 48; and

WHEREAS, NACCO Properties, LLC 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 A10C (County) zoning assignment to the CH zoning assignment; 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 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 as well as the recitals (whereas clauses) to this Ordinance.

(b). The subject property, which is 29.14 acres MOL in size, is located on the Northeast corner of SR 471 and E C 48 (Tax Parcel Number Q19-004). 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 Statutes 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 29.14 acres MOL in size, shall be rezoned from A10C(County) zoning district/classification to CH (City) 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 Attachment B 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 2024- relating to the Comprehensive amendment becomes effective.

PASSED AND ENACTED this 19th day of December, 2024.

CITY COUNCIL OF THE CITY
OF WEBSTER, FLORIDA

Ana Vigoa, Mayor

Approved as to form and

ATTEST:
Legality:

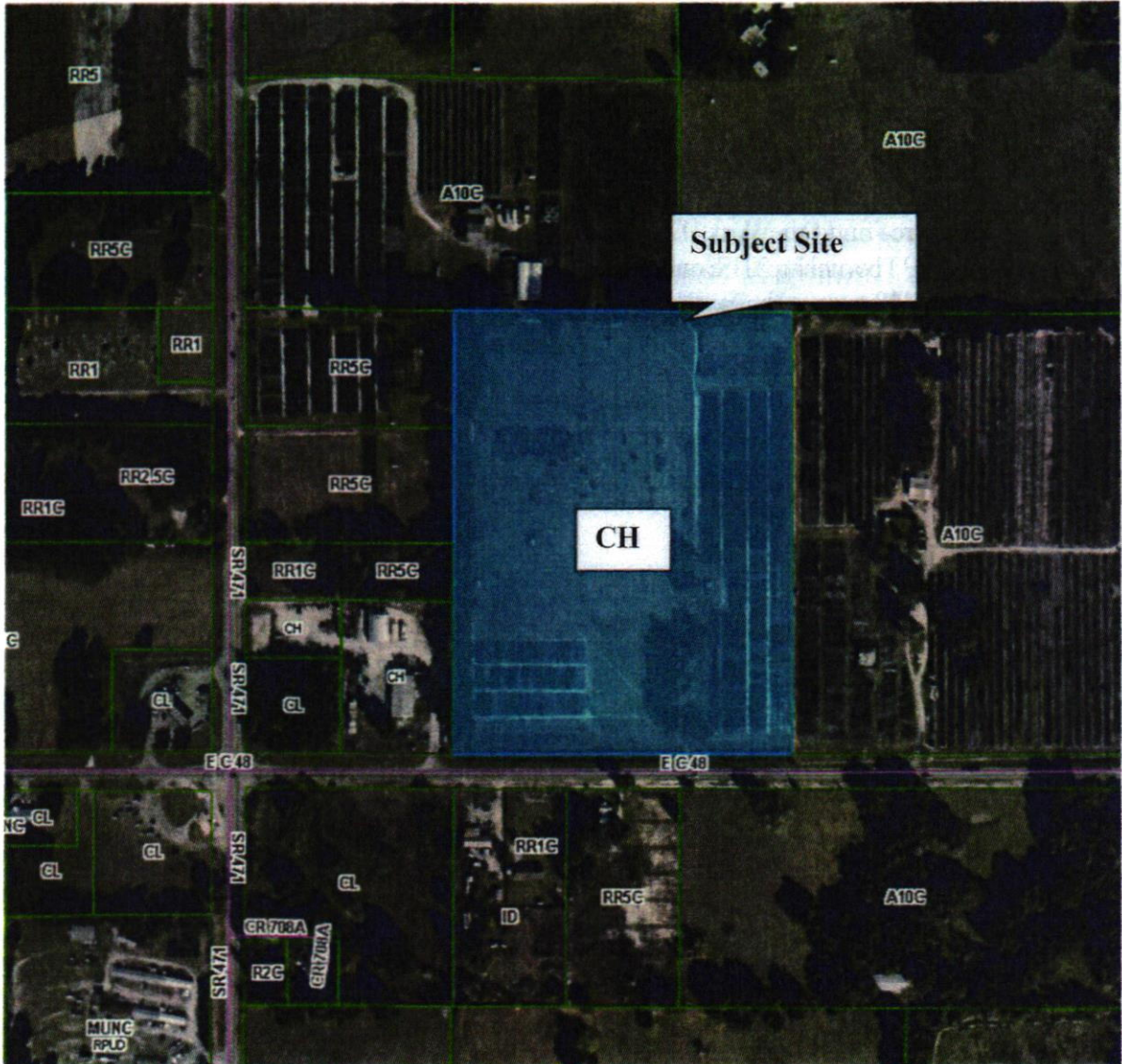
Amy Flood
City Clerk

William L. Colbert
City Attorney

Attachment A
Legal Description

The East 1/2 of the Northwest 1/4 of the Northwest 1/4. Section 19, Township 21 South, Range 23 East, Sumter County, Florida, LESS the right of way for CR 48 across the South side thereof and the West 1/2 of the West 1/2 of the Northeast 1/4 of the Northwest 1/4. Section 19, Township 21 South, Range 23 East, Sumter County, Florida, LESS right of way for CR 48 across the South side thereof.

Attachment B



**CITY OF WEBSTER
REZONING APPLICATION**

**PLANNING AND ZONING BOARD
November 14, 2024**

**CITY OF WEBSTER CITY COUNCIL
November 21, 2024
December 19, 2024**

CASE NUMBER:	ZON24-000007
LANDOWNER:	NACCO Properties, LLC
REPRESENTATIVE:	Steve Winner
REQUESTED ACTION:	Change in zoning of 29.14 acres MOL from General Agriculture ten acres with Conventional Housing (A10C) to Heavy Commercial (CH)
PARCEL NUMBERS:	Q19-004
LEGAL DESCRIPTION:	Attachment A
EXISTING ZONING:	General Agriculture ten acres with Conventional Housing (A10C)
EXISTING USE:	Agricultural
FUTURE LAND USE:	County Agricultural
PARCEL SIZE:	29.14 acres MOL
GENERAL LOCATION:	Northeast corner of SR 471 and E C 48 (Map 1)

SURROUNDING FUTURE LAND USE AND ZONING

The application site is located outside of the City of Webster municipal boundary but in the Joint Planning Area (JPA) of Webster. The surrounding parcels are zoned General Agricultural Minimum Ten Acre with Conventional Housing (North, South, East), Rural Residential One Acre

with Conventional Housing (South) Rural Residential Minimum Five Acre with Conventional Housing (West, South), Heavy Commercial (West) and Industrial (South) (Map 2).

CASE SUMMARY

The applicant is seeking to expand warehouse, office and storage operations occurring on an neighboring parcel onto the subject parcel, as well as operate a wetland nursery. Subject parcel is outside the Webster municipal boundary, in the Webster Joint Planning Area (JPA), and in Webster's Utility Service Area. The application site is currently zoned as General Agriculture ten acres with Conventional Housing. Heavy Commercial is compatible with the transition development pattern of the JPA.

CASE ANALYSIS

Section 13-313 (d), provides for the following review criteria for Land Development Code (LDC) and zoning map amendments:

- a) Change of conditions, or absence of changed conditions.
The subject parcel changed hands in 2024. The new owner is seeking to develop it.
- b) Community need, or lack of community need.
The requested rezoning addresses a personal need and not a community need.
- c) Benefits to the community.
The rezoning will allow consistency with the City's Comprehensive Plan and the implementing zoning district.
- d) The rights of private property owners.
The rezoning should not impinge on the rights of adjacent property owners.

Staff reviewed land ownership and authorization through deeds, and the consent and designation of agent form submitted and signed by an authorized signer for the entity that owns the properties.

PLANNING DIVISION STAFF CONCLUSION

Staff deemed the application sufficient for review. Staff finds the application in compliance with the minimum requirements of the Sumter County Land Development Code and Comprehensive Plan. Staff recommends APPROVAL.

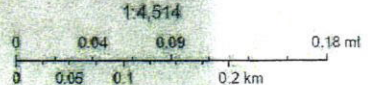
Notices Sent: 14

Map 1: General Location



10/14/2024, 3:00:36 PM

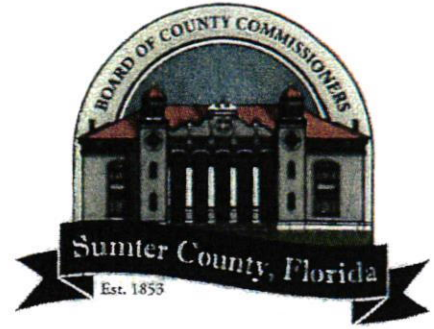
- Subject Parcel - Q19-004
- Parcels
- Road Centerlines



Esri Community Map Contributors, Hemarido County, PDER, OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

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>



Planning Services Authorization

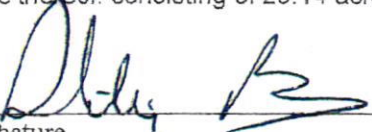
I/we, the undersigned as the Individual(s) or as the President Vice President Partner or Manager/Managing Member of NACCO Properties, LLC and as the Applicant or Owner hereby authorize Steven Winner to act as my/our agent in connection with the following application(s):

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

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

Legal Description (provide below or attach)

The East 1/2 of the Northwest 1/4 of the Northwest 1/4, Section 19, Township 21 South, Range 23 East, Sumter County, Florida, LESS right of way for CR 48 across the South side thereof and the West 1/2 of the West 1/2 of the Northeast 1/4 of the Northwest 1/4, Section 19, Township 21 South, Range 23 East, Sumter County, Florida, LESS right of way for CR 48 across the South side thereof. consisting of 29.14 acres, which is Parcel Q19-004 per the Sumter County Property Appraisers Office.

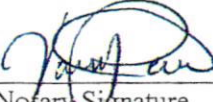

Signature

Signature

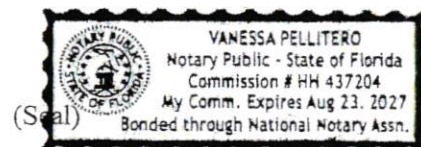
Philip N. Berry
Printed Name Philip N. Berry, Vice President
NACCO Properties, LLC

Printed Name

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization this 19th day of September, 2024, by Philip N. Berry, who is personally known to me or who has produced the following identification: Florida Drivers License


Notary Signature

Notary Public, State of Florida
My Commission expires 8/23/2027



Agent Contact Information

Phone No. (305) 962-7692 Email vpellitero@gmail.com

Board of County Commissioners
Sumter County, Florida
Development Services Department
Planning Services

7375 Powell Road, Suite 115 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



City of Webster

Case No. _____
Date Rec'd _____
Planner _____

Hearing Dates:
PZB _____
Council 1st _____
Council Final _____

LAND USE AMENDMENT AND/OR REZONING APPLICATION

Check Requested Application(s)

- Rezoning
- Small Land Use Amendment (< 50 acres)
- Large Land Use Amendment (50 acres or more)

Applicant Information

Name of Property Owner(s) Nacco Properties, LLC / Philip N Berry, Vice President

Address 3118 E C 48, Center Hill, Florida 33514 (company office address)

Owner Phone 903-235-2775 Email phil.berry@namining.com

Name of Agent Steven Winner, Winner Property Consultants

Address 5556 S Flamingo Road, Cooper City, FL 33330

Agent Phone 954-253-9626 Email SWinner@Bellsouth.net

Property Information

Legal Description of the property (provide below or attach)

The East 1/2 of the Northwest 1/4 of the Northwest 1/4, Section 19, Township 21 South, Range 23 East, Sumter County, Florida, LESS right of way for CR 48 across the South side thereof and the West 1/2 of the West 1/2 of the Northeast 1/4 of the Northwest 1/4, Section 19, Township 21 South, Range 23 East, Sumter County, Florida, LESS right of way for CR 48 across the South side thereof.

Street Address 3364 E C 48, Center Hill, Florida 33514-8705

Parcel(s) # Parcel Q19-004 Current Use County Agricultural

Current Future Land Use County Agricultural Current Zoning A10C

Requested Future Land Use Commercial Requested Zoning Heavy Commercial

Acreage Requested 29.14

Reason for the Request (be specific)

Since our start of operations in 2017 in Webster our business has continued to grow exponentially in Central FL. As a result, we acquired the adjacent 29.14 acres to provide for additional warehouse, office and yard storage along with opening a Florida division of our wetland nursery business which provides shoreline restoration and mitigation plantings for our dragline mining operations around the area. This request is to rezone our new acreage to match the existing Heavy Commercial use on our adjacent parcel.

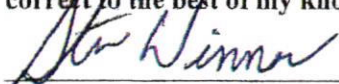
Please Provide

- Recorded deed or other proof of ownership
- Signed authorization if applicant is not the landowner
- Legal description of the area under application. (lengthy or complex legal descriptions may be required in digital/text format)
- Applicable Application Fee (fee schedule on Page 3)
 - Payment may be made by cash, check, or credit/debit card. Checks shall be made payable to BOCC Sumter County. A convenience fee will be added to the total for credit/debit card payment.
 - Application fees are considered non-refundable at the time of application. Exceptions may be considered on a case by case basis by the County Administrator.

All properties for which applications require public hearings before the planning and zoning board (PZB) shall be posted by the applicant with plaques furnished by the director. Such plaques shall identify the application, the requested action, and the date, time and place of hearing. Plaques shall be sufficiently conspicuous in terms of size, location, and content to provide reasonably adequate notice to potentially interested persons of the matter that will appear on the authority's agenda. Such notices shall be posted at least seven (7) days prior to the first hearing at which the subject property will be considered, at locations specified by the director. (Webster Land Development Code Sec. 13-315(a)(2))

As the owner/lessee/tenant/agent, I understand any action on my application will be governed by the City of Webster's Comprehensive Plan and Land Development Code, and my payment of the non-refundable application fee will not guarantee approval.

Under penalties of perjury, I declare the above information that I have given to be true and correct to the best of my knowledge and belief.



9/19/2024

Signature

Date

Steven Winner, Authorized Representative of NACCO Properties, LLC

Print Name

Signature

Date

Print Name

The public hearing for the PZB will be scheduled once the application is found to be complete. The PZB hearing will be at 6:00 p.m. at Webster City Hall 85 E Central Ave., Webster, FL 33597. The property owner's appearance or authorized representative's appearance is required at the LPA hearing. Failure of the property owner's attendance or the authorized representative's attendance will cause the application to be handled in accordance with the policy adopted in the Webster Land Development Code. Hearings may be postponed

Fee Schedule for Planning, Zoning, and Development Review

BOCC approved November 28, 2023, effective December 13, 2023

Resolution No. 2023-45

Application Type/Service	
Zoning	Fee
Rezoning for Lineal Descent Cases	\$125
Rezoning	\$750
Rezoning to Planned Commercial/Industrial	\$1,000
Rezoning to RPUD, MPD, or RVPUD	\$1,200
Land Development Code Amendments	\$2,500
Amendments to PUD's	\$500
Minor Modifications	\$250
Variance Request	\$500
After-the-fact Variance Request	\$1,000
Land Use	Fee
Future Land Use Change Map (Large Scale)	\$5000 map or text
Future Land Use Change Map (Small Scale)	\$2,000
Future Land Use Amendment Text only	\$1,000
Notice of Proposed Change	\$1,350
Substantial Deviation	\$5,000
Development Agreement	\$1,000
Amendments to the DA	\$100
Community Development District Application	\$5,000
DRI (e)2 Application	

NOTICE OF INTENT TO
CONSIDER CITY OF WEBSTER ORDINANCES
FOR LAND USE CHANGE AND REZONING

NOTICE IS HEREBY GIVEN that the City Council of the City of Webster will consider the enactment of City Ordinances on the following subject:

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 29.14 ACRES (TAX PARCEL IDENTIFICATION NUMBER Q19-004), AND DESCRIBED IN THIS ORDINANCE FROM THE AGRICULTURAL FUTURE LAND USE DESIGNATION (COUNTY) TO THE COMMERCIAL 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.

And

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA PROVIDING FOR THE REZONING OF REAL PROPERTY TOTALING 29.14 ACRES, MORE OR LESS, IN SIZE (TAX PARCEL IDENTIFICATION NUMBER Q19-004) FROM COUNTY AGRICULTURE TEN-ACRE WITH CONVENTIONAL HOUSING (A10C) TO HEAVY COMMERCIAL (CH) 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.

Both ordinances are for property being annexed into the City of Webster, owned by NACCO Properties, LLC; generally described as follows:

The East 1/2 of the Northwest 1/4 of the Northwest 1/4, Section 19, Township 21 South, Range 23 East, Sumter County, Florida, LESS the right of way for CR 48 across the South side thereof and the West 1/2 of the West 1/2 of the Northeast 1/4 of the Northwest 1/4, Section 19, Township 21 South, Range 23 East, Sumter County, Florida, LESS right of way for CR 48 across the South side thereof.

Requested action:

SS-24-15313: Small scale comprehensive plan amendment to change the future land use from County Agricultural to City of Webster Commercial on 29.14 acres MOL following annexation.

R-24-015315 : Change in zoning of 29.14 acres MOL from General Agriculture with Conventional Housing (A10C) to Heavy Commercial (CH)

The proposed ordinances will be heard at three (3) public hearings as follows:

Planning and Zoning Board
6:00 PM, November 14, 2024

City Council – first reading
6:00 PM, November 21, 2024

City Council – second reading and final vote

6:00 P.M., December 19, 2024

The meetings will be held at the Webster City Hall, located at 85 E. Central Ave, Webster, FL.

The proposed ordinances may be inspected at City Hall between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday or Sumter County Planning Division located at 7375 Powell Road, Wildwood, FL, between the hours of 7:30 A.M. and 4:00 P.M. Monday through Friday.

All persons are advised that if they decide to appeal any decision made by the Council on this matter, they will need a record of the proceedings, and may need to ensure that a verbatim record is made, which includes testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act (ADA) any person with a disability requiring reasonable accommodations in order to participate in this Public Hearing should call the City Manager at (352) 793-2073 at least 48 hours prior to the meeting time.

Published: 10/31/2024

AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

Yuade Moore, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Sumter Sun Times, a newspaper printed and published in the City of Bushnell, County of Sumter, State of Florida, and that this affidavit is Page 1 of 2; that the attached copy or reprint of the advertisement, to the right, being a Public Notice, was published in said newspaper by print in the issues of or by publication on the newspaper's website, if authorized, on:

PUBLICATION DATES:

- Oct 31, 2024

NOTICE ID: pVJP4YZq9yjjfwNyrfE

NOTICE NAME: LU24-000003 & ZON24-000007

Publication Fee: \$236.35

Affiant further says that the Sumter Sun Times newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Yuade Moore
(Signed) _____

VERIFICATION

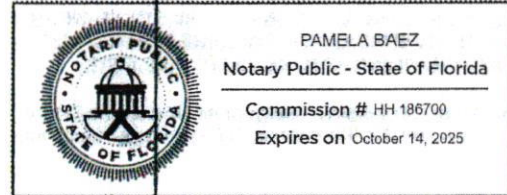
State of Florida
County of Orange

Subscribed in my presence and sworn to before me on this:
10/31/2024

[Signature]

Notary Public

Notarized remotely online using communication technology via Proof.



Attachment A

Legal Description

The East 1/2 of the Northwest 1/4 of the Northwest 1/4. Section 19, Township 21 South, Range 23 East, Sumter County, Florida, LESS the right of way for CR 48 across the South side thereof and the West 1/2 of the West 1/2 of the Northeast 1/4 of the Northwest 1/4. Section 19, Township 21 South, Range 23 East, Sumter County, Florida, LESS right of way for CR 48 across the South side thereof.

ORDINANCE NO. 2024-29

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA, ANNEXING BY VOLUNTARY PETITION CERTAIN REAL PROPERTY TAX IDENTIFICATION PARCEL NUMBERS N26-068 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, Dennie Blake Hall, 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
N26-068	Dennie Blake Hall

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:

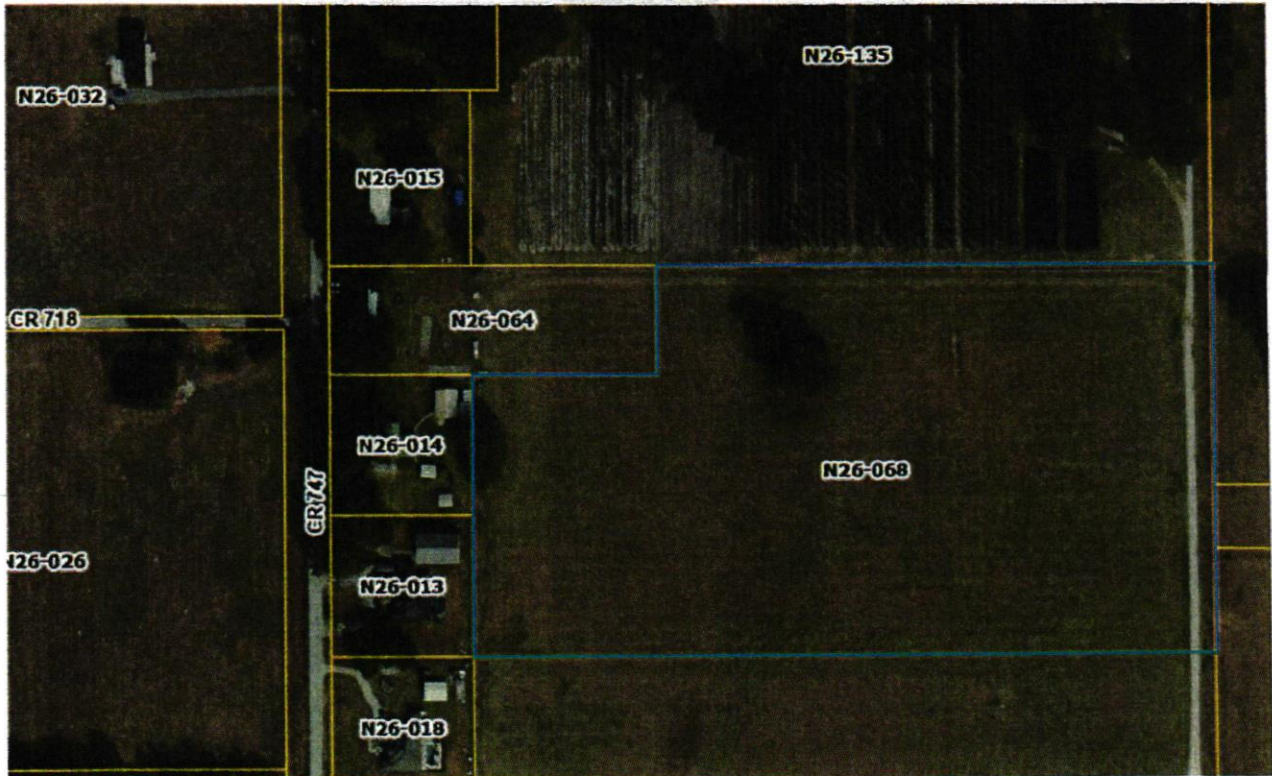
Amy Flood, City Clerk

William L. Colbert, City Attorney

Attachment A

Legal Description

THE S 81.28 FT OF NE 1/4 OF NE 1/4 LESS THE W 245.72 FT AND THE N 496.16 FT
OF SE 1/4 OF NE 1/4 LESS THE W 245.72 FT LESS THE S 81.28 FT OF THE E
272.25 FT OF THE W 517.97 FT OF THE NE 1/4 OF NE 1/4 AND THE N 78.72 FT OF
THE E 272.25 FT OF THE W 517.97 FT OF THE SE 1/4 OF THE NE 1/4
Acres 13.36





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

November 13, 2024

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

Re: Annexation of Parcel N26-068

Mr. Arnold:

The City is in receipt of a voluntary annexation application for the above parcel. Parcel N26-068 is approximately 13.36 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,

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:

Dennise Blake Hall

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

SUMTER COUNTY

PARCEL NUMBER N26-068

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 31st day of October, 2024.

OWNER(S) OR LEGAL REPRESENTATIVE

Dennis Holt
Signature

Kathy Steele
Witness

Kathy Steele 
Signature

Witness

This petition was acknowledged before me on 31 day of
October, 2024.

Personally known to me or identification provided driver license.



Jared Oberholtzer
Notary Signature

OFFICIAL USE ONLY:

Received:

City of Webster, Florida, on 31st day of October, 2024.

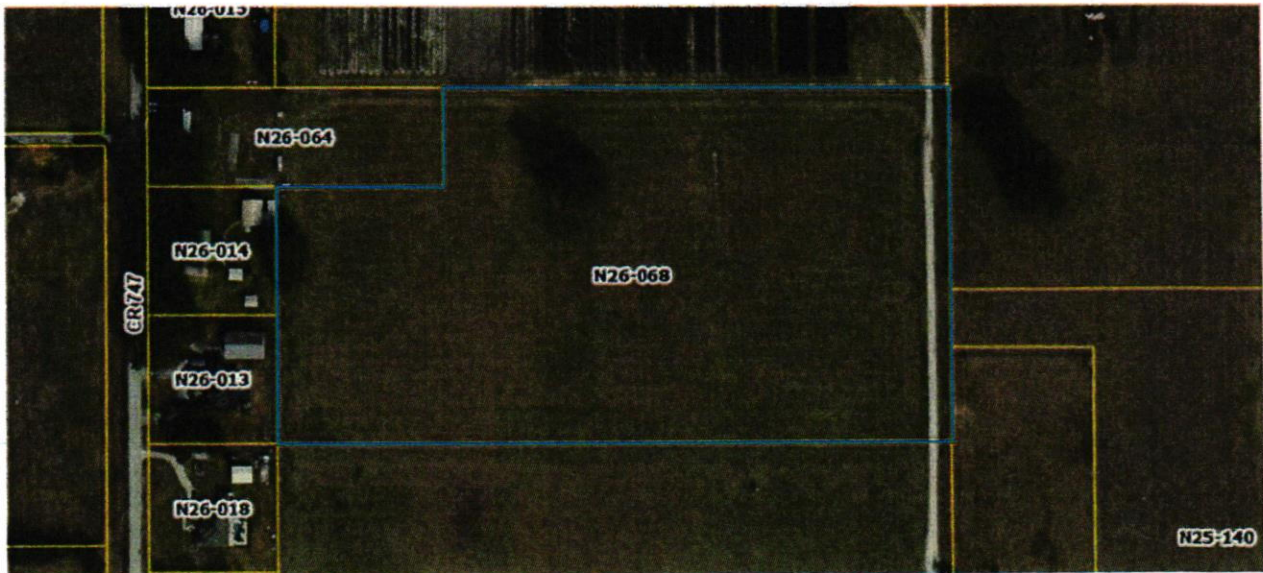
Present City Zoning December 12, 2024

Legal Description

THE S 81.28 FT OF NE 1/4 OF NE 1/4 LESS THE W 245.72 FT AND THE N 496.16 FT OF SE 1/4 OF NE 1/4 LESS THE W 245.72 FT LESS THE S 81.28 FT OF THE E 272.25 FT OF THE W 517.97 FT OF THE NE 1/4 OF NE 1/4 AND THE N 78.72 FT OF THE E 272.25 FT OF THE W 517.97 FT OF THE SE 1/4 OF THE NE 1/4

Acres

13.36



ORDINANCE NO. 2024-30

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 13.36 ACRES (TAX PARCEL IDENTIFICATION NUMBER N26-068), AND DESCRIBED IN THIS ORDINANCE FROM THE AGRICULTURE FUTURE LAND USE DESIGNATION (COUNTY) TO THE AGRICULTURE FUTURE LAND USE DESIGNATION; 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, Dennie Blake Hall mailing address: 8281 CR 747, Webster, FL 33597 (Tax Parcel Identification Number N26-068), is the owner of the property which is the subject of this Ordinance; and

WHEREAS, the real property, totaling 13.36 +/- acres in size, is located on the Northeast corner of CR 747 and CR 722; and

WHEREAS, Dennie Blake Hall 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 Agriculture future land use designation to the Agriculture 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 16th day of January, 2025.

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

Ana Vigoa, Mayor

Approved as to form and

**ATTEST:
Legality:**

**Amy Flood
City Clerk**

**William L. Colbert
City Attorney**

Attachment 1
Future Land Use Map



EXISTING FUTURE LAND USE

- County Agricultural
- County Rural Residential



PROPOSED FUTURE LAND USE

- City of Webster Agriculture

ATTACHMENT 2
Legal Description

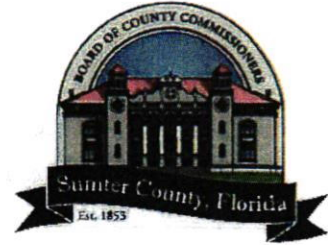
The South 81.28 feet of the Northeast 1/4 of the Northeast 1/4 of Section 26, Township 21 South, Range 22 East, Sumter County Florida; LESS the West 758.92 feet thereof;

AND

The North 173.72 feet of the Southeast 1/4 of the Northeast 1/4 of Section 26, Township 21 South, Range 22 East, Sumter County, Florida, LESS the West 758.92 feet thereof; SUBJECT TO AND RESERVING an easement for ingress, egress and utilities over and across the South 50 feet of the North 173.72 feet of the Southeast 1/4 of the Northeast 1/4 of Section 26, Township 21 South, Range 22 East LESS the West 758.92 feet thereof; Also, TOGETHER WITH AND SUBJECT TO an easement for ingress, egress and utilities over and across the following described property: The East 60.00 feet of the SE 1/4 of the NE 1/4 of Section 26, Township 21 South, Range 22 East, Sumter County, Florida; AND over and across the East 60.00 feet of the South 81.28 feet of the NE 1/4 of the NE 1/4 of Section 26, Township 21 South, Range 22 East, Sumter County, Florida; AND over and across the North 50.00 feet of the South 81.28 feet of the NE 1/4 of the NE 1/4 of Section 26, Township 21 South, Range 22 East, Sumter County, Florida; LESS the West 758.92 feet thereof.

Board of County Commissioners
Sumter County, Florida
Development Services Department
Planning Services

7375 Powell Road, Suite 115 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



City of Webster

Case No. L24-000007
2024-000013
Date Rec'd 10/31/24
Planner David Rodriguez

Hearing Dates: _____
PZB _____
Council 1st _____
Council Final _____

LAND USE AMENDMENT AND/OR REZONING APPLICATION

Check Requested Application(s)

- Rezoning
 Small Land Use Amendment (< 50 acres)
 Large Land Use Amendment (50 acres or more)

Applicant Information

Name of Property Owner(s) Dennie Blake Hall
Address 8281 Cr 747 Webster, FL 33597
Owner Phone (352) 446-1946 Email hallblake0622@icloud.com
Name of Agent _____
Address _____
Agent Phone _____ Email _____

Property Information

Legal Description of the property (provide below or attach)

Street Address _____
Parcel(s) # N26-068 Current Use Agriculture
Current Future Land Use County Agriculture Current Zoning County A10C
Requested Future Land Use City Agriculture Requested Zoning City A10C (Webster)
Acreage Requested 13.36

Reason for the Request (be specific)

Building a manufactured home on the property.

Please Provide

- Recorded deed or other proof of ownership
- Signed authorization if applicant is not the landowner
- Legal description of the area under application. (lengthy or complex legal descriptions may be required in digital/text format)
- Applicable Application Fee (fee schedule on Page 3)
 - Payment may be made by cash, check, or credit/debit card. Checks shall be made payable to BOCC Sumter County. A convenience fee will be added to the total for credit/debit card payment.
 - Application fees are considered non-refundable at the time of application. Exceptions may be considered on a case by case basis by the County Administrator.

All properties for which applications require public hearings before the planning and zoning board (PZB) shall be posted by the applicant with plaques furnished by the director. Such plaques shall identify the application, the requested action, and the date, time and place of hearing. Plaques shall be sufficiently conspicuous in terms of size, location, and content to provide reasonably adequate notice to potentially interested persons of the matter that will appear on the authority's agenda. Such notices shall be posted at least seven (7) days prior to the first hearing at which the subject property will be considered, at locations specified by the director. (Webster Land Development Code Sec. 13-315(a)(2))

As the owner/lessee/tenant/agent, I understand any action on my application will be governed by the City of Webster's Comprehensive Plan and Land Development Code, and my payment of the non-refundable application fee will not guarantee approval.

Under penalties of perjury, I declare the above information that I have given to be true and correct to the best of my knowledge and belief.

Dennie Hall
Signature

10-31-2024
Date

Dennie Hall
Print Name

Signature

Date

Print Name

The public hearing for the PZB will be scheduled once the application is found to be complete. The PZB hearing will be at 6:00 p.m. at Webster City Hall 85 E Central Ave., Webster, FL 33597. The property owner's appearance or authorized representative's appearance is required at the LPA hearing. Failure of the property owner's attendance or the authorized representative's attendance will cause the application to be handled in accordance with the policy adopted in the Webster Land Development Code. Hearings may be postponed

Fee Schedule for Planning, Zoning, and Development Review

BOCC approved November 28, 2023, effective December 13, 2023

Resolution No. 2023-45

Application Type/Service	Fee
Zoning	
Rezoning for Lineal Descent Cases	\$125
Rezoning	\$750
Rezoning to Planned Commercial/Industrial	\$1,000
Rezoning to RPUD, MPD, or RVPUD	\$1,200
Land Development Code Amendments	\$2,500
Amendments to PUD's	\$500
Minor Modifications	\$250
Variance Request	\$500
After-the-fact Variance Request	\$1,000
Land Use	
Future Land Use Change Map (Large Scale)	\$5000 map or text
Future Land Use Change Map (Small Scale)	\$2,000
Future Land Use Amendment Text only	\$1,000
Notice of Proposed Change	\$1,350
Substantial Deviation	\$5,000
Development Agreement	\$1,000
Amendments to the DA	\$100
Community Development District Application	\$5,000
DRI (e)2 Application	

AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

Nichole Seitz, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Sumter Sun Times, a newspaper printed and published in the City of Bushnell, County of Sumter, State of Florida, and that this affidavit is Page 1 of 2; that the attached copy or reprint of the advertisement, to the right, being a Public Notice, was published in said newspaper by print in the issues of or by publication on the newspaper's website, if authorized, on:

PUBLICATION DATES:

- Dec 5, 2024

NOTICE ID: EYGwuCLeLJnOx6UQztod

NOTICE NAME: LU24-000007 & ZON24-00013

Publication Fee: \$275.78

Affiant further says that the Sumter Sun Times newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Nichole Seitz

(Signed) _____

VERIFICATION

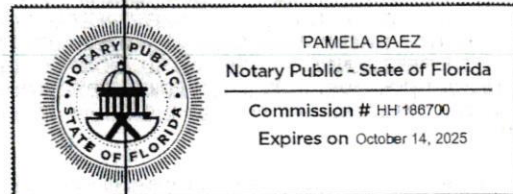
State of Florida
County of Orange

Subscribed in my presence and sworn to before me on this:
12/05/2024



Notary Public

Notarized remotely online using communication technology via Proof.



NOTICE OF INTENT TO
CONSIDER CITY OF WEBSTER ORDINANCES
FOR LAND USE CHANGE AND REZONING

NOTICE IS HEREBY GIVEN that the City Council of the City of Webster will consider the enactment of City Ordinances on the following subject:

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 13.36 ACRES (TAX PARCEL IDENTIFICATION NUMBER N26-068), AND DESCRIBED IN THIS ORDINANCE FROM THE AGRICULTURE FUTURE LAND USE DESIGNATION (COUNTY) TO THE AGRICULTURE 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.

And

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA PROVIDING FOR THE REZONING OF REAL PROPERTY TOTALING 13.36 ACRES, MORE OR LESS, IN SIZE (TAX PARCEL IDENTIFICATION NUMBER N26-068) FROM COUNTY AGRICULTURE MINIMUM TEN ACRES WITH CONVENTIONAL HOUSING (A10C) TO CITY OF WEBSTER AGRICULTURE MINIMUM TEN ACRES WITH CONVENTIONAL HOUSING (A10C) 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.

Both ordinances are for property being annexed into the City of Webster, owned by Dennie Blake Hall; generally described as follows:

The South 81.28 feet of the Northeast 1/4 of the Northeast 1/4 of Section 26, Township 21 South, Range 22 East, Sumter County Florida; LESS the West 758.92 feet thereof;
AND

The North 173.72 feet of the Southeast 1/4 of the Northeast 1/4 of Section 26, Township 21 South, Range 22 East, Sumter County, Florida, LESS the West 758.92 feet thereof; SUBJECT TO AND RESERVING an easement for ingress, egress and utilities over and across the South 50 feet of the North 173.72 feet of the Southeast 1/4 of the Northeast 1/4 of Section 26, Township 21 South, Range 22 East LESS the West 758.92 feet thereof; Also, TOGETHER WITH AND SUBJECT TO an easement for ingress, egress and utilities over and across the following described property: The East 60.00 feet of the SE 1/4 of the NE 1/4 of Section 26, Township 21 South, Range 22 East, Sumter County, Florida; AND over and across the East 60.00 feet of the South 81.28 feet of the NE 1/4 of the NE 1/4 of Section 26, Township 21 South, Range 22 East, Sumter County, Florida; AND over and across the North 50.00 feet of the South 81.28 feet of the NE 1/4 of the NE 1/4 of Section 26, Township 21 South, Range 22 East, Sumter County, Florida; LESS the West 758.92 feet thereof.

Requested action:

LU24-000007: Small scale comprehensive plan amendment to change the future land use from County Agriculture to City of Web-

ster Agriculture on 13.36 acres MOL following annexation.
ZON24-000013 : Rezone the same property from County Agriculture minimum ten acres with Conventional Housing (A10C) to City of Webster Agriculture minimum ten acres with Conventional Housing (A10C).

The proposed ordinances will be heard at three (3) public hearings as follows:

Planning and Zoning Board
6:00 PM, December 12, 2024

City Council – first reading
6:00 PM, December 19, 2024

City Council – second reading and final vote
6:00 P.M, January 16, 2025

The meetings will be held at the Webster City Hall, located at 85 E. Central Ave, Webster, FL.

The proposed ordinances may be inspected at City Hall between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday or Sumter County Planning Division located at 7375 Powell Road, Wildwood, FL, between the hours of 8:00 A.M. and 4:00 P.M. Monday through Friday.

All persons are advised that if they decide to appeal any decision made by the Council on this matter, they will need a record of the proceedings, and may need to ensure that a verbatim record is made, which includes testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act (ADA), any person with a disability requiring reasonable accommodations in order to participate in this Public Hearing should call the City Manager at (352) 793-2073 at least 48 hours prior to the meeting time.

Published: 12/05/2024

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

**PLANNING AND ZONING BOARD
December 12, 2024**

**CITY OF WEBSTER CITY COUNCIL
December 19, 2024
January 16, 2025**

CASE NUMBER:	LU24-000007
LANDOWNER:	Blake Dennie Hall
REQUESTED ACTION:	Small scale comprehensive plan amendment to change the future land use from County Agriculture to City of Webster Agriculture on 13.36 acres MOL following annexation
PARCEL NUMBERS:	N26-068
LEGAL DESCRIPTION:	Attachment A
EXISTING ZONING:	County Agriculture minimum ten acres with Conventional Housing (A10C)
EXISTING USE:	Agricultural
FUTURE LAND USE:	County Agricultural, proposed to be City of Webster Agriculture
PARCEL SIZE:	13.36 acres MOL
GENERAL LOCATION:	Webster area – Northeast corner of CR 747 and CR 722 (Map 1)

GENERAL DESCRIPTION AND BACKGROUND

The applicant is requesting a Small-Scale Future Land Use Amendment on 13.36 acres MOL to change the Future Land Use assignment of parcel N26-068 from County Agricultural to City of Webster Agriculture, allowing them to place a manufactured home on the parcel. The application

site is located within the Webster Joint Planning Area in the Northeast corner of CR 747 and CR 722. The surrounding parcels have a future land use of County Agricultural (Map 2).

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

None of the property is within the flood zone.

Historic Resources

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

Population and Housing

The proposed amendment should not adversely impact the availability of housing in the area.

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 1.2.4 Agriculture

The "Agriculture" future land use category is applied to land that is primarily used for the production of plants and animals useful to humans, including to a variable extent the preparation of these products for human use and their disposal by marketing or otherwise. These uses include

aquaculture, horticulture, floriculture, viticulture, dairy, livestock, poultry, bees, and any and all forms of farm products and farm production. The land in this category is suited for livestock and the cultivation of crops, and includes cropland, pasture land, orchards, vineyards; nurseries; ornamental horticulture areas; groves, confined feeding operations, specialty farms and silviculture activities. Non-residential uses allowable in this category include farm buildings (barns, equipment sheds, poultry houses, stables, other livestock houses, pole barns, corrals, and similar structures) and seasonal roadside produce stands.

Secondary uses include, but are not limited to, small-scale, neighborhood-serving commercial uses, community facilities as described in Policy 1.6.4, public schools, parks, conservation, commercial and industrial uses that directly support agricultural uses, private airports (as defined in Section 330.27(6), Florida Statutes), borrow pits, active and passive private recreational facilities, and mining.

The proposed amendment is consistent with the surrounding agriculture future land uses.

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 agriculture activities are located.

- 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

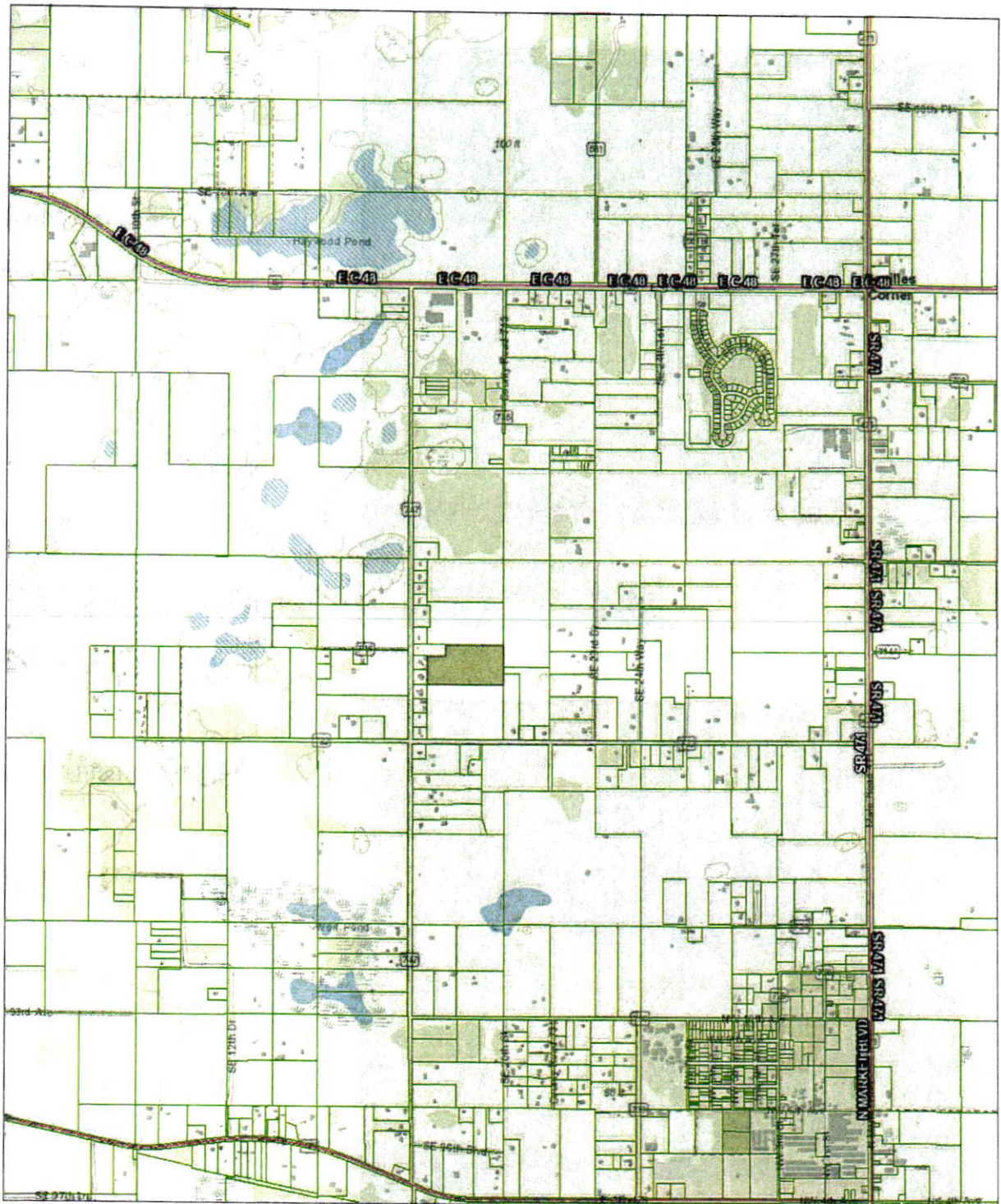
The proposed amendment does not affect the City's Capital Improvements program.

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: 17

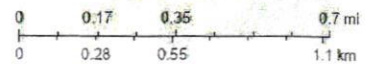
Map 1: General Location



11/15/2024, 10:55:00 AM

- Dennie Hall Property
- Parcels
- Major Roads

1:18,056





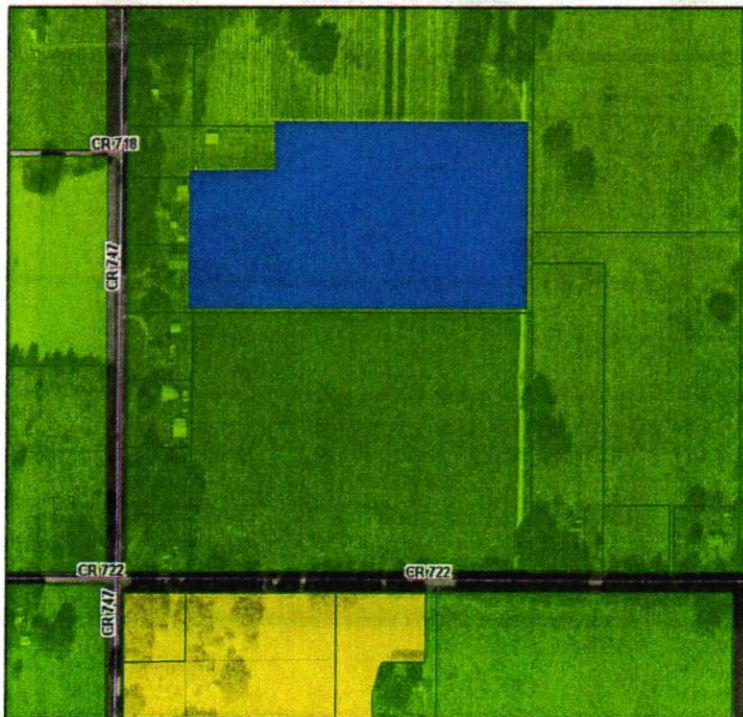
Hernando County, Earl, HERE, Garmin, INCREMENT P,
USGS, METI/NASA, EPA, USDA

Map 2: Future Land Use Map



EXISTING FUTURE LAND USE

-  County Agricultural
-  County Rural Residential



PROPOSED FUTURE LAND USE

-  City of Webster Agriculture

Attachment A
Legal Description

The South 81.28 feet of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 26, Township 21 South, Range 22 East, Sumter County, Florida; LESS the West 758.92 feet thereof;
AND

The North 173.72 feet of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 26, Township 21 South, Range 22 East, Sumter County, Florida, LESS the West 758.92 feet thereof; SUBJECT TO AND RESERVING an easement for ingress, egress and utilities over and across the South 50 feet of the North 173.72 feet of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 26, Township 21 South, Range 22 East LESS the West 758.92 feet thereof; Also, TOGETHER WITH AND SUBJECT TO an easement for ingress, egress and utilities over and across the following described property: The East 60.00 feet of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 26, Township 21 South, Range 22 East, Sumter County, Florida; AND over and across the East 60.00 feet of the South 81.28 feet of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 26, Township 21 South, Range 22 East, Sumter County, Florida; AND over and across the North 50.00 feet of the South 81.28 feet of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 26, Township 21 South, Range 22 East, Sumter County, Florida; LESS the West 758.92 feet thereof.

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 13.36 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 placed 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 size 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.

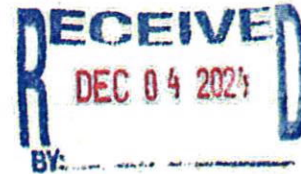
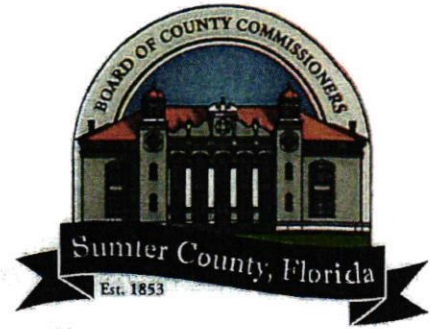
Further, a future land use amendment is required to meet four or more criteria listed in FS 163.3177.9.b. The proposed land use amendment meets the following four listed criteria:

- (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 agricultural 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 needs 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.

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>



LONG JOHNNY & VIRGINIA
8281 CR 747
WEBSTER, FL 33597

December 2, 2024

To property owners whose property boundaries are within a distance of **500 feet** of the outside perimeter of property (Parcel N26-068) in the name of **Dennie Blake Hall (See General Map on reverse side)**. This property is being considered at a public hearing for a land use amendment and rezoning based on the annexation of the property by the City of Webster.

LU24-000007 – Small scale comprehensive plan amendment to change the future land use from County Agriculture to City of Webster Agriculture on 13.36 acres MOL following annexation.

ZON24-000013 – Rezoning from County Agriculture minimum ten acres with Conventional Housing (A10C) to City of Webster Agriculture minimum ten acres with Conventional Housing (A10C).

A public hearing before the Planning and Zoning Board will be held at Webster City Hall, 85 E. Central Ave, Webster, FL 33597 on **December 12, 2024, at 6:00 p.m.**

The recommendation of the Planning and Zoning Board on the above cases will be presented to the City of Webster City Council at a Public Hearing to be held on **December 19, 2024 and January 16, 2025, at 6:00 p.m.** at the Webster City Hall, 85 E. Central Ave, Webster, FL 33597.

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 pz@sumtercountyfl.gov. **Please include the case number on all emails.** Questions should be directed to 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): _____

Debra K Butterfield, District 1
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

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

Todd Coon, District 3
(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 Willey, District 5
Chairman
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

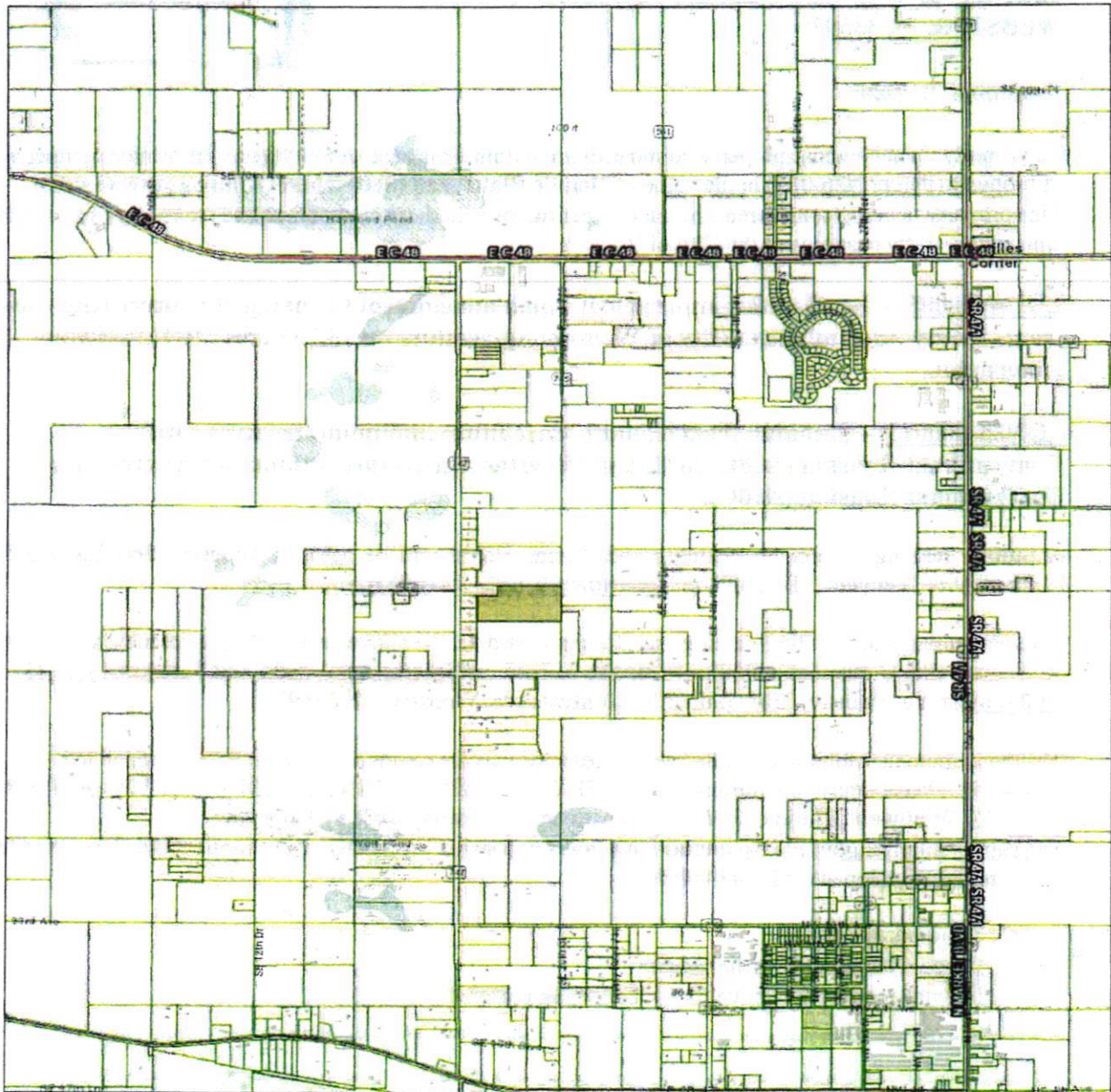
Bradley S. Arnold,
County Administrator
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

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

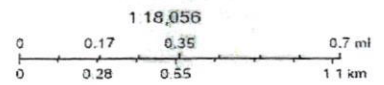
Please return comments by email, drop-off, or USPS no later than **December 9, 2024**.
Case(s): **LU24-000007 & ZON24-000013**

General Location



11/15/2024, 10:55:00 AM

- Dennie Hall Property
- Parcels
- Major Roads



Hernando County, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA