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violators who remove this agenda could be prosecuted.**



**AGENDA
PLANNING & ZONING
CITY OF WEBSTER**

Webster City Hall, 85 E. Central Avenue
May 9, 2024 - 6:00 P.M.

I. CALL TO ORDER

Pledge of Allegiance, Invocation
Roll Call and Determination of Quorum

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

II. APPROVAL OF MINUTES

Planning & Zoning – February 8, 2024
M _____ S _____ Roll Call Vote

III. PUBLIC HEARING

Approval of Ordinance 2024-12 Flood Plain Amendment
M _____ S _____ Roll Call Vote

Approval of Ordinance 2024-13 Amend Plan Development-Parcel ID N24-054, N24-099, N24-038-
Armstrong Air & Heating, Beville's Corner
M _____ S _____ Roll Call Vote

Approval of Ordinance 2024-14 Annexation-Parcel ID T07-106-Godfrey
M _____ S _____ Roll Call Vote

Approval of Ordinance 2024-15 Comp Plan Amendment-Parcel ID T07-106-Godfrey
M _____ S _____ Roll Call Vote

Approval of Ordinance 2024-16 Rezoning-Parcel ID T07-106-Godfrey
M _____ S _____ Roll Call Vote

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

Approval of Ordinance 2024-18-Joint Planning Area Modification
M _____ S _____ Roll Call Vote

IV. ADJOURNMENT

M _____ S _____ Roll Call Vote

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



MINUTES

CITY OF WEBSTER

City Hall, 85 E Central Avenue

February 8, 2024

Planning and Zoning Meeting

6:00 P.M.

I. CALL TO ORDER

Board Member Green called the meeting of the City of Webster Planning and Zoning Board to order at 6:00p.m. Present were board members: Kristin Green, Sandra McClanahan and Darrell Elliott.

II. APPROVAL OF THE MINUTES

Board Member McClanahan made a motion for approval of the minutes for January 11, 2024, seconded by Board Member Green.

Vote was as follows:

Board Member Green-Yes

Board Member McClanahan-Yes

Board Member Elliott-Yes

Motion passed 3-0

III. PUBLIC HEARING

Board Member McClanahan made a motion for approval of Ordinance 2024-06 Annexation-Parcel ID - T06-050 and T06-070-Fentzlaff, seconded by Board Member Elliott.

County Planner Carley Berg, City Manager Deanna Naugler, and applicant Richard Fentzlaff apprised the board about the Ordinance.

Vote was as follows:

Board Member Green-Yes

Board Member McClanahan-Yes

Board Member Elliott-Yes

Motion passed 3-0

Board Member McClanahan made a motion for approval of Ordinance 2024-07 Comp Plan Amendment-Parcel ID -T06-050 and T06-070-Fentzlaff, seconded by Board Member Elliott.

County Planner Carley Berg apprised the board about the Ordinance.

Vote was as follows:

Board Member Green-Yes
Board Member McClanahan-Yes
Board Member Elliott-Yes
Motion passed 3-0

Board Member McClanahan made a motion for approval of Ordinance 2024-08 Rezoning-Parcel ID - T06-050 and T06-070-Fentzlaff, seconded by Board Member Elliott.

County Planner Carley Berg apprised the board about the Ordinance.

Vote was as follows:

Board Member Green-Yes
Board Member McClanahan-Yes
Board Member Elliott-Yes
Motion passed 3-0

Board Member McClanahan made a motion for approval of Ordinance 2024-09 Annexation-Parcel ID - T07D002-Ramirez, seconded by Board Member Elliott.

County Planner Carley Berg and Applicant Loretta Ramirez apprised the board about the Ordinance.

Vote was as follows:

Board Member Green-Yes
Board Member McClanahan-Yes
Board Member Elliott-Yes
Motion passed 3-0

Board Member McClanahan made a motion for approval of Ordinance 2024-10 Comp Plan Amendment-Parcel ID -T07D002-Ramirez, seconded by Board Member Elliott.

County Planner Carley Berg apprised the board about the Ordinance.

Vote was as follows:

Board Member Green-No
Board Member McClanahan-Yes
Board Member Elliott-Yes
Motion passed 2-1

Board Member McClanahan made a motion for approval of Ordinance 2024-11 Rezoning-Parcel ID - T07D002-Ramirez, seconded by Board Member Elliott.

County Planner Carley Berg apprised the board about the Ordinance.

Citizen Carry Ray apprised the board that she is against the rezoning of this property.

Vote was as follows:

Board Member Green-No

Board Member McClanahan-No

Board Member Elliott-No

Motion failed 3-0

IV. ADJOURNMENT

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

Vote was as follows:

Board Member Green-Yes

Board Member McClanahan-Yes

Board Member Elliott-Yes

Motion passed 3-0

Meeting adjourned at 6:25 P.M.

Deanna Naugler, City Manager

Attest:

Amy Flood, City Clerk

ORDINANCE 2024-12

AN ORDINANCE OF THE CITY OF WEBSTER AMENDING THE CITY OF WEBSTER'S LAND DEVELOPMENT CODE, ARTICLES II, III, V AND VII; TO MAKE MODIFICATIONS TO BRING THE REGULATIONS INTO AGREEMENT WITH THE MOST CURRENT FEMA-APPROVED, CODE-COMPANION FLOODPLAIN MANAGEMENT ORDINANCE FOR FLORIDA COMMUNITIES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

WHEREAS, the City Council of the City of Webster desires to adhere to the State's Floodplain Management requirements, including those requirements for the State's Community Rating System; and

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

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

SECTION 1. PURPOSE.

The purpose of this Ordinance is to Amend the City of Webster Code of Ordinances; more specifically the Land Development Code for the reasons set forth in the above Whereas clauses, which are incorporated herein, in haec verba.

SECTION 2. AUTHORITY.

Pursuant to Article VIII, Section I of the Florida Constitution and Section 166.021 of the Florida Statutes, the City of Webster City Council has all powers of local self government to perform city functions and render city services and facilities except when

prohibited by law, including the authority to establish and amend its Code of Ordinances, including its Land Development Code.

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

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

SECTION 4. AMENDMENTS TO LAND DEVELOPMENT CODE II DEFINITIONS.

Sec. 13-200 City of Webster Land Development Code, Article II Definitions, is hereby amended as follows:

Existing building means a building lawfully erected prior to the effective date of this Code, or one for which a legal building permit has been issued and activated in the time period specified. For the purposes of floodplain management, the definition of "existing building" shall be any buildings and structures for which the "start of construction" commenced before the effective date (~~March 15, 1982~~ July 1, 1987) of the city's first flood plain management code, ordinance or standard.

~~*Existing manufactured home park or subdivision* means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before March 15, 1982.~~

Exotic animal means any animal not identified in the definition of "farm animal" that is native to a foreign country or of foreign origin or character, is not native to the United States, or was introduced from abroad. This term specifically includes animals such as, but not limited to, lions, tigers, leopards, elephants, camels, antelope, anteaters, kangaroos, and water buffalo, primates and species of foreign domestic cattle, such as ankole, gayal, and yak. Includes any animal which is required to be permitted pursuant to F.S. § 372.922.

~~*Expansion to an existing manufactured home park or subdivision* means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).~~

Functionally dependent facility use means a facility use which cannot be used for its intended purpose unless it is located or carried out in close proximity to water, such as a marina and/or fish camp. For floodplain management purposes this definition includes only docking facilities, port facilities that are necessary for the loading and unloading of

cargo or passengers, and ship building and ship repair facilities; the term Term does not include long-term storage, manufacture, sales, or service facilities.

Historic structure means any structure that is determined eligible for the exception to the flood hazard area requirements of the Florida Building Code, Existing Building, chapter 12.44 historic buildings.

Letter of map change (LOMC) means an official determination issued by FEMA that amends or revises an effective flood insurance rate map or flood insurance study. Letters of map change include:

(1) *Letter of map amendment (LOMA)* means an amendment based on technical data showing that a property was incorrectly included in a designated special flood hazard area. A LOMA amends the current effective flood insurance rate map and establishes that a specific property, portion of a property, or structure is not located in a special flood hazard area.

(2) *Letter of map revision (LOMR)* means a revision based on technical data that may show changes to flood zones, flood elevations, special flood hazard area boundaries and floodway delineations, and other planimetric features.

(3) *Letter of map revision based on fill (LOMR-F)* means a determination that a structure or parcel of land has been elevated by fill above the base flood elevation and is, therefore, no longer located within the special flood hazard area. In order to qualify for this determination, the fill must have been permitted and placed in accordance with the community's floodplain management regulations.

(4) *Letter of map revision (conditional)—(CLOMR)* means a formal review and comment as to whether a proposed flood protection project or other project complies with the minimum NFIP requirements for such projects with respect to delineation of special flood hazard areas. A CLOMR does not revise the effective flood insurance rate map or flood insurance study; upon submission and approval of certified as-built documentation, a letter of map revision may be issued by FEMA to revise the effective FIRM.

Manufactured home. See mobile home.

Market value means ~~the price at which a property will change hands between a willing buyer and a willing seller, neither party being under compulsion to buy or sell and both having reasonable knowledge of relevant facts. As used in this chapter, the term refers to the market value of buildings and structures, excluding the land and other improvements on the parcel. Market value may be established by a qualified independent appraiser, the actual cash value (in-kind replacement cost depreciated for age, wear and tear, neglect, and quality of construction) determined by a qualified independent appraiser, or tax assessment value adjusted to approximate market value by a factor provided by the county property appraiser.~~

New construction means structures or substantial improvements for which the "start of construction" occurred on or after the effective date of this Code. For the purposes of floodplain management and the flood resistant construction requirements of the Florida Building Code, the definition of "new construction" structures for which the "start of construction" commenced on or after ~~March 15, 1982~~ July 1, 1987 and includes any subsequent improvements to such structures.

~~*New manufactured home park or subdivision* means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after March 15, 1982.~~

~~*Permanent construction* does not include land preparation (such as clearing, grading, or filling), the installation of streets or walkways, excavation for a basement, footings, piers, or foundations, the erection of temporary forms or the installation of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main buildings. For a substantial improvement, the actual "start of construction" means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building.~~

Sec. 13-300 City of Webster Land Development Code, Article III Administration, is hereby amended as follows:

Sec. 13-303. Development staff.

(a) ~~*Development services director*~~ *Planning Manager*

- (1) ~~*Establishment and purpose.*~~ The council shall employ a person as Planning Manager ~~development services director~~ (or other relevant title, and herein referred to as "director") who shall have primary responsibility for administering, interpreting and enforcing this Code and related codes and laws, except as otherwise specifically provided for herein, and to serve as administrator of the department.
- (2) ~~*Duties.*~~ The director shall administer and enforce this Code and other regulations and codes pertaining to the subject matter hereof. The director may delegate duties and responsibilities to staff. The duties and responsibilities of the director shall include, but are not necessarily limited to, the following:
 - a. Review all applications for amendments and permits for completeness.
 - b. Schedule public hearings and meetings and cause public notice of same, as required by law.
 - c. Recommend or act upon applications for amendments and permits as specified in this article.

- d. Collect all fees required and transmit same to the city clerk for disposition as required by law.
- e. Acting as floodplain administrator, is authorized to administer and enforce the provisions of the Floodplain Management Ordinance contained in this Code. The floodplain administrator shall have the authority to perform or delegate those duties described in article VII.
- f. Other actions pertaining to the administration and enforcement of this Code and other related codes.

DIVISION 5. DEVELOPMENT PERMITS

(6) Floodplain development permit.

- a. Any owner or owner's authorized agent who intends to undertake any development activities which are wholly within or partially within any flood hazard area shall obtain the required permits and approvals consistent with article VII. Floodplain development permits or approvals may be incorporated, or combined, with other development permits and approvals.
- b. Depending on the nature and extent of proposed development that includes buildings or structures subject to Florida Building Code standards, the floodplain administrator may determine that a floodplain development permit or approval is required as part of a building permit.
- c. *Submission materials.* An application, in a format provided by the floodplain administrator, and other materials as necessary to demonstrate compliance with floodplain management standards, are required for each permit application.
- d. The floodplain administrator is authorized to waive the submission of site plans, construction documents, and other data that are not required to be prepared by a registered design professional if it is found that the nature of the proposed development is such that the review of such submissions is not necessary to ascertain compliance with floodplain development standards contained in this Code.

DIVISION 6. SUBDIVISION PROCEDURES

Sec. 13-372. Floodplain variances.

- (a) *Authority to grant floodplain variances.* The council shall base its decisions on variances on technical justifications submitted by applicants, the considerations for issuance in subsection (d) below, the conditions of issuance set forth in subsection (e) below, and the comments and recommendations of the floodplain administrator and the building official. The planning and zoning board has the right to attach such

conditions as it deems necessary to further the purposes and objectives of this Code.

(1) *Restrictions in floodways.* A variance shall not be issued for any proposed development in a floodway if any increase in base flood elevations would result, as evidenced by the applicable analyses and certifications required in article VII.

(b) *Historic buildings.* A variance is authorized to be issued for the repair, improvement, or rehabilitation of a historic building that is determined eligible for the exception to the flood resistant construction requirements of the Florida Building Code, Existing Building, Chapter-44 12 Historic Buildings, upon a determination that the improvements will not preclude the building's historic status and the variance is the minimum necessary to preserve the historic character and design of the building. If the proposed work precludes the building's continued designation as a historic building, a variance shall not be granted and the building and any repair, improvement, and rehabilitation shall be subject to the requirements of the Florida Building Code.

(4) If the request is for a variance to allow construction of the lowest floor of a new building, or substantial improvement of a building, below the required elevation, a copy in the record of a written notice from the floodplain administrator to the applicant for the variance, specifying the difference between the base flood elevation and the proposed elevation of the lowest floor, stating that the cost of federal flood insurance will be commensurate with the increased risk resulting from the reduced floor elevation (up to amounts as high as \$25 for \$100 of insurance coverage), and stating that construction below the base flood elevation increases risks to life and property.

Sec. 13-500 City of Webster Land Development Code, Article V General Development Standards, is hereby amended as follows:

DIVISION 7. RESERVED FLOODPLAIN DEVELOPMENT STANDARDS

~~Sec. 13-550. Flood resistant development.~~

~~The development standards of this division and article VII, as well as the Florida Building Code, shall apply to all flood hazard area (see section 13-801(c)) within the incorporated area of the City of Webster. Terms within this division shall have the meanings ascribed to them in article VII when applied within a flood hazard area.~~

~~(1) *Development permits.* No development approval or permit may be issued for any development within a floodplain or floodway until the issuing authority has reviewed the plans for any such development to assure that:~~

- ~~a. The proposed development is consistent with the need to minimize flood damage, and~~
- ~~b. All public utilities and facilities such as sewer, gas, electrical and water systems are located and constructed to minimize or eliminate flood damage, and~~
- ~~c. Adequate drainage is provided to minimize or reduce exposure to flood hazards, and~~
- ~~d. Proposed development is consistent with the standards contained in chapter 9, of the Sumter County Code of Ordinances.~~

~~(2) *Provisions for flood hazard reduction.*~~

~~a. *Design and construction of buildings and structures exempt from the Florida Building Code.* Pursuant to section 13-340(b)(6) of this Code, buildings, structures, and facilities that are exempt from the Florida Building Code, including substantial improvement or repair of substantial damage of such buildings, structures and facilities, shall be designed and constructed in accordance with the requirements of article VII.~~

~~b. *Subdivisions.*~~

~~1. All new subdivisions of more than five lots, including proposals for manufactured home parks and subdivisions shall be reviewed to determine that:~~

- ~~a) Such proposals are consistent with the need to minimize flood damage and will be reasonably safe from flooding;~~
- ~~b) All public utilities and facilities such as sewer, gas, electric, communications, and water systems are located and constructed to minimize flood damage;~~
- ~~c) Adequate drainage is provided to reduce exposure to flood hazards;~~
- ~~d) Individual lots/parcels provide an adequate upland area suitable for the proposed use;~~
- ~~e) The proposed subdivision meets floodplain management standards contained in article VII.~~

~~2. Where any portion of a proposed platted subdivision, exempt subdivision of more than five lots or greater than five acres in size, or planned urban development, lies within a flood hazard area, the following shall be provided:~~

- a) ~~Delineation of flood hazard areas, floodway boundaries and flood zones.~~
- b) ~~Design flood elevations shall be shown on preliminary plans and recorded plats, exempted subdivision plans, or planned urban development plans. Design flood elevations shall be established in accordance with the procedures provided in article VII.~~
- c) ~~Site improvements, utilities, and limitations.~~
 - 1. ~~Surveys. The location of new and substantially improved structures subject to the standards of the Florida Building Code, shall be accurately sited on the property. At the time of development, a survey prepared and certified by a Florida licensed surveyor shall be provided documenting the locations of new and existing structures subject to the standards of the Florida Building Code, positioned within the flood hazard area.~~
 - 2. ~~Utilities. Development proposals shall have utilities and facilities such as sewer, gas, electrical and water systems located and constructed in compliance with article VII.~~
 - 3. ~~Limitations on placement of fill. Subject to the limitations of article VII, fill shall be designed to be stable under conditions of flooding and if intended to support buildings and structures, fill shall comply with the requirements of the Florida Building Code.~~
 - a) ~~Filling. Any filling within a flood hazard area that causes displacement of the base flood shall be mitigated, except as provided below, by providing on the same parcel on which the filling occurs, and within the same overlay zone, an excavation of a volume at least equal to the base flood displaced or by obtaining a FEMA letter of map revision (LOMR). Excavation below the seasonal high water table may not be used in the volume computation.~~
 - 1) ~~Lawful parcels of record on February 3, 1992, of one-half acre or less in area shall be exempt from the requirements of this subsection provided the use of fill complies with the requirements of the Florida Building Code and article VII of this Code and is only that required for the principal structure, and drainfields constructed to comply with F.A.C. ch. 64E-6.~~
 - 2) ~~Filling within a flood hazard area that are part of a development with an approved unified drainage system shall be allowed without compensating excavation, provided the unified system results in no net loss in~~

~~base flood storage capacity, and provided the base flood is only raised within flood hazard area completely with the development.~~

- ~~b) No lot or parcel shall be filled to partially or fully achieve the base flood elevation where such filling results in fill slopes steeper than 6:1 when terminated at a distance less than ten feet from adjoining R/W or property lines, or where by such filling, the stormwater management provisions of this Code are violated.~~
- ~~4. Placement of recreational vehicles and park trailers shall meet the requirements of section 13-814.~~
- ~~5. Pollutant storage tanks and storage of regulated materials:
 - ~~a) Storage tanks subject to F.A.C. ch. 62-761 or 62-762 shall meet the standards of section 13-815 of this Code.~~
 - ~~b) Hazardous waste treatment facilities and petroleum contaminated soil treatment facilities subject to section 13-641, shall locate all operating, storage, and treatment areas at least one foot above the 100-year flood elevation.~~~~
- ~~6. Other development. All development for which specific provisions are not specified in this section shall meet the requirements of section 13-816.~~

~~Sec. 13-551. Acknowledgment, warning and disclaimer of liability.~~

- ~~(a) *Acknowledgment.* Prior to issuance of a permit for development within the floodplain, the property owner shall be required to execute an affidavit acknowledging his/her knowledge that subject development is within the floodplain.~~
- ~~(b) *Warning and disclaimer of liability.* The degree of flood protection required by the standards of this division is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may also be increased by man-made or natural causes. Consequently, these regulations do not imply that land outside the floodplain and floodway overlay zones, or uses permitted within such zones will be free from flooding or flood damage. These regulations shall not create liability on the part of the council, or by any officer or employee thereof, for any flood damages that result from reliance on these regulations or any administrative decision lawfully made thereunder.~~

~~Secs. 13-552—13-559. Reserved.~~

Sec. 13-700 City of Webster Land Development Code, Article VII Floodplain Management, is hereby amended as follows:

ARTICLE VII. FLOODPLAIN MANGEMENT

DIVISION 1. ADMINISTRATION

Sec. 13-701. Applicability.

- (a) *General.* Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.
- (b) *Areas to which this article applies.* This article shall apply to all flood hazard areas within the city, as established in subsection (c) below.
- (c) *Basis for establishing flood hazard areas.* The Flood Insurance Study for Sumter County, Florida and Incorporated Areas dated June 5, 2020 ~~September 27, 2013~~, and all subsequent amendments and revisions, and the accompanying flood insurance rate maps (FIRM), and all subsequent amendments and revisions to such maps, are adopted by reference as a part of this article and shall serve as the minimum basis for establishing flood hazard areas. Studies and maps that establish flood hazard areas are on file at the Sumter County Planning and Development Division.

Sec. 13-702. Duties and powers of the floodplain administrator.

- (a) *Designation.* The director of the division of development services (the Planning Manager) is designated as the floodplain administrator. The floodplain administrator may delegate performance of certain duties to other employees.

DIVISION 2. FLOOD RESISTANT DEVELOPMENT

Sec. 13-733. Manufactured homes.

- (a) *General.* All manufactured homes installed in flood hazard areas shall be installed by an installer that is licensed pursuant to F.S. § 320.8249 and shall comply with the requirements of F.A.C. ch. 15C-1 and the requirements of this article.
- (b) *Foundations.* All new manufactured homes and replacement manufactured homes installed in flood hazard areas shall be installed on permanent, reinforced foundations that are designed in accordance with the foundation requirements of the Florida Building Code Residential Section R322.2 and this article.
- (c) *Anchoring.* All new manufactured homes and replacement manufactured homes shall be installed using methods and practices which minimize flood damage and shall be securely anchored to an adequately anchored foundation system to resist flotation, collapse or lateral movement. Methods of anchoring include, but are not limited to, use of over-the-top or frame ties to ground anchors. This anchoring

requirement is in addition to applicable state and local anchoring requirements for wind resistance.

- (d) *Elevation*. Manufactured homes that are placed, replaced, or substantially improved shall be elevated such that the bottom of the frame is at or above the elevation required in the *Florida Building Code, Residential Section R3222.2 (Zone A)* with subsection (d)(1) or (d)(2), as applicable.
- ~~(1) *General elevation requirement*. Unless subject to the requirements of subsection (d)(2), all manufactured homes that are placed, replaced, or substantially improved on sites located: (a) outside of a manufactured home park or subdivision; (b) in a new manufactured home park or subdivision; (c) in an expansion to an existing manufactured home park or subdivision; or (d) in an existing manufactured home park or subdivision upon which a manufactured home has incurred "substantial damage" as the result of a flood, shall be elevated such that the bottom of the frame is at or above the elevation required, as applicable to the flood hazard area, in the Florida Building Code, Residential Section R322.2 (Zone A).~~
- ~~(2) *Elevation requirement for certain existing manufactured home parks and subdivisions*. Manufactured homes that are not subject to subsection (d)(1), including manufactured homes that are placed, replaced, or substantially improved on sites located in an existing manufactured home park or subdivision, unless on a site where substantial damage as result of flooding has occurred, shall be elevated such that either the:~~
- ~~a. Bottom of the frame of the manufactured home is at or above the elevation required in the Florida Building Code, Residential Section R322.2 (Zone A); or~~
- ~~b. Bottom of the frame is supported by reinforced piers or other foundation elements of at least equivalent strength that are not less than 36 inches in height above grade.~~
- (e) *Enclosures*. Enclosed areas below elevated manufactured homes shall comply with the requirements of the Florida Building Code, Residential Section R322 for such enclosed areas.
- (f) *Utility equipment*. Utility equipment that serves manufactured homes, including electric, heating, ventilation, plumbing, and air conditioning equipment and other service facilities, shall comply with the requirements of the Florida Building Code, Residential Section R322.

SECTION 5. APPLICABILITY.

For the purposes of jurisdictional applicability, this ordinance shall apply in all areas within the City of Webster. This ordinance shall apply to all applications for development, including building permit applications and subdivision proposals, submitted on or after the effective date of this ordinance.

SECTION 6. INCLUSION INTO THE CODE OF ORDINANCES.

It is the intent of the City Council that the provisions of this ordinance shall become and be made a part of the City of Webster’s Land Development Code, and that the sections of this ordinance may be renumbered or relettered and the word “ordinance” may be changed to “section,” “article,” “regulation,” or such other appropriate word or phrase in order to accomplish such intentions.

SECTION 7. SEVERABILITY.

If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole, or any part thereof, other than the part so declared.

SECTION 8. 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

ATTEST:

APPROVED AS TO FORM AND LEGALITY:

Amy Flood, City Clerk

William L. Colbert, City Attorney

NOTICE OF PUBLIC HEARINGS AMENDMENTS TO THE CITY OF WEBSTER LAND DEVELOPMENT CODE

The City of Webster, Florida, by and through its City Council, proposes to enact amendments to the City of Webster Land Development Code through an ordinance entitled as follows:

AN ORDINANCE OF THE CITY OF WEBSTER AMENDING THE CITY OF WEBSTER'S LAND DEVELOPMENT CODE, ARTICLES II, III, V AND VII; TO MAKE MODIFICATIONS TO BRING THE REGULATIONS INTO AGREEMENT WITH THE MOST CURRENT FEMA-APPROVED, CODE-COMPANION FLOODPLAIN MANAGEMENT ORDINANCE FOR FLORIDA COMMUNITIES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

The ordinance will be heard during the regularly scheduled meetings of the Planning and Zoning Board and Webster City Council as follows:

Planning and Zoning Board
City Council

May 9, 2024 at 6:00 PM
May 16, 2024 at 6:00 PM and June 20,
2024 at 6:00 PM

All hearings will be conducted at Webster City Hall 85 E. Central Ave, Webster, FL 33597

The proposed changes may be inspected by the public in the Sumter County Development Services Division, The Villages Sumter County Service Center, 7375 Powell Rd, Ste. 115, between the hours of 7:30 A.M. and 5:00 P.M. weekdays, and at the City of Webster City Hall, 85 E. Central Ave, Webster, FL. Between the hours of 8:00 AM and 4:00 PM.

Contact Jennifer Bryla at 352-689-4400 or Jennifer.bryla@sumtercountyfl.gov with questions.

Interested parties are encouraged to appear at these hearings and provide comments regarding the proposed amendment. Those requiring assistance may call 352-793-2073 at least 48 hours prior to the meeting.

APPEAL: NECESSITY OF RECORD

Notice is given that if any person desires to appeal any action taken by the Council at the above hearing, a verbatim record of the proceedings may be necessary. The Council assumes no responsibility for furnishing said record; however, the hearings will be audio recorded by the Council for public use.

ORDINANCE NO. 2024-13

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA PROVIDING FOR THE AMENDMENT OF A PREVIOUSLY APPROVED PLANNED DEVELOPMENT; PROPERTY TOTALING 28 ACRES IN SIZE (TAX PARCEL IDENTIFICATION NUMBER N24-054, N24-099 & N24-038) WITHIN THE CITY LIMITS; PROVIDING FOR THE AMENDMENT OF THE MAP BY REFERENCE; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Armstrong Air & Heating whose address 671 Business Park Blvd., Winter Garden, FL 34787, is the owner of the property which is the subject of this Ordinance; and

WHEREAS, David Beeler of 75502 w. Stoneybrook Parkway, Winter Garden FI7478 S SR 471, Bushnell, Fl. 34787 is the registered agent for the project; and

WHEREAS, the real property, totaling 28 acres in size, is located on the west side of SR 471, 1100-ft south of C-48 E (Attachment A); and

WHEREAS, the owner applied to the City of Webster, for a rezoning and Comprehensive Plan amendment which was approved on January 17th, 2019, pursuant to the controlling provisions of State law and the *Code of Ordinances of the City of Webster*, to have the subject property rezoned from Light Commercial (CL- County) and Regional Commercial (CR - County) zoning districts/classifications to Residential Planned Unit Development (RPUD - City) zoning district/classification; and

WHEREAS, the Applicant chooses to amend the approved Development Plan to add additional residential units and therefore requires City Council approval of the amendments

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 rezoning of the subject property as well as the recitals (whereas clauses) to this Ordinance.

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

SECTION 2. REZONING OF REAL PROPERTY/IMPLEMENTING ACTIONS.

(a). Upon enactment of this Ordinance the following described property, as depicted in the Attachment of this Ordinance, and totaling 28 acres in size, shall have a development order amended that allows for the following: 224 apartment units, a 250 bed ALF facility, 54,000 sf of professional office, 10,000 sf of truck stop/gas/convenience store and 115,000 sf of retail.

ALL BEING IN SEC 24, TWP 21N, RNG 22E:

PARCEL N24-054: BEGIN AT A POINT THAT IS 50 FT SOUTH ON A BEARING OF S 1 DEG 55 MIN 05 SEC EAST OF THE SW CORNER OF THE W ½ OF THE SE ¼ OF THE NE ¼; RUN THENCE NORTH 1 DEG 55 MIN 50 SEC W 1326.92 FT TO A POINT ON THE R/W OF CR 48; THENCE NORTH 88 DEG 02 MIN 40 SEC E 660.40 FT ALONG THE R/W OF SAID CR 48 TO A POINT REFERRED TO HEREIN AS POINT "B"; BEGIN AGAIN AT THE POINT OF BEGINNING RUN NORTH 88 DEG 02 MIN 40 SEC E TO A POINT THAT IS 1326.92 FT S/LY OF POINT " B", THENCE NORTHLY 1326.92 FT TO POINT "B" LESS COMMENCE AT THE NE CORNER OF THE WEST ½ OF THE SE ¼ OF THE NE ¼, THENCE RUN SOUTH 00 DEG 03 MIN 14 SEC W 51.52 FT TO THE SOUTH R/W LINE OF CR 48 AND THE POINT OF BEGINNING OF THIS DESCRIPTION, RUN NORTH 89 DEG 47 MIN 09 SEC E 32 FT, THENCE NORTH 00 DEG 03 MIN 14 SEC E, A DISTANCE OF 210.87 FT TO THE POINT OF BEGINNING.

AND

PARCEL N24-038: THE SOUTH 914.56 FT OF THE E ½ OF THE SE ¼ OF THE NE ¼, LESS ROAD RIGHT OF WAY AND LESS THE SOUTH 210 FT OF THE EAST 470 FT OF THE E ½ OF THE SE ¼ OF THE NE ¼, AND LESS THE NORTH 210 FT OF THE SOUTH 420 FT OF THE EAST 210 FT THEREOF.

AND

PARCEL N24-099: COMMENCE AT THE SE CORNER OF THE SE ¼ OF SE ¼ OF NE ¼, RUN THENCE SOUTH 88 DEG 03 MIN 20 SEC WEST A DISTANCE OF 50.65 FT TO THE WESTERLY RIGHT OF WAY LINE OF SR 471, RUN NORTH 1 DEG 56 MIN 40 SEC WEST A DISTANCE OF 210 FT TO THE POINT OF BEGINNING, THENCE LEAVING SAID RIGHT OF WAY, RUN SOUTH 88 DEG 03 MIN 20 SEC WEST A DISTANCE OF 210 FT, RUN NORTH 01 DEG 56 MIN 40 SEC WEST A DISTANCE OF 210 FT, RUN NORTH 38 DEG 03 MIN 20 SEC EAST A DISTANCE OF 210 FT TO THE WESTERLY RIGHT OF WAY LINE OF SR 471, RUN SOUTH 01 DEG 56 MIN 40 SEC EAST ALONG THE RIGHT OF WAY A DISTANCE OF 210 FT TO THE POINT OF BEGINNING

(b). The attached conditions of development (Attachment B) relating to the subject property may be incorporated into the subsequent pertinent development orders and development permits and such development orders and development permits may be subject to public hearing requirements in accordance with the provisions of controlling law.

SECTION 3. INCORPORATION OF MAP. The map attached to this Ordinance as the Attachment is hereby ratified and affirmed and incorporated into this Ordinance as a substantive part of this Ordinance.

SECTION 4. CONFLICTS. All ordinances or part of ordinances in conflict with this Ordinance are hereby repealed.

SECTION 5. SEVERABILITY. If any section, sentence, phrase, word, or portion of this Ordinance is determined to be invalid, unlawful or unconstitutional, said determination shall not be held to invalidate or impair the validity, force or effect of any other section, sentence, phrase, word, or portion of this Ordinance not otherwise

determined to be invalid, unlawful, or unconstitutional.

SECTION 6. NON-CODIFICATION. This Ordinance shall be 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;

PASSED AND ENACTED this 20th day of June, 2024.

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

Anagalys Vigoa, Mayor

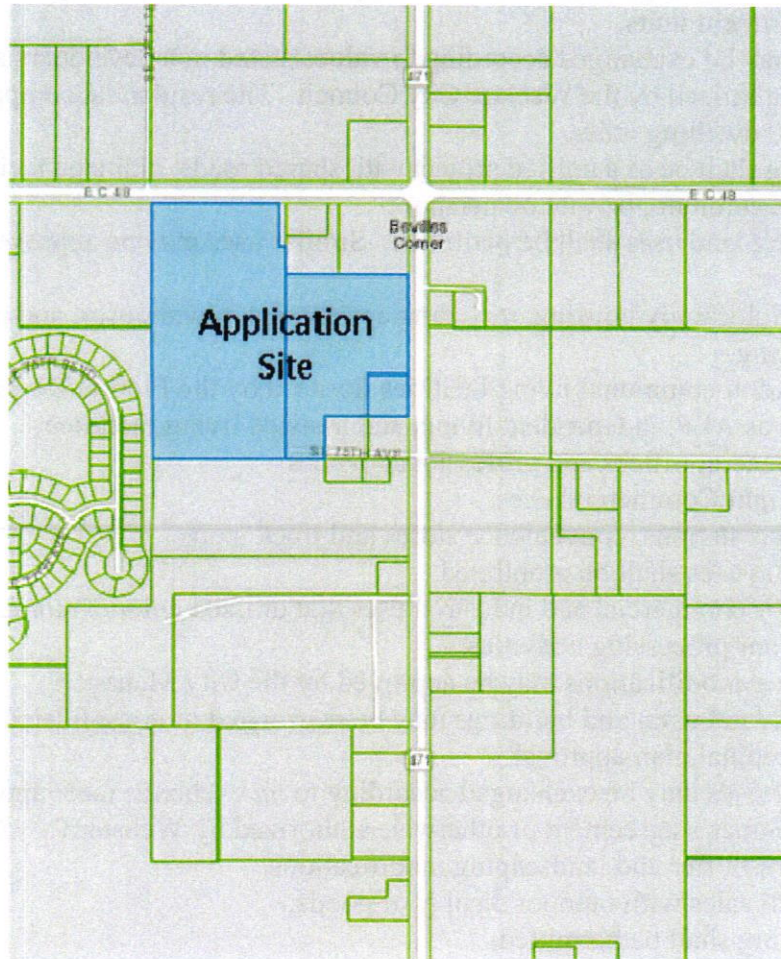
Approved as to form and Legality:

ATTEST:

**Amy Flood
City Clerk**

**William L. Colbert
City Attorney**

Attachment A
Map



Attachment B
Conditions of Approval

1. Development as a Planned Unit Development shall be as generally depicted in the attached conceptual plan. Intensity shall not exceed: 10,000 sf gas station/convenience store/truck stop, 115,000 sf retail/commercial, 54,000 sq ft office, 250 bed congregate living facility, and 224 apartment units.
2. Land uses may be exchanged according to values stated in a developers agreement or otherwise authorized by the Webster City Council. The residential component shall not be less than 100 dwelling units.
3. Site planning shall be as a unified project with shared roads, drainage facilities and parking remaining in common, private ownership.
4. The following land uses shall be permitted. Similar uses may be approved by the Webster City Manager:
 - a. Multifamily housing, including apartments, townhouses, and other attached housing.
 - b. Adult communal living facilities licensed by the Florida Department of Health such as ALF, independent living, and assisted living facilities
 - c. General offices and professional offices
 - d. Light Commercial uses.
 - e. Gas stations, convenience stores and truck stops.
5. The following uses shall be prohibited:
 - a. Heavy commercial and industrial uses that utilized outdoor storage of raw goods or outdoor processing activities.
6. The following modifications may be approved by the City Manager:
 - a. Lots, land uses, and buildings may be rearranged or consolidated without a new conceptual plan approval.
 - b. Land uses may be exchanged according to an exchange table approved within a developer's agreement or otherwise authorized by Webster City Council.
 - c. Minor buffer and landscaping modifications.
 - d. Retail sales with outdoor display of goods.
7. Shared parking shall be permitted.
8. The owner shall enter into a developer's agreement with the City of Webster. Development must adhere to the requirements of the developer's agreement.
9. A traffic impact analysis (TIA), meeting FDOT standards, shall be provided by the Applicant and approved by Sumter County Public Works before final plat approval. The TIA shall encompass the potential impacts of the entire project. The applicant shall coordinate with FDOT and Sumter County Engineering Division to analyze the potential impacts to the public roadway system and identify appropriate mitigation strategies as necessary. The Developer shall be financially responsible for any roadway improvements necessary to mitigate roadway impacts identified in the TIA.
10. A plat application must be submitted within two years of the approval of the plan. If subdivision improvements are not complete within five years a new conceptual plan approval is required. The City Manager may extend these deadlines for up to one year if permitting and development have proceeded in good faith.
11. Public potable water and sanitary sewer service shall be provided by the City of Webster.

**BEVILLE'S CORNER PUD
TRIP GENERATION EVALUATION**

The purpose of this evaluation is to provide a projection of the expected trip generation for the proposed mixed-use planned unit development (PUD). The property is located southwest of the intersection of SR 471 and CR 48 in the City of Webster. The existing use is pasture and a flea market. The proposed use will be a mixed use development with a truck stop, retail space, office buildings, an assisted living facility, and apartments.

TRIP GENERATION RATES

Trip rates in this analysis are from the ITE publication, Trip Generation, 11th Edition. The existing property is a flea market that operates once or twice a week. Since it typically does not generate traffic during the PM peak hour period, for this analysis it is considered as vacant land with no associated trip generation. Table 1 below summarizes the land use type, land use code and trip rate for the proposed condition.

• Table 1 - ITE Trip Rate

| LAND USE | LUC | UNIT RATE | 24 HOUR | PM PEAK HOUR | | |
|--------------------------|-----|----------------------|----------------------------|----------------------------|------|-------|
| | | | EQUATION | EQUATION | % In | % Out |
| Multi-Family Low-Rise | 220 | Trips/Dwelling Units | $T=6.41(x)+75.31$ | $T=0.43(x)+20.55$ | 63% | 37% |
| Assisted Living | 254 | Trips/Beds | Average Rate = 2.60 | Average Rate = 0.24 | 39% | 61% |
| General Office Building | 710 | Trips/1,000 SF GFA | $\ln(T) = 0.87\ln(x)+3.05$ | $\ln(T) = 0.83\ln(x)+1.29$ | 17% | 83% |
| Shopping Plaza (40-150k) | 821 | Trips/1,000 SF GFA | $T=76.96(x)+1412.79$ | $T=7.67(x)+118.86$ | 48% | 52% |
| Truck Stop | 950 | Trips/Fuel Stations | Average Rate = 224.00 | Average Rate = 15.42 | 53% | 47% |

TRIP GENERATION - PROPOSED

For the proposed condition, internal capture was calculated using the NCHRP 684 Trip Capture Estimation Tool. The output from that calculation is included in this report. Passby percentages are taken from the Sumter County Impact Fee Schedule, however they will be limited to 20% per the County TIA guidelines. Table 2 shows the proposed trip volumes. Table 3 shows the adjusted trip volumes accounting for internal capture and passby.

• Table 2 - Proposed Trip Generation Volumes

| LAND USE | AMOUNT | 24 HR | PM PK HR | | |
|--------------------------|---------------------|---------------|--------------|------------|------------|
| | | | Vol. | In | Out |
| Multi-Family Low-Rise | 224 Dwelling Units | 1,511 | 117 | 74 | 43 |
| Assisted Living | 250 Beds | 650 | 60 | 23 | 37 |
| General Office Building | 54,000 SF of GFA | 679 | 100 | 17 | 83 |
| Shopping Plaza (40-150k) | 115,000 SF of GFA | 10,263 | 1,001 | 480 | 521 |
| Truck Stop | 10 Fueling Stations | 2,240 | 154 | 82 | 72 |
| TOTAL | | 15,343 | 1,432 | 676 | 756 |

• Table 3 – Adjusted Trip Generation Volumes

| ADJUSTED DAILY TRIP GENERATION | | | | | | |
|--------------------------------|-----------------|------------------|---------------|----------|---------------|---------------|
| LAND USE | TRIP GEN VOLUME | % INTRNL CAPTURE | EXTRNL VOLUME | % PASSBY | PASSBY VOLUME | ADJSTD VOL |
| Multi-Family Low-Rise | 1,511 | 10% | 1,360 | 0% | 0 | 1,360 |
| Assisted Living | 650 | 10% | 585 | 0% | 0 | 585 |
| General Office Building | 679 | 10% | 611 | 8% | 49 | 562 |
| Shopping Plaza (40-150k) | 10,263 | 10% | 9,237 | 20% | 1,847 | 7,390 |
| Truck Stop | 2,240 | 10% | 2,016 | 20% | 403 | 1,613 |
| TOTAL | 15,343 | --- | 13,809 | --- | 2,300 | 11,510 |

| ADJUSTED PM PK HR TRIP GENERATION | | | | | | | | |
|-----------------------------------|-----------------|------------------|---------------|----------|---------------|---------------|------------|------------|
| LAND USE | TRIP GEN VOLUME | % INTRNL CAPTURE | EXTRNL VOLUME | % PASSBY | PASSBY VOLUME | ADJ PM PK VOL | VOL IN | VOL OUT |
| Multi-Family Low-Rise | 117 | 10% | 105 | 0% | 0 | 105 | 66 | 39 |
| Assisted Living | 60 | 10% | 54 | 0% | 0 | 54 | 21 | 33 |
| General Office Building | 100 | 10% | 90 | 8% | 7 | 83 | 14 | 69 |
| Shopping Plaza (40-150k) | 1,001 | 10% | 901 | 20% | 180 | 721 | 346 | 375 |
| Truck Stop | 154 | 10% | 139 | 20% | 28 | 111 | 59 | 52 |
| TOTAL | 1,432 | --- | 1,289 | --- | 215 | 1,074 | 506 | 568 |

NET NEW TRIPS

The net new trip volume for the proposed project is the difference between the proposed volume and the existing volume. Table 4 summarizes the results.

• Table 4 - Net New Trips

| CONDITION | 24 HOUR | PM PEAK HOUR | | |
|----------------------|---------------|--------------|------------|------------|
| | Vol. | Vol. | In | Out |
| Existing | 0 | 0 | 0 | 0 |
| Proposed | 11,510 | 1,074 | 506 | 568 |
| Net New Trips | 11,510 | 1,074 | 506 | 568 |

Donald A. Griffey, P.E. Reg. # 36799

This item has been digitally signed and sealed by Donald A. Griffey, P.E.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

| NCHRP 684 Internal Trip Capture Estimation Tool | | | |
|---|----------------------|---------------|---------------------|
| Project Name: | Beville's Corner PUD | Organization: | Griffey Engineering |
| Project Location: | City of Webster | Performed By: | DAG |
| Scenario Description: | | Date: | |
| Analysis Year: | 2024 | Checked By: | |
| Analysis Period: | PM Street Peak Hour | Date: | |

| Land Use | Development Data (For Information Only) | | | Estimated Vehicle-Trips ³ | | |
|----------------------------------|---|----------|--------|--------------------------------------|----------|---------|
| | ITE LUCs ¹ | Quantity | Units | Total | Entering | Exiting |
| Office | 710 | 54,000 | SF GFA | 100 | 17 | 83 |
| Retail | 821 | 115,000 | SF GFA | 1,001 | 480 | 521 |
| Restaurant | | | | 0 | | |
| Cinema/Entertainment | | | | 0 | | |
| Residential | 220 | 224 | Units | 117 | 74 | 43 |
| Hotel | | | | 0 | | |
| All Other Land Uses ² | | | | 0 | | |
| | | | | 1,218 | 571 | 647 |

| Land Use | Entering Trips | | | Exiting Trips | | |
|----------------------------------|------------------------|-----------|-----------------|------------------------|-----------|-----------------|
| | Veh. Occ. ⁴ | % Transit | % Non-Motorized | Veh. Occ. ⁴ | % Transit | % Non-Motorized |
| Office | 1.67 | 0% | 0% | 1.67 | 0% | 0% |
| Retail | 1.67 | 0% | 0% | 1.67 | 0% | 0% |
| Restaurant | | | | | | |
| Cinema/Entertainment | | | | | | |
| Residential | | | | | | |
| Hotel | | | | | | |
| All Other Land Uses ² | | | | | | |

| Origin (From) | Destination (To) | | | | | |
|----------------------|------------------|--------|------------|----------------------|-------------|-------|
| | Office | Retail | Restaurant | Cinema/Entertainment | Residential | Hotel |
| Office | | 350 | | | | |
| Retail | | | | | | |
| Restaurant | | | | | | |
| Cinema/Entertainment | | | | | | |
| Residential | | | | | | |
| Hotel | | | | | | |

| Origin (From) | Destination (To) | | | | | |
|----------------------|------------------|--------|------------|----------------------|-------------|-------|
| | Office | Retail | Restaurant | Cinema/Entertainment | Residential | Hotel |
| Office | | 27 | 0 | 0 | 3 | 0 |
| Retail | 9 | | 0 | 0 | 34 | 0 |
| Restaurant | 0 | 0 | | 0 | 0 | 0 |
| Cinema/Entertainment | 0 | 0 | 0 | | 0 | 0 |
| Residential | 2 | 18 | 0 | 0 | | 0 |
| Hotel | 0 | 0 | 0 | 0 | 0 | |

| | Total | Entering | Exiting |
|---|-------|----------|---------|
| All Person-Trips | 1,956 | 904 | 1,052 |
| Internal Capture Percentage | 10% | 10% | 9% |
| External Vehicle-Trips ⁵ | 1,083 | 500 | 583 |
| External Transit-Trips ⁶ | 0 | 0 | 0 |
| External Non-Motorized Trips ⁶ | 0 | 0 | 0 |

| Land Use | Entering Trips | Exiting Trips |
|----------------------|----------------|---------------|
| Office | 39% | 22% |
| Retail | 6% | 5% |
| Restaurant | N/A | N/A |
| Cinema/Entertainment | N/A | N/A |
| Residential | 50% | 47% |
| Hotel | N/A | N/A |

¹Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

²Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

³Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).

⁴Enter vehicle occupancy assumed in Table 1-P vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made.

⁵Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P.

⁶Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1





ORDINANCE NO. 2024-14

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA, ANNEXING BY VOLUNTARY PETITION CERTAIN REAL PROPERTY TAX IDENTIFICATION PARCEL NUMBERS T07-106 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, Robert and Beatrice Godfrey, 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 |
|---|------------------------------------|
| T07-106 | Robert and Beatrice Godfrey |

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

ATTEST:

**APPROVED AS TO FORM AND
LEGALITY:**

Amy Flood, City Clerk

William L. Colbert, City Attorney



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

April 22, 2024

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

Re: Annexation of Parcels T07-106

Mr. Arnold:

The City is in receipt of a voluntary annexation application for the above parcels. Parcels T06-106 are approximately 19.22 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:

Robert J, Godfrey & Beatrice H, Godfrey (Owners)

Daryl Ash & Michael Joachim (Legal Representative)

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

SUMTER COUNTY
PARCEL NUMBER
Parcel Number: T07-106

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 within 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 22 day of April, 2024.

Michael Joachim and Associates

5810 Scott Lake Hills Lane
Lakeland, FLORIDA 33813
PHONE 8632878658

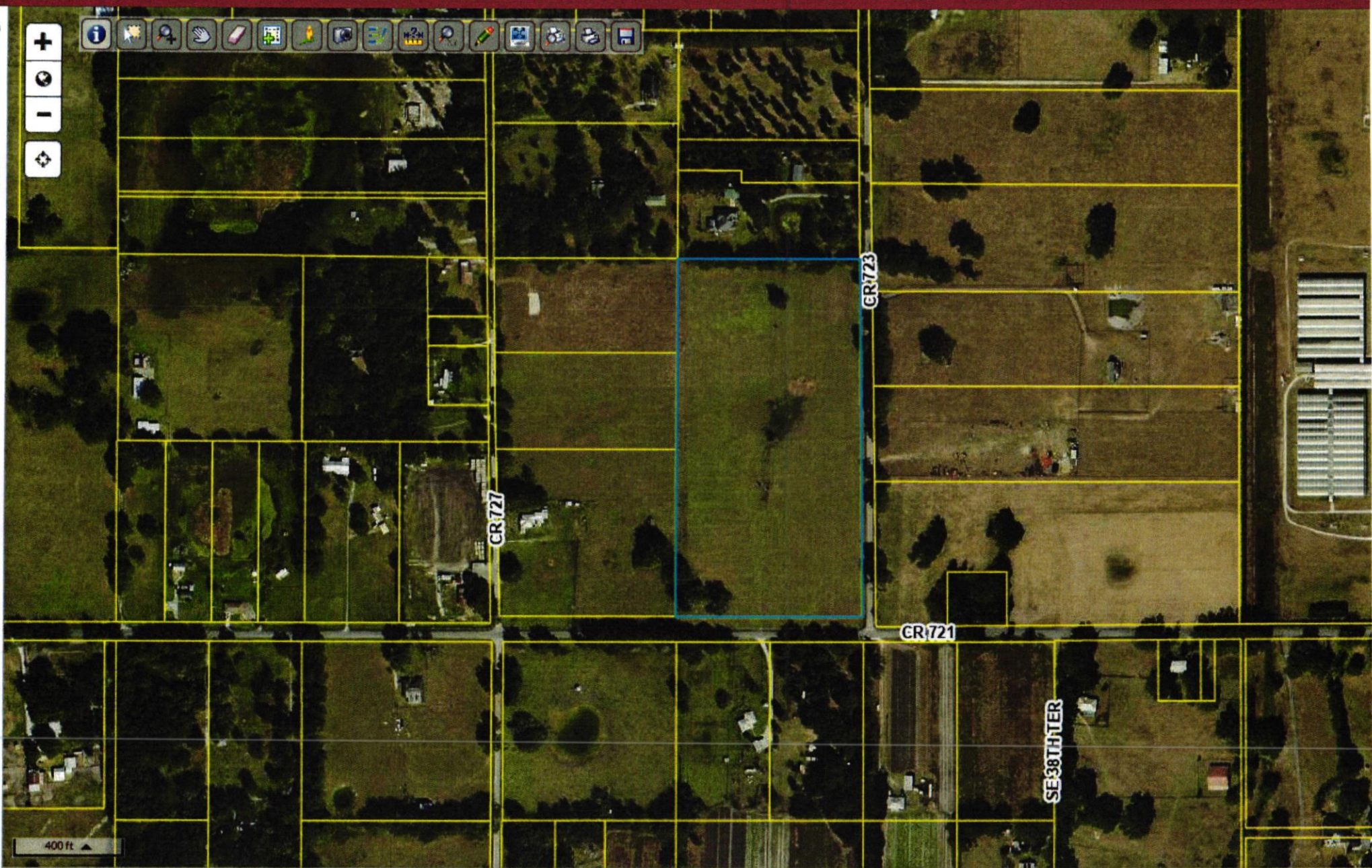
April 1, 2024

Robert Godfrey hereby authorizes Michael Joachim, AICP and Daryl Ash to represent them in planning matters regarding the submission, review and hearing a small scale amendment, annexation, land use, and district change.

Signed:

Robert J Godfrey

dotloop verified
04/18/24 12:28 PM EDT
EWQV-SOF5-AH92-Q5E3



Parcel ID T07-106
Sec/Twp/Rng 07-22-23
Property Address Unassigned Location RE
District
Brief Tax Description

1001
THE E 1/2 OF SW 1/4 OF NE 1/4 LESS RD R/W

Alternate IDn/a
Class AGRICULTURAL
Acreage 19.22

Owner Address GODFREY ROBERT JAMES & BEATRICE H
4027 SUGAR CREEK LN
LAKELAND FL 33811-1394

ORDINANCE NO. 2024-15

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA AMENDING THE CITY OF WEBSTER COMPREHENSIVE PLAN, AS PREVIOUSLY AMENDED; PROVIDING FOR AMENDMENT OF THE FUTURE LAND USE MAP OF THE FUTURE LAND USE ELEMENT OF THE CITY OF WEBSTER COMPREHENSIVE PLAN RELATIVE TO CERTAIN REAL PROPERTY, APPROXIMATELY 19.22 ACRES (TAX PARCEL IDENTIFICATION NUMBER T07-106, AND DESCRIBED IN THIS ORDINANCE FROM THE AGRICULTURE FUTURE LAND USE DESIGNATION (COUNTY) TO THE RURAL RESIDENTIAL FUTURE LAND USE DESIGNATION (WEBSTER); 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, , Robert and Beatrice Godfrey mailing address: 4027 Sugar Creek Lane Lakeland, FL 33811. are the owners of the property which is the subject of this Ordinance; and

WHEREAS, The real property, totaling 19.22 +/- acres in size, is located on the North and East of CR 721 and 723 respectively; and

WHEREAS, The Godfrey's owned the subject property, in May of 2024 when a voluntary annexation into the municipal limits of the City of Webster, Florida.; and

WHEREAS, The City Manager of the City of Webster pursuant to the controlling provisions of State law and the Code of Ordinances of the City of Webster, is petitioning to have the subject property reassigned from the Agriculture (County) Future Land Use designation to the Rural Residential Future Land Use designation;

WHEREAS, the City Council of the City of Webster, Florida has taken, as implemented by City staff, all actions relating to the approval action set forth herein in accordance with the requirements and procedures mandated by State law.

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

SECTION 1. LEGISLATIVE FINDINGS AND INTENT.

(a). The City Council of the City of Webster hereby adopts and incorporates into this Ordinance, the City staff report, and City Council agenda memorandum relating to the application relating to the proposed amendment to the *City of Webster Comprehensive Plan* pertaining to the subject property.

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

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

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

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

SECTION 2. AMENDMENT TO FUTURE LAND USE MAP.

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

PASSED AND ENACTED this _____ day of June, 2024.

CITY COUNCIL OF THE CITY OF
WEBSTER, FLORIDA

Anagalys Vigoa, Mayor

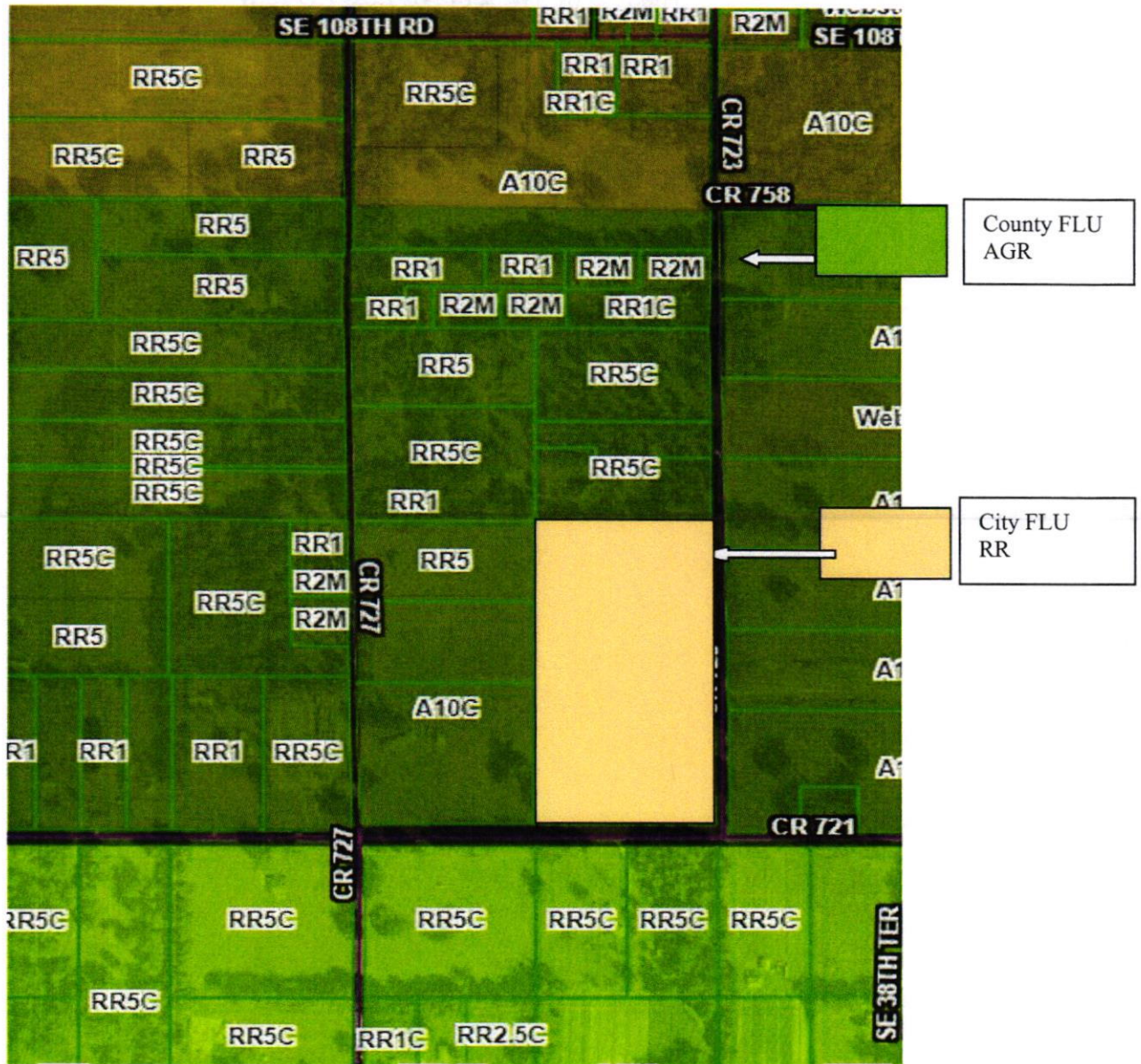
Approved as to form and Legality:

ATTEST:

Amy Flood
City Clerk

William L. Colbert
City Attorney

ATTACHMENT 1
 Future Land Use Map



ATTACHMENT 2
Legal Description

The E ½ of SW ¼ of NE Less RD R/W

CITY OF WEBSTER
SMALL SCALE COMPREHENSIVE PLAN AMENDMENT
PLANNING & ZONING
MAY9, 2024

CITY COUNCIL
MAY 16, 2024
JUNE 20, 2024

CASE NUMBER: SS-24-06843

LANDOWNER: Beatrice and Robert Godfrey

APPLICANT: City of Webster

REQUESTED ACTION: A small scale land use amendment on 19.22 acres MOL to change the future land use assignment from County – Agricultural to City of Webster – Rural Residential following annexation.

PARCEL NUMBER: T07-106

LEGAL DESCRIPTION: The E ½ of SW ¼ of NE Less RD R/W

PARCEL SIZE: 19.22 acres MOL

LOCATION: Located on the North and East of CR 721 and 723 respectively

GENERAL DESCRIPTION AND BACKGROUND

This land use amendment is being initiated by staff in conjunction with voluntary annexation into the City. This amendment will add the property to the City's Future Land Use Map with a Rural Residential future land use assignment (Map 2) consistent with the Webster Joint Planning Area Agreement land use map. The property is currently designated Agricultural on the County Future Land Use Map. This amendment will allow for single-family residential use.

The subject property is sits south of the City of Webster currently, however consistent with the Joint Planning Agreement with the County, lands have the ability to annex into municipalities regardless of being contiguous with the jurisdiction in order to eventually accomplish a more compact and focused area of development and conserve resources.

LAND USE SUITABILITY

As described, the property is currently located in the unincorporated portion of the County, surrounded by Agricultural Land Uses but inconsistent zoning designations. This pattern occurs on the south, and west sides of the parcel, but predominately to the north of the parcel toward the Webster City boundaries. The property is also at the southern boundary of the Urban Development Boundary of the County which allows denser more compact development.

Urban Sprawl

The proposed amendment meets four (4) of the sprawl test criteria in Florida Statutes Chapter 163.3177.9(b) (Attachment).

Environmental Resources

The property is a cleared agricultural lot that could easily transition to a residential lot as it does not contain significant natural resources.

Historic Resources

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

Population and Housing

The proposed amendment should not negatively impact the availability of housing.

CONCURRENCY ANALYSIS

Potable Water & Sewer

Water service is not currently available in the area but will be provided by the City of Webster eventually. Should the Applicant move forward to providing utilities to the project, connection with the City of Webster systems will be required in the future when public utilities become available.

Stormwater Drainage

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

CONSISTENCY WITH POLICIES OF THE COMPREHENSIVE PLAN

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

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....

This land use category shall be located outside the UDA boundary or within the UDA where it serves as a holding area in anticipation of future annexation consistent with the Municipal

Service Areas (MSA) approved between the County and the cities of Bushnell, Center Hill, Coleman, Webster, and Wildwood, or the within the UDA if it is within the jurisdiction of the Cities.

Policy 1.2.5 Rural Residential

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

Secondary uses include small-scale, neighborhood-serving commercial uses, community facilities as described in Policy 1.6.4, public schools, parks, conservation, and agriculture.

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

This property is located in a residential area with homes on lots one half-acre in size and larger. The surrounding development is rural residential in nature with a mixture of housing types. It is located inside the Urban Development Area (UDA). The property is suitable for residential use.

Future Land Use Policy 1.3.8 Compatibility for Rezoning and Amendments

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

- a. Rezoning and future land use amendments shall consider potential maximum impacts of the potential land uses; and
The requested future land use assignment is consistent with the surrounding neighborhood where homes are located on lots greater than one-half acre.

- b. The use of clustering, PUD, or other innovative development techniques shall be considered to assure the compatible transition between differing land uses and zoning districts.
PUD development would not be appropriate for this parcel.

PROPOSED AMENDMENT TO THE TEXT OF THE COMPREHENSIVE PLAN

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

PROPOSED AMENDMENT TO THE CAPITAL IMPROVEMENTS PLAN

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

HEARINGS

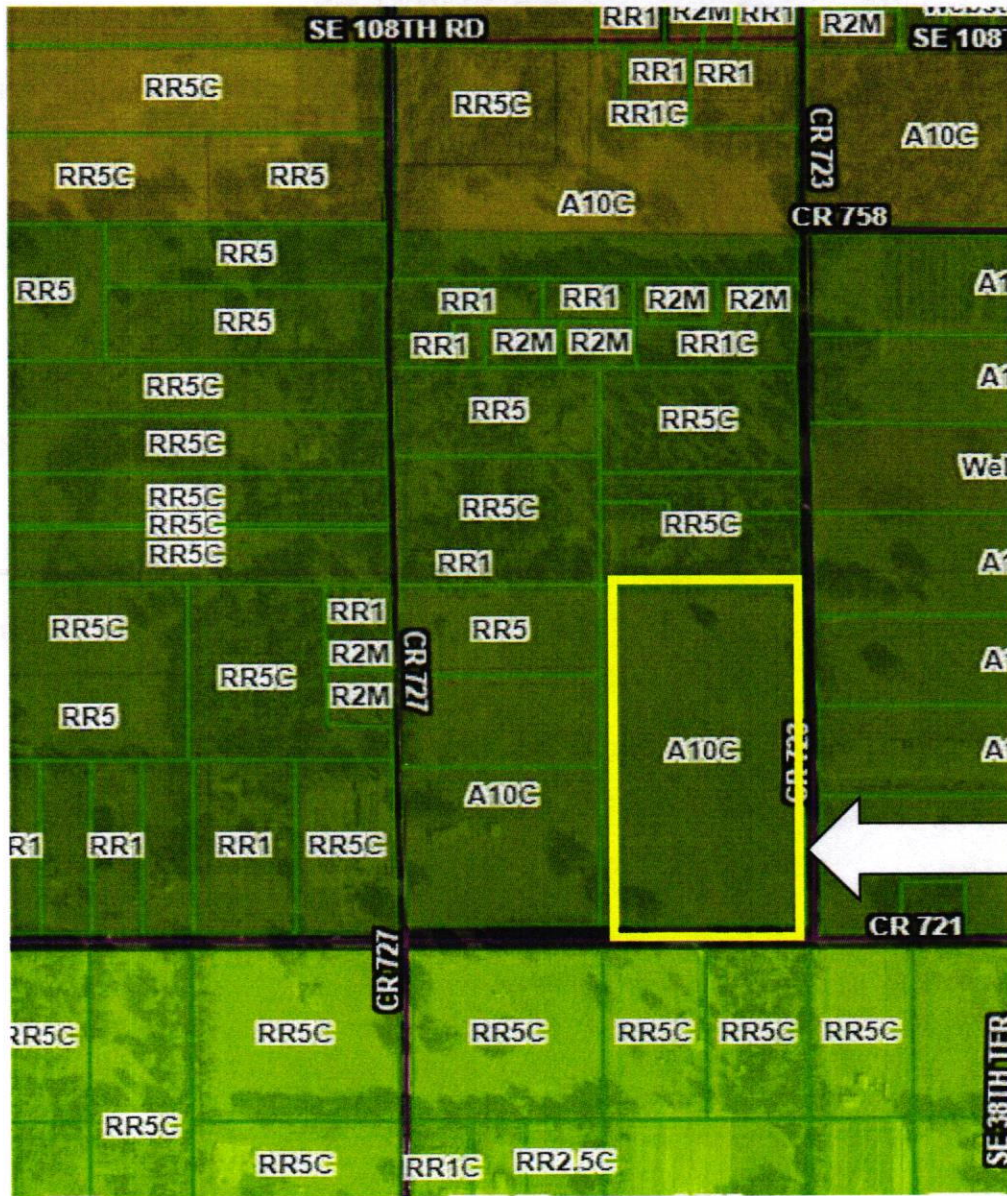
The Application is intended to be heard by the Planning and Zoning Board on May 09, 2024. The Application is also intended to be heard on first reading by the City Council of Webster on May 16, 2024 and June 20, 2024 for final vote.

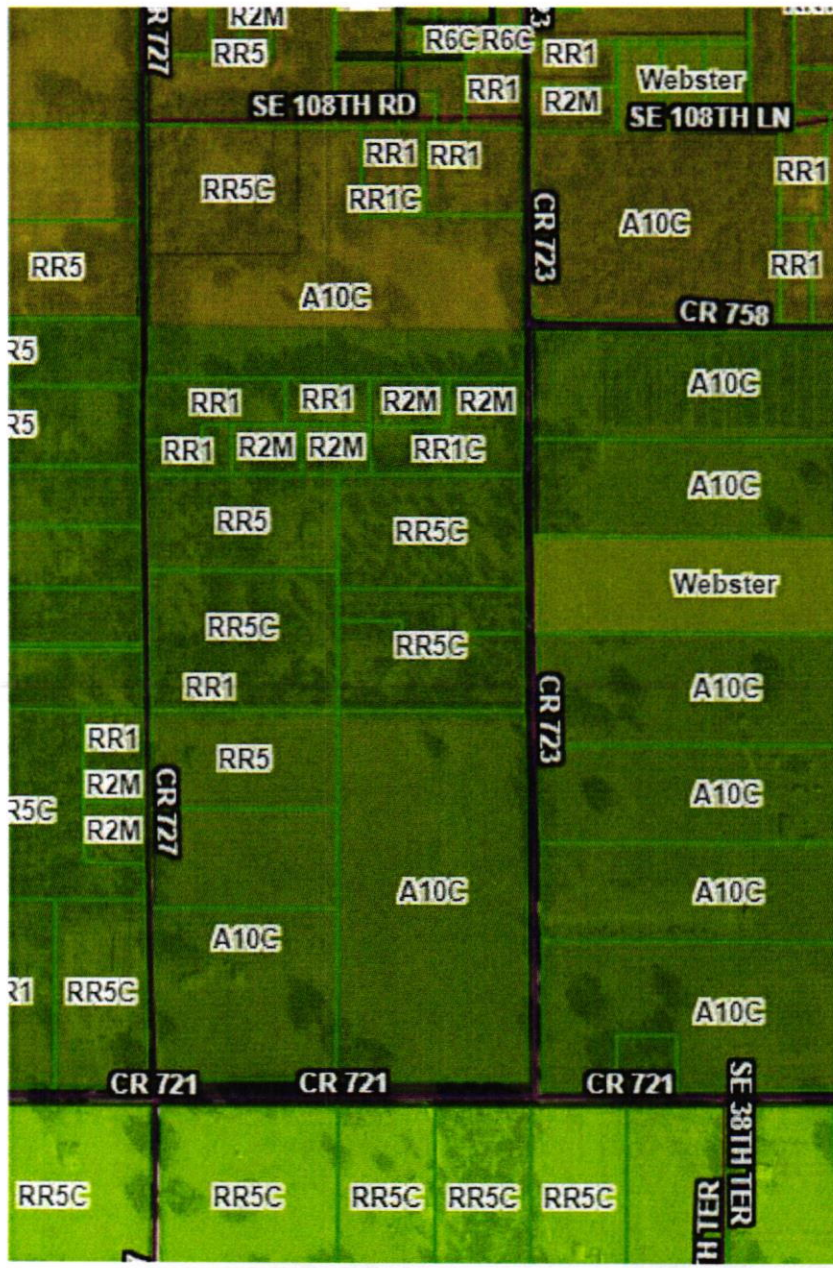
CONCLUSIONS

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

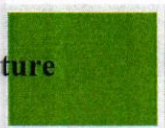
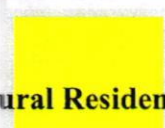
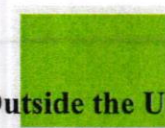
Notices Sent: 16

Map 1
General Location





Future Land Use Map

- Agriculture 
- Rural Residential 
- Outside the UDA 

Attachment
URBAN SPRAWL ANALYSIS

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

- (I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on that protects natural resources and ecosystems. **The subject property does not contain significant native vegetation.**

- (V) Preserves Agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils. **The proposed amendment will not affect prime agricultural areas as the property is currently inconsistent with the Agriculture criteria in the code.**

- (V) Creates a balance of land uses based upon demands of residential population for the nonresidential needs of an area. **The land use change will not significantly affect the mixture of land uses.**

- (VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area. **The requested amendment will maintain the balance of land uses and allow for additional residential rural housing.**

ORDINANCE NO. 2024-16

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA PROVIDING FOR THE REZONING OF REAL PROPERTY TOTALING 19.22 ACRES, MORE OR LESS, IN SIZE (TAX PARCEL IDENTIFICATION NUMBER T07-106) WITHIN THE CITY LIMITS TO RR1C, LOW DENSITY RURAL RESIDENTIAL WITH CONVENTIONAL HOUSING 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, , Robert and Beatrice Godfrey mailing address: 4027 Sugar Creek Lane Lakeland, FL 33811. are the owners of the property which is the subject of this Ordinance; and

WHEREAS, The real property, totaling 19.22 +/- acres in size, is located on the North and East of CR 721 and 723 respectively; and

WHEREAS, The Godfrey's owned the subject property, in May of 2024 when a voluntary annexation into the municipal limits of the City of Webster, Florida was initiated; and

WHEREAS, The City Manager of the City of Webster pursuant to the controlling provisions of State law and the Code of Ordinances of the City of Webster, is petitioning to have the subject property reassigned from the Agriculture (County) Future Land Use designation to the Rural Residential Future Land Use designation;

WHEREAS, the City Council of the City of Webster, Florida has taken, as implemented by City staff, all actions relating to the approval action set forth herein in accordance with the requirements and procedures mandated by State law.

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

SECTION 1. LEGISLATIVE FINDINGS AND INTENT.

(a). The City Council of the City of Webster hereby adopts and incorporates into this Ordinance, the City staff report,. as well as the recitals (whereas clauses) to this Ordinance.

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

(c). The subject property, which is 0.95 acres MOL in size, is located on the West side of CR 723, 400 ft south of CR 758 off a private easement (Tax Parcel Number T07-050). The legal description of the subject property is provided in Attachment A.

(d). Public services are not currently available to the real property which is the subject of 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 19.22 acres MOL in size, shall be rezoned from A10C(County) zoning districts/classification to RR1C zoning district/classification.

(b). The City Manager, or designee, is hereby authorized to execute any and all documents necessary to formalize approval of the rezoning action taken herein and to revise and amend the Official Zoning Map or Maps of the City of Webster as may be appropriate to accomplish the action taken in this Ordinance.

SECTION 3. INCORPORATION OF MAP. The map attached to this Ordinance as the Attachment is hereby ratified and affirmed and incorporated into this Ordinance as a substantive part of this Ordinance.

SECTION 4. CONFLICTS. All ordinances or part of ordinances in conflict with this Ordinance are hereby repealed.

SECTION 5. SEVERABILITY. If any section, sentence, phrase, word, or portion of this Ordinance is determined to be invalid, unlawful or unconstitutional, said determination shall not be held to invalidate or impair the validity, force or effect of any other section, sentence, phrase, word, or portion of this Ordinance not otherwise determined to be invalid, unlawful, or unconstitutional.

SECTION 6. 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 _____ day of June, 2024.

CITY COUNCIL OF THE CITY OF WEBSTER, FLORIDA

Anagalys Vigoa, Mayor

Approved as to form and Legality:

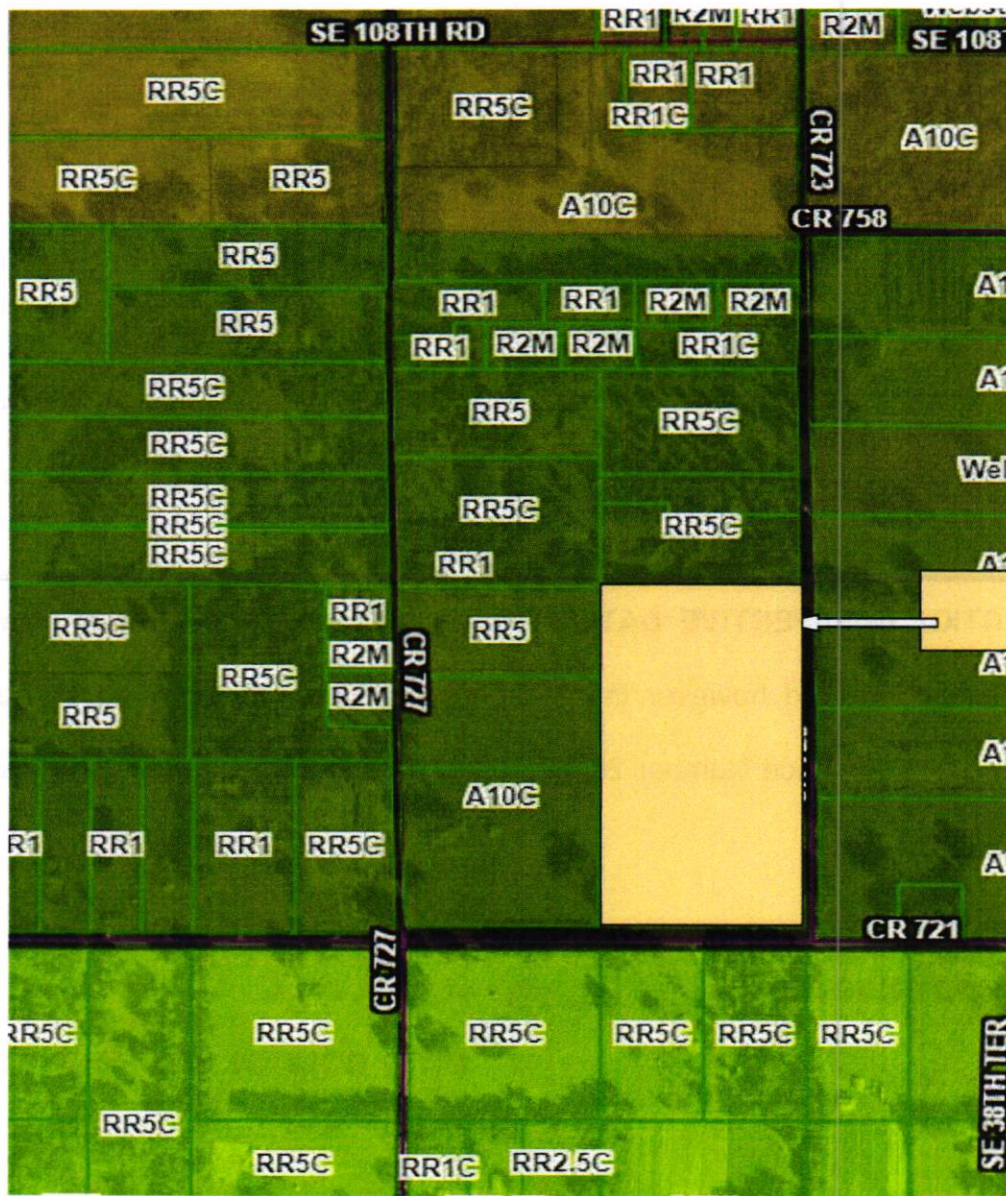
ATTEST:

**Amy Flood
City Clerk**

**William L. Colbert
City Attorney**

ATTACHMENT 1

Zoning Map



City Zoning
RR1C

ATTACHMENT 2
Legal Description

The E $\frac{1}{2}$ of SW $\frac{1}{4}$ of NE Less RD R/W

**CITY OF WEBSTER
REZONING APPLICATION**

**PLANNING & ZONING
MAY 9, 2024**

**CITY COUNCIL
MAY 16, 2024
JUNE 20, 2024**

CASE NUMBER: R-24-006845

LANDOWNER: Beatrice and Robert Godfrey

APPLICANT: City of Webster

REQUESTED ACTION: Rezone 19.22 acres from A10C (County) to RR1C (Webster) concurrent with small scale amendment SS-24-06843

PARCEL NUMBERS: T07-106

LEGAL DESCRIPTION: THE E 1/2 OF SW 1/4 OF NE 1/4 LESS RD R/W

EXISTING ZONING: County – A10C (General Agriculture with Conventional Housing)

EXISTING USE: vacant-

FUTURE LAND USE: Rural Residential (concurrent application)

PARCEL SIZE: 19.22 acres MOL

LOCATION: Located on the North and East of CR 721 and 723 respectively

SURROUNDING LAND USE AND ZONING

The subject property is sits south of the City of Webster currently, however consistent with the Joint Planning Agreement with the County, lands have the ability to annex into

municipalities regardless of being contiguous with the jurisdiction in order to eventually accomplish a more compact and focused area of development and conserve resources.

As described, the property is currently located in the unincorporated portion of the County, surrounded by Agricultural Land Uses but inconsistent zoning designations. This pattern occurs on the south, and west sides of the parcel, but predominately to the north of the parcel toward the Webster City boundaries. The property is also at the southern boundary of the Urban Development Boundary of the County which allows denser more compact development.

CASE SUMMARY

The rezoning will add the property to the City's Zoning Map with a RR1C zoning designation. The RR1C zoning assignment will allow for one residential home and associated accessory uses such as garages, sheds, and swimming pools per one acre lot, once platted. Houses are required to meet Florida Building Code standards.

CASE ANALYSIS:

The request is to adopt City zoning following annexation. This application is concurrent with small scale land use amendment SS-24-06843 which seeks a Rural Residential Future Land Use assignment

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

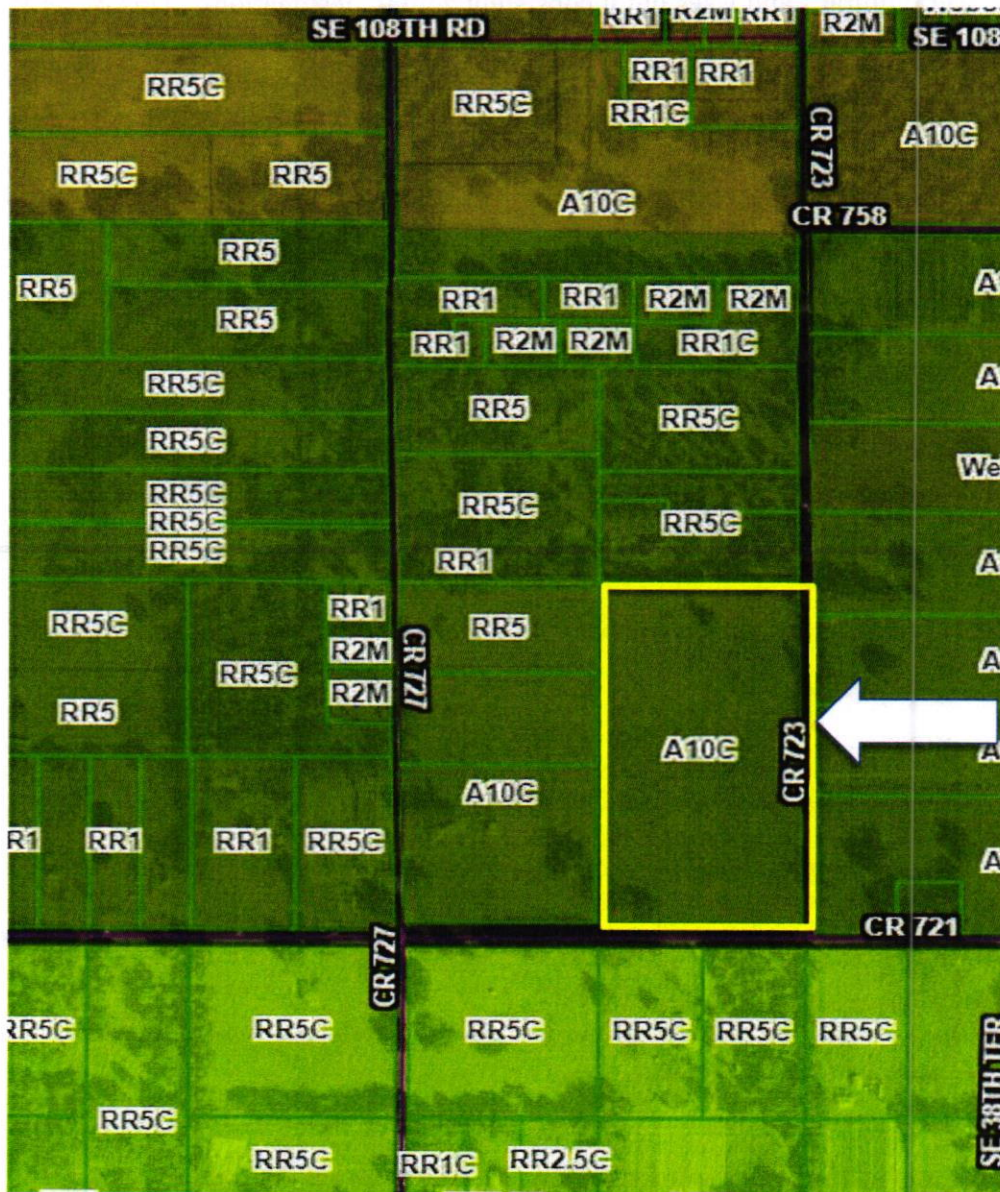
- a) Change of conditions, or absence of changed conditions.
The property is being annexed into Webster.
- b) Community need, or lack of community need.
The requested rezoning will allow residential uses in an area with similar uses.
- c) Benefits to the community.
The rezoning will benefit the community by allowing continued residential use of a vested lot..
- d) The rights of private property owners.
This rezoning will preserve the existing rights rights currently in place with County land use and zoning.

CONCLUSIONS

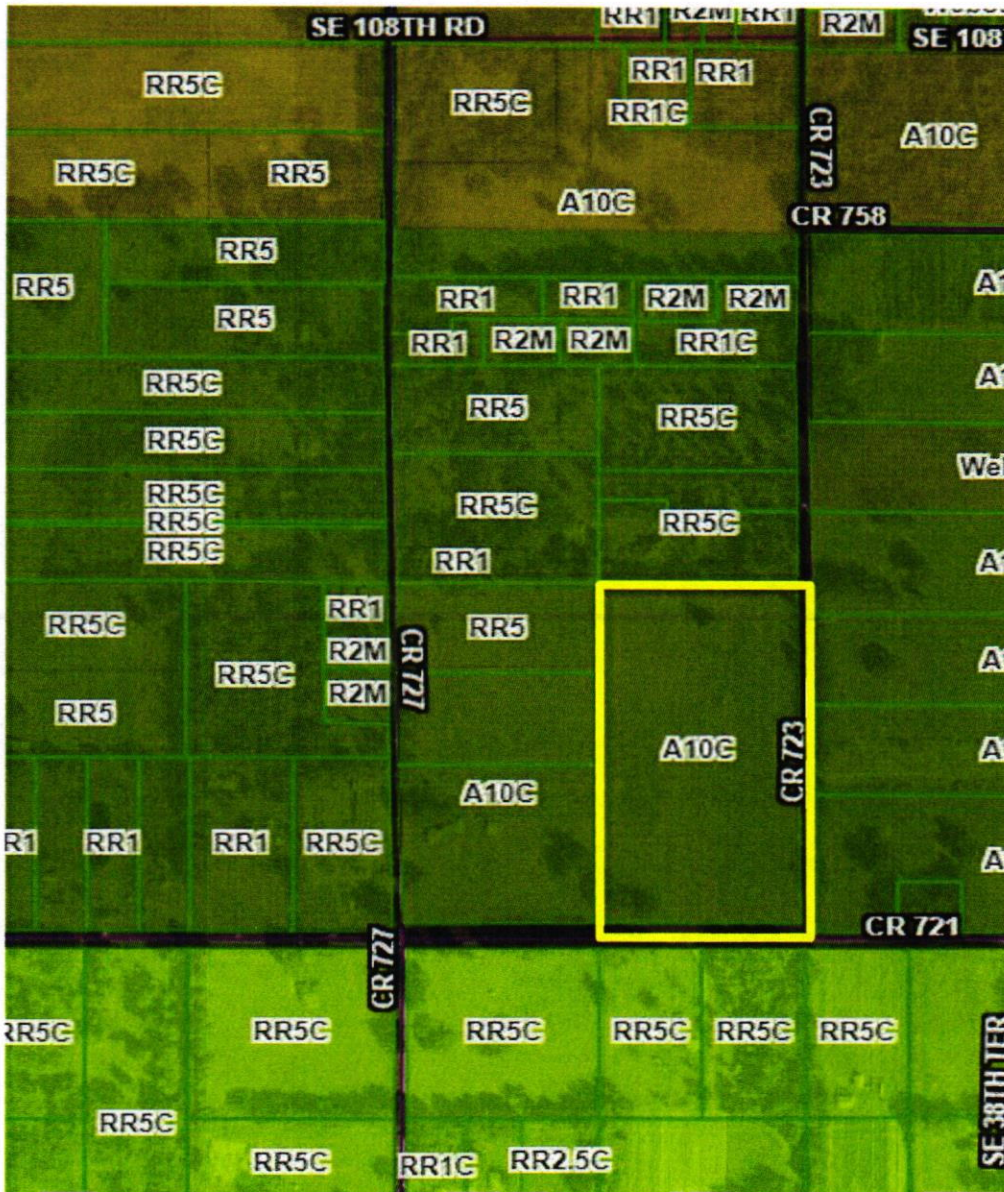
Staff deemed the application sufficient for review. Staff has found the request in compliance with the minimum requirements of the Webster Land Development Code and Comprehensive Plan and recommends approval contingent upon approval of future land use amendment SS-24-06843.

Notices Sent: 15

**Map 1
General Location**



Map 2
Surrounding Zoning Assignments



ORDINANCE NO. 2024-17

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

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

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

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

WHEREAS, the City Council of the City of Webster, Florida has taken, as implemented by City staff, all actions relating to the approval action set forth herein in accordance with the requirements and procedures mandated by State law.

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

SECTION 1. LEGISLATIVE FINDINGS AND INTENT.

(a). The City Council of the City of Webster hereby adopts and incorporates into this Ordinance the City staff report as well as the recitals (whereas clauses) to this Ordinance.

(b). The subject property, which is 0.78 acres MOL in size, is located on the West side of SE 1st Street, 200 ft west of the Church Sanctuary (Tax Parcel Identification Number T06A112). The legal description of the subject property is provided in Attachment A.

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

SECTION 2. REZONING OF REAL PROPERTY/IMPLEMENTING ACTIONS.

(a). Upon enactment of this Ordinance the following described property, as depicted in Attachment A of this Ordinance, and totaling is 0.78 acres MOL in size, shall be able to be used as an ancillary facility for the First Baptist Church of Webster.

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

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

SECTION 4. SEVERABILITY. If any section, sentence, phrase, word, or portion of this Ordinance is determined to be invalid, unlawful or unconstitutional, said determination shall not be held to invalidate or impair the validity, force or effect of any other section, sentence, phrase, word, or portion of this Ordinance not otherwise determined to be invalid, unlawful, or unconstitutional.

SECTION 5. NON-CODIFICATION. This Ordinance shall not be codified in the *City Code of the City of Webster* or the *Land Development Code of the City of Webster*; provided, however, that the actions taken herein shall be depicted on the zoning maps of the City of Webster by the City Manager, or designee.

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

PASSED AND ENACTED this day of June, 2024.

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

Anagalys Vigoa, Mayor

ATTEST:

Approved as to form and Legality:

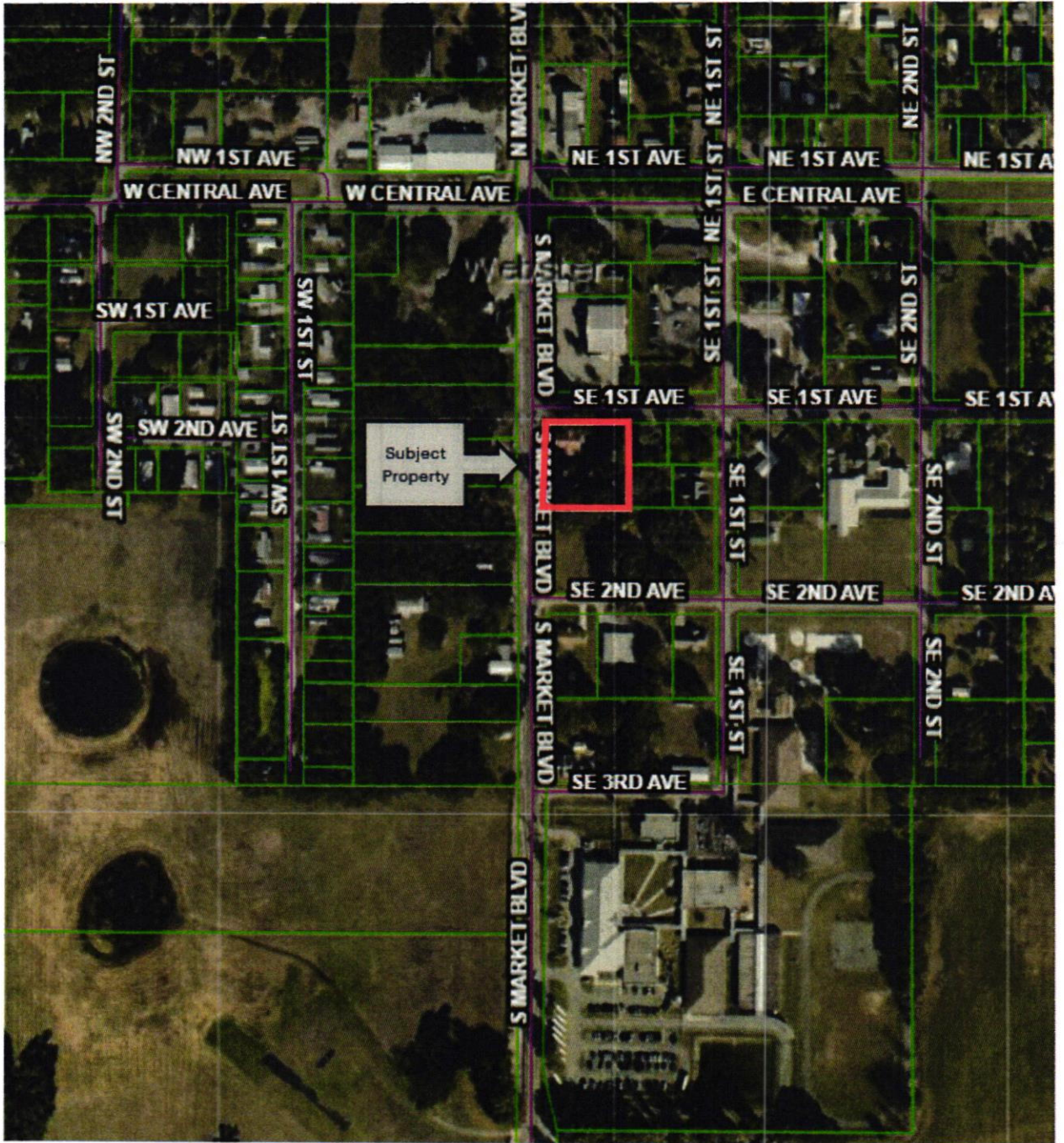
Amy Flood
City Clerk

William L. Colbert
City Attorney

Attachment A
Legal Description

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

Map



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

**PLANNING & ZONING
APRIL 9, 2024**

CASE NUMBER: S-24-004434

LANDOWNERS: First Baptist Church of Webster

APPLICANT: Jessica Duteau

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

PARCEL NUMBERS: T06A104

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

EXISTING ZONING: R6C

EXISTING USE: Residence

FUTURE LAND USE: Urban Residential

PARCEL SIZE: 0.78 acres MOL

LOCATION: City of Webster (Map 1)

CASE SUMMARY:

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

CASE ANALYSIS:

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

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

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

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

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

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

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

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

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

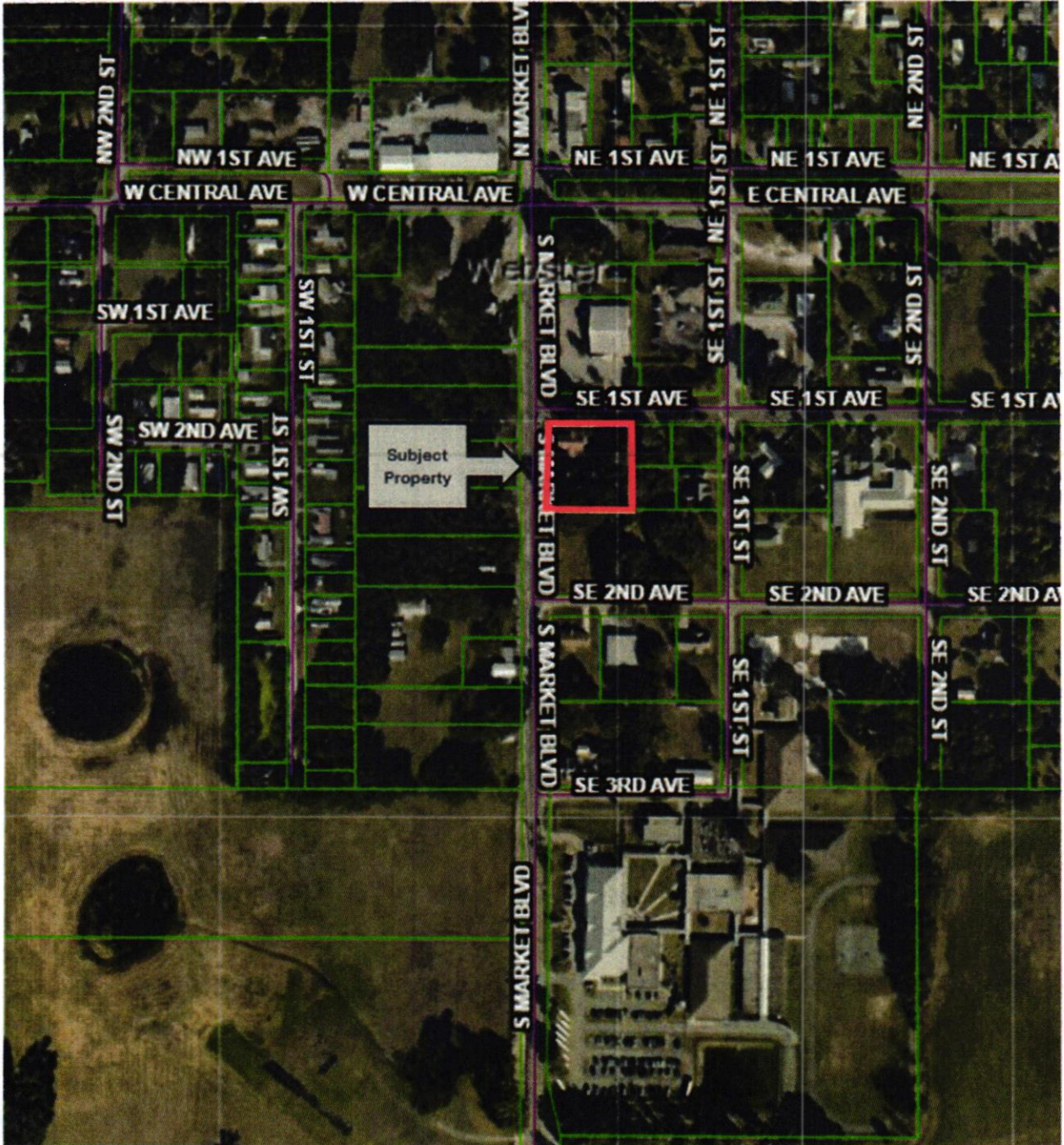
DEVELOPMENT SERVICES DEPARTMENT STAFF CONCLUSIONS:

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

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

Notices Sent: 36

Map 1 General Location



Map 2 Surrounding Land Use and Zoning

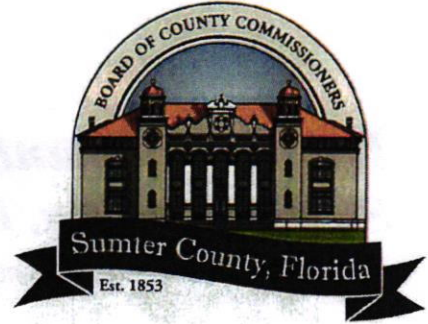


Key

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

Board of County Commissioners Sumter County, Florida

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



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

April 4, 2024

CITY OF WEBSTER APPLICATIONS

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

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

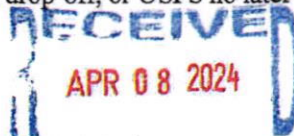
The property is generally located at 23 SE 1st Ave, Webster FL, 33597.

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

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

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

Please return comments by email, drop-off, or USPS no later than. **April 10, 2024.**
Case(s): S-24-00434



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

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

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

Jeffrey A. Bogue, District 4
2nd Vice Chairman
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Don Wiley, District 5
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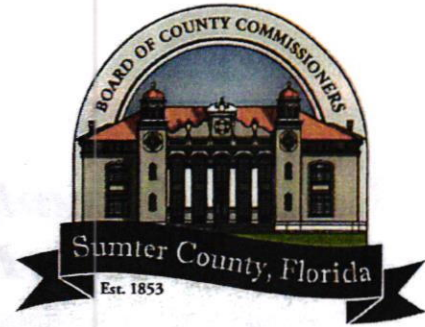
Bradley S. Arnold,
County Administrator
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7375 Powell Road
Wildwood, FL 34785

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

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

Board of County Commissioners Sumter County, Florida

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

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Brooksville, Florida 34605

ORDINANCE NO. 2024-18

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WEBSTER, FLORIDA, AMENDING THE UNIFIED COMPREHENSIVE PLAN OF SUMTER COUNTY, AS PREVIOUSLY AMENDED; PROVIDING FOR AMENDMENT OF MAP 1-5 – 2045 FUTURE LAND USE CITY OF WEBSTER, OF THE FUTURE LAND USE MAP OF THE FUTURE LAND USE ELEMENT OF THE UNIFIED COMPREHENSIVE PLAN OF SUMTER COUNTY, PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Webster, Florida, is proposing to amend its Joint Planning Area boundary as shown in Map 1-5 – 2024 Future Land Use City of Webster, of the Future Land Use Map of the Future Land Use element of the Unified Comprehensive Plan of Sumter County.

WHEREAS, the City of Webster and Sumter County work together through the Interlocal Service Boundary and Joint Planning Area Agreements consistent with Chapter 171 part II, Florida Statutes, to coordinate and support growth and expansion through a unified effort when deemed in the best interest of the residents of the City of Webster.

WHEREAS, the City of Webster and the County have met to discuss the expansion of utility service areas and how they can support continual annexation into the city.

WHEREAS, pursuant to Chapter 163, Florida Statutes, the City is authorized to amend the area of the Joint Planning Agreement.

WHEREAS, based on competent substantial evidence presented and considered during properly noticed quasi-judicial public hearings, the City Council of Webster approved the above referenced amendment providing for the City of Webster Joint Planning Area.

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

SECTION 1. LEGISLATIVE FINDINGS AND INTENT.

(a). The City Council of the City of Webster hereby adopts and incorporates into this Ordinance the City staff report and City Council agenda memorandum relating to the application relating to the proposed amendment to the *City of Webster Comprehensive Plan* pertaining to the subject property.

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

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

(d). The above recitations (WHEREAS Clauses) are true and correct and are incorporated herein by this reference.

SECTION 4. CONFLICTS. All ordinances or part of ordinances in conflict with this Ordinance are hereby repealed.

SECTION 5. SEVERABILITY. If any section, sentence, phrase, word, or portion of this Ordinance is determined to be invalid, unlawful or unconstitutional, said determination shall not be held to invalidate or impair the validity, force or effect of any other section, sentence, phrase, word, or portion of this Ordinance not otherwise determined to be invalid, unlawful, or unconstitutional.

SECTION 6. CODIFICATION/INSTRUCTIONS TO CODE CODIFIER. It is the intention of the City Council of the City of Webster, Florida, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the codified version of the City of Webster Comprehensive Plan and/or the Code of Ordinances of the City of Webster, Florida in terms of amending the Future Land Use Map of the City.

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

PASSED AND ENACTED this _____ day of _____, 2024.

CITY COUNCIL OF THE CITY OF
WEBSTER, FLORIDA

Anagalys Vigoa, Mayor

ATTEST:

Approved as to form and Legality:

Amy Flood
City Clerk

William L. Colbert,
City Attorney

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

**PLANNING AND ZONING
May 9, 2024**

**CITY COUNCIL
May 16, 2024 – first reading
June 20, 2024 – final vote**

CASE NUMBER: SS-24-06468

REPRESENTATIVE: City of Webster

REQUESTED ACTION: Amend the Joint Planning Area of the City of Webster to include 4,857 additional acres.

LOCATION: City of Webster, Unincorporated Sumter County

GENERAL DESCRIPTION AND BACKGROUND

Through coordination with the City of Webster and Sumter County, the City is proposing a boundary change to the Unified Comprehensive Plan Map 1-5 – 2045 Future Land Use City of Webster, to include an additional 4,857 acres in the Joint Planning Area. Per Policy 1.3.1 of the Unified Comprehensive Plan of Sumter County, the Interlocal Service Boundary and Joint Planning Area Agreements (ISBA) were adopted by the Sumter County Board of Commissioners by Ordinance 2009-19, as amended, and Ordinance 2009-21, as amended, with the City of Webster and adopted by Ordinance 2016-22. The Joint Planning Area (JPA) boundary change that the City of Webster is proposing currently, can be seen in Map 1. The City and the County have met to understand where the proposed changes are located and why they are needed. At the time of the City’s Joint Planning Agreement boundary adoption in 2016, the area encompassed 6,060 acres MOL. The City is proposing this area to be increased to 10,917 acres MOL which is an addition of 4,857 acres (Map 1). The new boundary has been created with the consideration of the criteria laid out in the Unified Comprehensive Plan policies 7.2.1 – Interlocal Service Boundary and Joint Planning Area Agreements Adopted by Reference, Policy 7.2.2 – Joint Planning and Municipal Services Area, and Policy 7.2.3. Annexation within the Joint Planning Area.

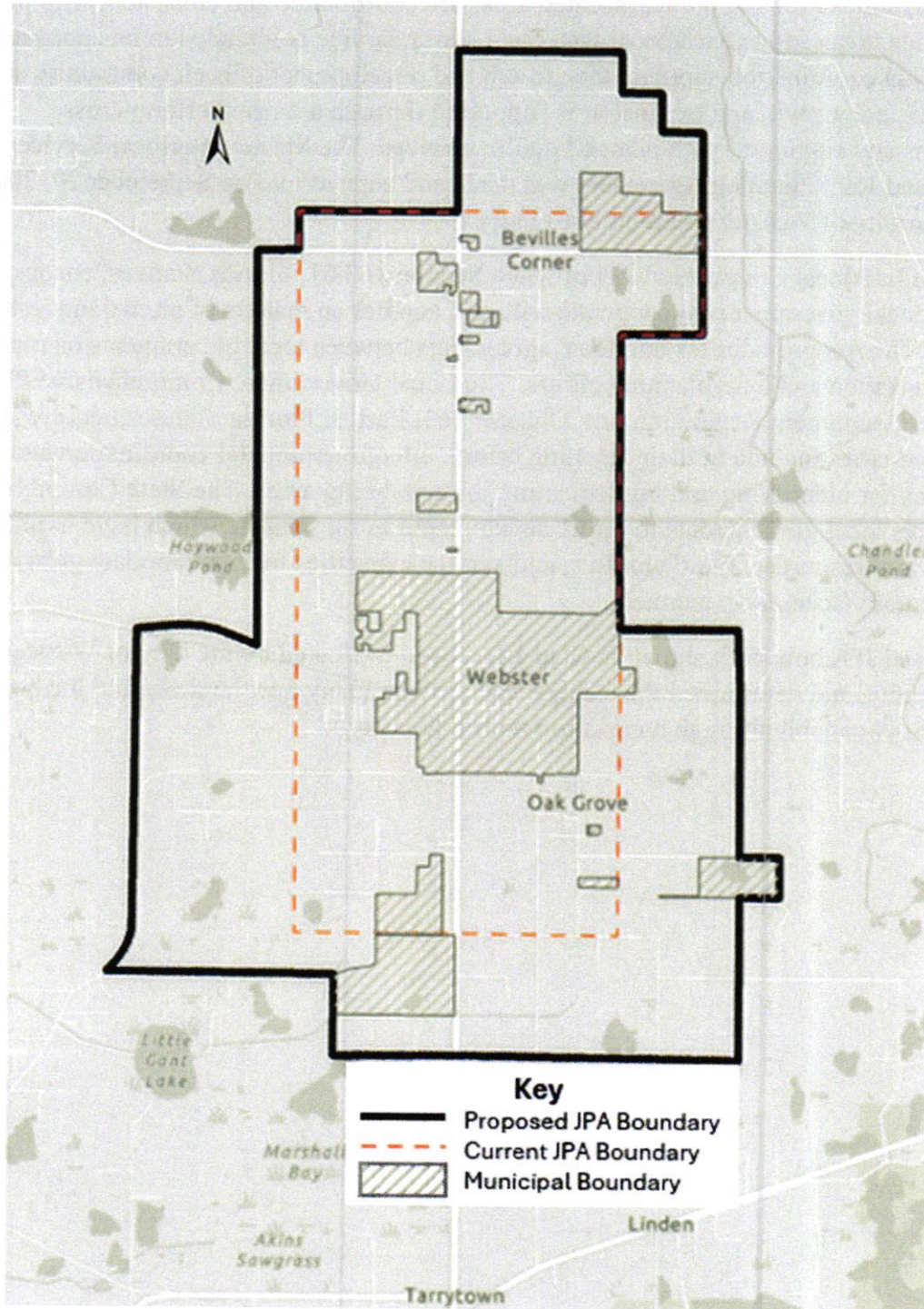
Per Objective 7.2 Interlocal Service Boundary and Joint Planning Agreements of the Unified Comprehensive Plan, the County and Cities shall coordinate services pursuant to the effective

Interlocal Service Boundary Agreement (ISBA) and Joint Planning Agreement (JPA) consistent with Chapter 171 part II, Florida Statutes and adopted by each of the Cities and County. The ISBA assures that land use decisions are consistent with the Comprehensive Plan of each jurisdiction; annexations of unincorporated areas are coordinated and consistent with planned future service areas and expansion of water and sewer service is intended to be coordinated and efficient. This coordination supports the growth and development of each community and future municipal growth and expansion is supported through a unified effort across jurisdictions and supported with planned public services. The Master Interlocal Service Boundary and Joint Planning Agreement was made and entered into on September 29, 2009, between the City of Webster and Sumter County.

The Florida Interlocal Cooperation Act of 1969, Section 163.01, Florida Statutes, encourages and empowers local governments to cooperate with one another on matters of mutual interest and advantage. The Act provides for interlocal agreements between local governments on matters such as annexation and joint planning efforts. The Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Part II, Florida Statutes, requires that counties and cities include in their planning efforts intergovernmental coordination and mechanisms for identifying and implementing joint planning areas. The State Comprehensive Plan requires local governments to direct development to those areas which have in place the land and water resources, fiscal abilities, and service capacities to accommodate growth in an environmentally acceptable manner.

The proposed JPA boundary shown in Map 1 has been evaluated by the City of Webster and Sumter County, and determined the change will provide many new land use and local service opportunities available through annexation within the City.

Map 1
JPA Boundary - Current and Proposed



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 County's Capital Improvements program.

CONCLUSIONS

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