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**AGENDA**  
**PLANNING AND ZONING BOARD**  
**CITY OF WEBSTER**  
Webster City Hall, 85 E. Central Avenue  
December 14, 2023 - 6:00 P.M.

**I. CALL TO ORDER**

Pledge of Allegiance, Invocation  
Roll Call and Determination of Quorum

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

**II. APPROVAL OF MINUTES**

Planning & Zoning – November 9, 2023  
M\_\_\_\_\_ S\_\_\_\_\_ Roll Call Vote

**III. PUBLIC HEARING**

Approval of Ordinance 2023-28 Comp Plan Amendment-Parcel ID N36-101, N36-219-Wintersteen  
M\_\_\_\_\_ S\_\_\_\_\_ Roll Call Vote

Approval of Ordinance 2023-29 Rezoning-Parcel ID N36-101, N36-219-Wintersteen  
M\_\_\_\_\_ S\_\_\_\_\_ Roll Call Vote

Approval of Ordinance 2023-30 Comp Plan Amendment-Parcel ID T07-050-Thornton  
M\_\_\_\_\_ S\_\_\_\_\_ Roll Call Vote

Approval of Ordinance 2023-31 Rezoning-Parcel ID T07-050-Thornton  
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

November 9, 2023

Planning and Zoning Meeting

6:00 P.M.

#### **I. CALL TO ORDER**

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

#### **II. APPROVAL OF THE MINUTES**

Board Member Green made a motion for approval of the minutes for October 12, 2023, seconded by Board Member McClanahan.

Vote was as follows:

Chairwoman Yost-Yes

Board Member Green-Yes

Board Member McClanahan-Yes

Motion passed 3-0

#### **III. PUBLIC HEARING**

Board Member McClanahan made a motion for approval of Ordinance 2023-27 Annexation-Parcel ID T07-050-Geri and Tyrus Thornton, seconded by Board Member Green.

County Planner Sue Farnsworth apprised board members about the Ordinance.

Vote was as follows:

Chairwoman Yost-Yes

Board Member Green-Yes

Board Member McClanahan-Yes

Motion passed 3-0

Board Member Green made a motion for approval of the variance for setback for donated property to Habitat for Humanity, seconded by Board Member McClanahan.

County Planner Sue Farnsworth apprised board members about the Ordinance.

Vote was as follows:

Chairwoman Yost-Yes

Board Member Green-Yes

Board Member McClanahan-Yes

Motion passed 3-0

<b>IV. ADJOURNMENT</b>
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Board Member McClanahan made a motion to adjourn, seconded by Board Member Green.

Chairwoman Yost-Yes

Board Member Green-Yes

Board Member McClanahan-Yes

Motion passed 3-0

Meeting adjourned at 6:14 P.M.

\_\_\_\_\_  
Deanna Naugler, City Manager

Attest:

\_\_\_\_\_  
Amy Flood, City Clerk

## ORDINANCE NO. 2023-28

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 14 ACRES (TAX PARCEL IDENTIFICATION NUMBERS N36-101 AND N36-219), AND DESCRIBED IN THIS ORDINANCE FROM THE COMMERCIAL FUTURE LAND USE DESIGNATION (COUNTY) TO THE COMMERCIAL 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 DIRECTIONS TO THE CODE CODIFIER AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, John and Alice Wintersteen, mailing address: 2484 E C-478, Webster FL 33597 (Tax Parcel Identification Number N36-219); and Reinaldo Rose, mailing address 7015 Howard Ave, Tampa, FL 33606 (Tax parcel N36-101) are the owners of the property which is the subject of this Ordinance; and

**WHEREAS**, The real property, totaling 14 +/- acres in size, is located on the north side of E C-478; and

**WHEREAS**, John and Alice Wintersteen owned the subject property, both parcels N36-101 and N36-219, in February 2023 when they initiated voluntary annexation into the municipal limits of the City of Webster, Florida.; and

**WHEREAS**, The City Manager of the City of Webster pursuant to the controlling provisions of State law and the Code of Ordinances of the City of Webster, is petitioning to have the subject property reassigned from the Commercial (County) future land use designation to the Commercial future land use designation;

**WHEREAS**, the City Council of the City of Webster, Florida has taken, as