

**ORDINANCE NO. 1495-24**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA ANNEXING APPROXIMATELY 9.98 ACRES (MOL) INTO THE CORPORATE LIMITS OF THE CITY DESCRIBED AS PARCEL NUMBER 23-26-21-0020-00200-0000 AND 23-26-21-0020-00200-0010 ZEPHYRHILLS, FLORIDA, IN ACCORDANCE WITH SECTION 171.044, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.**

**WHEREAS**, Mitek INC, owner of the lands hereinafter described in Section 1 below, and have requested and consented through a Petition for Annexation for approximately 9.98 acres of property (MOL) described in Section 1 below to be annexed into the boundaries of the City of Zephyrhills; and

**WHEREAS**, the City Council has determined that said property is contiguous to the municipal boundaries of the City, that the area off annexation is reasonably compact, the area will be developed for urban purposes, and currently lies within unincorporated Pasco County, and that the annexation of said property will not result in the creation of any enclave; and

**WHEREAS**, the City is authorized by Chapter 171.044, Florida Statutes, to annex contiguous and infill areas, and to extend the City limits upon receipt of written consent of the landowners together with the approval of the City Council after published notice and public hearings; and

**WHEREAS**, the City Council finds that the Ordinance number, heading, brief description of the area to be annexed and a map depicting where the lands are to be annexed are located was properly published and advertised as request by Florida Statutes; and

**WHEREAS**, all other procedural and notice requirements mandated by State Law and the City's Land Development Regulations have been followed and satisfied; and

**WHEREAS**, the City Council has reviewed and evaluated the Petition submitted, and has determined that the annexation of said lands into the City is in the public interest and is consistent with the City's Comprehensive Plan and Land Development Regulations; and

**NOW THEREFORE, BE IT ENACTED, AND ORDAINED BY THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA, AS FOLLOWS:**

**SECTION 1:** The following described lands, lying and being situate in Pasco County, Florida, is hereby annexed to and included within the boundaries of the City of Zephyrhills, Florida, and municipal corporation:

Parcel I.D. No. 23-26-21-0020-00200-0000 & 23-26-21-0020-00200-0010

Legal Description: TRACTS 2 AND 15, IN SECTION 23, TOWNSHIP 26 SOUTH, RANGE 21 EAST, ZEPHYRHILLS COLONY COMPANY LANDS, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; LESS THE NORTH 360 FEET OF THE EAST 360 FEET THEREOF.

**&**

THE NORTH 360 FEET OF THE EAST 360 FEET OF TRACTS 2 AND 15, IN SECTION 23, TOWNSHIP 26 SOUTH, RANGE 21 EAST, ZEPHYRHILLS COLONY COMPANY LANDS, ACCORDING TO THE MAP OR PLAT

THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS  
OF PASCO COUNTY, FLORIDA.

**SECTION 2:** Said lands are contiguous to or are infill of the present City limits of the City of Zephyrhills. That said lands are now unincorporated and lie in the same County as said City, and when annexed would form a compact addition to the incorporated territory of said City. That owners of said lands contained in said area to be annexed have given written consent to have such annexation for said area.

**SECTION 3:** The City of Zephyrhills, Florida is authorized by the legislature of the State of Florida, pursuant to Section 177.044, Florida Statutes, and pursuant to the Charter of the City of Zephyrhills, to annex contiguous and infill areas and to extend the City limits or territorial boundaries upon receipt of a written consent of all owners of land contained in the area to be annexed, together with the approval of the City Council of the City of Zephyrhills, of said annexation duly expressed by Ordinance.

**SECTION 4:** Upon this Ordinance becoming effective, the property Owners of said property shall be entitled to all the rights and privileges and immunities as are from time-to-time granted to property Owners of the City of Zephyrhills, Florida as further provided in Chapter 171.044, 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 Zephyrhills, Florida and the provisions of said Chapter 171.044, Florida Statutes.

**SECTION 5:** It is the intention of the City Council of the City of Zephyrhills, Florida by passage of this Ordinance to annex the above-described lands to said City within its territorial limits and the boundary lines of said City are hereby redefined and extended so as to include said area of land within its territorial limits upon the final passage of this Ordinance.

**SECTION 6:** Within seven (7) days after adoption, the City Clerk shall file a certified copy of the Ordinance, together with a map which clearly shows the annexed area, with the Clerk of the Courts of Pasco County, Florida; the Chairman of the Board of County Commissioners of Pasco County, Florida; the Property Appraiser of Pasco County, Florida; and the Department of State, Secretary of State, State of Florida, pursuant to Section 171.044, Florida Statutes.

**SECTION 7:** The provisions of this ordinance are declared to be severable and if any section, sentence, clause or phrase of this ordinance shall for any reason be held to be invalid or unconstitutional, this decision shall not affect the validity of the remaining section, sentences, clause and phrases of this ordinance, which shall remain in effect it being the legislative intent that this ordinance shall stand notwithstanding the invalidity of any part.


**SECTION 8:** Any ordinance in conflict with this ordinance is hereby repealed by implication.

**SECTION 9:** 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 Zephyrhills.

**SECTION 10:** This Ordinance shall become effective upon passage on the second reading and signing by the Mayor.

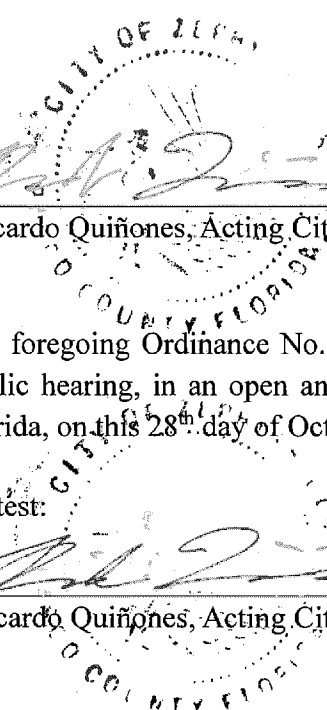
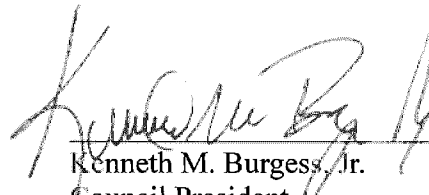
The foregoing Ordinance No. 1495-24 was introduced, read, and passed on the first reading in an open and regular meeting of the City Council of the City of Zephyrhills, Florida, on this 14<sup>th</sup> day of October 2024.

Attest:




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Ricardo Quiñones, Acting City Clerk

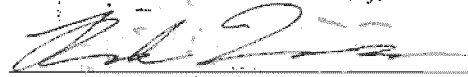




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Kenneth M. Burgess, Jr.  
Council President

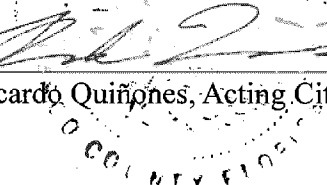
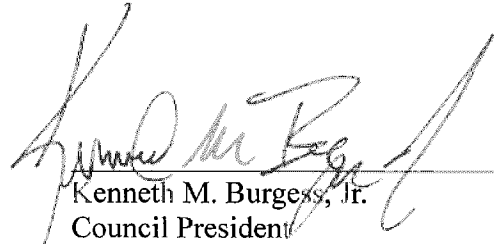
The foregoing Ordinance No. 1495-24 was read and passed on the second reading, following a public hearing, in an open and regular meeting of the City Council of the City of Zephyrhills, Florida, on this 28<sup>th</sup> day of October 2024.

Attest:




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Ricardo Quiñones, Acting City Clerk


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Kenneth M. Burgess, Jr.  
Council President


The foregoing Ordinance No. 1495-24 was approved by me this 28<sup>th</sup> day of October 2024.




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Melonie Bahr Monson, Mayor

Approved as to legal form and legal content  
for the reliance of the City of Zephyrhills only:




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Matthew E. Maggard, Esq.  
City Attorney



- NOTES:
1. BASEMAP AND BOUNDARY INFORMATION REFERENCED FROM A PLAN ENTITLED "A.L.A./N/S'S LAND TITLE SURVEY - PAUL BUCHANAN PARCEL", DATED 1 DECEMBER 2023, CONDUCTED BY COMPASS POINT SURVEYORS.
  2. AERIAL IMAGE PROVIDED BY BRNO SALES, CAPTURED ON 02/29/2024.



Date	Description	No.

DATE PLOTTED: 05/08/24  
 PROJECT: MITEK MANUFACTURING WAREHOUSE  
 PROJECT NO.: ZEPHYRUS

**LANGRAN**  
 Langran Engineering and  
 Environmental Services, LLC  
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 Orlando, FL 32827  
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 www.langran.com

Project: **MITEK MANUFACTURING WAREHOUSE**  
 ZEPHYRUS  
 FLORIDA

Drawing Title: **AERIAL MAP**  
 Date: 05/08/24

Project No.: 340027201  
 Date: 05 APRIL 2024  
 Drawn by: CDB  
 Checked by: JF  
 Drawing No.: **FG-01**