



## WEBSTER

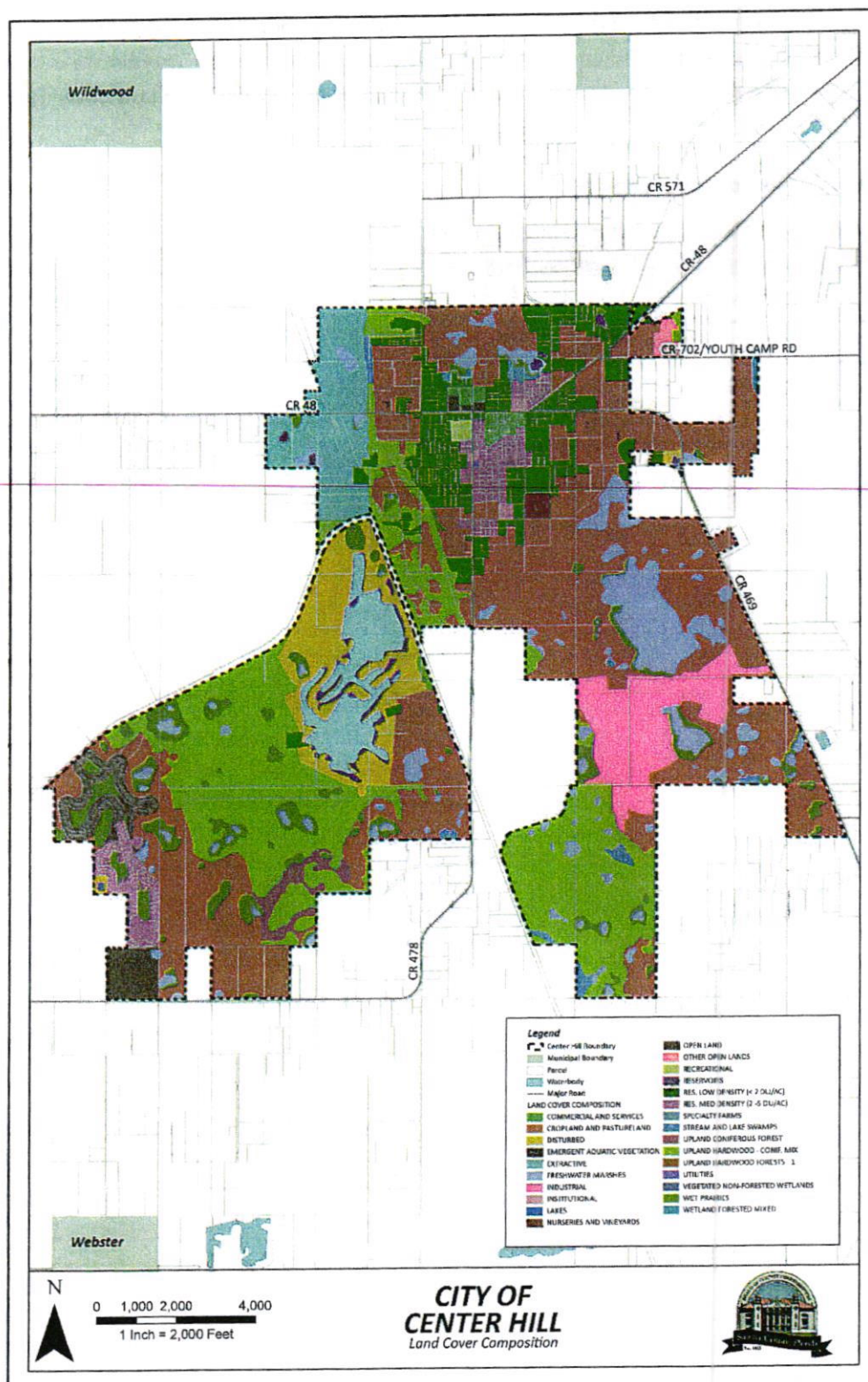
According to SWFWMD data, the five most prominent land uses/land coverage (by acreage) within the City of Webster are Cropland and Pastureland, Residential Medium Density 2 to 5 Dwelling Units per acre, Commercial and Services, Residential Low Density <2 Dwelling Units per acre, and Institutional. Table 15 shows the Land Cover/Land Use for the City.

**Table 14 Land Use & Land Cover in Webster**

| Land Use/Land Cover                     | Acres |
|---|-------|
| Cropland and Pastureland                | 453.9 |
| Residential Med Density 2-5 du per acre | 166.1 |
| Commercial and Services                 | 117.2 |
| Residential Low Density < 2 du per acre | 89.6  |
| Institutional                           | 44.6  |

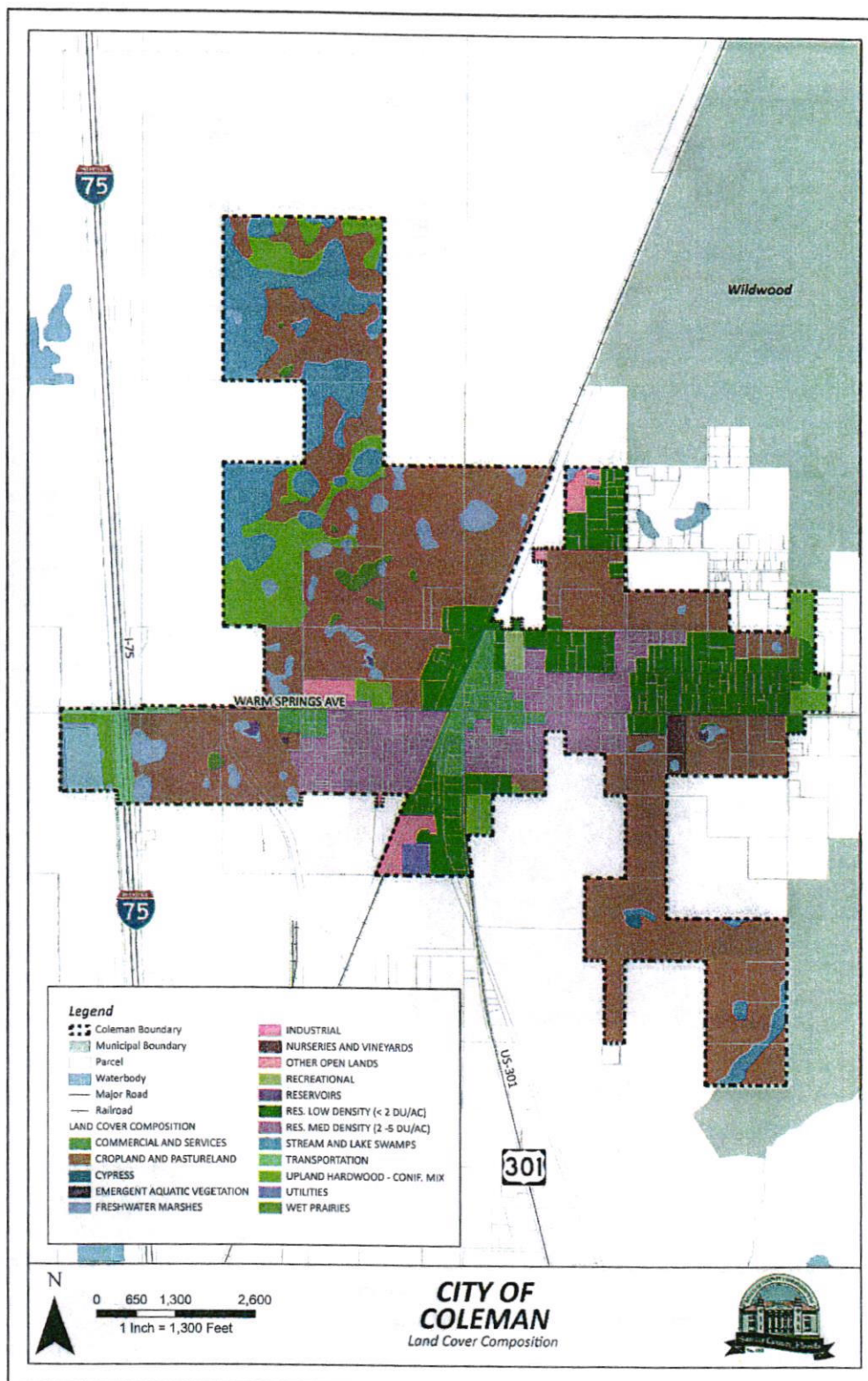
Sources: Sumter County, SWFWMD, 2022

**Figure 39 Center Hill Land Cover Composition**



Sources: Sumter County, SWFWMD, 2022

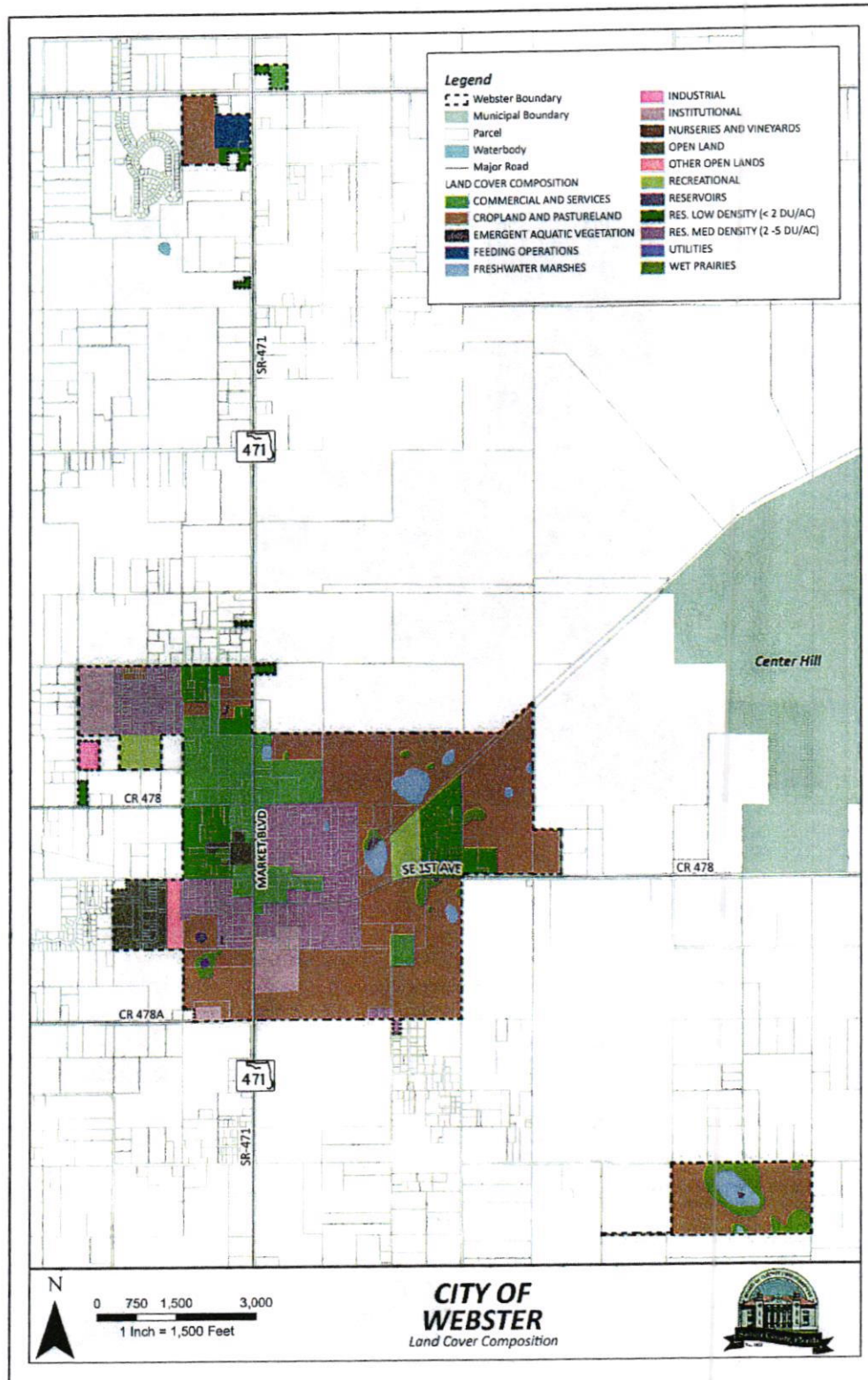
Figure 40 Coleman Land Cover Composition



Sources: Sumter County, SWFWMD, 2022



Figure 41 Webster Land Cover Composition



Sources: Sumter County, SWFWMD, 2022



# HOUSING



# HOUSING ELEMENT

## INTRODUCTION

While it is not mandated by Florida Statutes (F.S.), Sumter County plays a role in facilitating the provision of affordable housing by coordinating with affordable housing providers and ensuring safe and quality living standards are being met. Pursuant to Chapter 163, F.S., the housing element is intended to establish principles, guidelines, standards, and strategies to be followed in:

- The provision of housing for all current and anticipated future residents of the County.
- The elimination of substandard dwelling conditions.
- The structural and aesthetic improvement of existing housing.

The provision of adequate sites for future housing, including affordable workforce housing as defined in Section 380.0651(1)(h), F.S., housing for low-income, very low-income, and moderate-income families, mobile homes, and group home facilities and foster care facilities, with supporting infrastructure and public facilities.

This data and analysis document contains the background information used to develop the Housing Element Goals, Objectives and Policies (GOPs).

### *Historic Assets*

Residents of Center Hill, Coleman, and Webster wish to preserve their historic charm. The Cities have historic residential structures in varying degrees of preservation, and there is a desire for the older housing stock to be improved. There are opportunities for the Cities to highlight these historic assets to increase local renown, whether through a historic marker program or historic tours of homes

### *Prohibition on Mobile Homes*

The City of Center Hill has a prohibition on mobile homes, though this prohibition is not being applied uniformly. The City could consider putting a moratorium on mobile homes in certain zoning designations to limit their presence in the City.

### *Seasonal population*

The City of Webster recognizes the economic impact of the seasonal population on its community. Generally, the seasonal population is being housed in RV Parks, but the City wishes to evaluate whether there are other housing opportunities which may be permanent.

**Table 15 Housing Inventory**

| Type of Housing by Structure | Center Hill | Coleman | Webster |
|------------------------------|-------------|---------|---------|
| 1, detached                  | 212         | 302     | 168     |
| 1, attached                  |             | 3       |         |
| 2 units                      |             | 9       | 5       |
| 3 or 4 units                 |             |         | 59      |
| 5 to 9 units                 |             |         | 7       |



| Type of Housing by Structure | Center Hill | Coleman    | Webster    |
|------------------------------|-------------|------------|------------|
| Mobile home                  | 121         | 127        | 125        |
| Boat, RV, van, etc.          | 11          |            |            |
| <b>Total Units</b>           | <b>344</b>  | <b>441</b> | <b>364</b> |

Sources: ACS, ESRI BAO, 2022

**Table 16 Ownership, Rental, Year Built, Rent, & Value**

| Summary Table               | Center Hill | Coleman  | Webster  |
|-----------------------------|-------------|----------|----------|
| Number of Owners            | 179         | 195      | 139      |
| Number of Renters           | 93          | 76       | 141      |
| Median Year Structure Built | 1981        | 1976     | 1979     |
| Median Rent                 | \$865       | \$496    | \$691    |
| Median Home Value           | \$78,300    | \$91,300 | \$62,500 |

Sources: ACS, ESRI BAO, 2022

## Housing Affordability

Housing affordability is determined as percent of a household income dedicated to rent or a mortgage. As a matter of percent, the City of Webster, has the largest proportion of homes owners and renter that are considered cost burdened. Generally, housing affordability within the three cities would be considered to be good compared to the housing costs experienced in the northeastern portion of the County, where housing costs have surged in recent months (up 20% in the last 12 months).

**Table 17 Owner Costs as a Percentage of Household Income**

| Owner Cost Burden       | Center Hill | Coleman    | Webster    |
|-------------------------|-------------|------------|------------|
| <b>With Mortgage</b>    |             |            |            |
| Less than 30%           | 62          | 68         | 37         |
| More than 30%           | 13          | 37         | 29         |
| <b>Without Mortgage</b> |             |            |            |
| Less than 30%           | 101         | 84         | 60         |
| More than 30%           | 3           | 6          | 13         |
| <b>Total Owners</b>     | <b>179</b>  | <b>195</b> | <b>139</b> |

Sources: ACS, FHDC, 2022

**Table 18 Gross Rent as a Percentage Household Income**

| Renter Cost Burden   | Center Hill | Coleman   | Webster    |
|----------------------|-------------|-----------|------------|
| Less than 30%        | 35          | 48        | 73         |
| 30-49.9%             | 18          | 0         | 8          |
| 50% or More          | 8           | 9         | 60         |
| Not Computed         | 32          | 19        | 0          |
| <b>Total Renters</b> | <b>93</b>   | <b>76</b> | <b>141</b> |

Sources: ACS, FHDC, 2022



## Substandard Housing

Substandard housing conditions is metric that evaluates the general condition of the housing stock in a community. The City of Center Hill includes the largest percentage of homes considered substandard at approximately 15 percent. Whereas Coleman and Webster fall in the 6 to 9 percent range. Each of the cities are actively participating in the County's housing programs to help bring homes up to modern building codes.

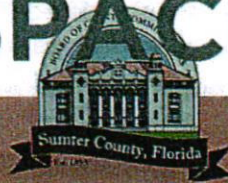
**Table 19 Substandard Housing**

| Percentage Units                     | Center Hill | Coleman | Webster |
|--------------------------------------|-------------|---------|---------|
| Lacking Complete Kitchen Facilities  | 15.9%       | 8.9%    | 7.8%    |
| Lacking Complete Plumbing Facilities | 15.4%       | 5.7%    | 7.2%    |

Sources: ACS, FHDC, 2022



# RECREATION & OPEN SPACE





# RECREATION & OPEN SPACE ELEMENT

## INTRODUCTION

Recreation is the pursuit of leisure time activities in an outdoor or indoor setting. Achieving the proper relationship in size, number, type and location of different park and recreation areas to serve the population is the primary objective of this plan element. The purpose of this element is to identify open space and recreation facilities, establish level of service standards for the provision of such facilities, and analyze current and projected park and recreational needs based on population projections and the established level of service standards. This element also contains specific goals, objectives, and policies to guide the provision of recreation and open space facilities through the year 2040.

### City Parks

**Table 20 City Park Inventory**

| Center Hill      |      | Webster                        |       | Coleman                 |      |
|------------------|------|--------------------------------|-------|-------------------------|------|
| Facility         | Ac   | Facility                       | Ac    | Facility                | Ac   |
| Erwin Bryan Park | 4.46 | B.M. Hewitt Recreation Complex | 5.77  | Coleman City Hall Park  | 3.22 |
|                  |      | Central Avenue Park            | 1.28  | Dunklin Riser Park      | 1.93 |
|                  |      | Sam S. Harris Memorial Park    | 11.4  | J.L. Rowe Memorial Park | 3.51 |
| Total Acreage    | 4.46 | Total Acreage                  | 18.45 | Total Acreage           | 8.66 |

Source: Sumter County, 2022

### Level of Service Analysis

Center Hill, Coleman, and Webster have level of service (LOS) minimum standards, listed below in Table 22. The Cities are currently meeting LOS Minimum Standards. As population grows within the Cities, the communities could consider a parks and recreation survey to evaluate the needs and desires of residents.

**Table 21 City Park Level of Service**

| Facility                               | Center Hill  | Webster      | Coleman      |
|--|--------------|--------------|--------------|
| Baseball/Softball Fields               | 1 per 5,000  | 1 per 5,000  | 1 per 5,000  |
| Basketball Courts                      | 1 per 5,000  | 1 per 5,000  | 1 per 5,000  |
| Handball/Racquetball Courts            | 1 per 20,000 | 1 per 20,000 | 1 per 20,000 |
| Multi-Use Rooms                        | 1 per 4,000  | 1 per 4,000  | 1 per 4,000  |
| Neighborhood/Community Centers         | 1 per 25,000 | 1 per 25,000 | 1 per 25,000 |
| Playgrounds (ages 14 and under)        | 1 per 500    | 1 per 500    | 1 per 500    |
| Shuffleboard Courts (ages 60 and over) | 1 per 1,000  | N/A          | N/A          |
| Football/Soccer Fields                 | 1 per 5,000  | 1 per 5,000  | 1 per 500    |
| Tennis Courts                          | 1 per 2,000  | N/A          | N/A          |
| Volleyball Courts                      | 1 per 10,000 | N/A          | N/A          |





## *Current Facilities Analysis*

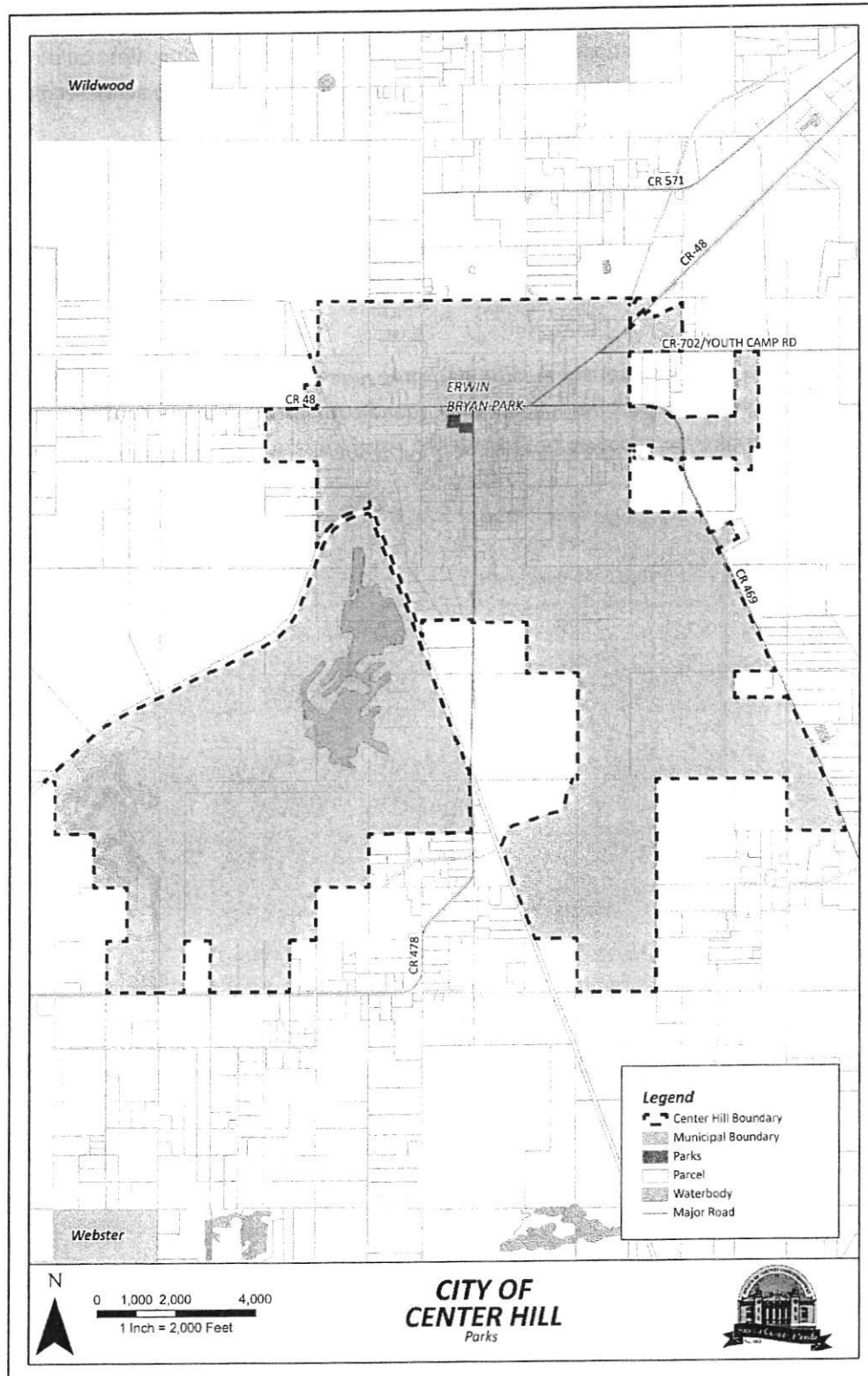
Each of the cities are currently meeting the adopted level of service (LOS) standards for active recreation and are anticipated to meet the future demand. Although not a current LOS standard, each of the cities could consider a parks acreage per 1,000 people LOS standard to ensure new development is providing adequate active recreation space for new residents.

## *Future Improvements*

Each of the Cities, during public engagement, shared a goal of connecting to the regional trail system. The City of Webster is planning to connect the Downtown with the Oak Alley RV Park to the east of Downtown via a trail along the former railroad.

The City of Coleman has received funding for planned capital improvements to three parks: Dunklin Risner, JL Rowe Park, and Shady Brook Park. These improvements include new playground equipment, new picnic tables, new pavilions, and new barbeque grills. Shady Brook Park is located outside of the City's jurisdictional boundaries, but the park is owned and maintained by the City.

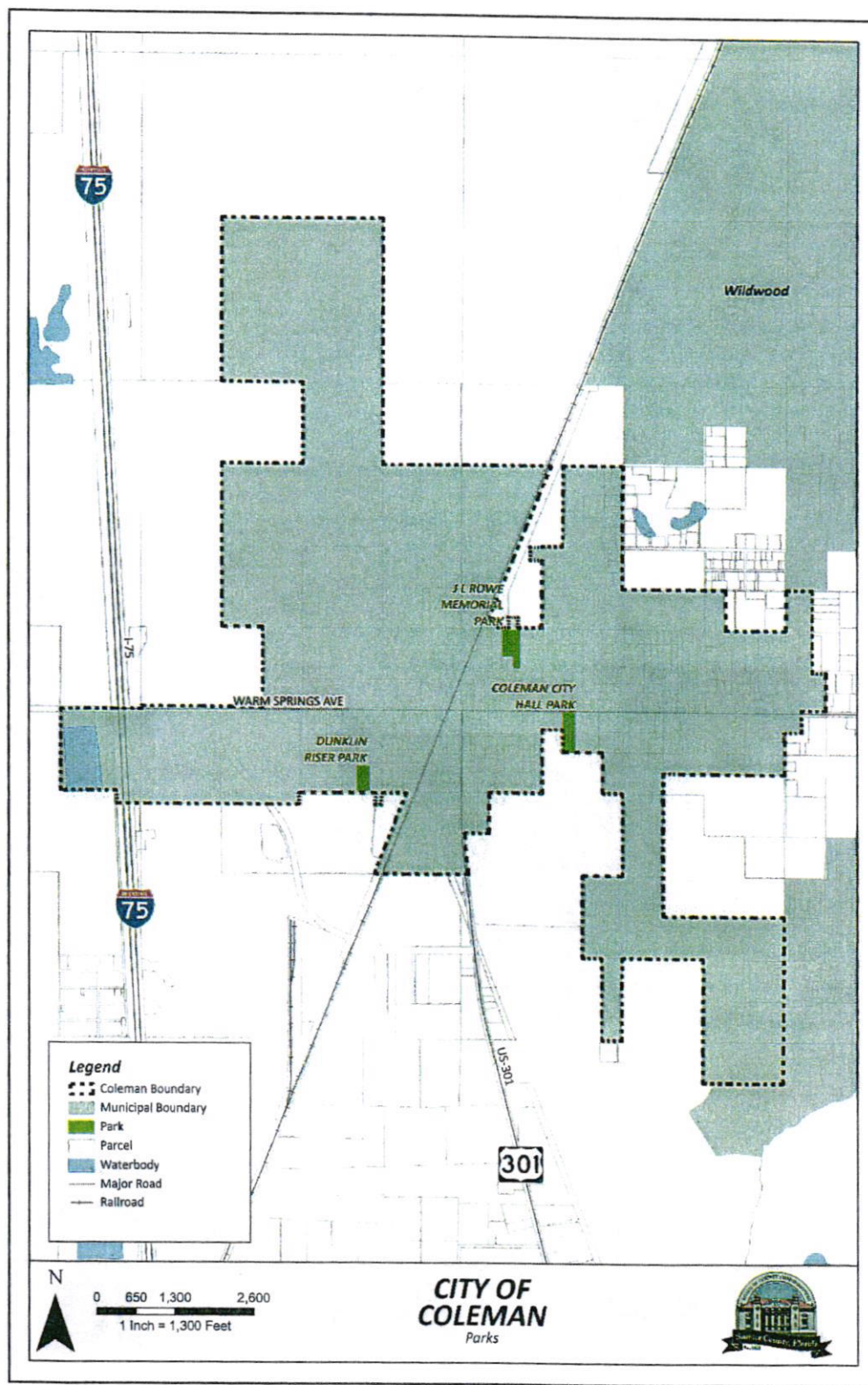
Figure 42 Center Hill Park Facilities



Source: Sumter County, 2022

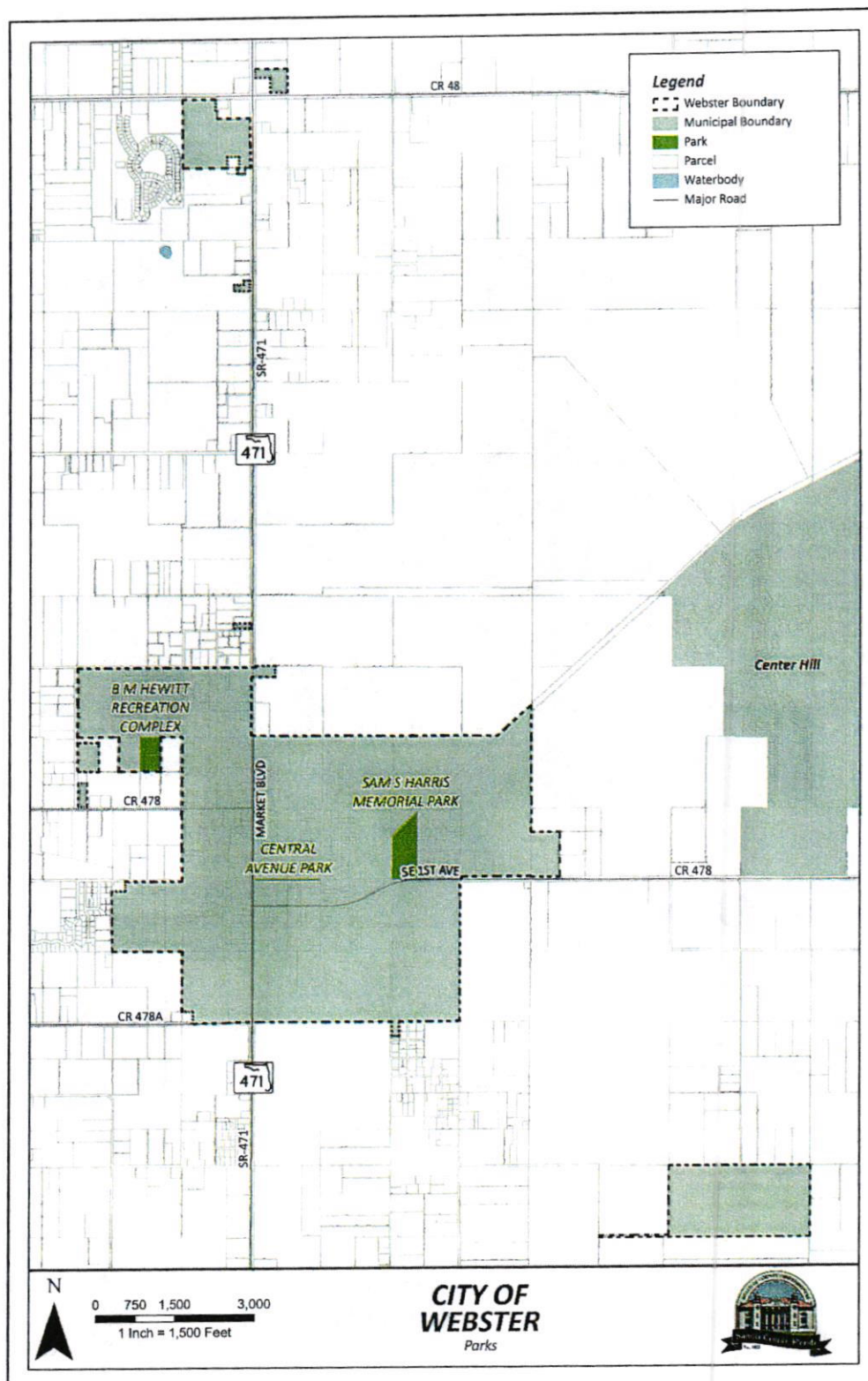


Figure 43 Coleman Park Facilities



Source: Sumter County, 2022

Figure 44 Webster Park Facilities



Source: Sumter County, 2022



# INTERGOVERNMENTAL COORDINATION







# INTERGOVERNMENTAL COORDINATION ELEMENT

## INTRODUCTION

The purpose of the Intergovernmental Coordination Element (ICE) is to establish mechanisms and methods to ensure the appropriate level of coordination between Sumter County and regional, state and federal agencies and adjacent jurisdictions.

In order to provide for consistency and coordination among state, regional and local governments and agencies, it is essential to plan for and engage in coordinated efforts, especially among adjacent jurisdictions. This coordination provides not only the method for the plans to be consistent, but also allows for more efficient delivery of services to County residents and businesses.

This element can also be used as a mechanism to provide direction to the County for future implementation of federal, state, regional, and local programs, grants and assistance. Numerous government programs exist which can be used by the County in the implementation of its Comprehensive Plan. In addition, these programs can be used to coordinate the increasing demands of population growth on the County's services and public infrastructure. Coordination between the County and the cities is crucial to ensure growth is managed in an orderly fashion and future and current residents are provided with the necessary services.

## ANALYSIS

The Cities of Center Hill, Coleman, and Webster have Interlocal Boundary Service Agreements (ISBA) with Sumter County. These agreements are outlined in the Data & Analysis section of the County's Intergovernmental Coordination Element. The County often partners with the cities for their infrastructure projects.

As described in the Infrastructure Element, Coleman is in discussions with the City of Wildwood for the provision of sewer service. The City of Bushnell currently provides wastewater treatment to the City of Webster.



# ECONOMIC DEVELOPMENT





# ECONOMIC DEVELOPMENT ELEMENT

## INTRODUCTION

The Economic Development Element is an optional element in Sumter County's Comprehensive Plan. The purpose of this element is to address the prevalent economic issues of today and the anticipated challenges facing the County's future. Although not a required element by Florida Statutes, the subject is important enough to warrant careful consideration during the comprehensive planning process. By doing so, the plan will be able to act as a guide for the future growth of the County's local economy. The value of this data and analysis section lies in the documentation of its statistics and conditions and in providing ideas and opportunities to spur economic development within the County.

### *Center Hill*

The major industries in the City of Center Hill are mining and agriculture, specifically cattle farming. During the public engagement process, workshop attendees shared their desire for the expansion of these industries within the City. This economic growth could entail annexation opportunities in the surrounding unincorporated areas.

### *Coleman*

The major economic growth opportunities in the City of Coleman are primarily in the planned industrial facilities, such as the Monarch Business Park and the Rick Scott Industrial Park. Another economic opportunity available to the City of Coleman is the City's access to the rail line. The City may consider expanding its boundaries to annex surrounding unincorporated areas to increase economic opportunities. A potential obstacle to economic growth is sewer infrastructure capacity. Until the sewer infrastructure capacity is expanded, major economic growth may not be possible.

### *Webster*

The major economic growth opportunities in the City of Webster revolve around the City's major attractions: the weekly Webster Westside Flea Market and the Sumter Livestock Market. These weekly events are major economic draws to the community, and further development of these can increase economic growth in the City. The City may consider expanding its boundaries to annex surrounding unincorporated areas to increase economic growth.

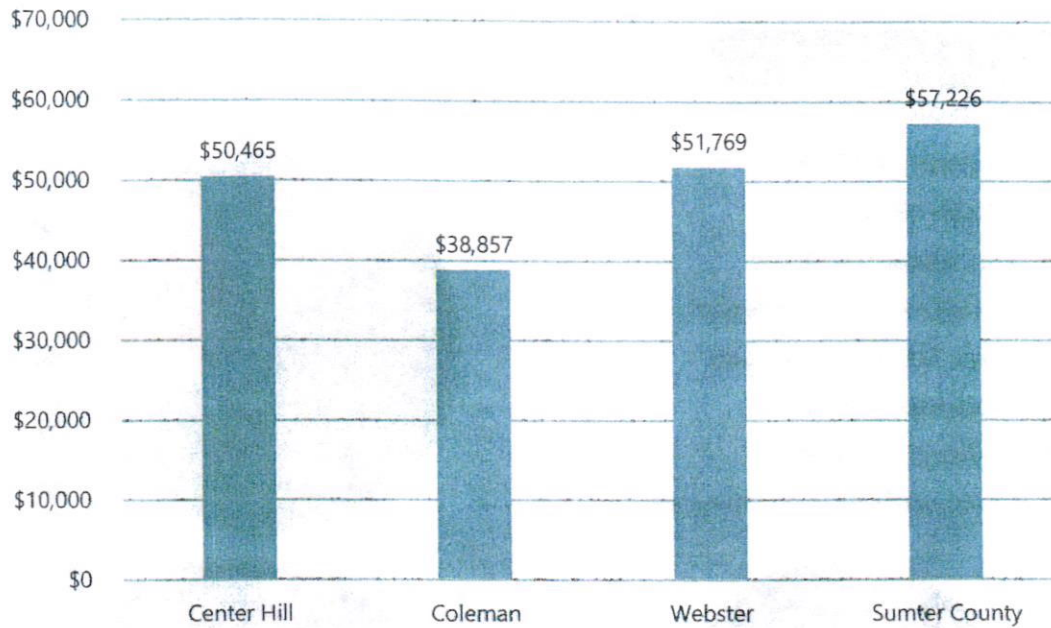
### *Opportunities*

For the County and the Cities of Center Hill, Coleman, and Webster, there are economic development funding opportunities through the United States Department of Agriculture through their Rural Economic Development Loan and Grant Program. This program provides funding for rural projects that will create and retain employment in rural areas.





**Figure 45 Median Household Income**



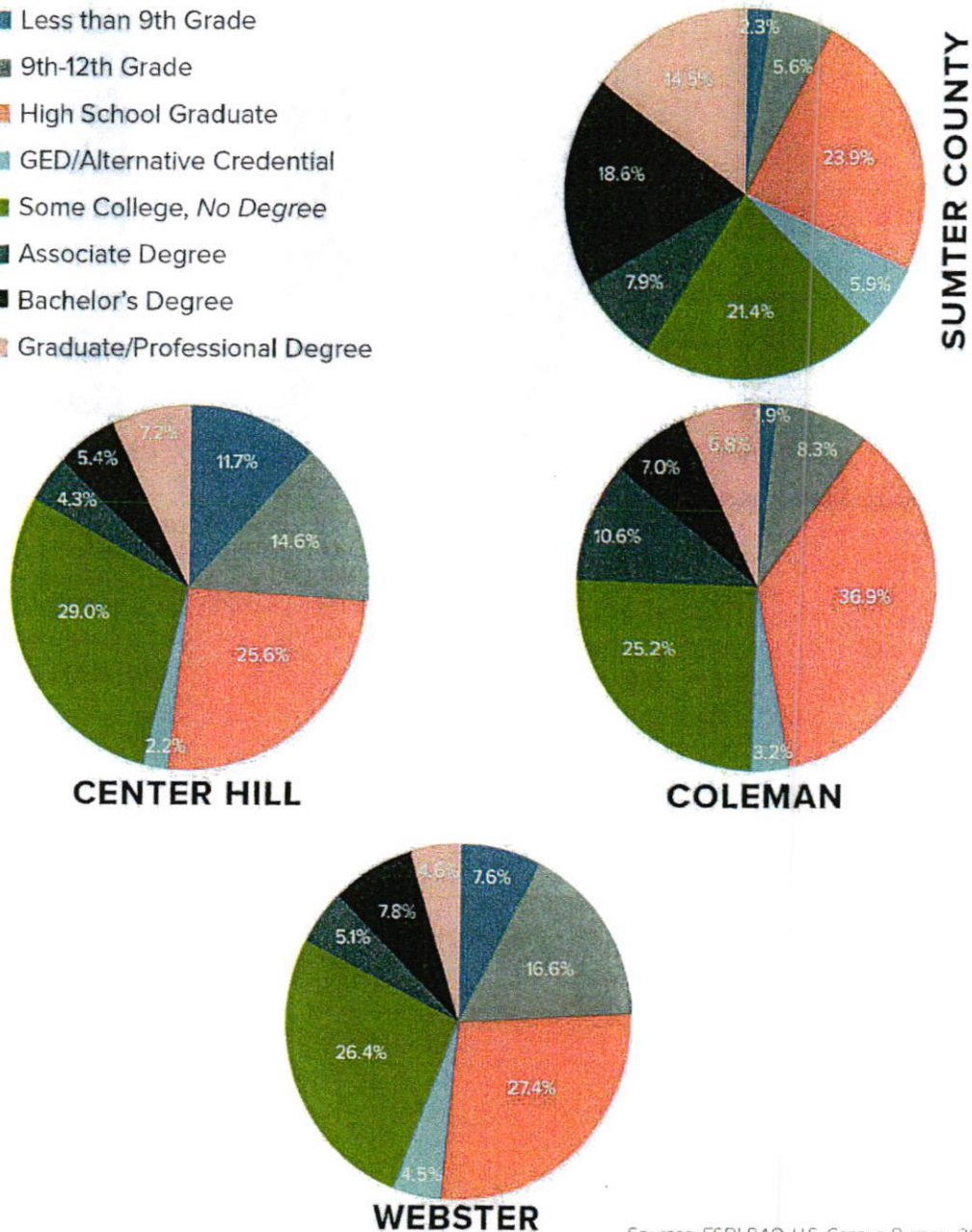
Sources: ESRI BAO, US Census Bureau, 2022.

**Figure 46 Educational Attainment**

**EDUCATION LEVEL**

(RESIDENTS OVER 24 YEARS IN AGE)

- Less than 9th Grade
- 9th-12th Grade
- High School Graduate
- GED/Alternative Credential
- Some College, No Degree
- Associate Degree
- Bachelor's Degree
- Graduate/Professional Degree

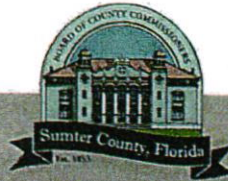


Sources: ESRI BAO, U.S. Census Bureau 2020

Sources: ESRI BAO, US Census Bureau, 2022.



# CAPITAL IMPROVEMENTS





# CAPITAL IMPROVEMENTS ELEMENT

## INTRODUCTION

The purpose of the Capital Improvements Element is to compile a list of potential improvements to public facilities identified in all of the other elements and their potential funding sources. Additionally, the CIE includes a schedule for such improvements to ensure that adequate public facilities are provided in a timely manner to offset impacts of development and population growth.

## INVENTORY & ANALYSIS

### *Transportation*

The cities do not participate in transportation concurrency. However, the County evaluates and manages the congestion and level of service for the purpose of monitoring the system. Sumter County's Transportation Element provides a list of capital improvements throughout the County.

Some of these projects will impact the cities. Particularly, US 301 improvements through the City of Coleman. Coleman understands the opportunities associated with the realignment of US 301 to make the corridor more efficient for truck traffic. However, as part of this project, the City would like the remaining portion of US 301/Warm Springs Avenue, leading to downtown, to be reconfigured as a complete street and gateway.

Coleman is concerned with the possibility of a new Interstate 75 interchange at Warm Springs Road. A new interchange could help facilitate economic development. However, the City has concerns that if the interchange were constructed that the character of the City would be significantly impacted. Additionally, the City is concerned that residents on the west side of US 301 and south of Warm Springs Road are physically cut-off from the rest of the City due to the railroad and lack of bicycle and pedestrian facilities. These issues need to be evaluated before US 301 is transformed and the possibility of a new interchange.

As the SR 471 corridor transitions within the City of Webster, the City is interested in making that portion of SR 471 a complete street. The City would like this section of SR 471 to be more aesthetic (scaled lighting and street trees), context sensitive, and consistent along the segment within the City.

The City of Center Hill would like to explore opportunities for establishing gateways along SR 48 and CR 469. There are also concerns with bicycle and pedestrian safety due to a lack of facilities, particularly along Market Street. The City would like to examine the feasibility of incorporating complete street features to Market Street and other highly used corridors in the City.

### *Parks & Recreation*

There are no anticipated capital improvements associated with the parks and recreation system in either of the cities. No additional parks are needed within the horizon. Each of the cities are interested in connecting to the regional trail network, if feasible. The City of Webster's downtown, being the closest to the regional trail network, is proposed to be connect to the Sun Trail network through the SR 50 trail that will run north along SR 471 right-of-way to CR 478.

## *Potable Water Infrastructure*

As described in the inventory section, the cities provide potable water service to residents and businesses in their individual utility service areas. There is currently sufficient capacity in each cities' facilities to accommodate the current and future demand. Thus, no capital improvement projects have been identified to accommodate future demand. Updates to each of the cities' consumptive use permits will be required as expirations come due and the appropriate growth is incorporated in the revised permits.

Sumter County is designing and funding a potable water supply interconnection between the Cities of Webster and Center Hill, which will improve capacities for the two small water systems. There are no alternative water supply projects identified for the cities. However, the Withlacoochee Water Authority will be looking at future opportunities for utilizing surface waters as a potential source.

## *Wastewater Infrastructure*

City of Webster is the only city of the three that is currently providing sewer service through a connection to the City of Bushnell's sewer system. The City of Webster is evaluating opportunities to connect to a nearby private system to add to their capacity. However, a specific dollar amount has not been identified for this possible connection. The City of Center Hill is also evaluating opportunities to connect to two private systems that are within their utility service area. These discussions are in the early stages and no costs have been identified for these connections. Due to their proximity, the City of Coleman has been entertaining an opportunity to connect to the City of Wildwood's sewer system. At this time, Coleman has determined not to connect. The County is helping with facilitating a feasibility study for the Cities of Center Hill and Webster.

## *Drainage & Stormwater Management*

There are no anticipated capital improvements associated with the stormwater management systems in either of the cities.



# Chapter 1

## Future Land Use Element

### Goals, Objectives and Policies

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Webster Comprehensive Plan

## Chapter 1 – Future Land Use Element Goals, Objectives and Policies

|  |          |
|--|----------|
| <b>CITY OF WEBSTER AREA SPECIFIC GOALS, OBJECTIVES AND POLICIES.....</b>       | <b>2</b> |
| <b>Goal 1 Future Land Use (Restated).....</b>                                  | <b>2</b> |
| Objective 1.2 Future Land Use Categories (Restated) .....                      | 2        |
| Policy 1.2.1W Commercial Parking Properties.....                               | 2        |
| Policy 1.2.2W Annexation Plan .....  | 2        |
| Objective 1.8 Public Facilities and Services.....                              | 3        |
| Policy 1.8.1W Wastewater System .....  | 3        |
| Objective 1.9 Natural and Cultural Resources (Restated) .....                  | 3        |
| Policy 1.9.1W Prohibition of Mining .....                                      | 3        |
| <br>Map 1-1 – 2045 Future Land Use Unincorporated Sumter County .....          | 4        |
| <br>Map 1-2 – 2045 Future Land Use City of Webster .....                       | 5        |
| <br>Map 1-3 – City of Webster Municipal Service Area/Joint Planning Area ..... | 6        |
| <br>Map 1-4 – Primary Economic Activity Centers.....                           | 7        |



## **City of Webster Area Specific Goals, Objectives and Policies**

### **Goal 1 Future Land Use (Restated)**

Protect and enhance the quality of life by encouraging the most appropriate use of land and resources consistent with the public interest by directing development to those areas with the capacity to accommodate growth in an economic and environmentally acceptable manner.

### **Objective 1.2W Future Land Use Categories (Restated)**

The arrangement of future land uses is a major factor in guiding the growth of a successful vibrant community. Generalized future land use categories shall coordinate the protection of natural, historic, and agricultural resources with the availability of appropriate facilities and services, favorable topography and soil conditions, and compatibility of adjacent land uses. The allocation and amount of land designated for future land uses shall promote a balance of land uses appropriate to the needs of the community and economic development opportunities through the year 2045.

#### **Policy 1.2.1W Commercial Parking Properties**

Owners of Commercial properties, as designated on the Future Land Use Map that utilize their properties for commercial parking shall meet the following requirements:

- a. Obtain an occupational license to operate their business three days per week with no overnight parking;
- b. Maintain safe ingress and egress; and
- c. Change of the use of the property from commercial parking to another use requires a site development permit and compliance with site development standards provided in the Land Development Code.

#### **Policy 1.2.2W Annexation Plan**

The City shall create an annexation plan to identify areas of the unincorporated County which would be appropriate for annexation into the City, especially areas which could provide economic development opportunities through agriculture and mining.

### **Objective 1.3 Nonresidential Land Uses (restated)**

Allocate sufficient land area to accommodate a variety of non-residential uses including, commercial, industrial, institutional, service, and educational activities to support a diversified economy and economic development opportunities with consideration to fiscal impacts and compatibility with adjacent land uses.

#### **Policy 1.3.1 W Revitalization of vacant and underutilized commercial spaces**

The City shall identify strategies to encourage the revitalization of vacant and underutilized commercial spaces.

#### **Policy 1.3.2 W Design Standards**

The City shall develop options to guide development and redevelopment to create a pattern of buildings, streetscapes, and landscapes that improve the aesthetic of the built environment.

**Objective 1.4 Public Facilities and Services (restated)**

Land use pattern shall maximize the use of existing public facilities and services. Expansion of public facility and services shall be efficient and orderly.

**Policy 1.4.1W Wastewater System**

The City shall continue to partner with other existing utility providers to provide a citywide central wastewater treatment system to serve existing and new development within the City. In addition, the City shall explore opportunities to increase capacity and expand the utility system to meet the needs of new residents and businesses.

**Objective 1.5 Natural and Cultural Resources (Restated)**

Assure the protection of natural and historical resources.

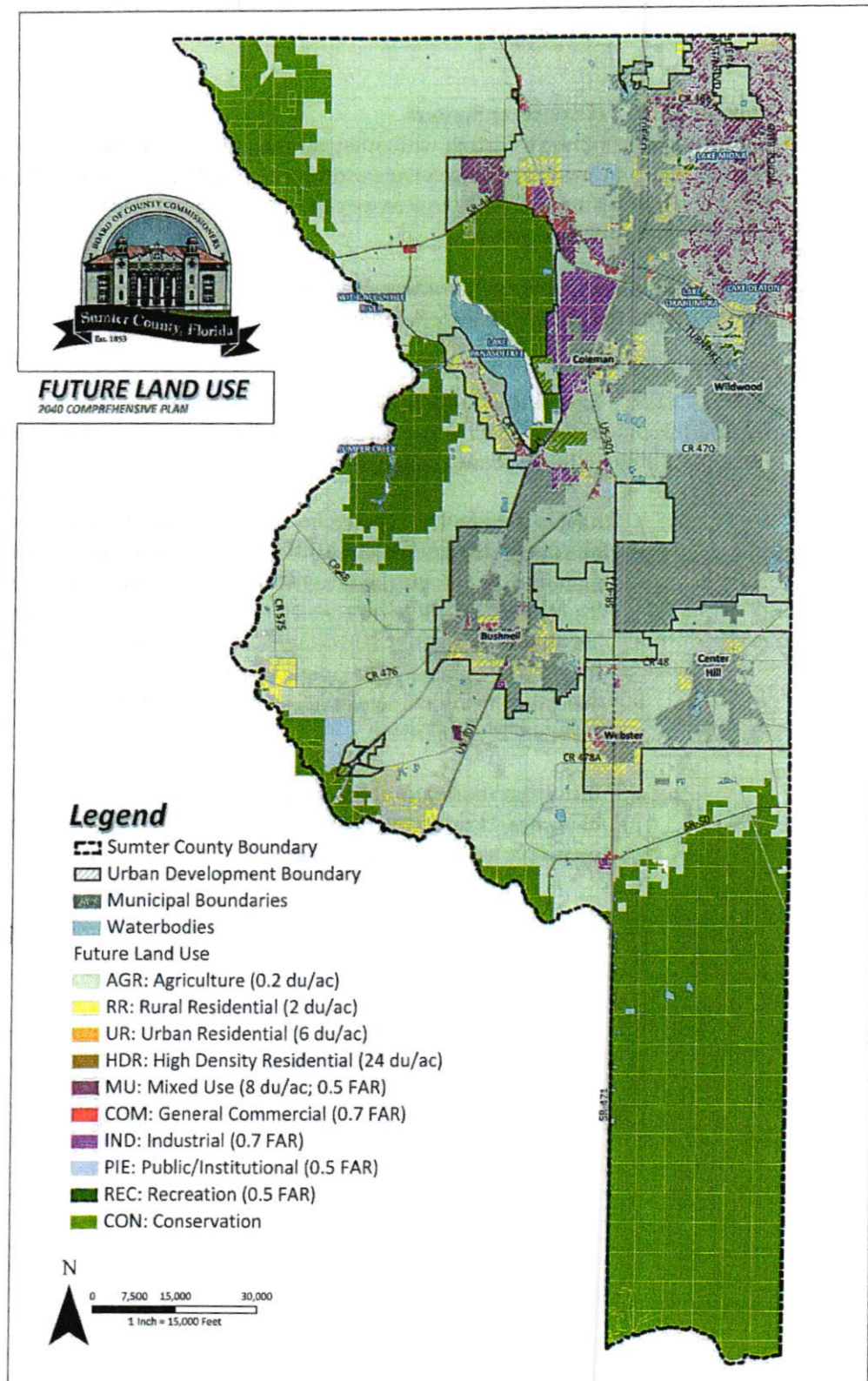
**Policy 1.5.1W Natural and Cultural Resources and Mining**

Assure the compatibility of mining activities with adjacent land uses and preservation of natural resources through the following requirements:

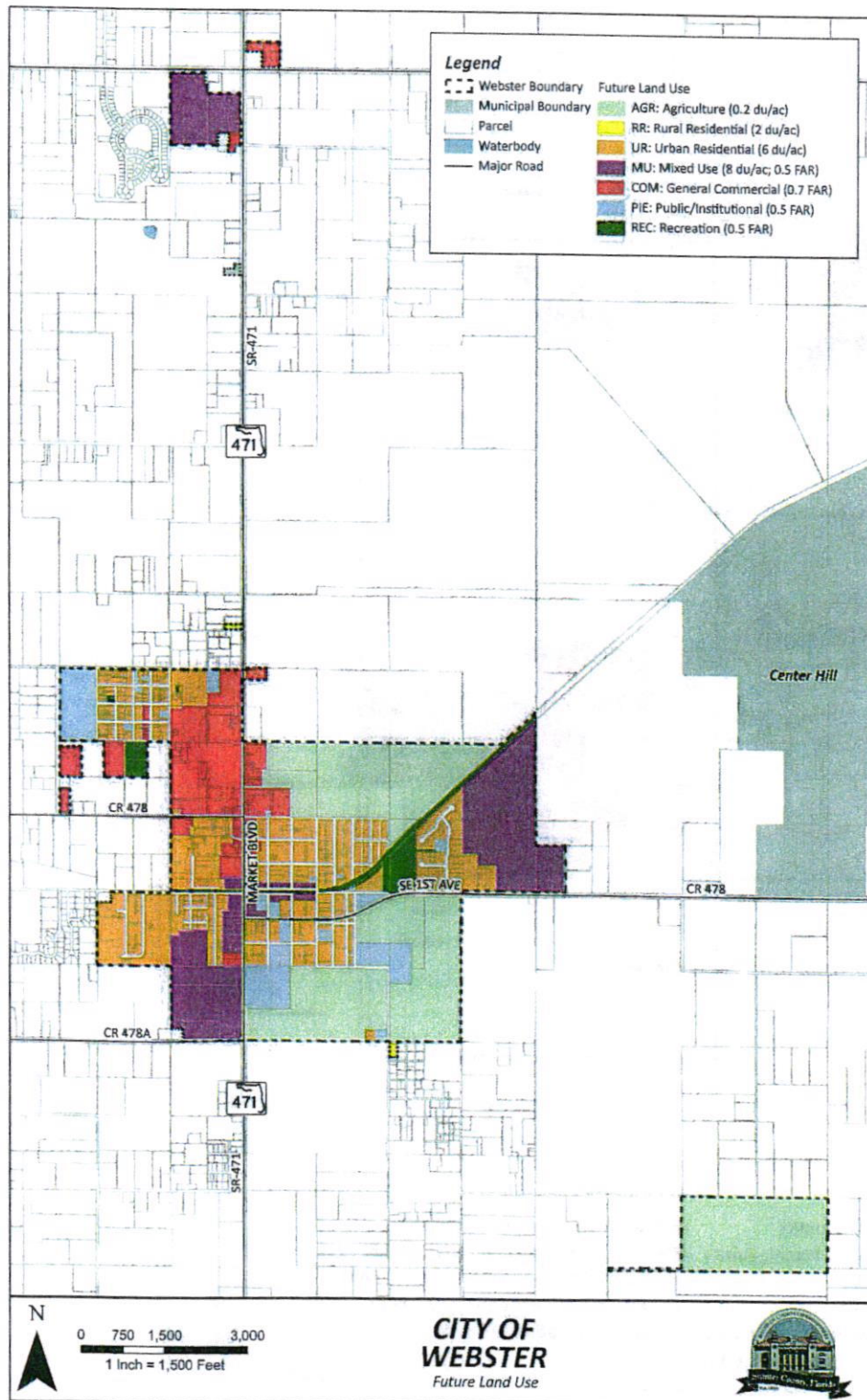
- a. Mining uses shall be allowed in areas designed as Agricultural on the Future Land Use Map and shall require approval of a conditional use permit and approval of an operating permit pursuant to the land development regulations
  - i. The conditional use permit shall include the entire proposed mine development site.
  - ii. The operating permit shall include a mining site plan and address potential uses during the effective period of the operating permit.
  - iii. The operating permit and mining site plan shall address potential negative impacts to surrounding properties.
- b. All mining lands permitted must be adjacent to existing legally permitted or vested mine sites. Existing and proposed mining lands shall not be separated by a publicly owned or maintained roadway.



Map 1-1 – 2045 Future Land Use Unincorporated Sumter County

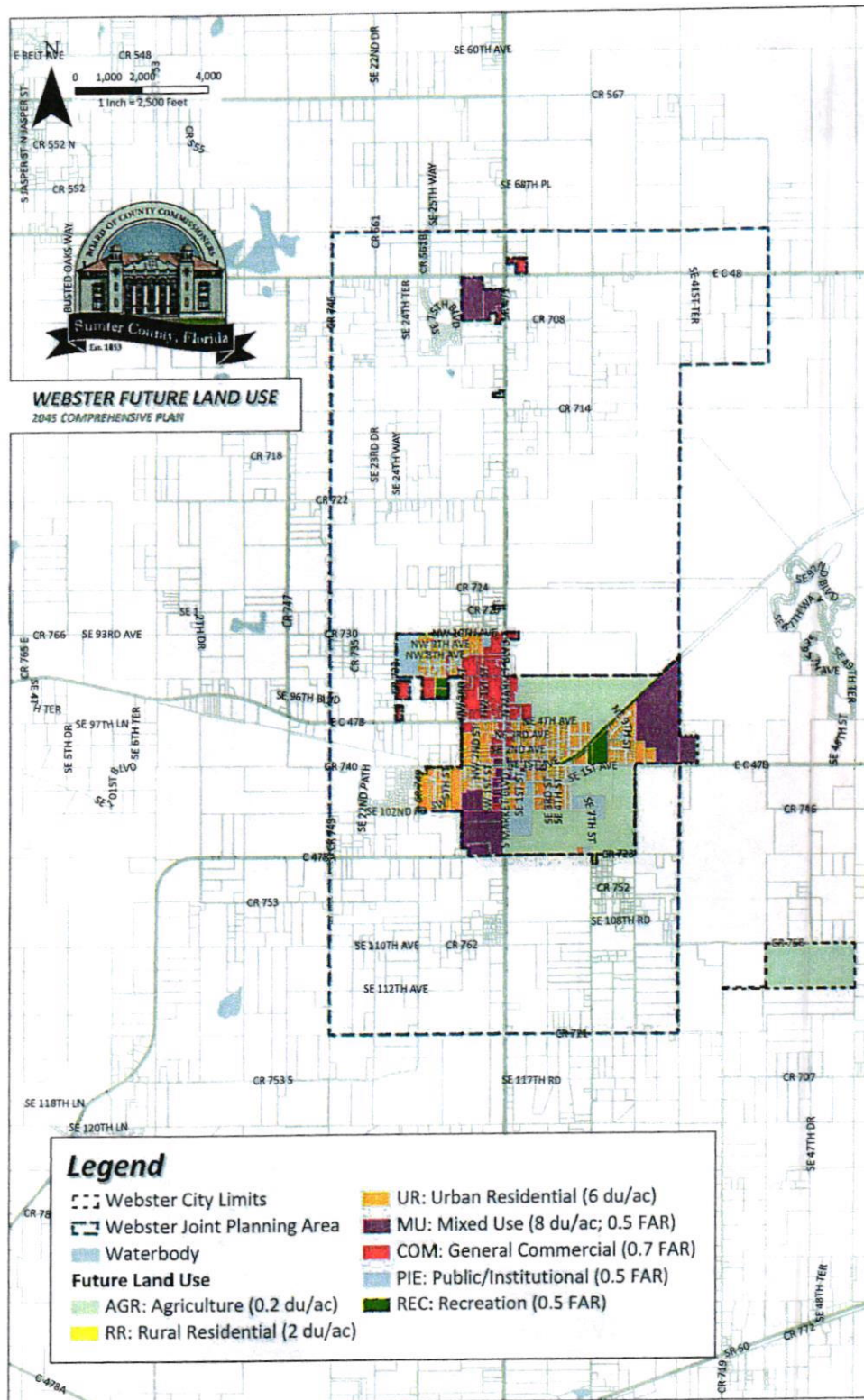


Map 1-2 – 2045 Future Land Use City of Webster

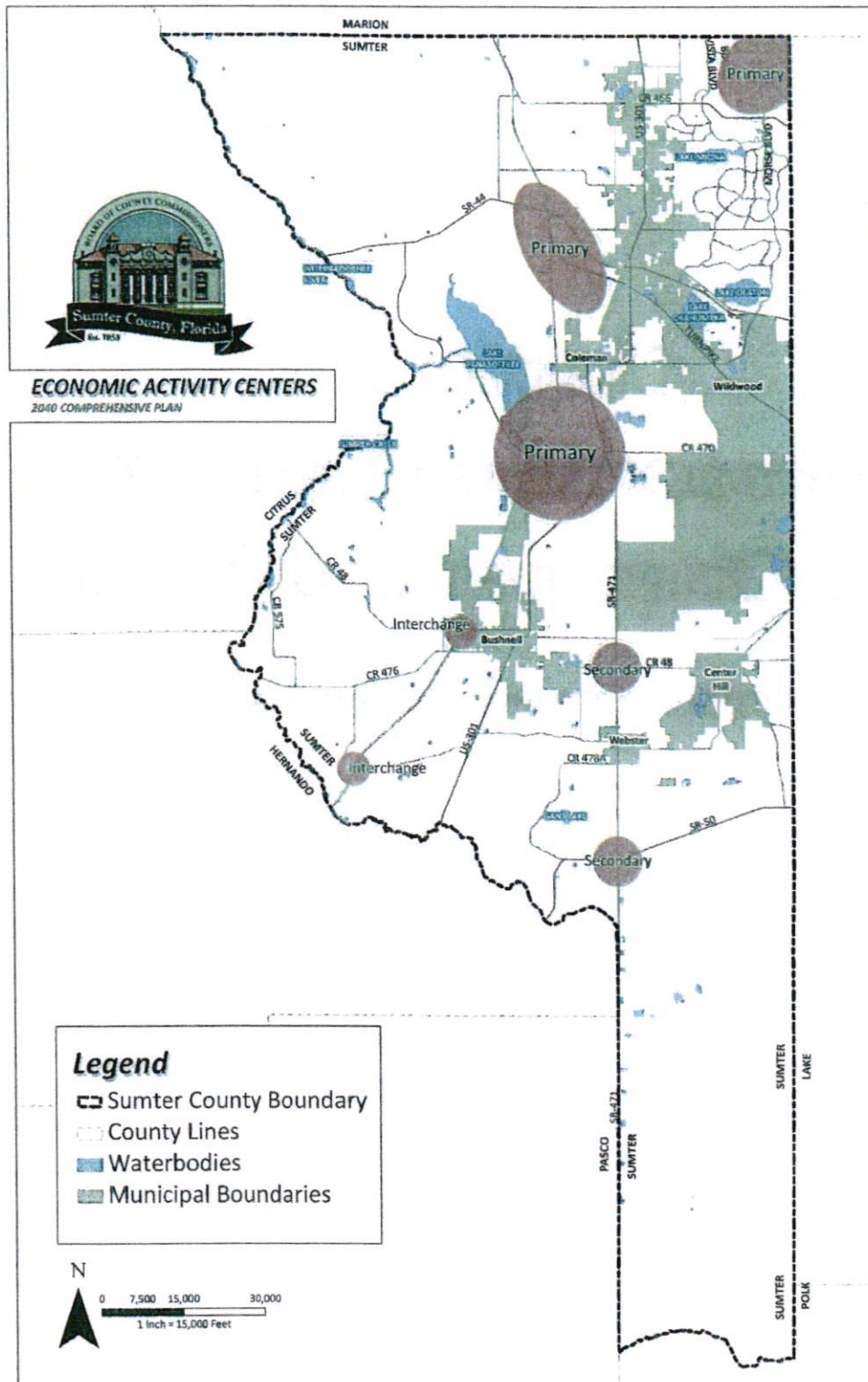




Map 1-3 – City of Webster Municipal Service Area/Joint Planning Area



### Map 1-4 – Primary Economic Activity Centers





# Chapter 2

## Transportation Element Goals, Objectives and Policies

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Webster Comprehensive Plan

## Chapter 2 – Transportation Element Goals, Objectives, and Policies

|   |          |
|---|----------|
| <b>CITY OF WEBSTER (W) AREA SPECIFIC GOALS, OBJECTIVES AND POLICIES .....</b> | <b>3</b> |
| <b>Goal 2    Transportation .....</b>   | <b>3</b> |
| Objective 2.2W    Multi-modal System.....                                     | 3        |
| Policy 2.2.1W    Bicycle/Pedestrian Facilities.....                           | 3        |
| Policy 2.2.2W    South Sumter Connector Trail .....                           | 3        |
| Policy 2.2.3W    City Trail System .....                                      | 3        |
| Objective 2.3W    Coordination with Regional, State, and Local Agencies ..... | 3        |
| Policy 2.3.1W    Complete Street on SR 471 and C-478 .....                    | 3        |



## **City of Webster (W) Area Specific Goals, Objectives and Policies**

### **Goal 2 Transportation**

Provide for a safe, convenient and efficient multi-modal transportation system coordinated with the future land use map and designed to support all elements of this comprehensive plan.

#### **Objective 2.2W Multi-modal System**

Provide the opportunity for the use of multi-modal transportation options (i.e. bicycle, pedestrian, golf cart, public transit, rail, air) to serve the local and regional movement of and connections among people, jobs, goods, and services.

##### **Policy 2.2.1W Bicycle/Pedestrian Facilities**

The City shall implement land development regulations that require a new development of at least five residential dwelling units or any new commercial, office, or industrial development to provide bicycle and pedestrian facilities (sidewalks, multi-use paths, etc.).

##### **Policy 2.2.2W South Sumter Connector Trail**

The City shall continue to participate and coordinate with FDOT in the development of the segment of the South Sumter Connector Trail (SUN Trail) along SR 471.

##### **Policy 2.2.3W City Trail System**

The City shall evaluate opportunities to incorporate trail facilities within existing right-of-way to connect destinations within the City.

#### **Objective 2.3W Coordination with Regional, State, and Local Agencies**

Provide a transportation system that is coordinated and consistent with the plans and policies of the LSMPO, FDOT, and adjacent local governments.

##### **Policy 2.3.1W Complete Street on SR 471 and C-478**

The City shall coordinate with the County, LSMPO and FDOT to establish complete street/context sensitive design approaches on SR 471 and C-478 to enhance the livability of the corridors.

# Chapter 3

## Infrastructure Element

### Goals, Objectives and Policies

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Webster Comprehensive Plan



## Chapter 3 – Infrastructure Element Goals, Objectives and Policies

|  |   |
|--|---|
| CITY OF WEBSTER (W) AREA SPECIFIC GOALS, OBJECTIVES AND POLICIES ..... | 2 |
| Goal 3.1 Potable Water .....   | 2 |
| Objective 3.1.1W Potable Water .....                                   | 2 |
| Policy 3.1.1.1W Prohibition of Private Potable Water Wells .....       | 2 |
| Goal 3.2 Sewer/Wastewater .....  | 2 |
| Objective 3.2.1W Sewer/Wastewater .....                                | 2 |
| Policy 3.2.1.1W Pursuit of Sewer/Wastewater System .....               | 2 |
| Goal 3.3 Solid Waste .....   | 2 |
| Objective 3.3.1W Solid Waste .....                                     | 2 |
| Policy 3.3.1.1W Solid Waste Collection .....                           | 2 |

## **City of Webster (W) Area Specific Goals, Objectives and Policies**

### **Goal 3.1 Potable Water**

Assure through appropriate measures that an adequate supply of potable water is available to meet the needs of present and future residents and businesses in an economically and environmentally sound manner.

#### **Objective 3.1.1W Potable Water**

Assure that potable water systems are designed and constructed consistent with sound potable water management practices by facilitating coordination of potable water management and supply planning, potable water quality and land use planning.

##### **Policy 3.1.1.1W Prohibition of Private Potable Water Wells**

The City shall prohibit all future private potable water wells and require connection to the City's potable water system.

### **Goal 3.2 Sewer/Wastewater**

Assure that adequate wastewater disposal services are provided to present and future residents and businesses in an economic and environmentally sound manner.

#### **Objective 3.2.1W Sewer/Wastewater**

Continually monitor the need for sanitary sewer facilities and upon determination of need for expansion or increase in capacity, shall plan, develop and institute corrective measures.

##### **Policy 3.2.1.1W Pursuit of Sewer/Wastewater System**

The City shall continue to partner with Bushnell to provide a citywide central wastewater treatment system to serve existing and new development within the city. In addition, the City shall explore opportunities to connect to other existing utility providers in close proximity.

### **Goal 3.3 Solid Waste**

Provide appropriate solid waste disposal adequate to meet the needs of the residents and businesses.

#### **Objective 3.3.1W Solid Waste**

The County and Cities shall assure the appropriate provision of services to meet the needs of the residents and businesses in an efficient and economic manner.

##### **Policy 3.3.1.1W Solid Waste Collection**

The City shall continue to provide solid waste collection for all properties within the city.



# Chapter 4

## Conservation Element

### Goals, Objectives and Policies

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Webster Comprehensive Plan

## Chapter 4 – Conservation Element Goals, Objectives and Policies

|   |   |
|---|---|
| CITY OF WEBSTER (W) AREA SPECIFIC GOALS, OBJECTIVES AND POLICIES .....    | 2 |
| Goal 4 Conservation .....   | 2 |
| Objective 4.1W Limerock (Aggregate) Mining .....                          | 2 |
| Policy 4.1.1W Areas and Standards for Mining Activity .....               | 2 |
| Policy 4.1.2W Requirements for Mining Compatibility .....                 | 2 |
| Policy 4.1.3W Mining Impact on Groundwater .....                          | 2 |
| Policy 4.1.4W Approval Process for Mining Activities .....                | 2 |
| Policy 4.1.5W Commencement of Mining Activities .....                     | 3 |
| Objective 4.6W Water Conservation .....                                   | 3 |
| Policy 4.3.1W Wastewater Reuse .....                                      | 3 |
| Objective 4.7W Soil Erosion .....   | 3 |
| Policy 4.7.1W Tree and Landscape Protection to Control Soil Erosion ..... | 3 |
| Policy 4.7.2W Paving Blocks and Pervious Paving .....                     | 3 |

## **City of Webster (W) Area Specific Goals, Objectives and Policies**

### **Goal 4 Conservation**

Conserve, protect and properly manage the natural resources so as to maintain the integrity of the natural systems and ensure that resources are used efficiently yet maintaining the highest environmental quality possible.

#### **Objective 4.1W Limerock (Aggregate) Mining**

Mining impacts shall be minimized through the application of appropriate standards for the extraction of minerals within the City of Webster.

##### **Policy 4.1.1W Areas and Standards for Mining Activity**

The City shall identify areas suitable for extraction of minerals within the city and maintain specific standards within its land development regulations to supplement the general standards contained herein.

##### **Policy 4.1.2W Requirements for Mining Compatibility**

The City shall assure compatibility of mining uses with adjacent land uses and protection of natural resources through the following requirements, which are further implemented within the land development regulations:

- a. Regulate mining activities to control buffer areas, maintenance of the mining area, groundwater withdrawals, unpermitted deposition of materials, soil stabilization, disturbance of wetlands, noise, vibration, air quality, security and reclamation of mined lands;
- b. Blasting shall be regulated pursuant to State regulations by the Florida Division of State Fire Marshal;
- c. Enforcement of mining regulations shall be funded through operating permit fees levied against mining operators.

##### **Policy 4.1.3W Mining Impact on Groundwater**

The City shall enforce its mining regulations within the land development regulations with the objective of restricting mining water withdrawals to avoid significant localized reductions in the water table and to require the re-use of water in accordance with SWFWMD best management practices for re-use in mining operations.

##### **Policy 4.1.4W Approval Process for Mining Activities**

The City shall maintain in its land development regulations the requirement that mining activities that are new or extensions of existing permitted mining activities shall prepare and submit for approval by the City a plan consisting of the minimum components:



- a. Location of area to be mined and estimated phasing of the areal extent of the mined areas by time phase;
- b. Adjacent land uses within one (1) mile of the area proposed to be mined;
- c. Narrative report providing consideration of the effects of the mining operation, including access, traffic, noise, dust and blasting on adjacent land uses and proposed mitigative measures to reduce adverse effects;
- d. Water use plan, including proposed water use, well capacity data and locations, projected cones of influence, proposed water reuse measures and all data submitted to the SWFWMD for a consumptive use permit (CUP) and Management and Storage of Surface Waters (MSSW) permitting; and
- e. Proposed reclamation plan for the mined area.

**Policy 4.1.5W Commencement of Mining Activities**

Mining activities shall not commence until the operating permit mining plan is approved by the City and applicable permits are obtained from other appropriate state, regional and federal permitting agencies.

**Objective 4.6W Water Conservation**

Through October 2045, increase the reuse of wastewater compared to 2012.

**Policy 4.3.1W Wastewater Reuse**

The City shall research, adopt criteria, and implement, where feasible, wastewater reuse plans. Additionally, the City shall coordinate with Bushnell to determine the feasibility of providing reuse water to property within the City.

**Objective 4.7W Soil Erosion**

Soil erosion resulting from development activities shall be reduced by incorporating use of best management practices (BMP).

**Policy 4.7.1W Tree and Landscape Protection to Control Soil Erosion**

The City shall maintain a tree protection and landscape ordinance within the land development regulations to assist in control of soil erosion and protection of specimen trees, relic hardwood communities, and wildlife habitats.

**Policy 4.7.2W Paving Blocks and Pervious Paving**

The City shall investigate the use of paving blocks and other pervious paving materials to retain properties of soil permeability and encourage their use as an alternative to fully impervious materials.

# Chapter 5

## Recreation and Open Space Element

### Goals, Objectives and Policies

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Webster Comprehensive Plan

## Chapter 5 – Recreation and Open Space Element Goals, Objectives and Policies

|  |   |
|--|---|
| CITY OF WEBSTER (W) AREA SPECIFIC GOALS, OBJECTIVES AND POLICIES .....   | 2 |
| Goal 5 Recreation and Open Space .....                                   | 2 |
| Objective 5.1W Recreation .....  | 2 |
| Policy 5.1.1W Land Development Regulations for Parks and Recreation..... | 2 |
| Policy 5.1.2W Level of Service Standards.....                            | 2 |
| Policy 5.1.2W South Sumter Connector Trail .....                         | 2 |



**City of Webster (W) Area Specific Goals, Objectives and Policies**

**Goal 5 Recreation and Open Space**

Provide, manage, and maintain recreation and open space opportunities to create a satisfying and stimulating living environment for residents.

**Objective 5.1W Recreation**

Appropriate passive and recreational opportunities shall be provided to all residents of the City.

**Policy 5.1.1W Land Development Regulations for Parks and Recreation**

The City shall maintain and periodically review and update land development regulations to assure that park and recreation and open space impacts of new development are mitigated to avoid adverse financial impact on the City.

**Policy 5.1.2W Level of Service Standards**

The City shall evaluate the level of service standards for each recreational facility to determine the desired parks and recreational programming for existing and future residents. **Policy 5.1.2W**

**South Sumter Connector Trail**

The City shall support the South Sumter Connector Trail along SR 471 as part of the SUN Trail Network.

# Chapter 9

## Capital Improvements Element Goals, Objectives and Policies

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Webster Comprehensive Plan

## Chapter 9 – Capital Improvements Element Goals, Objectives and Policies

|  |   |
|--|---|
| CITY OF WEBSTER (W) AREA SPECIFIC GOALS, OBJECTIVES AND POLICIES .....                                       | 2 |
| Objective 9.1W Funding of Capital Improvements .....   | 2 |
| Policy 9.1.1W Wastewater System .....  | 2 |
| TABLE 9-2 – CONSOLIDATED 5-YEAR CAPITAL IMPROVEMENT PLAN FOR UNINCORPORATED COUNTY,<br>CITY OF WEBSTER ..... | 2 |



**City of Webster (W) Area Specific Goals, Objectives and Policies**

**Objective 9.1W Funding of Capital Improvements**

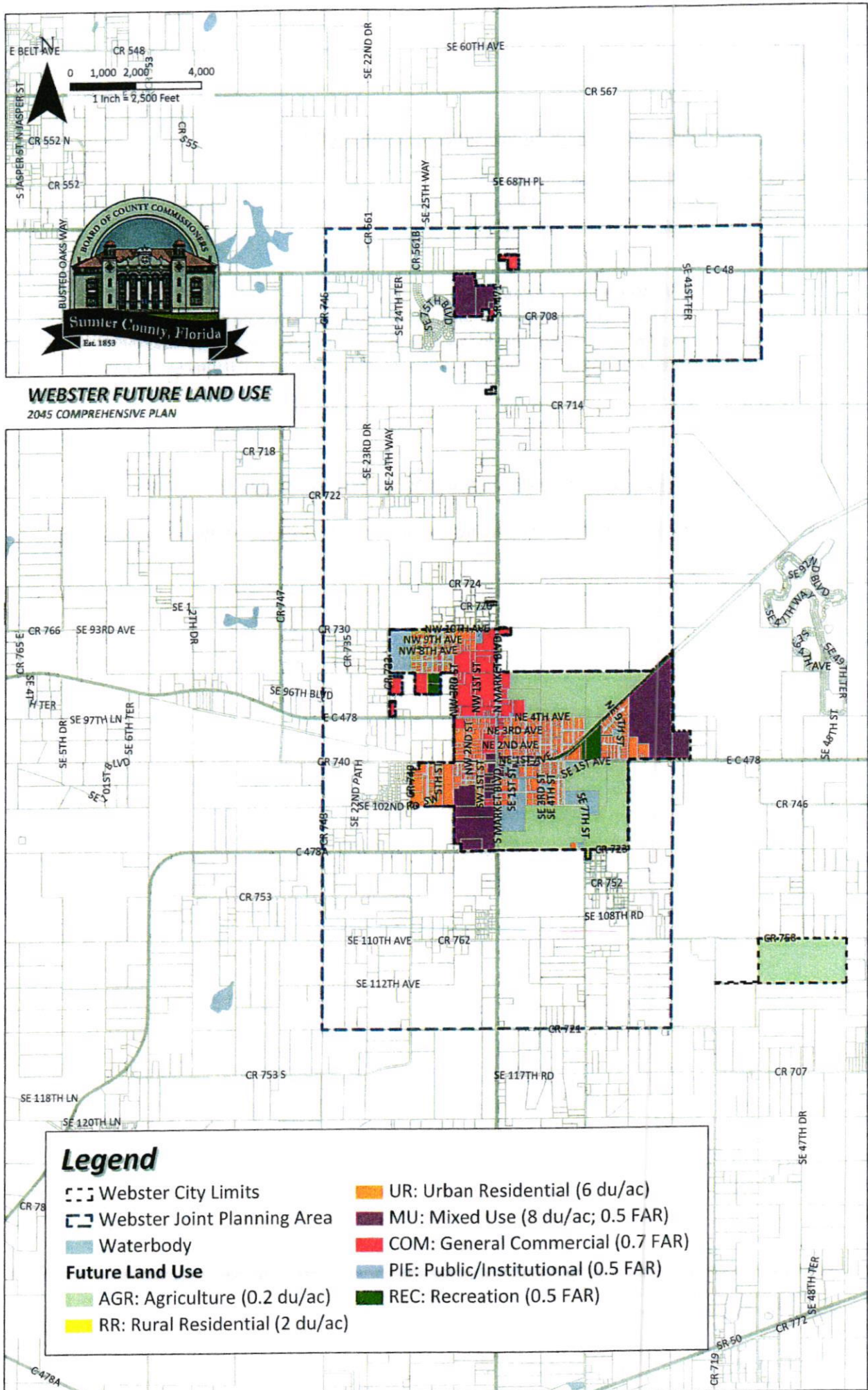
Funding for capital improvements shall be provided in a cost efficient manner to minimize the financial impacts on the residents of the county and cities.

**Policy 9.1.1W Wastewater System**

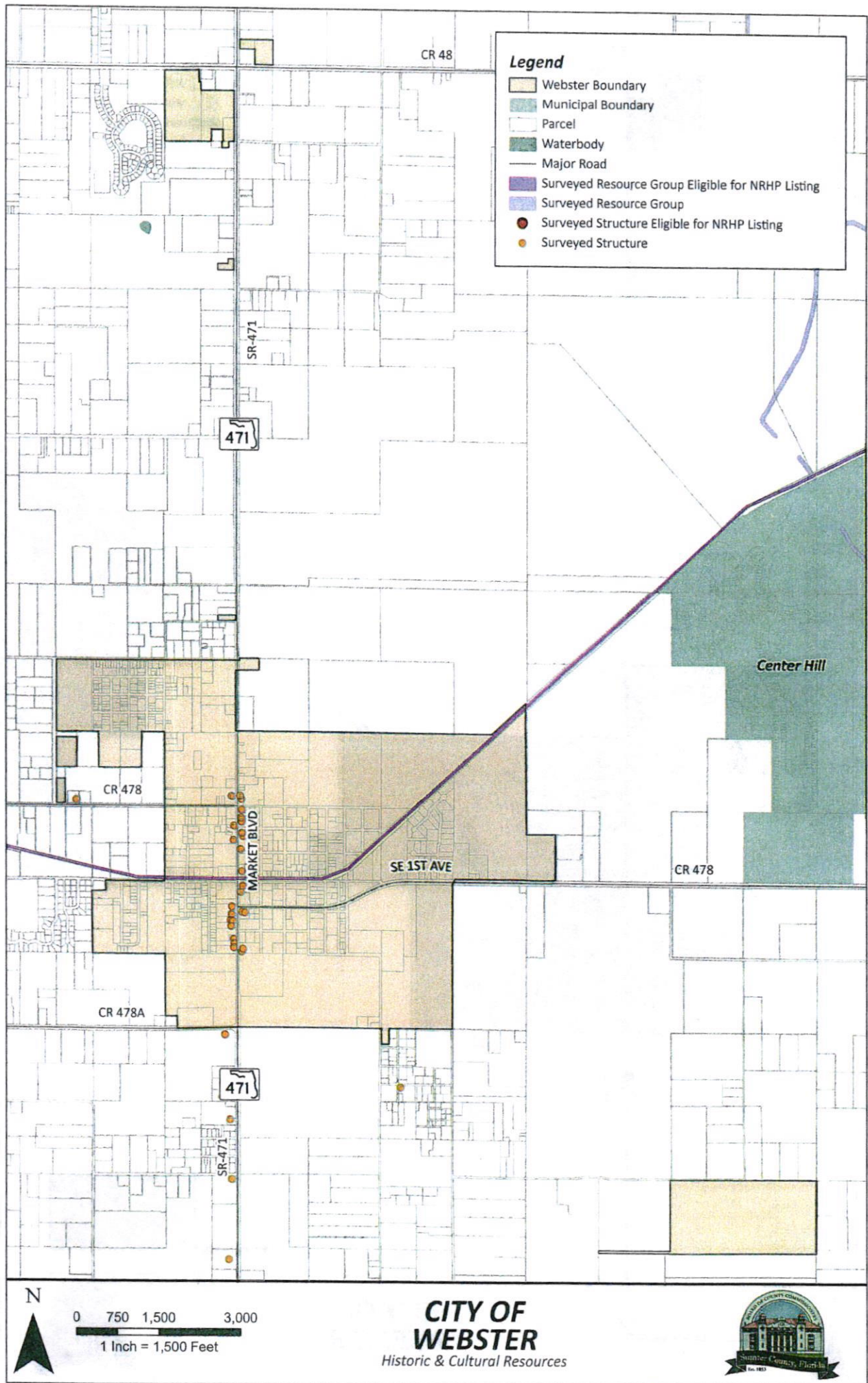
The City shall continue to partner with Bushnell to provide a citywide central wastewater treatment system to serve existing and new development within the city. In addition, the City shall explore opportunities to connect to other existing utility providers in close proximity.

**Table 9-2 – Consolidated 5-year Capital Improvement Plan for the City of Webster**

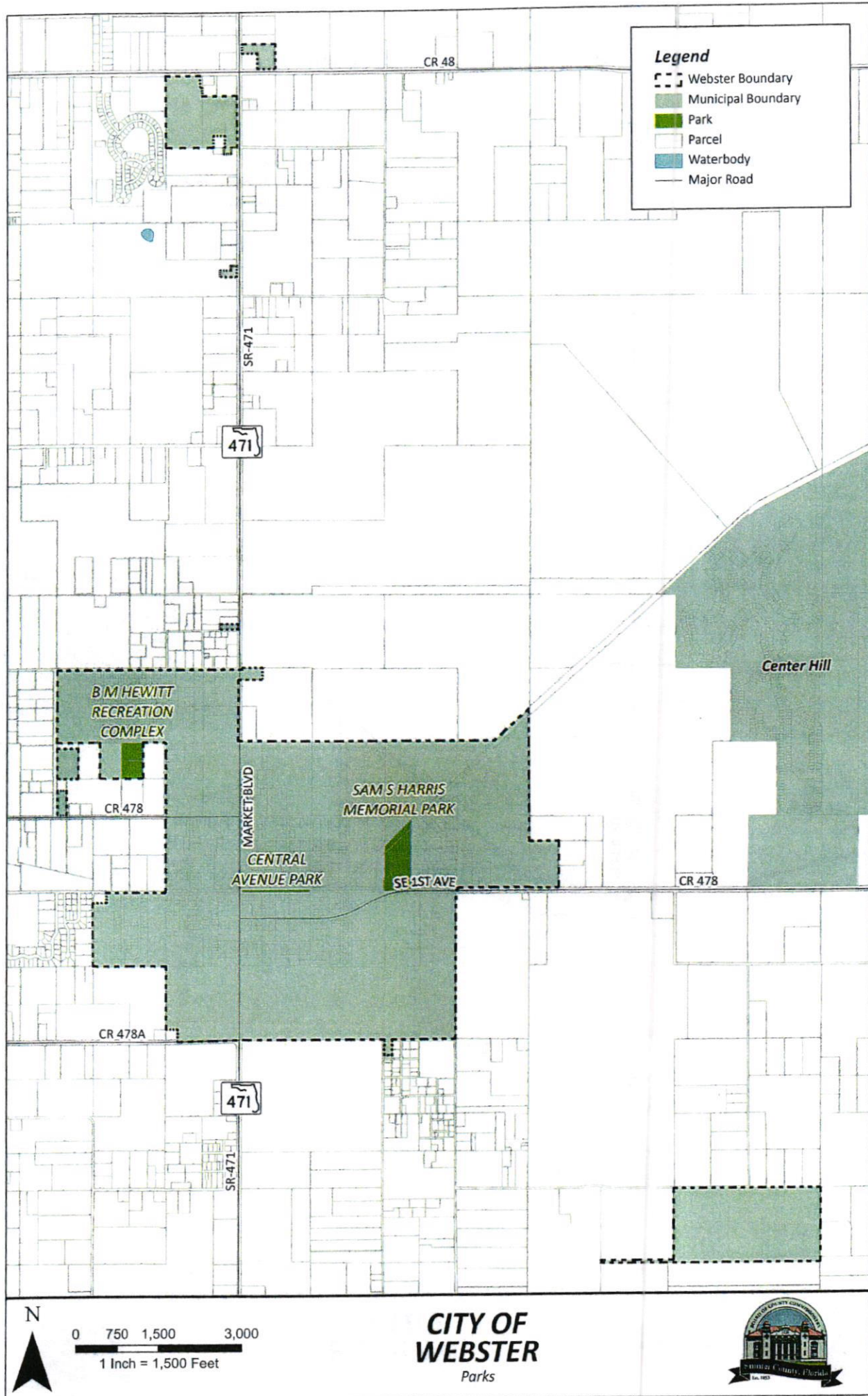
The City of Webster is in the process of updating the CIP and will provide the state a copy when completed.



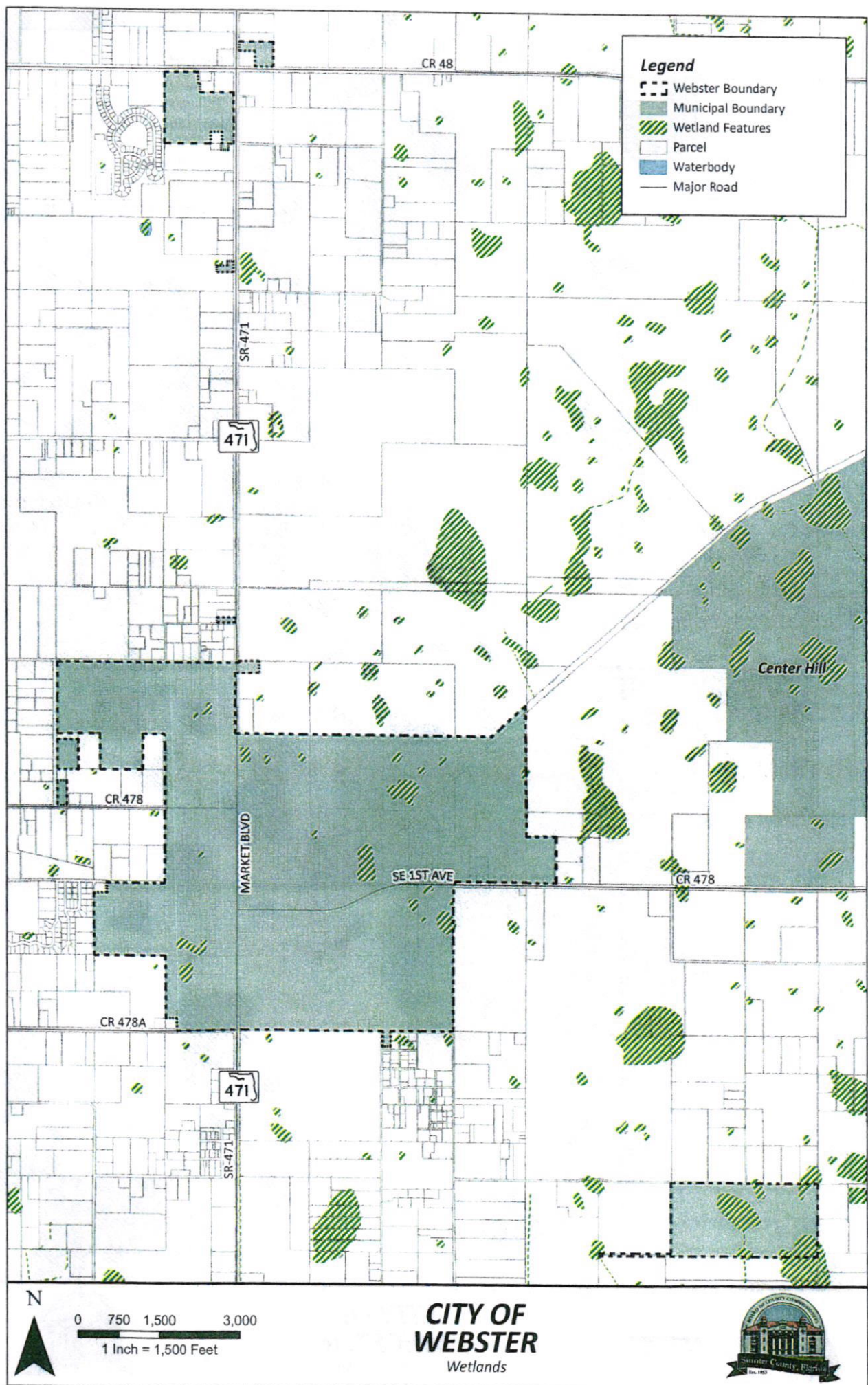




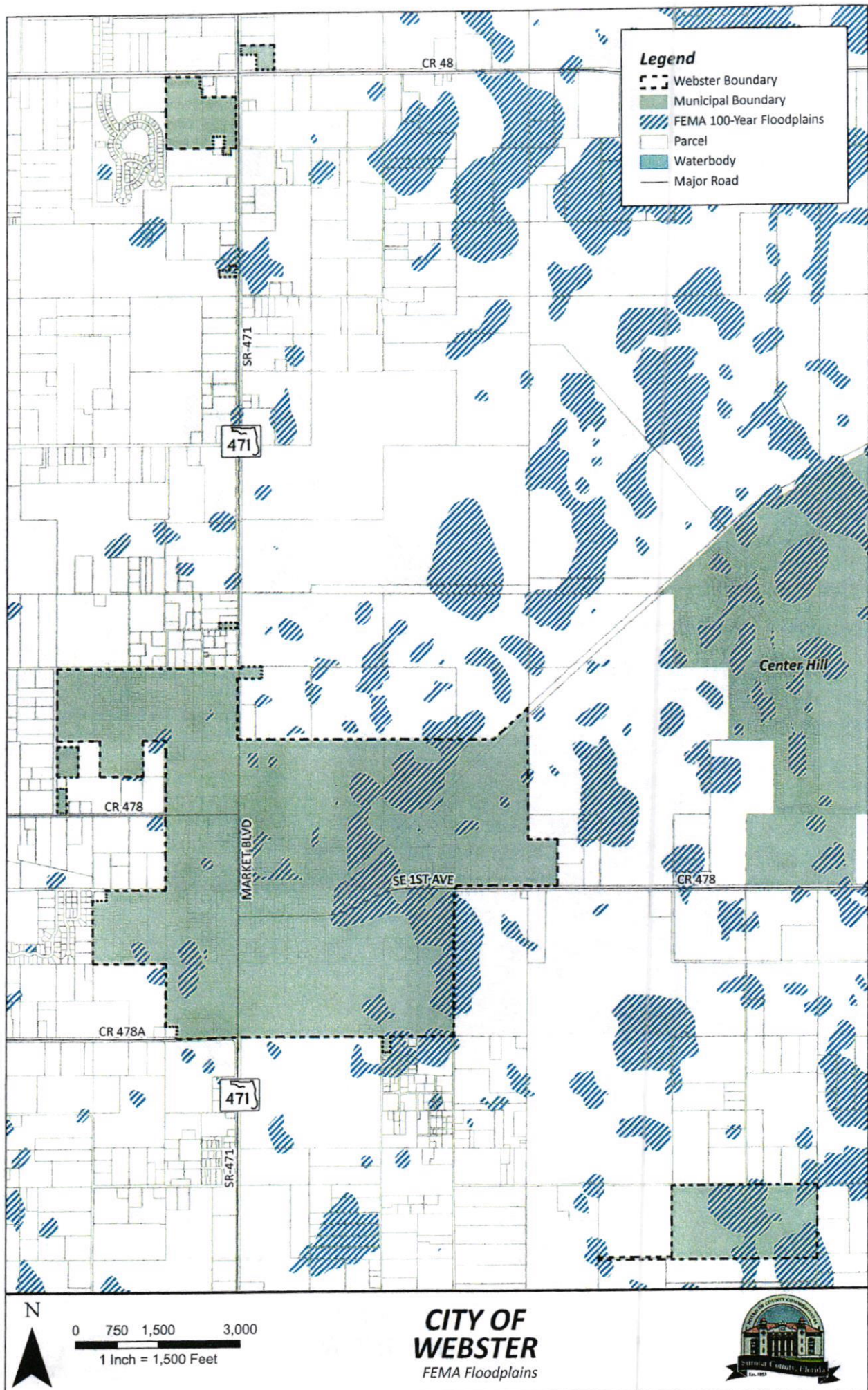






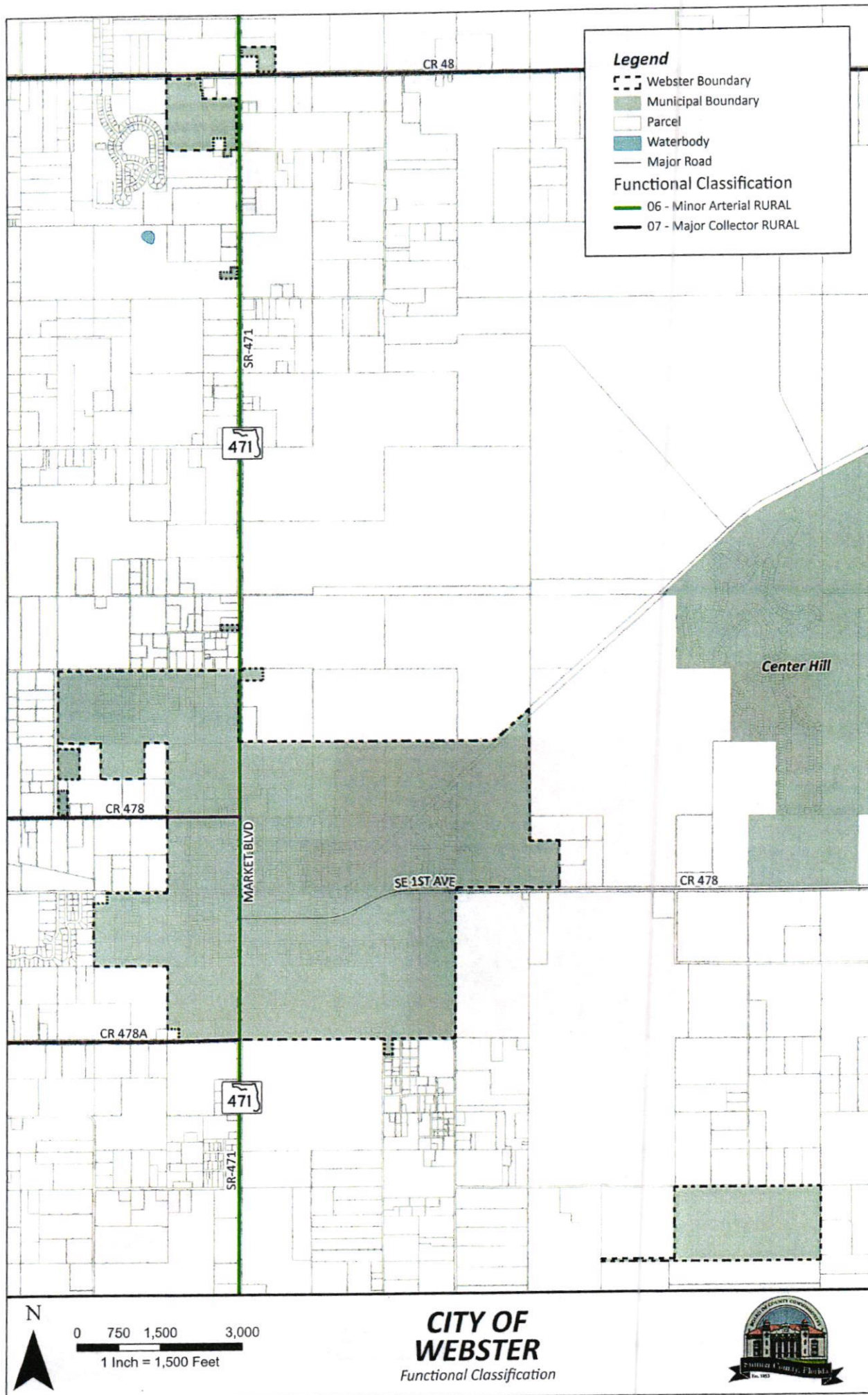




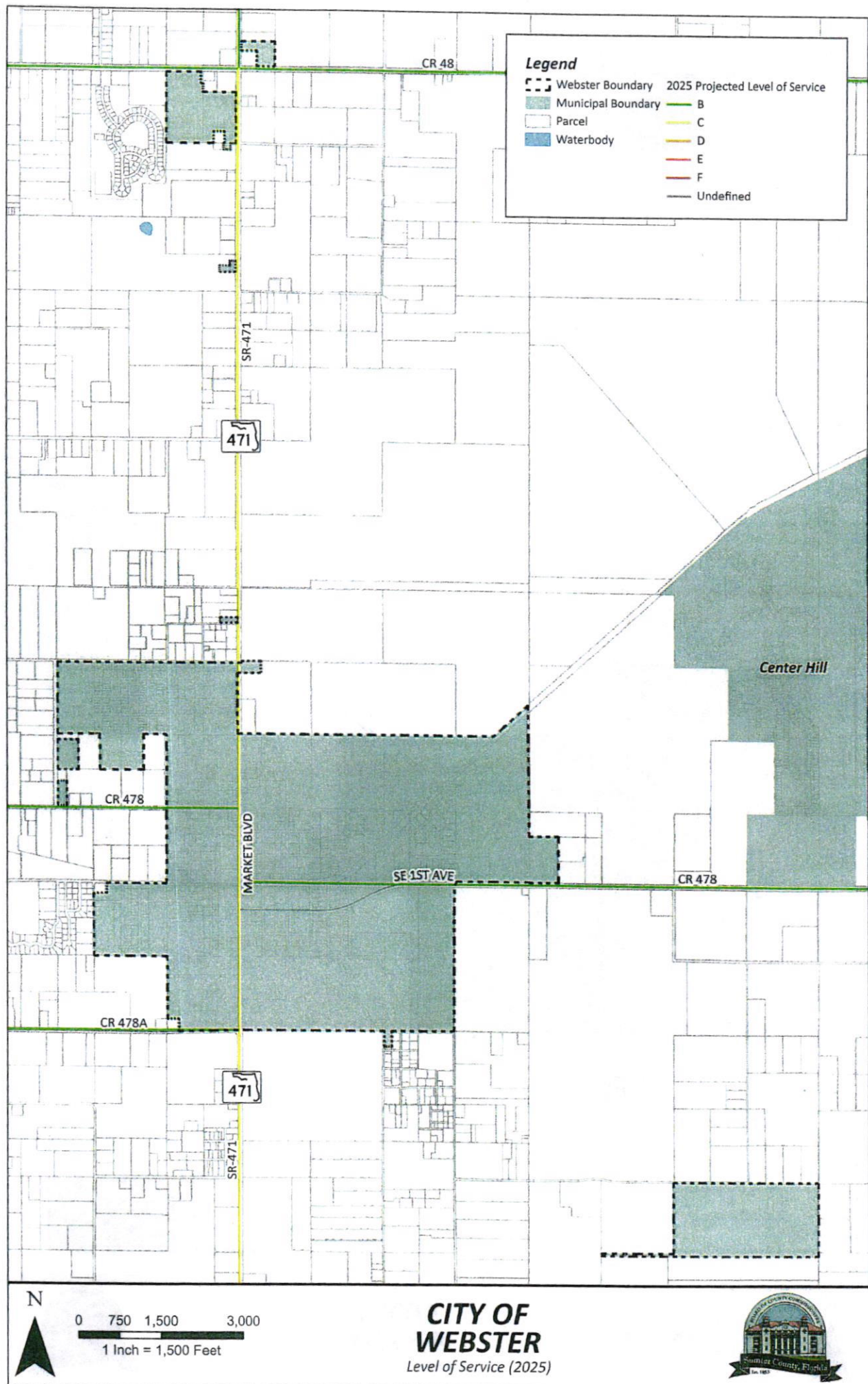




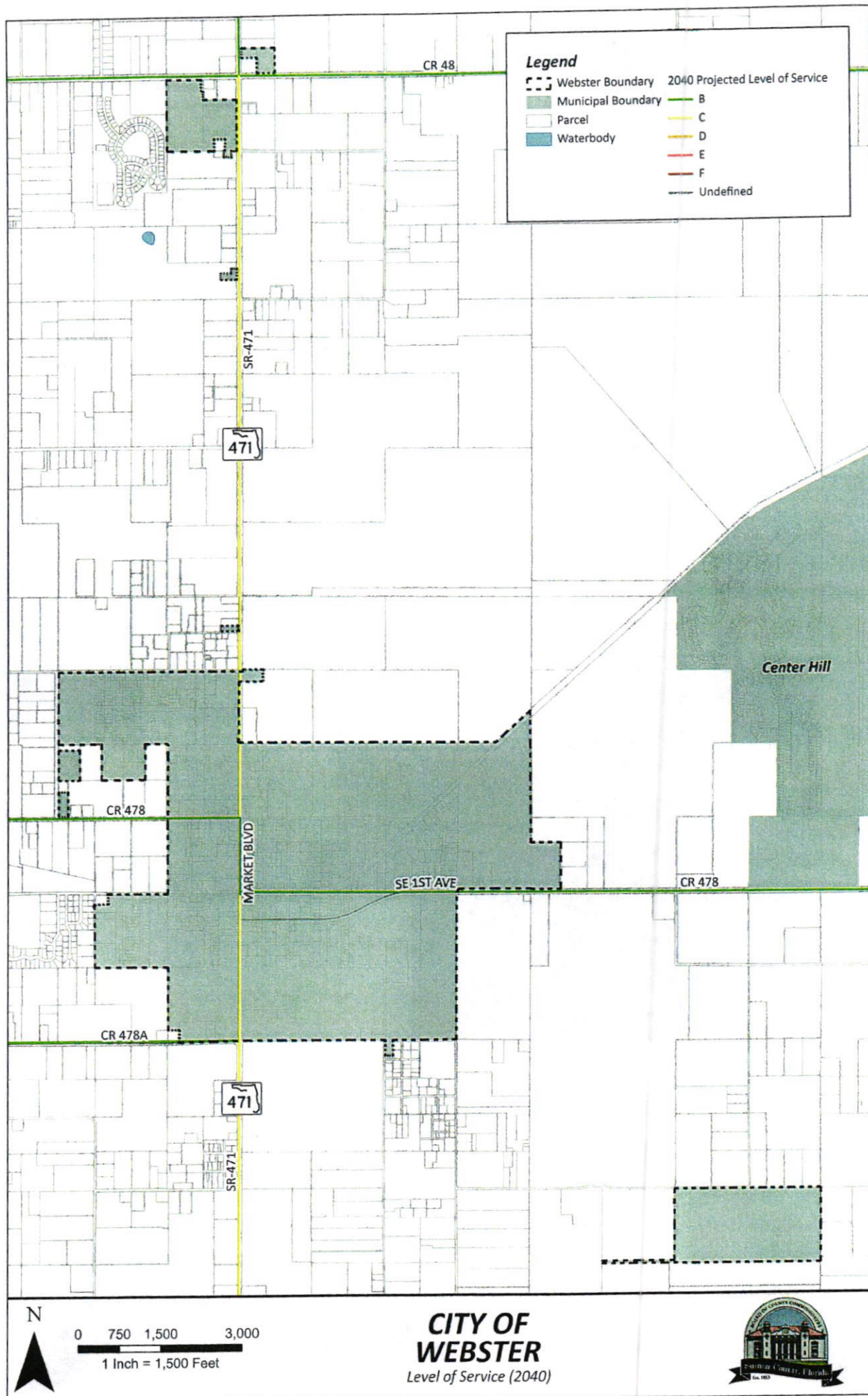


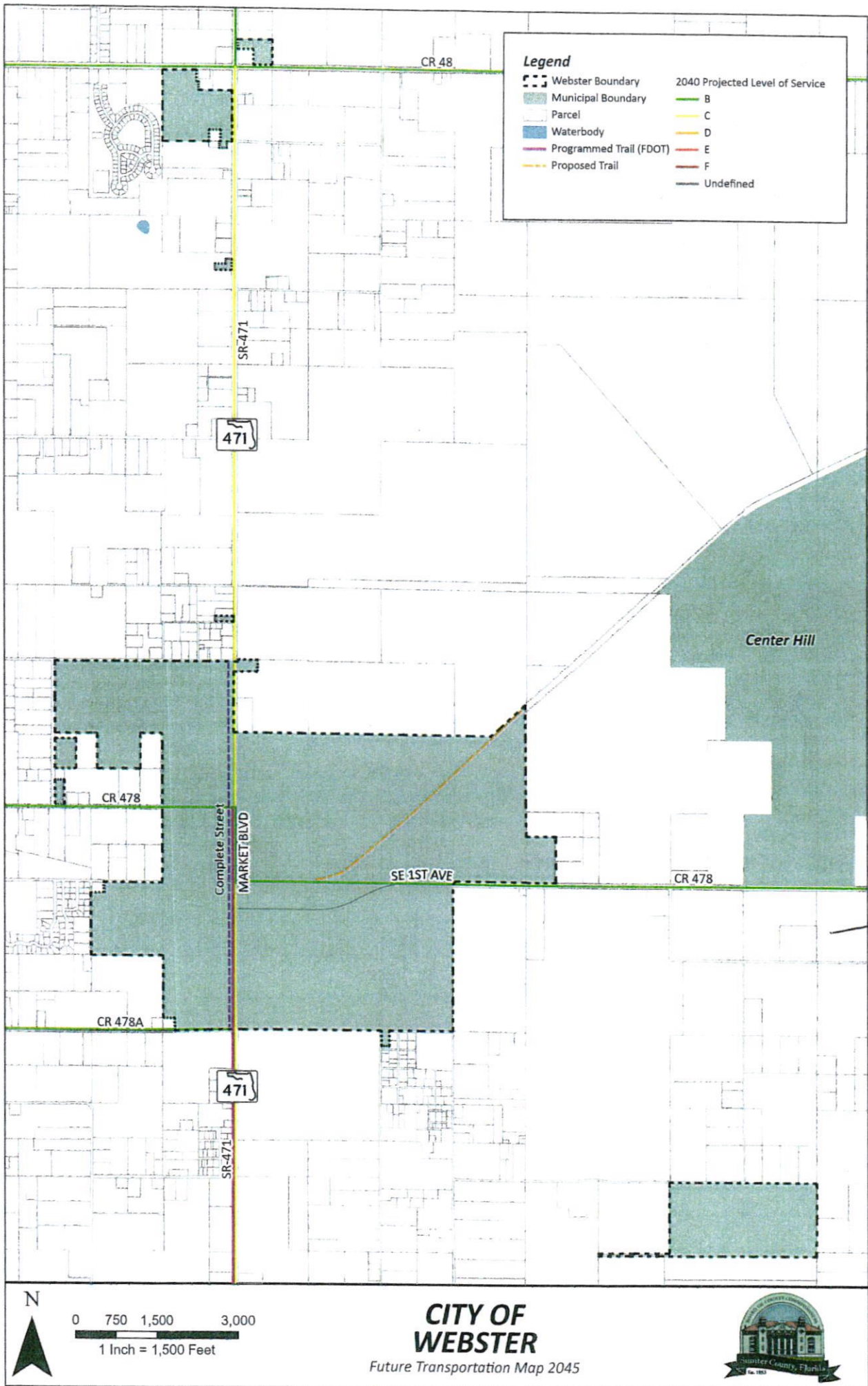










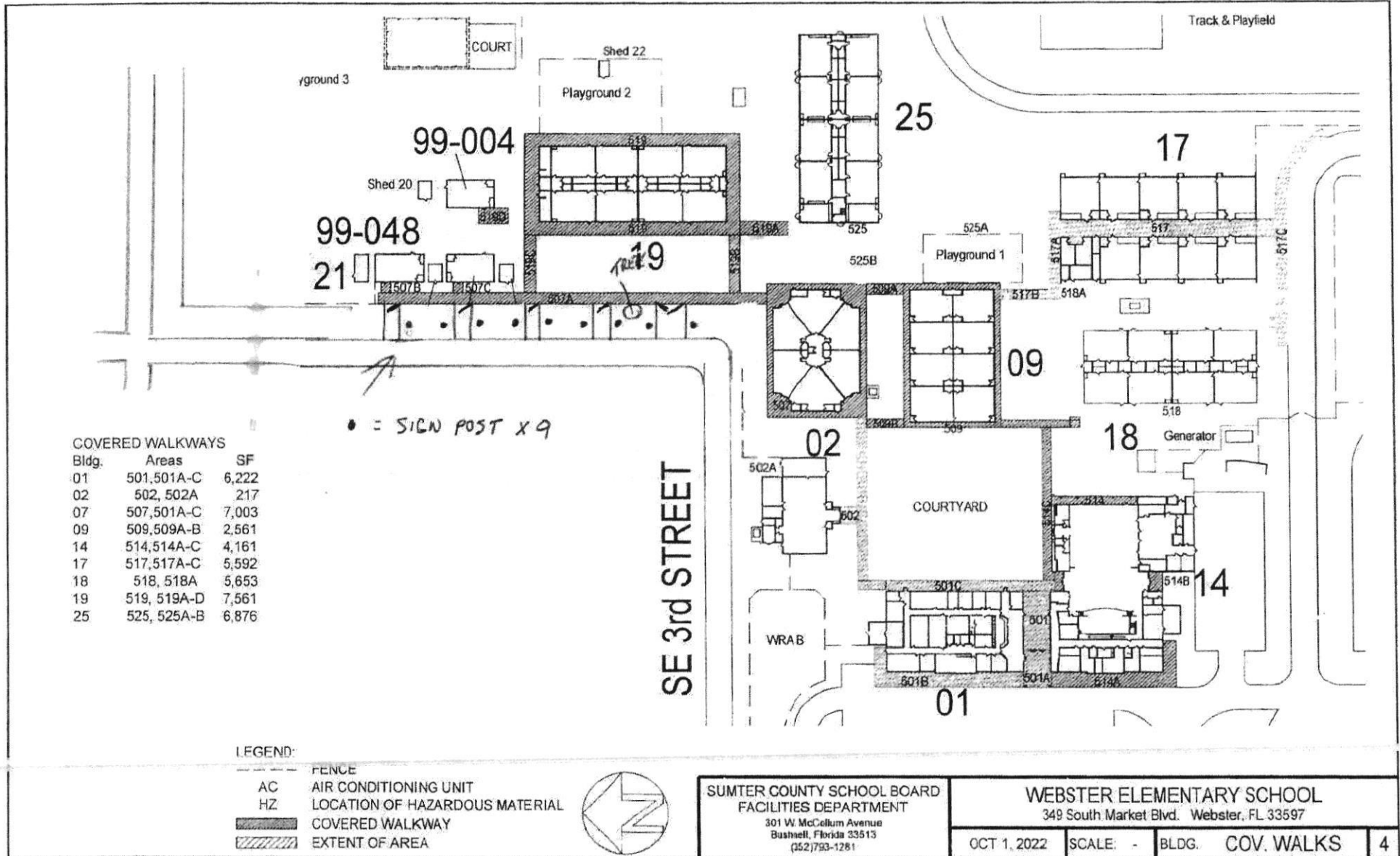


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The Interlocal Agreement is not available currently. We are waiting to receive it from the city attorney.



## Deanna Naugler

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**From:** Mizell, Michael <Michael.Mizell@sumter.k12.fl.us> on behalf of Mizell, Michael  
**Sent:** Thursday, January 12, 2023 10:42 AM  
**To:** Deanna Naugler  
**Subject:** road signs  
**Attachments:** WES sign post location.pdf

Good morning Deanna,

Please see attached drawing for sign post locations, please let me know the setback for the post.

The school's plant manager told me that he mows it some and the city mows it some depends who gets there first, I don't think mowing will be a problem not much grass in that area.

We will do locates or vacuum holes for setting sign posts.

Thanks,

Michael Mizell  
Assistant Chief  
Facilities Department  
301 W. McCollum Ave.  
Bushnell, FL. 33513  
PH. 352-793-1281 X52221  
FAX 352-793-9298  
[Michael.Mizell@Sumter.K12.FL.US](mailto:Michael.Mizell@Sumter.K12.FL.US)



**CITY OF WEBSTER  
APPLICATION  
FOR DOWNTOWN CLOSING OF STREET**  
Central Ave. (Between SR471 & 1<sup>st</sup> Street) - Webster, FL 33597

**I. Company/Mailing Contact Information:**

Name: \_\_\_\_\_ Title: \_\_\_\_\_  
Company Name: \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

**II. Timeframe of Request:**

Date: \_\_\_\_\_  
Hours: \_\_\_\_\_

**III. Reason for Request:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application forms must be submitted at least two weeks prior to the event to be considered.

***For Office Use Only:***

Application received on: \_\_\_\_\_

Application received by: \_\_\_\_\_

Notice Posted of Street Closure: ☐ Facebook ☐ Webpage ☐ Community Hall Board ☐ City Hall ☐ Post Office

Following Agencies Notified: ☐ Sheriff's Office ☐ Emergency Services ☐ Fire Department ☐ Public Works

## Deanna Naugler

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**From:** William Colbert <WLColbert@stenstrom.com> on behalf of William Colbert  
**Sent:** Thursday, January 12, 2023 1:32 PM  
**To:** Deanna Naugler  
**Cc:** Sharon Colbert  
**Subject:** Re: Closing of City Street

Deanna,

The City has the authority to close its streets for special events. Most cities provide notice to the public of the date, time and expected duration of the anticipated closure. Notice is usually in the form of posting notice of the closure at both ends of the anticipated closure up to one week in advance. At the time of closure law enforcement, fire, medical and public works should be contacted regarding the closure and its expected duration. Costs associated with the closure are normally the responsibility of the party receiving the benefit of the closure. Please advise if I may be of further assistance.

WLC