

City of Webster

Regular Council Meeting

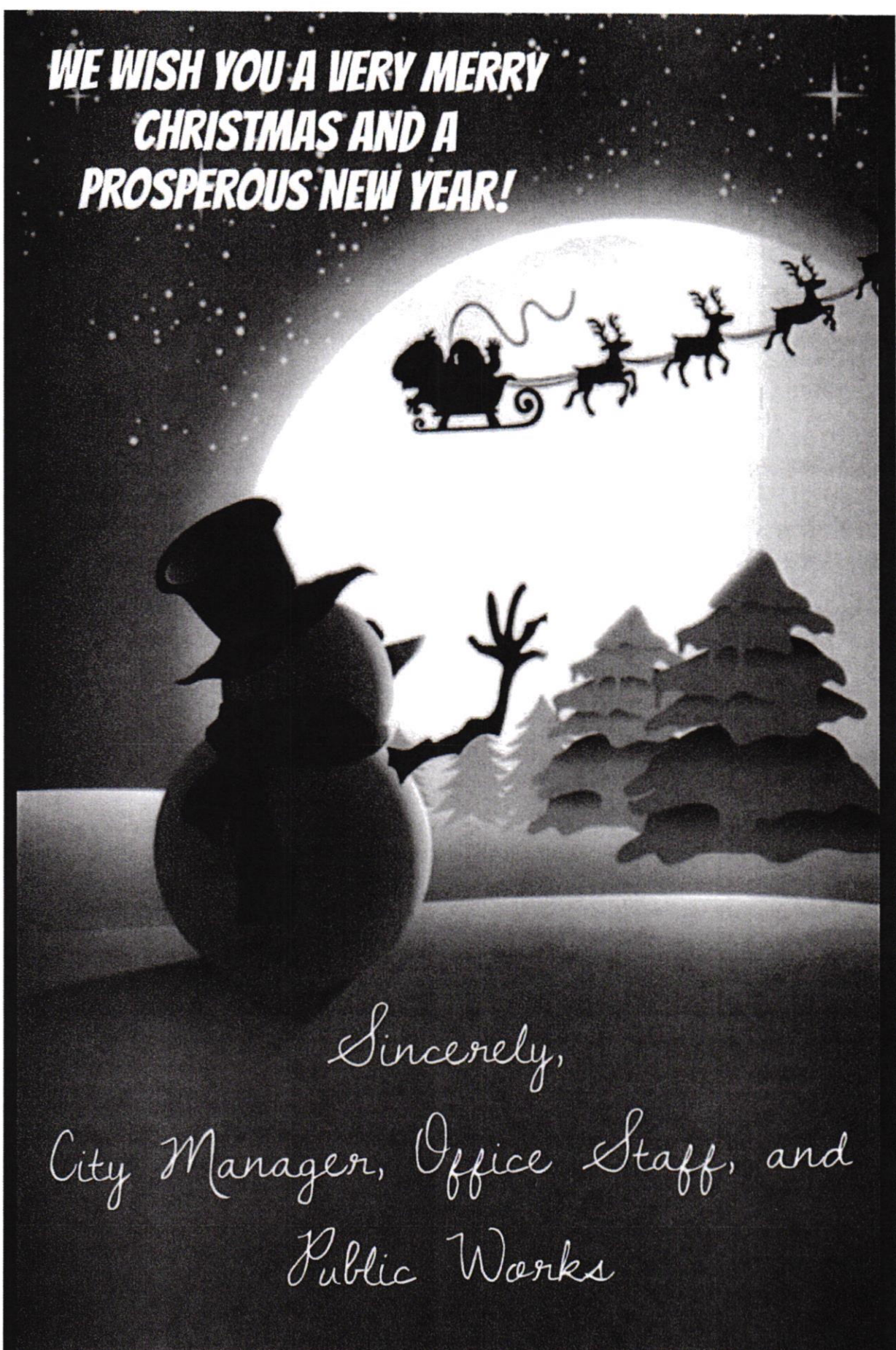
December 15, 2022

6:00 p.m.



Office Copy

**WE WISH YOU A VERY MERRY
CHRISTMAS AND A
PROSPEROUS NEW YEAR!**



*Sincerely,
City Manager, Office Staff, and
Public Works*



**AGENDA
CITY OF WEBSTER**

Regular Council Meeting
Webster City Hall, 85 E. Central Avenue
December 15, 2022 - 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

Regular Council Meeting – November 17, 2022

M _____ S _____ Roll Call Vote

III. CITIZEN FORUM

IV. CONSENT AGENDA

Proclamation Recognizing the 100th birthday of Matrey Godfrey Law

V. CORRESPONDENCE TO NOTE

Law Enforcement City Newsletter Report

VI. PUBLIC HEARINGS

Second Reading of Ordinance 2022- 21- Establishing Zoning Requirements for Tattoo, Body Piercing, and Smoke Shops.

M _____ S _____ Roll Call Vote **to Read by Title On**

Public Input Ordinance 2022- 21 – Establishing Zoning Requirements

Motion for Approval of Second Reading of Ordinance 2022- 21

M _____ S _____ Roll Call Vote **for Approval**

Second Reading of Ordinance 2022- 15 – Webster Associates Development LLC- Amendment to the Comprehensive Plan

M _____ S _____ Roll Call Vote **to Read by Title On**

Second Reading of Ordinance 2022- 16 – Webster Associates Development LLC- Rezoning of Parcel ID's S12-016, S12-0013, S12-014 and S12-015

M _____ S _____ Roll Call Vote **to Read by Title On**

Public Input Ordinance for Webster Associates Development LLC – Speaker cards to the Comprehensive plan and Rezoning

Approval of Second Reading of Ordinance 2022- 15 - Webster Associates Development, LLC Amendment to the Comprehensive Plan

M_____S_____ Roll Call Vote for Approval

Approval of Second Reading of Ordinance 2022- 16 - Webster Associates Development, LLC – Rezoning of Parcel ID's Rezoning of S12-016, S12-0013, S12-014 and S12-015

M_____S_____ Roll Call Vote for Approval

Second Reading of Ordinance 2022- 19- Walton Acquisitions FL, LLC - Amendment to the Comprehensive Plan

M_____S_____ Roll Call Vote to Read by Title On

Second Reading of Ordinance 2022- 20- Walton Acquisitions FL, LLC - Rezoning of Parcel ID's Q19-001, Q19-002, Q19-007, and Q18-007

M_____S_____ Roll Call Vote to Read by Title On

Public Input Ordinance Walton Acquisitions FL, LLC Speaker Cards to the Comprehensive Plan and Rezoning

Approval of Second Reading of Ordinance 2022- 19 - Walton Acquisitions FL, LLC - Amendment to the Comprehensive Plan

M_____S_____ Roll Call Vote for Approval

Approval of Second Reading of Ordinance 2022- 20 - Rezoning of Parcel ID's Q19-001, Q19-002, Q19-007, and Q18-007

M_____S_____ Roll Call Vote for Approval

VII. NEW BUSINESS

Appointment to Planning and Zoning Board

M_____S_____ Roll Call Vote for Approval

VIII. CITY ATTORNEY'S REPORT AND REQUESTS

IX. MAYOR'S AND COUNCIL MEMBER'S REPORTS AND REQUESTS

X. STAFF REPORTS

Sheriff's Office
r

Planning and Development Services

City Manager

XI. 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

Regular Council Meeting
Webster City Hall, 85 E. Central Avenue
November 17, 2022
6:00 P.M.

I. CALL TO ORDER

Pledge of allegiance, Invocation, and Determination of Quorum.

Mayor Yost called the meeting to order at 6:30 pm. Present were Mayor Bobby Yost, Mayor Pro -Tem Tonya Malott, Councilmember William Thompkins, Councilmember Ana Vigoa, and Councilmember Nancy Cherry. We have quorum.

II. APPROVAL OF MINUTES

Councilmember Vigoa motioned to Approve the October 20, 2022, Regular Council Meeting Minutes, Seconded by Councilmember Cherry.

The vote was as follows:

Mayor Yost – Yes

Councilmember Cherry- Yes

Mayor Pro – Tem Malott - Yes

Councilmember Thompkins - Yes

Councilmember Vigoa- Yes

Motion Passed 5-0

III. CITIZENS FORUM

The following individual spoke during Public Forum:

Pastor Don and Pastor Keith came up to podium to thank council, and city staff for helping with Fall Festapalooza. They said it was a great turn out, they estimated about a thousand people attended.

Judie Mueller - City Resident

Sandra McClanahan - City Resident

Matthew Leonhart – Non-City Resident

Mark Leonhart – Non – City Resident

Richard Williams – Non – City Resident

The City Attorney Mr. Colbert, City Manager, City Council and Lieutenant Cassidy provided commentary and clarification regarding issues and or concerns raised during public forum.

IV. CONSENT AGENDA

Approval of Maintenance Memorandum of Agreement for System Multi – Use Trail Project

City Manager Deanna Naugler apprised Council on the Maintenance of Agreement for on System Multi – Use Trail Project.

Motion for Approval by Councilmember Vigoa, Seconded by Councilmember Cherry.

The vote was as follows:

Mayor Yost – Yes

Councilmember Cherry - Yes

Mayor Pro – Tem Malott -Yes

Councilmember Thompkins - Yes

Councilmember Vigoa - Yes

Motion Passed 5-0

V. CORRESPONDENCE TO NOTE

Finance Manager

Director of Public Works

Law Enforcement

VI. PUBLIC HEARINGS

Second Reading of Ordinance 2022- 17- Sorry Dog, LLC – Amendment to the Comprehensive Plan

Councilmember Cherry Motioned to read Ordinance 2022-17 by title only, Seconded by Councilmember Vigoa.

Administrative Clerk Melissa Britt read the ordinance by title only.

Motion for Approval by Councilmember Vigoa of Ordinance 2022-17, Seconded by Councilmember Cherry.

County Planner Sue Farnsworth apprised Council on Ordinance 2022-17.

The vote was as follows:

Mayor Yost – Yes

Councilmember Cherry - Yes

Mayor Pro – Tem Malott - Yes

Councilmember Thompkins - Yes

Councilmember Vigoa - Yes

Motion Passed 5-0

Second Reading of Ordinance 2022- 18- Sorry Dog, LLC - Rezoning of Parcel Number Q19-017

Motion for Approval by Councilmember Vigoa Motioned to read Ordinance 2022-18 by title only, Seconded by Councilmember Cherry.

Administrative Clerk Melissa Britt read the ordinance by title only.

Motion for Approval by Mayor Pro – Tem Malott of Ordinance 2022-18, Seconded by Councilmember Vigoa.

County Planner Sue Farnsworth apprised Council on Ordinance 2022-18.

The vote was as follows:

Mayor Yost – Yes

Councilmember Cherry - Yes

Mayor Pro – Tem Malott -Yes

Councilmember Thompkins - Yes

Councilmember Vigoa - Yes

Motion Passed 5-0

Transmittal of Webster Comprehensive Plan

The following individual spoke during Public Forum:

Judie Mueller - City Resident

Richard Williams – Non – City Resident

County Planner Sue Farnsworth apprised Council on the Comprehensive Plan.

The City Attorney Mr. Colbert, City Manager, and City Council provided commentary and clarification regarding issues and or concerns raised up during public forum.

Motion for Approval by Mayor Pro – Tem Malott, Seconded by Councilmember Vigoa.

The vote was as follows:

Mayor Yost – Yes

Councilmember Cherry - Yes

Mayor Pro – Tem Malott -Yes

Councilmember Thompkins - Yes

Councilmember Vigoa - Yes

Motion Passed 5-0

First Reading of Ordinance 2022-21 – Establishing Zoning Requirements for Tattoo, Body Piercing, and Smoke Shops

Motion for Approval by Councilmember Vigoa Motioned to read Ordinance 2022-21 by title only, Seconded by Councilmember Cherry.

Administrative Clerk Melissa Britt read the ordinance by title only.

Motion for Approval by Mayor Pro – Tem Malott of Ordinance 2022-21, Seconded by Councilmember Vigoa.

County Planner Sue Farnsworth apprised Council on Ordinance 2022-21.

The City Attorney Mr. Colbert, City Manager, and City Council provided commentary and clarification regarding issues and or concerns raised up during public forum.

The vote was as follows:

Mayor Yost – Yes
Councilmember Cherry - Yes
Mayor Pro – Tem Malott -no
Councilmember Thompkins - Yes
Councilmember Vigoa - Yes
Motion Passed 4-1

VIII. NEW BUSINESS

The following individual spoke during New Business:

Judie Mueller- City Resident

Appointment of Mark Hitchcock to Planning and Zoning Board

Motion for Approval by Mayor Pro – Tem Malott to appoint Mark Hitchcock, Seconded by Councilmember Vigoa.

The vote was as follows:

Mayor Yost – Yes
Councilmember Cherry - Yes
Mayor Pro – Tem Malott -Yes
Councilmember Thompkins - Yes
Councilmember Vigoa - Yes
Motion Passed 5-0

The City Attorney Mr. Colbert, City Manager, and City Council provided commentary and clarification regarding issues and or concerns raised during New Business.

IX. CITY ATTORNEY REPORTS AND REQUEST.

X. MAYOR'S AND COUNCIL MEMBER'S REPORTS AND REQUEST.

Mayor Pro – Tem Malott suggested bringing Mrs. Daughtery to the January council meeting to discuss the historical preservation.

The City Attorney Mr. Colbert, City Manager, and City Council provided commentary and clarification regarding issues and or concerns raised during this report.

XI. STAFF REPORTS

City Manager Naugler wanted to remind and invite everyone out to the Christmas parade and light up Webster.

Mrs. Naugler also stated that there has been a lot of animosity lately, and for the city and community to work together everyone needs to put their differences behind them and be willing to do this for the success of the city.

The City Attorney Mr. Colbert, City Manager, and City Council provided commentary and clarification regarding issues and or concerns raised during staff reports.

XII. ADJOURNMENT

Councilmember Vigoa motioned to adjourn; Councilmember Cherry seconded the motion.

Mayor Yost – Yes
Mayor Pro-Tem Malott- Yes
Councilmember Cherry- Yes
Councilmember Thompkins -Yes
Councilmember Vigoa- Yes
Motion Passed 5-0

Meeting Adjourned at 7:46 pm

Attest:

Deanna Naugler, City Manager

Melissa Britt, Administrative Clerk

PROCLAMATION 2022-01

THE CITY COUNCIL HERBY RECOGNIZES
MRS. MATREY GODFREY LAW FOR THE
JOYOUS OCCASION OF HER 100TH BIRTHDAY
AND DO HEARBY PROCLAIM JANUARY 10,
2023, AS MATREY GODFREY LAW DAY AND
INVITE ALL CITIZENS IN JOINING THE
WEBSTER CITY COUNCIL IN WISHING HER
THE HAPPIEST OF BIRTHDAYS.

SCSO CALL HISTORY REPORT FOR NOVEMBER

BY LT. CASSIDY

	10/31/2022 06:15:00	BUILDING CHECK	447 NW 6TH AVE
	10/31/2022 07:29:18	TRAFFIC ENFORCEMENT	349 S MARKET BLVD
	10/31/2022 09:23:11	911 HANGUP	102 NE 4TH AVE
	10/31/2022 10:52:14	DCF/ABUSE REG	174 S MARKET BLVD
	10/31/2022 11:25:23	Primary Unit	349 S MARKET BLVD
	10/31/2022 12:16:54	Primary Unit	524 N MARKET BLVD
	10/31/2022 12:48:01	Primary Unit	349 S MARKET BLVD
	10/31/2022 13:28:49	Primary Unit	241 NE 4TH AVE
	10/31/2022 20:20:01	Primary Unit	447 NW 6TH AVE
	10/31/2022 22:11:27	Primary Unit	SE 1ST AVE
CODY TAPANES, 240	10/31/2022 22:58:21	Primary Unit	NW 8TH AVE
TREY KILLORAN, 238	11/01/2022 05:45:50	Primary Unit	469 N MARKET BLVD
STEVEN NEUMANN, 220	11/01/2022 06:15:00	Primary Unit	447 NW 6TH AVE
TREY KILLORAN, 238	11/01/2022 07:17:49	Primary Unit	349 S MARKET BLVD
TREY KILLORAN, 238	11/01/2022 11:17:19	Primary Unit	174 S MARKET BLVD
TREY KILLORAN, 238	11/01/2022 15:12:32	Primary Unit	174 S MARKET BLVD
TREY KILLORAN, 238	11/01/2022 15:44:27	Primary Unit	871 NW 6TH ST
CODY TAPANES, 240	11/01/2022 17:50:00	BUILDING CHECK	524 N MARKET BLVD
CODY TAPANES, 240	11/01/2022 18:01:17	TRAFFIC STOP	S MARKET BLVD
CODY TAPANES, 240	11/01/2022 19:36:51	BUILDING CHECK	658 E CENTRAL AVE
CODY TAPANES, 240	11/01/2022 20:20:00	BUILDING CHECK	447 NW 6TH AVE
	11/01/2022 22:02:59	911 HANGUP	102 NE 4TH AVE

SCSO CALL HISTORY REPORT FOR NOVEMBER

BY LT. CASSIDY

JOHN ADAMS, C207	11/01/2022 22:09:37	ACCIDENT	SR 471
	11/02/2022 00:17:51	SICK/INJURED	611 NW 4TH ST
	11/02/2022 00:27:31	SICK/INJURED	611 NW 4TH ST
KAYLA CRAMER, 251	11/02/2022 06:15:01	BUILDING CHECK	447 NW 6TH AVE
KAYLA CRAMER, 251	11/02/2022 07:44:50	SHOTS HRD- AREA	871 NW 6TH ST
KAYLA CRAMER, 251	11/02/2022 08:47:09	SUSPICIOUS INCIDENT	871 NW 6TH ST
KAYLA CRAMER, 251	11/02/2022 09:50:16	TRAFFIC STOP	N MARKET BLVD
	11/02/2022 12:21:25	SICK/INJURED	2081 CR 740 H
	11/02/2022 19:07:01	911 HANGUP	102 NE 4TH AVE
CASEY SIGLIN, K167	11/02/2022 20:20:00	BUILDING CHECK	447 NW 6TH AVE
KAYLA CRAMER, 251	11/03/2022 06:15:00	BUILDING CHECK	447 NW 6TH AVE
WILLIAM LAMB, K102	11/03/2022 10:15:25	ATTEMPT TO CONTACT	773 NW 10TH AVE
ADAM GLAYZER, X140	11/03/2022 10:36:55	HIT AND RUN	E CENTRAL AVE
CALEB ROSS, T148	11/03/2022 11:29:19	MENTAL PATIENT	349 S MARKET BLVD
CALEB ROSS, T148	11/03/2022 14:43:00	INFORMATION	349 S MARKET BLVD
WILLIAM LAMB, K102	11/03/2022 14:44:15	JUVENILE	773 NW 10TH AVE
JUSTIN ST CLAIR, 253	11/03/2022 20:20:00	BUILDING CHECK	447 NW 6TH AVE
	11/04/2022 04:51:03	911 HANGUP	102 NE 4TH AVE
ARIEL TORRES, 227	11/04/2022 05:47:48	SUSPICIOUS PERSON	469 N MARKET BLVD
ARIEL TORRES, 227	11/04/2022 06:15:00	BUILDING CHECK	447 NW 6TH AVE
ARIEL TORRES, 227	11/04/2022 06:41:22	EXTRA PATROL	871 NW 6TH ST
	11/04/2022 07:54:02	FIRE-UNKNOWN	349 S MARKET BLVD

SCSO CALL HISTORY REPORT FOR NOVEMBER

BY LT. CASSIDY

ADAM GLAYZER, X140	11/04/2022 08:52:10	INVESTIGATION FOLLOW	185 E CENTRAL AVE
WILLIAM LAMB, K102	11/04/2022 14:12:15	INFORMATION	773 NW 10TH AVE
WILLIAM LAMB, K102	11/04/2022 16:01:20	MENTAL PT-TRANS	773 NW 10TH AVE
	11/04/2022 16:06:47	911 HANGUP	762 CR 738G
ARIEL TORRES, 227	11/04/2022 16:08:55	TRAFFIC CONTROL	773 NW 10TH AVE
CODY TAPANES, 240	11/04/2022 18:41:58	TRAFFIC STOP	NW 9TH AVE
CODY TAPANES, 240	11/04/2022 20:20:00	BUILDING CHECK	447 NW 6TH AVE
CODY TAPANES, 240	11/05/2022 03:20:55	SUSPICIOUS VEH	469 N MARKET BLVD
TREY KILLORAN, 238	11/05/2022 06:15:00	BUILDING CHECK	447 NW 6TH AVE
TREY KILLORAN, 238	11/05/2022 06:37:34	EXTRA PATROL	871 NW 6TH ST
KAYLA CRAMER, 251	11/05/2022 11:26:46	TRESPASSING	374 N MARKET BLVD
	11/05/2022 12:32:10	ANIMAL COMPLAINT	1010 E CENTRAL AVE
TREY KILLORAN, 238	11/05/2022 14:44:04	SUSPICIOUS PERSON	516 NW 3RD ST
CODY TAPANES, 240	11/05/2022 19:48:24	THREATS	329 N MARKET BLVD
CODY TAPANES, 240	11/05/2022 20:20:00	BUILDING CHECK	447 NW 6TH AVE
CODY TAPANES, 240	11/05/2022 23:26:01	DISTURBANCE-NOISE	576 NW 9TH AVE
JOSEPH TRIA, 243	11/06/2022 06:15:01	BUILDING CHECK	447 NW 6TH AVE
JOSEPH TRIA, 243	11/06/2022 06:30:35	EXTRA PATROL	871 NW 6TH ST
JESSE BROOKS, S53	11/06/2022 06:55:18	JUVENILE	329 N MARKET BLVD
JOSEPH TRIA, 243	11/06/2022 12:40:02	FIRE-UNKNOWN	158 NE 2ND ST
	11/06/2022 12:41:42	FIRE-UNKNOWN	SE 2ND ST
	11/06/2022 14:22:53	911 HANGUP	262 NE 2ND ST

SCSO CALL HISTORY REPORT FOR NOVEMBER

BY LT. CASSIDY

JOSEPH TRIA, 243	11/06/2022 15:31:41	TRAFFIC STOP	N MARKET BLVD
	11/06/2022 16:15:01	911 MISDIAL	468 SE 3RD AVE
CODY TAPANES, 240	11/06/2022 20:20:01	BUILDING CHECK	447 NW 6TH AVE
KAYLA CRAMER, 251	11/07/2022 05:23:10	INFORMATION	516 NW 3RD ST
KAYLA CRAMER, 251	11/07/2022 06:15:01	BUILDING CHECK	447 NW 6TH AVE
KAYLA CRAMER, 251	11/07/2022 07:35:24	TRAFFIC CONTROL	349 S MARKET BLVD
SHAWN DECKARD, B133	11/07/2022 09:42:54	CIVIL-SERV PAPER	773 NW 4TH ST
SHAWN DECKARD, B133	11/07/2022 10:05:34	CIVIL-SERV PAPER	524 N MARKET BLVD
	11/07/2022 16:43:44	SICK/INJURED	4735 CR 772
JUSTIN ST CLAIR, 253	11/07/2022 18:16:23	ALARM-COMRCL	13904 SR 471
JUSTIN ST CLAIR, 253	11/07/2022 20:20:00	BUILDING CHECK	447 NW 6TH AVE
JUSTIN ST CLAIR, 253	11/08/2022 02:37:04	TRAFFIC STOP	N MARKET BLVD
KAYLA CRAMER, 251	11/08/2022 06:15:00	BUILDING CHECK	447 NW 6TH AVE
JOHN GUINANE, X126	11/08/2022 07:16:37	TRAFFIC ENFORCEMENT	349 S MARKET BLVD
JOHN GUINANE, X126	11/08/2022 11:06:31	SHOTS HRD- AREA	349 S MARKET BLVD
JOHN GUINANE, X126	11/08/2022 11:12:04	INFORMATION	85 E CENTRAL AVE
CASEY SIGLIN, K167	11/08/2022 15:00:58	THEFT	871 NW 6TH ST
JUSTIN ST CLAIR, 253	11/08/2022 17:50:00	BUILDING CHECK	524 N MARKET BLVD
ANTHONY LEE, 155	11/08/2022 20:20:00	BUILDING CHECK	447 NW 6TH AVE
JUSTIN ST CLAIR, 253	11/08/2022 23:50:24	TRAFFIC STOP	N MARKET BLVD
	11/09/2022 06:09:17	SICK/INJURED	37 NW 3RD AVE
TREY KILLORAN, 238	11/09/2022 06:15:00	BUILDING CHECK	447 NW 6TH AVE

SCSO CALL HISTORY REPORT FOR NOVEMBER

BY LT. CASSIDY

TREY KILLORAN, 238	11/09/2022 06:31:09	EXTRA PATROL	871 NW 6TH ST
	11/09/2022 06:54:15	SICK/INJURED	37 NW 3RD AVE
TREY KILLORAN, 238	11/09/2022 07:12:06	TRAFFIC CONTROL	349 S MARKET BLVD
SHAWN DECKARD, B133	11/09/2022 10:43:44	CIVIL-SERV PAPER	773 NW 4TH ST
TREY KILLORAN, 238	11/09/2022 12:28:58	SICK/INJURED	374 N MARKET BLVD
CODY TAPANES, 240	11/09/2022 20:20:00	BUILDING CHECK	447 NW 6TH AVE
TREY KILLORAN, 238	11/10/2022 09:20:04	TRESPASSING	469 N MARKET BLVD
KAYLA CRAMER, 251	11/11/2022 10:47:24	CITIZENS ASSIST	NW 4TH AVE
KAYLA CRAMER, 251	11/11/2022 12:03:22	CIVIL	524 N MARKET BLVD
KAYLA CRAMER, 251	11/11/2022 16:32:41	TRAFFIC STOP	516 NW 3RD ST
JUSTIN ST CLAIR, 253	11/11/2022 21:05:00	TRAFFIC STOP	E CENTRAL AVE
KAYLA CRAMER, 251	11/12/2022 06:02:16	TRAFFIC STOP	NE 4TH AVE
JUSTIN ST CLAIR, 253	11/13/2022 17:59:39	TRAFFIC STOP	N MARKET BLVD
JUSTIN ST CLAIR, 253	11/13/2022 18:15:31	TRAFFIC STOP	N MARKET BLVD
TREY KILLORAN, 238	11/14/2022 06:15:00	BUILDING CHECK	447 NW 6TH AVE
TREY KILLORAN, 238	11/14/2022 06:30:49	EXTRA PATROL	871 NW 6TH ST
	11/14/2022 07:05:02	911 HANGUP	349 S MARKET BLVD
TREY KILLORAN, 238	11/14/2022 07:14:47	TRAFFIC ENFORCEMENT	349 S MARKET BLVD
ROBERTH MATA, K154	11/14/2022 11:03:02	ATC -WELFARE CHECK	385 NE 3RD ST
	11/14/2022 11:10:42	SICK/INJURED	524 N MARKET BLVD
TREY KILLORAN, 238	11/14/2022 14:28:28	VIN VERIFICATION	6678 SR 471
MICHAEL CALLAWAY, S58	11/14/2022 14:46:05	ATTEMPT TO CONTACT	213 SW 1ST ST

SCSO CALL HISTORY REPORT FOR NOVEMBER

BY LT. CASSIDY

CODY TAPANES, 240	11/14/2022 20:20:00	BUILDING CHECK	447 NW 6TH AVE
CODY TAPANES, 240	11/15/2022 01:18:01	SUSPICIOUS PERSON	524 N MARKET BLVD
TREY KILLORAN, 238	11/15/2022 06:15:00	BUILDING CHECK	447 NW 6TH AVE
TREY KILLORAN, 238	11/15/2022 07:14:58	TRAFFIC CONTROL	349 S MARKET BLVD
AUSTIN MCCONNELL, Z173	11/15/2022 14:03:10	TRAFFIC STOP	E CENTRAL AVE
TREY KILLORAN, 238	11/15/2022 15:13:53	SUSPICIOUS INCIDENT	175 SW 2ND AVE
TREY KILLORAN, 238	11/15/2022 15:56:13	TRAFFIC CONTROL	773 NW 10TH AVE
CODY TAPANES, 240	11/15/2022 17:50:00	BUILDING CHECK	524 N MARKET BLVD
CODY TAPANES, 240	11/15/2022 17:51:05	MISSING PERSON	871 NW 6TH ST
ROBERTH MATA, K154	11/15/2022 18:22:36	MISSING PERSON	871 NW 6TH ST
RONDEZ MOORE, 136	11/15/2022 20:20:00	BUILDING CHECK	447 NW 6TH AVE
CODY TAPANES, 240	11/15/2022 20:34:18	SUSPICIOUS VEH	374 N MARKET BLVD
JOHN ADAMS, C207	11/15/2022 21:56:28	911 HANGUP	102 NE 4TH AVE
KAYLA CRAMER, 251	11/16/2022 06:15:01	BUILDING CHECK	C4
	11/16/2022 08:26:54	ANIMAL COMPLAINT	780 JODY LN
SHAWN DECKARD, B133	11/16/2022 10:05:49	CIVIL-SERV PAPER	130 NW 2ND ST
KAYLA CRAMER, 251	11/16/2022 10:09:43	TRAFFIC STOP	N MARKET BLVD
KAYLA CRAMER, 251	11/16/2022 11:53:21	CITIZENS ASSIST	2236 SE 100TH LN
TYLER THOMPSON, 230	11/16/2022 15:37:11	INFORMATION	230 SW 1ST ST
ROBERT BRITT, 114	11/16/2022 17:50:45	DISTURBANCE- PHYSICAL	165 NE 4TH ST
JUSTIN ST CLAIR, 253	11/16/2022 20:20:00	BUILDING CHECK	447 NW 6TH AVE
JUSTIN ST CLAIR, 253	11/16/2022 23:00:19	INVESTIGATION FOLLOW	165 NE 4TH ST

SCSO CALL HISTORY REPORT FOR NOVEMBER BY LT. CASSIDY

JUSTIN ST CLAIR, 253	11/16/2022 23:29:43	TRAFFIC STOP	469 N MARKET BLVD
JUSTIN ST CLAIR, 253	11/17/2022 01:10:10	TRAFFIC STOP	N MARKET BLVD
CHARLES PIVETZ, 257	11/17/2022 01:19:21	TRAFFIC STOP	N MARKET BLVD
BRENT SARGENT, C120	11/17/2022 06:15:00	BUILDING CHECK	447 NW 6TH AVE
KAYLA CRAMER, 251	11/17/2022 08:20:06	FCIC/NCIC HIT	165 NE 4TH ST
JEFFREY COHEN, D111	11/17/2022 10:54:35	INVESTIGATION FOLLOW	954 OAK AVE
KAYLA CRAMER, 251	11/17/2022 12:25:24	DCF/ABUSE REG	165 NE 4TH ST
CONNOR HARM, Z193	11/17/2022 13:41:38	INVESTIGATION FOLLOW	188 NE 1ST ST
JUSTIN ST CLAIR, 253	11/17/2022 18:59:49	TRAFFIC STOP	N MARKET BLVD
ROBERT BRITT, 114	11/17/2022 20:20:00	BUILDING CHECK	447 NW 6TH AVE
ROBERT BRITT, 114	11/17/2022 22:23:16	ALARM-RES	283 NE 1ST ST
JUSTIN ST CLAIR, 253	11/17/2022 22:46:23	TRAFFIC STOP	N MARKET BLVD
	11/18/2022 01:37:25	911 HANGUP	588 NW 9TH AVE
JOSEPH TRIA, 243	11/18/2022 06:15:01	BUILDING CHECK	447 NW 6TH AVE
JOSEPH TRIA, 243	11/18/2022 07:06:06	TRAFFIC ENFORCEMENT	349 S MARKET BLVD
MICHAEL CASSIDY, L24	11/18/2022 10:41:14	OBSTRUCTION ON HWY	E CENTRAL AVE
	11/18/2022 10:47:47	911 MISDIAL	102 NE 4TH AVE
WILLIAM LAMB, K102	11/18/2022 12:51:54	INFORMATION	773 NW 10TH AVE
JOSEPH TRIA, 243	11/18/2022 14:19:50	TRAFFIC ENFORCEMENT	349 S MARKET BLVD
DONOVAN REYNOLDS, 205	11/18/2022 19:12:16	ALARM-RES	283 NE 1ST ST
CODY TAPANES, 240	11/18/2022 20:20:01	BUILDING CHECK	447 NW 6TH AVE
CODY TAPANES, 240	11/18/2022 20:39:49	SUSPICIOUS VEH	574 NW 6TH ST

SCSO CALL HISTORY REPORT FOR NOVEMBER

BY LT. CASSIDY

JOSEPH TRIA, 243	11/19/2022 05:27:12	SICK/INJURED	860 OAK AVE
JOSEPH TRIA, 243	11/19/2022 06:15:01	BUILDING CHECK	447 NW 6TH AVE
JOSEPH TRIA, 243	11/19/2022 14:09:16	OBSTRUCTION ON HWY	524 N MARKET BLVD
CODY TAPANES, 240	11/19/2022 20:20:00	BUILDING CHECK	447 NW 6TH AVE
	11/19/2022 20:50:19	SICK/INJURED	385 NE 3RD ST
JOSEPH TRIA, 243	11/20/2022 06:15:00	BUILDING CHECK	447 NW 6TH AVE
	11/20/2022 12:44:27	SICK/INJURED	329 N MARKET BLVD
JOSEPH TRIA, 243	11/20/2022 13:01:00	INVESTIGATION FOLLOW	374 N MARKET BLVD
CODY TAPANES, 240	11/20/2022 18:50:26	BUILDING CHECK	447 NW 6TH AVE
CODY TAPANES, 240	11/20/2022 20:20:01	BUILDING CHECK	447 NW 6TH AVE
MICHAEL ABBOTT, 169	11/20/2022 21:10:02	SHOTS HRD- AREA	NW 4TH ST
JOHN ADAMS, C207	11/20/2022 22:11:16	CITIZENS ASSIST	S GRADE RD/POWERLINE RD
	11/20/2022 23:52:00	SICK/INJURED	6678 SR 471
KAYLA CRAMER, 251	11/21/2022 06:15:00	BUILDING CHECK	447 NW 6TH AVE
	11/21/2022 09:53:58	SICK/INJURED	524 N MARKET BLVD
ADAM GLAYZER, X140	11/21/2022 10:27:03	ACCIDENT W/ INJURIES	524 N MARKET BLVD
	11/21/2022 11:08:31	911 MISDIAL	NE 4TH AVE
WALTER PETERSON, 252	11/21/2022 18:01:12	TRAFFIC STOP	N MARKET BLVD
JUSTIN ST CLAIR, 253	11/21/2022 20:19:58	TRAFFIC STOP	N MARKET BLVD
JUSTIN ST CLAIR, 253	11/21/2022 20:20:01	BUILDING CHECK	447 NW 6TH AVE
JUSTIN ST CLAIR, 253	11/21/2022 20:28:54	TRAFFIC STOP	469 N MARKET BLVD
JUSTIN ST CLAIR, 253	11/21/2022 21:33:20	TRAFFIC STOP	N MARKET BLVD

SCSO CALL HISTORY REPORT FOR NOVEMBER

BY LT. CASSIDY

	11/22/2022 00:18:08	SICK/INJURED	211 SW 2ND ST
JUSTIN ST CLAIR, 253	11/22/2022 00:30:01	SICK/INJURED	2828 C 478A
JUSTIN ST CLAIR, 253	11/22/2022 01:10:41	TRAFFIC STOP	S MARKET BLVD
KAYLA CRAMER, 251	11/22/2022 06:15:00	BUILDING CHECK	447 NW 6TH AVE
	11/22/2022 09:24:25	REPOSSESSION	7697 SR 471
JARROD MARSHALL, T200	11/22/2022 16:36:40	DCF/ABUSE REG	366 NW 9TH AVE
JUSTIN ST CLAIR, 253	11/22/2022 17:50:00	BUILDING CHECK	524 N MARKET BLVD
JUSTIN ST CLAIR, 253	11/22/2022 18:46:24	TRAFFIC STOP	S MARKET BLVD
JUSTIN ST CLAIR, 253	11/22/2022 19:22:52	TRAFFIC STOP	349 S MARKET BLVD
JUSTIN ST CLAIR, 253	11/22/2022 20:20:00	BUILDING CHECK	447 NW 6TH AVE
JUSTIN ST CLAIR, 253	11/23/2022 00:05:53	TRAFFIC STOP	N MARKET BLVD
TREY KILLORAN, 238	11/23/2022 06:15:00	BUILDING CHECK	447 NW 6TH AVE
CODY TAPANES, 240	11/23/2022 19:33:18	TRAFFIC STOP	374 N MARKET BLVD
	11/23/2022 20:20:00	BUILDING CHECK	447 NW 6TH AVE
	11/24/2022 06:04:30	SICK/INJURED	247 SE 5TH ST
	11/24/2022 06:15:00	BUILDING CHECK	447 NW 6TH AVE
	11/24/2022 14:02:14	SICK/INJURED	2085 CR 740
TREY KILLORAN, 238	11/24/2022 14:47:48	BATTERY	374 N MARKET BLVD
CODY TAPANES, 240	11/24/2022 20:20:00	BUILDING CHECK	447 NW 6TH AVE
CODY TAPANES, 240	11/24/2022 21:08:59	CITIZENS ASSIST	S MARKET BLVD
ARIEL TORRES, 227	11/25/2022 05:56:05	TRAFFIC ENFORCEMENT	7368 SR 471
ARIEL TORRES, 227	11/25/2022 06:15:00	BUILDING CHECK	447 NW 6TH AVE

SCSO CALL HISTORY REPORT FOR NOVEMBER

BY LT. CASSIDY

TYLER THOMPSON, 230	11/25/2022 13:06:59	TRAFFIC STOP	NW 3RD ST
JUSTIN ST CLAIR, 253	11/25/2022 16:19:34	OBSTRUCTION ON HWY	620 NW 9TH AVE
	11/25/2022 16:30:16	SUSPICIOUS VEH	620 NW 9TH AVE
JUSTIN ST CLAIR, 253	11/25/2022 18:56:55	TRAFFIC STOP	N MARKET BLVD
JUSTIN ST CLAIR, 253	11/25/2022 19:07:25	SUSPICIOUS VEH	349 S MARKET BLVD
JUSTIN ST CLAIR, 253	11/25/2022 19:30:13	TRAFFIC STOP	N MARKET BLVD
JUSTIN ST CLAIR, 253	11/25/2022 20:20:00	BUILDING CHECK	447 NW 6TH AVE
JUSTIN ST CLAIR, 253	11/25/2022 21:02:55	TRAFFIC STOP	N MARKET BLVD
JUSTIN ST CLAIR, 253	11/25/2022 21:32:32	TRAFFIC STOP	N MARKET BLVD
KAYLA CRAMER, 251	11/26/2022 06:15:00	BUILDING CHECK	447 NW 6TH AVE
	11/26/2022 07:56:39	INFORMATION	159 NW 2ND ST
KAYLA CRAMER, 251	11/26/2022 14:15:14	SICK/INJURED	333 E CENTRAL AVE
JUSTIN ST CLAIR, 253	11/26/2022 18:35:00	TRAFFIC STOP	N MARKET BLVD
JUSTIN ST CLAIR, 253	11/26/2022 19:20:18	TRAFFIC STOP	E CENTRAL AVE
JUSTIN ST CLAIR, 253	11/26/2022 20:20:00	BUILDING CHECK	447 NW 6TH AVE
JUSTIN ST CLAIR, 253	11/26/2022 23:53:31	TRAFFIC STOP	N MARKET BLVD
JUSTIN ST CLAIR, 253	11/27/2022 01:49:19	ACCIDENT W/ INJURIES	W CENTRAL AVE
KAYLA CRAMER, 251	11/27/2022 06:15:00	BUILDING CHECK	447 NW 6TH AVE
KAYLA CRAMER, 251	11/27/2022 09:46:19	TRAFFIC STOP	N MARKET BLVD
	11/27/2022 10:46:27	911 HANGUP	102 NE 4TH AVE
	11/27/2022 10:58:52	SICK/INJURED	877 NW 6TH ST
KAYLA CRAMER, 251	11/27/2022 13:21:03	JUVENILE	7368 SR 471

SCSO CALL HISTORY REPORT FOR NOVEMBER

BY LT. CASSIDY

KAYLA CRAMER, 251	11/27/2022 15:44:27	TRAFFIC STOP	329 N MARKET BLVD
JUSTIN ST CLAIR, 253	11/27/2022 20:20:01	BUILDING CHECK	447 NW 6TH AVE
JUSTIN ST CLAIR, 253	11/27/2022 22:07:42	TRAFFIC STOP	N MARKET BLVD
JUSTIN ST CLAIR, 253	11/28/2022 02:15:44	911 HANGUP	477 NW 7TH AVE
TREY KILLORAN, 238	11/28/2022 06:15:00	BUILDING CHECK	447 NW 6TH AVE
TREY KILLORAN, 238	11/28/2022 07:13:08	TRAFFIC ENFORCEMENT	349 S MARKET BLVD
CALEB ROSS, T148	11/28/2022 13:34:24	SICK/INJURED	349 S MARKET BLVD
WILLIAM LAMB, K102	11/28/2022 14:57:28	INFORMATION	349 S MARKET BLVD
TREY KILLORAN, 238	11/28/2022 15:48:32	TRAFFIC CONTROL	773 NW 10TH AVE
DAVID KELLY, 255	11/28/2022 20:20:00	BUILDING CHECK	447 NW 6TH AVE
DAVID KELLY, 255	11/29/2022 02:26:22	TRAFFIC STOP	NE 1ST ST
TREY KILLORAN, 238	11/29/2022 06:15:00	BUILDING CHECK	447 NW 6TH AVE
	11/29/2022 06:58:03	SICK/INJURED	2085 CR 740
JASON VOIGT, 242	11/29/2022 07:15:09	BURGLARY OW	7095 S US 301
CHRISTOPHER ROESEL, D147	11/29/2022 10:18:32	DCF/ABUSE REG	864 NW 3RD ST
STEVEN NEUMANN, 220	11/29/2022 11:14:33	DISTURBANCE-UNK	102 NE 4TH AVE



City of Webster Monthly Newsletter



City Manager's Office

Deanna Naugler, City Manager



The City Manager's Office is pleased to present the City of Webster monthly newsletter which is produced for the Webster City Council, city residents, businesses and other interested readers. This report contains information of the City's monthly operational and financial activity for the month along with highlights. The Business Report provides two (2) sections of reporting: □ Operational Activity – A summary of operational activities/ accomplishments and the progress of significant projects reported by each city department. □ Financial Activity – A summary of revenues and expenditures for the City's most active funds. This newsletter strives to provide an informative view into the City's monthly activities. It is the City Manager's intent to produce a newsletter that is informative and useful to all who live, work and recreate in the City of Webster.

Personnel

The City Manager's department personnel status for the month is as follows:

No. of Authorized Positions	Full-time filled positions	Full-time open positions	Part-time
8.5	8	0	1

Did you Know????

One of the few remaining historical buildings left standing, in what appears to be a "step back in time" FloridaPast City, Webster, Florida, in Sumter County. Located on N.E. First Ave.. It once housed the Sumter County State Bank, Webster Pharmacy,



a Doctor/ Surgeon and Insurance office was upstairs. The last occupant in the Pharmacy side was the Webster Library, and the bank side had an an-

tique business. Back in the day, this little City was hustling and bustling with business. Wooden sidewalks, stores, packing houses, railroad depot, hotels, cafes, soda fountains, and much of what you would expect. Directly in down the center, running east-west, two sets of railroad tracks. Now either buried or long gone. Hauling of citrus, fruits and veggies.

Important Dates:

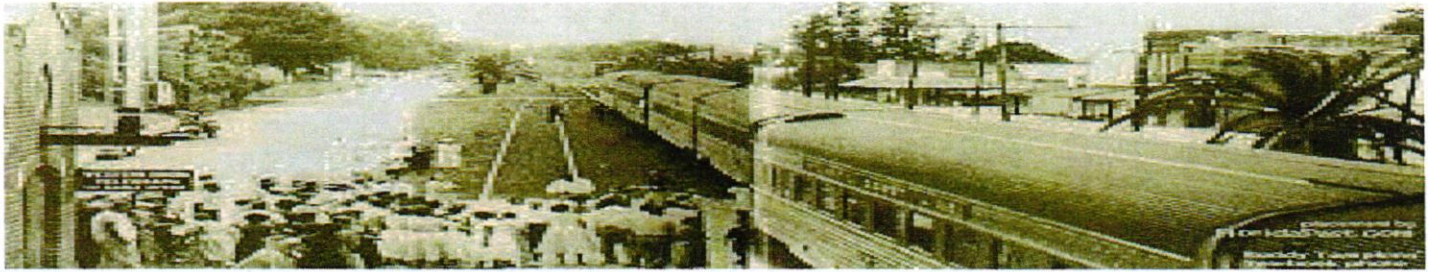
12/15 Utility Payment Deadline to prevent late fees

12/15 6pm City Council Meeting - City Hall

12/21 Utility Turn-off for non-payment

12/23—Offices closed in observance of Christmas Eve

12/26—Offices closed in observance of Christmas



Operational Activities—Administration

On-line payment processing— 73

New Accounts - 4

Late Fee Assessments - 89

Notaries—9

Faxes—6

Locates—13

Work Orders closed— 111

Container Permit Renewals— 6

Follow-up on existing Code Enforcement Cases - 2

Code Enforcement Foreclosures—0

Checks Processed for Payments— 49

Utility Batches/Balancing—54

Miscellaneous Payment Processing—12

In office Payment Processing—336

Closed Accounts—2

Turn-offs— 27

Copy Requests—2

New Account Impact Fees—0

Work orders created—124

Business License Processed—23

New Code Enforcement Cases - 2

Code Enforcement Liens—0

Public Records Request— 8

Purchase Orders— 75

Community Hall Rental— 1

- Verified all charges on invoices for payment
- Processed general ledger entries for FLAIR report, electronic payments, utility taxes and franchise fees
- Created purchase orders for automated reoccurring monthly payments
- Reconciling/Verification of income and expenses on bank statements
- Scanning support documents for all G/L entries and processed payments
- Verification of reports, documents, amounts, etc. for daily deposits
- Verification of charges and reimbursements for city credit cards
- Preparation of monthly finance report for council meeting
- Process monthly payroll, retirement and taxes
- Process and issue monthly council checks
- Entered Meter Reads and processed utility bills for 489 utility accounts
- Reviewed Waste Management Bill for accuracy of billed/type of accounts
- Working with the First Baptist Church of Webster in preparation for Light Up Webster
- Working on preparations for Webster's Lighted Christmas Parade
- Working with FEMA for reimbursement for losses and activities related to Hurricane Ian
- Processed Bureau of Labor and Statistics Report
- Worked with council members and city attorney for ordinances related to the city
- Opened and disbursed incoming mail
- Created/Processed P&Z and Council agendas, minutes, and packets
- Attended City Manager meeting with County and other municipalities
- Met with FGUA, County, and Center Hill on Wastewater Plant options
- Working with Engineer on Water Use Permit Renewal and Modification, supplying additional information per SWFWMD request
- Zoom meeting with FEMA staff on Hurricane Ian damages.
- Discussions/meetings with County, Public and Developers on upcoming ordinances
- Coordination with First Baptist Church of Webster for Light Up Webster activities; ordered trophies for lighted Christmas parade.
- Worked with accountant on documentation for Fiscal Year 2022 annual audit
- Reconciliation of income and expenses to bank statements
- Attended virtual training for Society for Human Resource Management
- Attended virtual finance training
- Research and correct FRS Data for 2021

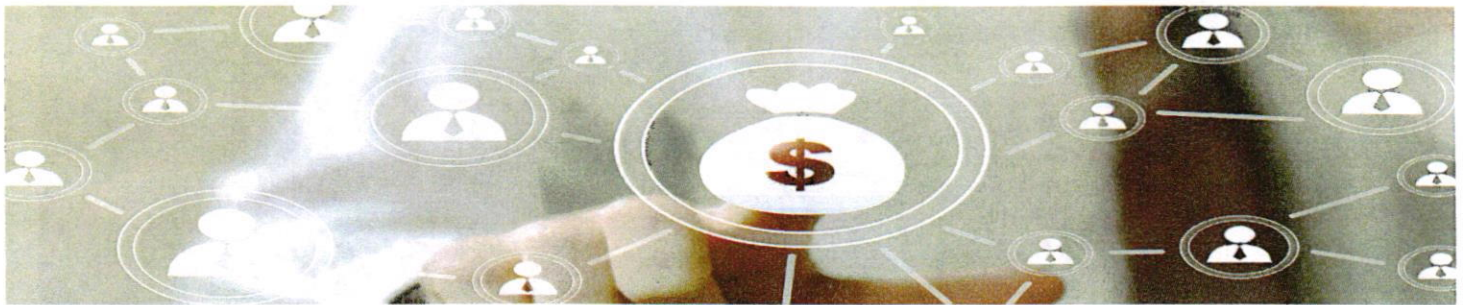


Operational Activities—Public Works

Work orders processed—113

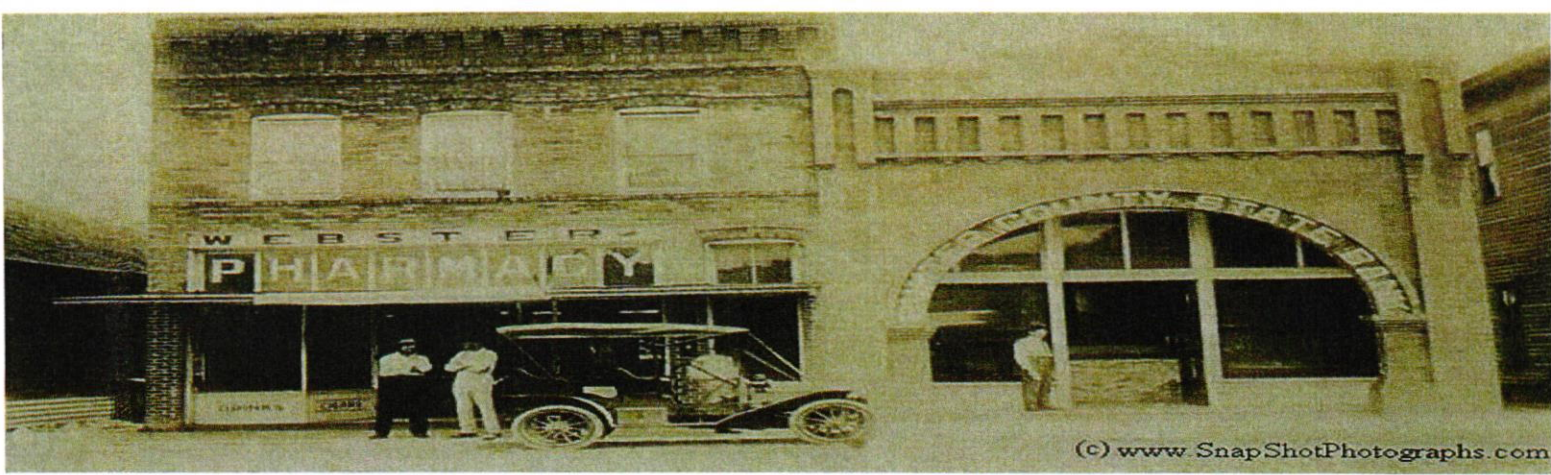
Utility turn-off — 27 Utility account turn-on—34 Locates—12 Other—40

- Worked on brick planters on East Central Ave and placed mulch in them
- Unclog toilet at Hewitt Park concession stand
- Install water meters at new houses at Homes in Partnership
- Sewer line at Sheriff's Annex repaired
- Check painting work done at both Harris and Hewitt Parks
- Prepare for Founders Day by moving bleachers to Central Ave. and gathering cones and barricades to block roads
- Reviewing bucket trucks for sale
- Check meters at north and south wells
- Repair leaking RPZ valve at Hewitt Park
- Grinder pump repair NW 5th St.
- Check parks. Gates not being locked/unlocked as they should be
- Work with Jamie Hope from FRWA at Fairgrounds lift station looking for infiltration from ground water. We smoke tested the gravity sewer lines at the fairgrounds. Results were inconclusive
- Replace hydraulic filters on Kubota tractor. Part of the hydraulics were not working due to filters having trash in them
- Storm preparation EOC
- Pick up signs from Sumter County for route change at Elementary school. Install signs
- Pick up two battery back-ups for computers to replace failed ones
- Replace missing street sign at SE 3rd St and SE 2nd Ave.
- Meet with FEMA regarding Hurricane Ian
- Interconnect sample pulled
- Storm debris pick up
- Rebuilt lift station pump delivered by Mader Electric
- Eurofins Lab contacted as the interconnect sample had not been picked up. The sample is time sensitive
- Check lift station at Homes in Partnership. Lift station is almost under water. Road is under water as well
- Attend traffic/construction meeting in Bushnell
- Inquiry regarding M & N Auto property. Provide utility information. Locate and mark existing utilities
- Have hydraulic hoses made for John Deere tractor backhoe attachment
- Elite Fire Protection here working on fire suppression RPZ at Webster Elementary School. Tried to clean and rebuild it. RPZ still leaked. Had to replace the RPZ valve
- Sheriff's Department called about sewer backing up on NW 2nd St. Had to uncover cleanout and run mechanical snake to unclog
- Get Christmas decorations out of storage
- Water meter reads
- Work on grinder pump NW 5th St. Wascon rep was here and rebuilt the pump
- Meet Sumter County maintenance at Fairgrounds looking at wash racks, etc looking for water infiltration into the gravity sewer lines
- Supply utility information for another inquiry regarding property in Webster
- Contacted US Water about run times being off at the north well. One pump was barely running any time while the other pump was running 2 hours or more. They also had way too many cycles.
- Work the Christmas parade
- Received a call from Sumter County regarding a burst sewer line or overflowing lift station on SW 4th. There is no SW 4th. Turned out to be a leaking water main on SE 4th St. Had to dig up the road to access the water main.



Financial Report

REVENUE AND LOSS 2022	
REVENUE	NOVEMBER
AD VALOREM TAX	\$107,317.38
BUSINESS LICENSE	\$449.40
CONTAINER PERMIT	\$625.00
TOWER REVENUE	\$0.00
WATER REVENUE	\$17,970.47
GARBAGE REVENUE	\$17,410.46
SEWER REVENUE	\$32,190.53
WATER IMPACT FEES	\$0.00
SEWER IMPACT FEES	\$0.00
FRANCHISE FEE	\$7,198.32
UTILITY TAX	\$5,311.90
FLAIR	\$41,178.79
TOTAL REVENUE	\$229,652.25
EXPENSE	
LIFE INSURANCE	\$207.63
ACCOUNTING & AUDIT	\$9,539.75
LEGAL SERVICE	\$2,980.00
PETTY CASH	\$0.00
POSTAGE	\$60.00
CLEANING SERVICE	\$800.00
DEPUTIES	\$13,274.75
WASTE CONNECTIONS	\$11,137.02
CITY OF BUSHNELL	\$8,596.17
REPAIR AND MAINTENANCE	\$14,060.38
PAYROLL	\$36,722.52
PAYROLL TAXES	\$12,489.34
MACHINERY & EQUIPMENT	\$2,187.36
MEDICAL INSURANCE	\$4,867.96
TOTAL EXPENSE	\$116,922.88
REVENUE/LOSS	\$112,729.37



Get to Know Our Staff



City Clerk Amy Flood was born in Howell, Michigan and moved to Florida in 1972. Amy has been married to her husband Garry for 36 years. Together they have two children; Garry and Caitlin and two grandchildren; Chloe and Gunner. Amy enjoys spending time with her family. Amy also likes to read, do crafts and conduct ancestry

research

Amy came to the City of Webster in May 2019. Since coming to the City, Amy had worked on many process improvements for the City in the way of records retention and disposition as well as the filing system and public records requests. Amy is currently working on her certification to become a Certified Municipal Clerk and has formed many allies with other cities along the way.

Amy previously worked for the Hernando County School System as a book keeper for over 15 years. Amy also served as the activities Director for the Grande Assisted and Independent Living facility for over a year where she coordinated and planned activities for the residents. This has been instrumental for the City as Amy serves as the city's events coordinator taking the lead on the City's Founders Day activities and events as well as the Annual Lighted Christmas Parade.

Amy continues to look for ways to enhance the utility billing and payment features to not only save the city time and resources but to also provide for more convenient and timely process for the customers.

What's happening in the City

The City kicked off the holiday season with their annual lighted Christmas parade and in conjunction with the local churches and volunteers Light up Webster! It was a successful event.



The City has made huge leaps and bounds over the past several years. This began with prior Mayor Kelly Williams and her insight to update the City's antiquated City Charter and to move to a City Manager form of government. Ms. Williams also pushed for legislative funding to begin replacing the failing grinder pump system with a gravity system. The funding that was acquired allowed for engineering of the entire system replacement in Johnson Subdivision as well as replacing at least one third of the grinder pumps in this area to the gravity system. Ms. Williams was also instrumental in the City's Master Plan. The design of the Master Plan protects, enhances, and extends the desirable attributes, which make Webster an appealing place to live and visit, while incorporating plans for contemplated revitalization. Recognizing additional and alternative housing as a vital component to the city prosperity, the Master Plan integrates a variety of housing recommendations in historic structures as well as the possibility of growth in the form of newly constructed infill and intentional communities. New policy development that will require adjustments to outmoded land development codes and the introduction of codes supporting Webster's preservation and growth priorities.

Memo

To: Webster Planning Board
Webster City Council

From: Sue Farnsworth, Planner
Sumter County BOCC

Date: 11/2/2022

RE: Ordinance Addressing Body Art Parlors and Tobacco Shops

At the October City Council meeting, Council members directed staff to research options to regulate body art parlors (tattoo and body piercing) and tobacco shops (including vaping products). These businesses are treated in the City's Land Development Code as barber shops/beauty salons and retail shops (Book and magazine; stationary, card & gift). These businesses are permitted in all commercial zoning districts including Neighborhood and Light Commercial.

A concern about these businesses is that because they serve an adult clientele, they are open late at night. Staff researched operating hours for similar businesses in surrounding areas (Attachment). The surveyed businesses were open as late as 10 and 11 PM.

One function of the Heavy Commercial zoning district is to accommodate retail, wholesale, and services that have the "potential for greater nuisance effect on adjacent properties due to noise, light and glare, or typical hours of operation, than neighborhood and light commercial uses." (LDC 13-424(c)(3)).

Staff recommends these specialty businesses be permitted in the Heavy Commercial and Regional Commercial zoning districts. This is consistent with the City's treatment of other businesses with late night hours. Other business uses restricted to the Heavy Commercial zone include most alcoholic beverage establishments and internet cafes. Existing smoke shops within Webster are currently located in the Heavy Commercial zoning district. There are no body art and tattoo shops currently within Webster.

Attachment*

Business	closing	City
Style & Grace	9:00 PM	Leesburg
Chicky Tattwo	11:00 PM	
House of Ink	10:00 PM	Leesburg
Diamond Tattoos	9:00 PM	Summerfield
Righteous Ink	9:00 PM	Wildwood
Perseverance	9:00 PM	Inverness
Mr. Williams	10:00 PM	Tavares
Forever Stained	10:00 PM	Tavares
wild City Smoke	10:00 PM	Wildwood
Sweet Leaf Tobacco	8:00 PM	Summerfiled
Wildwood Vap Smoke	11:00 PM	Wildwood
Leesburg Smoke Shop	9:00 PM	Leesburg
Pandora's Box	10:00 PM	Inverness
Wassabi Smoke	9:00 PM	Floral City

*Survey was performed online using Google Maps and business websites on 11/2/2022

ORDINANCE NO. 2022-21

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA ESTABLISHING ZONING REQUIREMENTS FOR TATTOO, BODY PIERCING, AND SMOKE SHOPS; AMENDING CHAPTER 13 OF THE CITY OF WEBSTER CODE OF ORDINANCES AS PREVIOUSLY AMENDED; AMENDING DEFINITIONS; AMENDMENT THE LIST OF ALLOWABLE PERMITTED AND SPECIAL USES REFLECTED IN TABLE 13-431A; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR A SAVINGS PROVISION AND RATIFICATION OF PRIOR ACTS OF THE CITY; PROVIDING FOR CONFLICTS; CODIFICATION AND DIRECTIONS TO THE CODE CODIFIER AND PROVIDING FOR THE IMPLEMENTATION OF THE STATUTORY STATE REVIEW PROCESS AND 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, Retail businesses and services with the potential for greater nuisance effect on adjacent properties due to noise, light and glare, or typical hours of

operation, than neighborhood and light commercial uses are permissible in the Heavy Commercial zoning district; and,

WHEREAS, the City Council of the City of Webster desires to provide greater definition in Table 13-431A: Schedule of Uses; to identify the zoning districts where body art studios and tobacco retailers are permissible; and

WHEREAS, the City Council of the City of Webster is enacting this Ordinance in order to protect 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 Chapter 13-422, Definitions, and Table 13-431A: Schedule of Uses, 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 follows: Words with underlined type shall constitute additions to the original text and ~~strike-through~~ shall constitute deletions to the original text.

Sec 13-200 Definitions.

Body Art Studio means a location where a licensed tattoo artist creates an indelible mark, graphic illustration, figure, or word upon a human body by the insertion of inks, dyes or pigments of any kind in or under the skin or by producing scars. This term does not include those premises where tattooing is performed by a person licensed to practice medicine or dentistry, and such tattooing is incidental and subordinate to that person's practice of medicine or dentistry and involves only the camouflaging of scars or skin blemishes or the restoration of normal skin. The service may be the puncturing or cutting of a part of the human body to create an opening in which jewelry or an object may be worn.

Smoke Shop means a Tobacco retailer.

Tattoo and Body Piercing studio means a Body Art Studio

Tobacco retailer means any person or business that operates a store, stand, booth, concession or other place at which sales of tobacco products, electronic cigarettes, or other product that simulates cigarettes, are made to purchasers for consumption of or use.

Table 13-431A: Schedule of Uses (only affected classifications are shown)

	CH	CR
<u>Body Art Studio</u>	<u>P</u>	<u>P</u>
<u>Tobacco Retailer</u>	<u>P</u>	<u>P</u>

SECTION 4. CODIFICATION.

It is the intention of the City of Webster City Council, and it is hereby ordained that the provisions of this Ordinance shall be reflected and made a part of the City of Webster Code and the word "Ordinance," or similar words may be changed to "section," "article," or other appropriate word or phrase and the sections of this Ordinance may be renumbered or re-lettered to accomplish such intention. The Code codifier is granted liberal authority to rescind those sections of the Code declared null and void as set forth herein.

SECTION 5. CONFLICTS AND REPEALER.

This Ordinance shall be cumulative of all provisions of the Ordinances of Webster Florida, except where the provisions of this Ordinance are in direct conflict with the provisions of such Ordinances, in which event all Ordinances or parts thereof in

conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION 6. SEVERABILITY.

If any section, sentence, phrase, word, or portion of this Ordinance proves to be invalid, unlawful or unconstitutional, it shall not be held to impair the validity or effect of any other action or part of this Ordinance.

SECTION 7. EFFECTIVE DATE.

This Ordinance shall take effect immediately upon enactment.

PASSED AND ENACTED this ____ day of _____, 2022.

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

Bobby Yost
Mayor

Approved as to form and Legality:

ATTEST:

Deanna Naugler
City Manager

William L. Colbert
City Attorney

Memo

To: Webster Planning Board
Webster City Council
From: Patricia Burgos, Planner
Sumter County BOCC
Date: 11/2/2022
RE: Transmittal of the Webster Comprehensive Plan

The City of Webster updated the Comprehensive Plan back in 2012. In order for the staff to assist the City in fulfilling its statutory obligation, established by the Community Planning Act, Section 163.3161 F.S., the County contracted a consultant to amend the City's Comprehensive Plan.

The County, in addition to the cities of Center Hill, Coleman, and Webster approved the concept of a Unified Comprehensive Plan back in 2012 to benefit the citizens by making planning and zoning decisions more efficient and balanced.

If the draft Comprehensive Plan is approved for transmittal, staff will send the package to the Florida Department of Economic Opportunity, state agencies and nearby cities to review. The review takes about 30 days. If there are no comments from the reviewers then staff will be back before the City Council to adopt the Comprehensive Plan. If there are comments, staff will work with the consultant and bring back those comments to the City Council for action.

Staff is providing the following to the Planning Board and City Council for review:

1. Summary Memo listing the amendments the consultant made to the different chapters. Amendments were made to Chapters 1, 2, 3, 4, 5, and 9. Chapters 6, 7, 8, and 10 remain the same and no changes were made.
2. Comprehensive Plan's Data and Analysis is an 80+ page document providing an updated overview of the County's important sectors (Future Land Use, Transportation, Infrastructure, Conservation, Recreation & Open Space, Housing, Intergovernmental Coordination, Economic Development, and Capital Improvements).
3. Goals, Objectives and Policies that provide more specific information for the City. The Chapters that have been amended are Future Land Use, Transportation, Infrastructure, Conservation, Recreation and Open Space, and Capital Improvements.
4. Future Land Use Map Series that amends the older maps.

Comprehensive Plan Update Summary – Webster

The County's Comprehensive Plan is in the process of being updated with the previous update occurring in 2012. In order to establish the foundation of the Unified Plan, the unincorporated portion was updated first and was recently adopted by BOCC on July 13, 2022.

During the transmittal phase of the County's Plan, the Cities of Center Hill, Coleman, and Webster began the community engagement/visioning process as part of the update to their plans. Public workshops were held at each city in February and March of 2022. During these workshops, stakeholders and residents provided input on the current state of the city and offered recommended improvements to their plan to advance the city's vision.

During the approval process the proposed and adopted Unified Comprehensive Plan will be available through the Sumter County website and the individual municipality websites for the public. The individual Goals, Objectives and Policy (GOPs) chapters are available as well as the individual maps and a full compilation of the GOPs for printing purposes.

The Goals, Objectives and Policies (GOPs) are separate from the Data and Analysis. The Data and Analysis is a lengthy document necessary to demonstrate to the Florida Department of Economic Opportunity (FDEO) that the GOPs meet the statutory standards. The GOPs are the portion used for regulatory and permitting purposes. There are ten chapters. The Future Land Use chapter is first since as it provides the framework for the projected growth and development in the County and Cities. Each chapter has an overall goal divided into objectives, followed by individual policies. The GOPs for each chapter have four parts. The first set of policies is general and applies to all four communities. The general policy section includes policies necessary to meet statutory standards, implement terms of the ISBA and JPA, and policies that are common to all four communities.

Following are highlights of the edits and revisions that staff made to the Goals, Objectives and Policies:

Element Highlights

Chapter 1-Future Land Use (FLU)

Webster

1. Policy 1.2.1W was amended to include the requirement of a site development permit and compliance with site development standards within the Land Development Code
2. Policy 1.2.2W was added to establish an annexation plan that focuses on economic development opportunities by annexing agriculture and mining operations.
3. Objective 1.3 was added to allocate sufficient land area to accommodate nonresidential uses.
4. Policy 1.3.1W was added to identify strategies to encourage the revitalization of vacant and underutilized commercial spaces.
5. Policy 1.3.2W was added to develop options to guide development and redevelopment to create a pattern of buildings and streetscapes, and landscapes that improve the aesthetic of the built environment.
6. Objective 1.4 – Public Facilities and Services was added to recognize the potential expansion of public facility and services.
7. Policy 1.4.1W was added recognizing the current partnership with existing utility providers and potential opportunities to connect to other existing facilities to provide additional capacity to serve existing and future development.
8. Policy 1.5.1W was added to assure the compatibility of mining activities with adjacent land uses and preservation of natural resources.

Chapter 2-Transportation

Webster

1. Policy 2.2.2W requires the City to coordinate with FDOT in the development of South Sumter Connector Trail along SR 471 to ensure it is context sensitive to the community.
2. Policy 2.2.3W requires the City to evaluate opportunities to incorporate trail facilities citywide.
3. Policy 2.3.1W identifies opportunities for the City to coordinate with the County, LSMPO and FDOT to establish complete street design approaches on SR 471 and C-478.

Chapter 3-Infrastructure

Webster

1. Policy 3.2.1.1W was added recognizing the current wastewater partnership with Bushnell and potential opportunities to connect to other existing facilities to provide additional capacity to serve existing and future development.

Chapter 4-Conservation

Webster

1. Objective 4.1W was added to provide standards for allowing limerock mining in the City.
2. Policy 4.1.1W requires the City to identify areas suitable for extraction of minerals within the city and maintain specific standards within its land development regulations.
3. Policy 4.1.2W provides requirements for mining compatibility which would be implemented in the land development regulations.
4. Policy 4.1.3W requires the City to enforce mining regulations related to impacts on groundwater.
5. Policy 4.1.4W includes required components for applying for mining activities.
6. Policy 4.1.5W provides that no mining activities can commence until the operating permit mining plan is approved by the City and applicable permits are obtained.
7. Policy 4.3.1W includes an update to the policy which requires the City to coordinate with Bushnell for possible reuse water in the future.

Chapter 5-Recreation and Open Space

Webster

1. Policy 5.1.2W requires the City to evaluate recreation level of service standards to determine the desired parks and recreational programming for existing and future residents.
2. Policy 5.1.2W requires the City to support the South Sumter Connector Trail along SR 471 as part of the SUN Trail Network.

Chapter 6-Housing

No proposed changes.

Chapter 7-Intergovernmental Coordination

No proposed changes.

Chapter 8-Economic Development

No proposed changes

Chapter 9-Capital Improvements

Webster

1. Objective 9.1W requires the City to provide improvements in a cost efficient manner to minimize the financial impacts on residents.
2. Policy 9.1.1W was added recognizing the current wastewater partnership with Bushnell and potential opportunities to connect to other existing facilities to provide additional capacity to serve existing and future development.

Chapter 10-Property Rights

No proposed changes.

Deanna Naugler

From: Farnsworth, Sue <Susan.Farnsworth@sumtercountyfl.gov> on behalf of Farnsworth, Sue
Sent: Tuesday, December 6, 2022 8:26 AM
To: @Administrative Services (Wildwood)
Cc: DNaugler@websterfl.com
Subject: prrof of publication for City of Webster Ad

Please send me proof of publication for the following ad that ran in the Daily Sun on Nov 1st. It is receipt # 1093327
Thx,
Sue

**NOTICE OF
PUBLIC HEARINGS
AMENDMENT 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 LAND DEVELOPMENT CODE, TABLE 13-431A "SCHEDULE OF USES" TO INCLUDE TOBACCO SHOPS AND BODY PIERCING STUDIOS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

Planning and Zoning Board
November 10, 2022 @ 6 PM

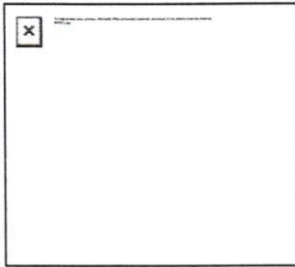
City Council
November 17, 2022 @ 6 PM
December 15, 2022 @ 6 PM

All meetings will be held at Webster City Hall, 85 E Central Ave, Webster, FL

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 Avenue, Webster,

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.

#1093327 November 1, 2022



Sue Farnsworth

Planner

Planning and Building

Board of Sumter County Commissioners

Tel: 352-689-4400

Fax: 352-689-4401

www.sumtercountyfl.gov



NOTE: The Sumter County Board of County Commissioners is a government entity making this and future email transmissions including attachments subject to inspection under Florida Statutes Chapter 119 unless specifically exempted or deemed confidential by law.

Disclaimer

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ORDINANCE NO. 2022-15

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 276.7 ACRES (TAX PARCEL IDENTIFICATION NUMBERS S12-016, S12-013, S12-014 & S12-015), AND DESCRIBED IN THIS ORDINANCE FROM THE AGRICULTURE LAND USE DESIGNATIONS TO THE RURAL RESIDENTIAL FUTURE LAND USE DESIGNATION; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ASSIGNMENT OF THE LAND USE DESIGNATION FOR THE PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR RATIFICATION OF PRIOR ACTS OF THE CITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION AND DIRECTIONS TO THE CODE CODIFIER AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Webster Associates Development LLC, whose mailing address is 11649 145th St, Jamaica, NY 11436 (Tax Parcel Identification Numbers S12-016, S12-013, S12-014 & S12-015), is the owner of the property which is the subject of this Ordinance; and

WHEREAS, the real property, totaling 276.7 acres in size, is located on the west side of SR 471; and

WHEREAS, Bindraban Sarjoo of Webster Associates Development LLC has authorized New Strategy Holdings, LLC, and Jimmy Gooding & Robert Batsel to act as his agent in connection with the land use and rezoning of the real property; and

WHEREAS, Robert W. Batsel, Jr. applied to the City of Webster, pursuant to the controlling provisions of State law and the Code of Ordinances of the City of Webster, to have the subject property reassigned from the Agricultural (County) future land use designation to the Rural Residential (City) future land use designation;

SECTION 2. AMENDMENT TO FUTURE LAND USE MAP.

(a). The Future Land Use Plan Element of the *Comprehensive Plan of the City of Webster* and the City's Future Land Use Map are hereby amended by changing the land use designation from the Agricultural (County) land use designation to the Rural Residential (City) land use designation with regard to the real property which is the subject of this Ordinance as set forth herein (Attachment A).

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

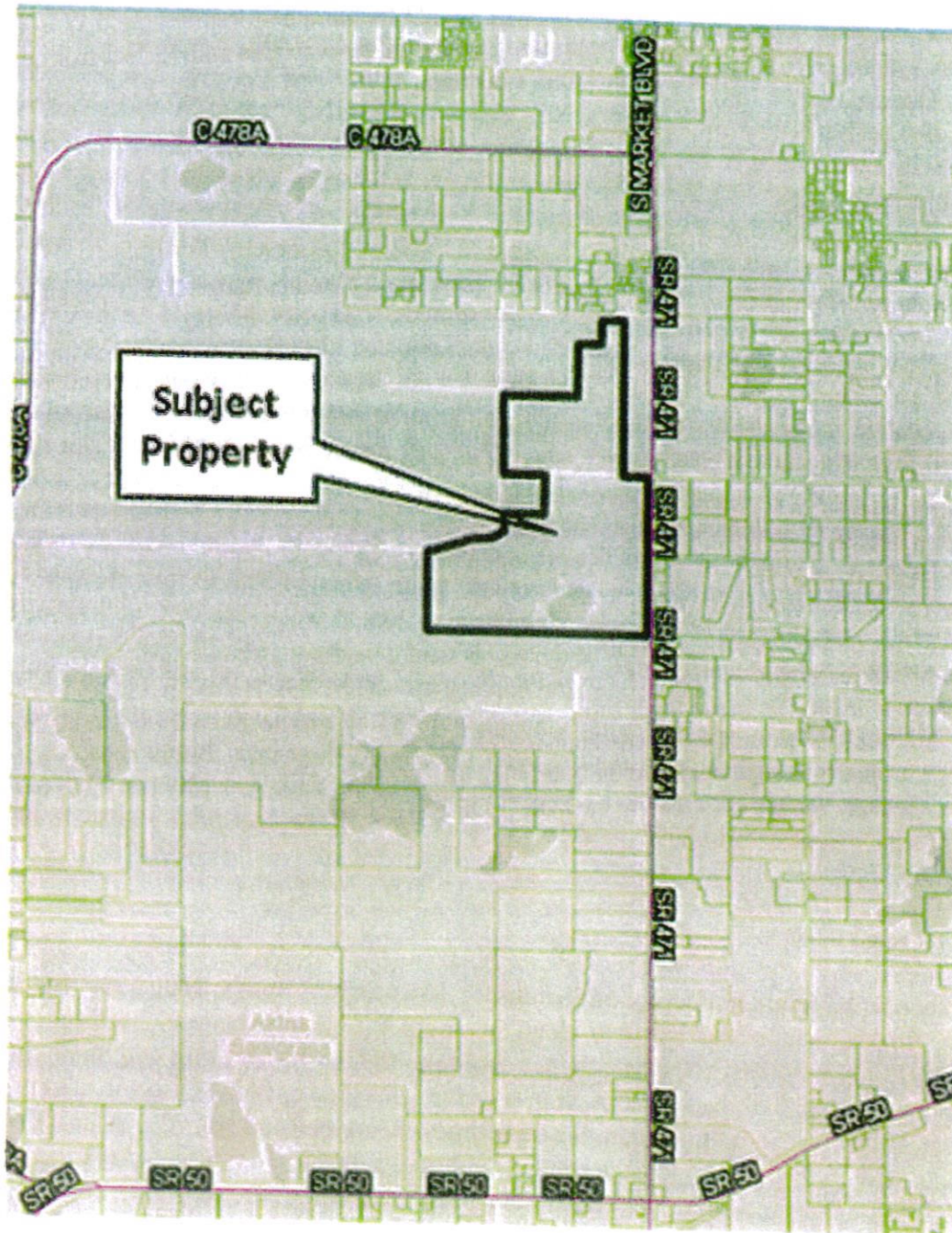
SECTION 4. CONFLICTS. All ordinances or part of ordinances in conflict with this Ordinance are hereby repealed.

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

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

SECTION 7. EFFECTIVE DATE The large scale *Comprehensive Plan* amendment set forth herein shall not become effective, in accordance with Section 163.3184, *Florida Statutes*, until 31 days after the enactment of this Ordinance. If

Attachment A
Map



feet to the POINT OF BEGINNING, said point being on the Westerly right-of-way of State Road No. 471; thence continue N89°18'40"W along said South line of Section 12 a distance of 402.95 feet; thence N00°36'15"E a distance of 2625.86 feet to a point that is 25 feet from measured at a right angle to the centerline of County Road No.721, thence S89°17'44"E parallel to and 25 feet from said centerline of said road a distance of 401.23 feet to the aforementioned Westerly right-of-way line; thence S00°34'00"W along said right-of-way line and 75 feet from measured at a right angle to the centerline of said road a distance of 2625.76 feet to the POINT OF BEGINNING.

Parcel D: (S12-016)

Commence at the Northeast corner of Section 12, Township 22 South, Range 22 East, Sumter County, Florida; thence N89°27'53"W along the North line of said Section 12 a distance of 472.20 feet; thence S00°36'15"W a distance a distance of 25 feet to the POINT OF BEGINNING; thence continue S00°36'15"W a distance of 2608.87 feet; to a point that is 25 feet from measured at a right angle to the centerline of County Road No. 721, thence N89°21'06"W parallel to and 25 feet from said centerline of said road a distance of 1495.01 feet; thence continue parallel to and 25 feet from said centerline and on a Westerly projection thereof N89°36'22"W a distance of 659.42 feet to a point on a Southerly projection of a 25 feet offset Easterly of the centerline of County Road No. 753; thence Northerly 25 feet from and parallel to said centerline the following courses and distances; N00°54'55"E 520.42 feet; N00°51'16"E 317.65 feet; N00°33'37"E 470.53 feet to the North line of the S1/2 of the NE 1/4 of said Section 12; thence S89°22'49"E along said North line a distance of 1304.61 feet to the Southwest corner of the NE 1/4 of the NE 1/4 of said Section 12, thence N00°36'15"E along the West line of said NE 1/4 of the NE 1/4 a distance of 905.89 feet to the South line of lands described in Official Records Book 994, Page 350, and Official Record Book 604, Page 573, Public Records of Sumter County, Florida, thence S89°27'53"E along the South line of said lands a distance of 420.00 feet to the Southeast corner of said lands in Official Record Book 604, Page 573; thence N00°36'15"E along the Easterly boundary of said lands a distance of 395.00 feet to a point that is 25 feet from measured at right angles to the North line of said Section 12, thence S89°27'53"E parallel to said North line a distance of 425.95 feet to the POINT OF BEGINNING.

CASE SUMMARY:

The subject property is located on the west side of SR 471, south of CR 762 (Attachment B). The property was recently annexed into the City of Webster and retains a County Agricultural future land use assignment. This amendment will add the property onto the City of Webster Future Land Use Map. The owner is requesting Rural Residential Future Land Use (Attachment C). The property is within the Urban Development Area and the City's Utility Service Area. The applicant has indicated they are planning a multiphase project with single-family homes. A concurrent rezoning request seeks a RPUD assignment.

CASE ANALYSIS:

This application represents a significant change from a previous application. The Rural Residential Future Land Use District will allow for a maximum of two dwelling units per acre. The project site is within the Urban Development Area where the City's Comprehensive Plan encourages growth. The proposed land use amendment does not demonstrate any of the characteristics of urban sprawl (Attachment D). The proposed project furthers policies in the Future Land Use Element and Housing Element. This project offers the City an opportunity to diversify and expand its residential base. The City's current housing stock is predominantly detached homes and manufactured homes. There is an existing shortage for family housing in the area. There are very few vacant residential lots available for development within the City. This project will help address the demand for family housing.

This project is also furthers the goals and objectives of the City's Master Plan adopted in 2016. The initial goals of the Master Plan include increasing the availability of affordable housing for the workforce (Goal 11). Projects include planning for City growth (project 9).

The proposed amendment furthers the following policies of the Unified Comprehensive Plan.

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.

The subject property is located within the Municipal Service Area and will be served by public water and sanitary sewer service. The property is suitable for residential development.

Policy 1.3.4 Urban Development Area

An Urban Development Area (UDA) is established and depicted on the Future Land Use Map. The UDA encompasses those lands that are or expected to become urban through 2035. The UDA shall encompass the city boundaries, MSAs adopted by the Interlocal Service Boundary Agreements, pursuant to Chapter 171, Part II, Florida Statutes, and those lands appropriate for urbanization and are able to be served or planned to be served by appropriate public infrastructure.

Provide adequate housing opportunities for elderly, very low-income, low-income, and moderate-income families by allowing varied types of housing including, but not limited to, single-family, multi-family, mobile homes, group home facilities, and foster care facilities.

The proposed development will provide new housing opportunities. There is currently a shortage of housing options within the City. This project will help address the need for family housing.

Policy 6.1.3 Allocation of Mixture of Housing Densities and Types

The County and Cities shall provide space for future growth and development with proposed land uses on the Future Land Use Map allowing a mixture of residential densities and housing types to increase the opportunity for future housing to accommodate different income groups, groups with special needs, and for all current and future residents.

The proposed amendment will provide land for residential development. The City is experiencing a high demand for family housing. This proposed project will assist in meeting that demand.

DEVELOPMENT SERVICES DEPARTMENT STAFF CONCLUSIONS:

Staff deems the application sufficient and in compliance with the requirements of the City of Webster Unified Comprehensive Plan and the City of Webster Land Development Code and recommends **Approval:**

S89°21'06"E parallel to and 25 feet from said centerline of said road a distance of 1424.14 feet; thence S00°36'15"W a distance of 2625.86 feet to the POINT OF BEGINNING.

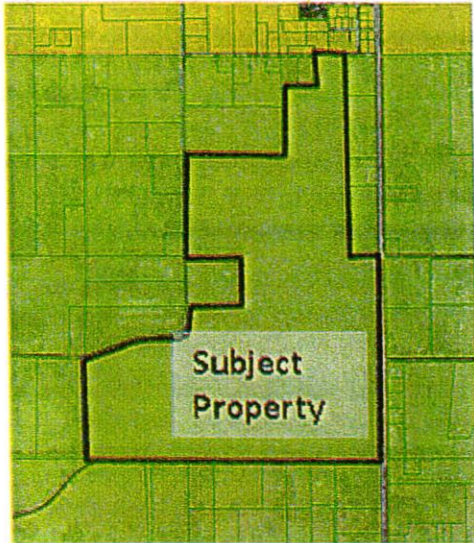
Parcel C: (S12-015)

Commence at the Southeast corner of Section 12, Township 22 South, Range 22 East, Sumter County, Florida; thence N89°18'40"W along the South line of said Section 12 a distance of 69.57 feet to the POINT OF BEGINNING, said point being on the Westerly right-of-way of State Road No. 471; thence continue N89°18'40"W along said South line of Section 12 a distance of 402.95 feet; thence N00°36'15"E a distance of 2625.86 feet to a point that is 25 feet from measured at a right angle to the centerline of County Road No. 721, thence S89°17'44"E parallel to and 25 feet from said centerline of said road a distance of 401.23 feet to the aforementioned Westerly right-of-way line; thence S00°34'00"W along said right-of-way line and 75 feet from measured at a right angle to the centerline of said road a distance of 2625.76 feet to the POINT OF BEGINNING.

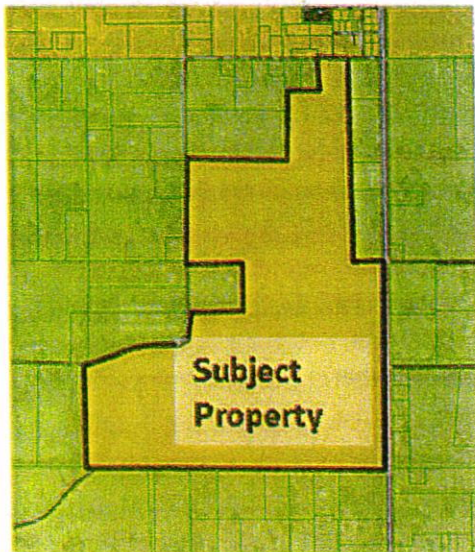
Parcel D: (S12-016)

Commence at the Northeast corner of Section 12, Township 22 South, Range 22 East, Sumter County, Florida; thence N89°27'53"W along the North line of said Section 12 a distance of 472.20 feet; thence S00°36'15"W a distance a distance of 25 feet to the POINT OF BEGINNING; thence continue S00°36'15"W a distance of 2608.87 feet; to a point that is 25 feet from measured at a right angle to the centerline of County Road No. 721, thence N89°21'06"W parallel to and 25 feet from said centerline of said road a distance of 1495.01 feet; thence continue parallel to and 25 feet from said centerline and on a Westerly projection thereof N89°36'22"W a distance of 659.42 feet to a point on a Southerly projection of a 25 feet offset Easterly of the centerline of County Road No. 753; thence Northerly 25 feet from and parallel to said centerline the following courses and distances; N00°54'55"E 520.42 feet; N00°51'16"E 317.65 feet; N00°33'37"E 470.53 feet to the North line of the S1/2 of the NE 1/4 of said Section 12; thence S89°22'49"E along said North line a distance of 1304.61 feet to the Southwest corner of the NE 1/4 of the NE 1/4 of said Section 12, thence N00°36'15"E along the West line of said NE 1/4 of the NE 1/4 a distance of 905.89 feet to the South line of lands described in Official Records Book 994, Page 350, and Official Record Book 604, Page 573, Public Records of Sumter County, Florida, thence S89°27'53"E along the South line of said lands a distance of 420.00 feet to the Southeast corner of said lands in Official Record Book 604, Page 573; thence N00°36'15"E along the Easterly boundary of said lands a distance of 395.00 feet to a point that is 25 feet from measured at right angles to the North line of said Section 12, thence S89°27'53"E parallel to said North line a distance of 425.95 feet to the POINT OF BEGINNING.

Attachment C Future Land Use



Existing Future Land
Use Designations



Proposed Future Land
Use Designations

-  Agriculture
-  Rural Residential

- LX. *Fails to provide a clear separation between rural and urban land uses.*
The project site is in a developing area that is becoming urbanized.
- X. *Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.*
The subject property does not discourage infill or redevelopment.
- XI. *Fails to encourage a functional mix of uses.*
The project does not discourage a functional mix of uses.
- XII. *Results in poor accessibility among linked or related land uses.*
The project will not result in poor accessibility among related land uses.
- XIII. *Results in the loss of significant amounts of functional open space.*
The project will not result in a significant loss of functional open space.

Further, a future land use amendment is required to meet four or more criteria listed in F.S. 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 proposed project will direct development to a property with little impact on protected natural resources.
- II. *Promotes the efficient and cost-effective provision or extension of public infrastructure and services.* The project will be served by public utilities.
- III. *Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit.* The proposed development will be walkable and will have trail access to the commercial district.
- IV. *Creates a balance of land uses based upon demands of residential population for the nonresidential needs of an area.* The proposed project will improve the balance of land uses in an urbanizing area.

The proposed land use change does not demonstrate any of the characteristics of urban sprawl as defined by the applicable State Statutes.

Memo

To: Webster City Council
From: Sue Farnsworth, AICP
Date: December 2, 2022
RE: Batsel for New Strategy Comprehensive Plan
Amendment : 22-2 ESR (AKA CP-22-09409)

State agencies have completed their review of the New Strategy Holdings comprehensive plan amendment. Comments were received from the following agencies:

- Florida Department of Environmental Protection
- Florida Department of Transportation (FDOT)
- South West Florida Water Management district (SWFWMD)
- Florida Department of Education
- Florida Department of Economic Opportunity

Agency comments are limited to potential adverse impacts on important state resources and facilities. FDOT and SWFWMD have provided technical assistance comments.

FDOT is requesting the City coordinate with FDOT on review of the traffic study and mitigation of potential impacts to the State roadway system. Sumter County Public Works – Engineering provides the City with transportation engineering services including traffic study reviews. Engineering staff routinely coordinates with FDOT on these reviews for projects that impact the State roadway system.

SWFWMD is requesting the project utilize water conservation measures, minimize impacts to floodplain areas, and the developer meet with their staff for a pre-application meeting prior to starting any site work. The City is in the process of updating their Water Use Permit and will be adopting an updated Water Supply Plan in the next comprehensive plan update. The zoning conceptual plan of development minimizes impacts to regulated floodplain areas by focusing recreational and open space areas in the largest floodplain areas.

State agency comments are attached. Based on the staff findings provided in the staff report and the input from State and regional reviewing agencies, staff recommends adoption of the proposed comprehensive plan amendment.

Farnsworth, Sue

From: Plan_Review <Plan.Review@dep.state.fl.us>
Sent: Tuesday, November 22, 2022 2:43 PM
To: Farnsworth, Sue; dcpexternalagencycomments@deo.myflorida.com
Cc: Plan_Review
Subject: Webster 22-02ESR Proposed

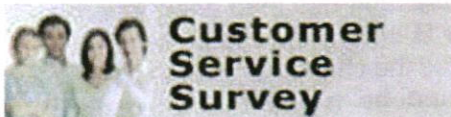
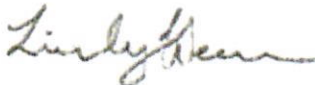
To: Sue Farnsworth, AICP, CFM, Planner

Re: Webster 22-02ESR – Expedited State Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction.

Please submit all future amendments by email to Plan.Review@FloridaDEP.gov. If your submittal is too large to send via email or if you need other assistance, contact Lindsay Weaver at (850) 717-9037.





Florida Department of Transportation

RON DESANTIS
GOVERNOR

719 S. Woodland Boulevard
DeLand, Florida 32720

JARED W. PERDUE, P.E.
SECRETARY

November 21, 2022

Sue Farnsworth, AICP, CFM
Sumter County Planner on behalf of City of Webster
7375 Powell Rd, Suite 115
Wildwood, FL 34785

Subject: City of Webster 22-02ESR
Response Type: **Technical Assistance Comment**

Dear Ms. Farnsworth,

Pursuant to Section 163.3184(3), Florida Statutes (F.S.), in its role as a reviewing agency as identified in Section 163.3184(1)(c), F.S., the Florida Department of Transportation (FDOT) reviewed the amendment of City of Webster Proposed 22-02ESR, as requested in your transmittal letter, dated October 27, 2022. It should be noted that Sumter County and the City of Webster have an interlocal agreement for the County to provide planning and zoning services for the City of Webster.

This comprehensive plan amendment (Webster Unified Comprehensive Plan Future Land Use Element Amendment CP-22-09408) proposes changing the future land use designation Agriculture (Sumter County) to Rural Residential (City of Webster) on ± 276.7 acres MOL following annexation. The property is generally located on the west side of SR 471, between CR 762 and CR 774. The location map of the subject properties is shown in **Appendix A**. As shown in the map, S.R. 471 and S.R. 50 are located within a 3-mile radius and identified as roadways of state importance¹.

The amendment package proposes to change the adopted FLUM designation of the property, which currently consists of ± 276.7 acres. The adopted FLUM policy currently allows for 1 dwelling unit per five acres. The proposed amendment would change to 2 dwelling units per acre.

Analysis:

As noted above, this proposed amendment would change the future land use map designation for this property from Agriculture to Rural Residential. **Appendix B** shows the trip generation potential for the adopted and proposed land use scenarios, as well as the change in daily and PM peak hour trips because of the proposed amendment. **It should be noted that the trip generation potential was estimated based on the proposed land use's highest and best use.**

The proposed amendment's change increases the trip generation potential of the site by 4,284 daily trips and by 449 P.M. peak hour trips. The proposed amendment included a Trip Generation Comparison.

¹ State roadway of state importance is defined as any roadway located on the SIS, SHS, or the NHS.



Florida Department of Transportation

RON DESANTIS
GOVERNOR

719 S. Woodland Boulevard
DeLand, Florida 32720

JARED W. PERDUE, P.E.
SECRETARY

An analysis of existing State facilities within three (3) miles of the subject area is included as **Appendix C**. This analysis showed all segments are currently operating at acceptable LOS targets. However, based on the future YR 2045 scenario, only one portions of S.R. 50 located within the three (3) miles of the subject property are projected to exceed LOS targets. Also, according to the Lake-Sumter MPO, all previously identified segments are being improved from 2 lanes to 4 lanes.

As proposed, FDOT is providing the following technical assistance comment. FDOT is providing a technical assistance comment consistent with Section 163.3168(3), Florida Statutes. The technical assistance comment will not form the basis of a challenge. The technical assistance comment can strengthen the local government's comprehensive plan to foster a vibrant, healthy community or is/are technical in nature and designed to ensure consistency with the Community Planning Act in Chapter 163, Part II, F.S.):

Technical Assistance Comment:

Based on the analysis above and the information provided, the FLUM amendment would significantly increase the trip generation potential of the subject property. In addition, the property is in proximity of S.R. 471 and S.R. 50. One segment of these facilities is projected to operate over capacity through the future year 2045 scenario. Therefore, the proposed amendment has the potential to impact the SHS significantly.

Resolution of Technical Assistance Comment:

The Department recommends that, as the development moves into the next phase, Sumter County coordinates with the Department on a traffic study and mitigation of potential impacts of the proposed development to the SHS and/or SIS roadway segments in proximity to the proposed amendment, including specifically to S.R. 471 and S.R. 50.

If you have any questions, please do not hesitate to contact me by email at Stephen.Browning@dot.state.fl.us or by phone at 386-943-5077.

Sincerely,

Stephen Browning, P.E.
Systems Planning Coordinator

cc: Tara McCue, ECFRPC
Ben Naselius, FDOT
Melissa McKinney, FDOT
Tiffany Hill, FDOT
James Rodriguez, FDOT
D. Ray Eubanks, DEO
Barbara Powell, DEO



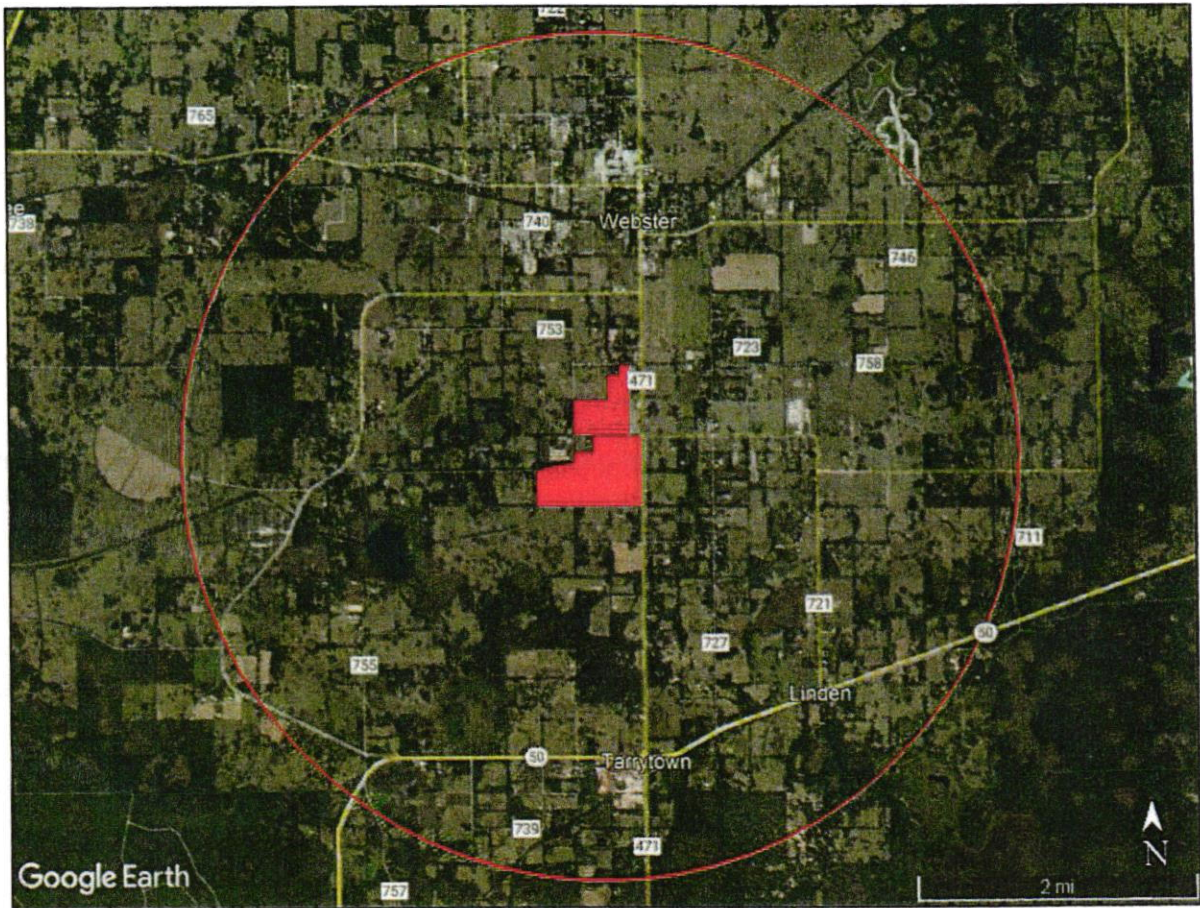
Florida Department of Transportation

RON DESANTIS
GOVERNOR

719 S. Woodland Boulevard
DeLand, Florida 32720

JARED W. PERDUE, P.E.
SECRETARY

APPENDIX A LOCATION MAP



Source: Google Earth



Florida Department of Transportation

RON DESANTIS
GOVERNOR

719 S. Woodland Boulevard
DeLand, Florida 32720

JARED W. PERDUE, P.E.
SECRETARY

APPENDIX B

TRIP GENERATION ANALYSIS

Trip Generation Potential of Parcels Affected by FLUM Designation

Scenario	Land Use	Parcel size		ITE Code	Max Density	Allowed Development		Daily Trips	PM Peak Hour Trips
Adopted	Agriculture	±276.7	Acres	210	1 D/U per 5 Acres	55	D/U	582	60
Proposed	Rural Residential	±276.7	Acres	210	2 D/U per Acre	553	D/U	4,866	509
Difference								4,284	449

Source: ITE Trip Generation Manual, 11th Edition



Florida Department of Transportation

RON DESANTIS
GOVERNOR

719 S. Woodland Boulevard
DeLand, Florida 32720

JARED W. PERDUE, P.E.
SECRETARY

APPENDIX C

STATE ROADWAY SEGEMENTS AFFECTED BY PROPOSED FLUM AMENDMENT

Roadway(s)	Begin Milepoint	End Milepoint	County	SIS	# of Lanes	LOS Target	2021			2045		
							Service Volume at LOS Target	AADT	Acceptable?	Service Volume at LOS Target	AADT	Acceptable?
SR 50	0	6.088	Sumter	Y	2	C	12,560	7,900	Y	12,560	12,000	Y
	0	2.438	Sumter	Y	2	C	6,880	6,500	Y	6,880	7,500	Y
	2.438	4.21	Sumter	Y	2	C	15,700	6,800	Y	15,700	8,300	Y
SR 471	4.21	7.488	Sumter	N	2	C	12,560	7,100	Y	12,560	18,000	Y
	7.488	8.237	Sumter	N	2	C	12,560	7,200	Y	12,560	21,000	Y
	8.237	8.748	Sumter	N	2	C	15,700	7,200	Y	15,700	14,000	Y
	8.748	10.768	Sumter	N	2	C	12,560	7,200	Y	12,560	16,000	Y
	0	16.727	Sumter	N	2	C	6,880	4,300	Y	6,880	26,000	N



An Equal Opportunity Employer

Southwest Florida Water Management District

2379 Broad Street, Brooksville, Florida 34604-6899

(352) 796-7211 or 1-800-423-1476 (FL only)

WaterMatters.org

Bartow Office

170 Century Boulevard
Bartow, Florida 33830-7700
(863) 534-1448 or
1-800-492-7862 (FL only)

Sarasota Office

78 Sarasota Center Boulevard
Sarasota, Florida 34240-9770
(941) 377-3722 or
1-800-320-3503 (FL only)

Tampa Office

7601 U.S. 301 North (Fort King Highway)
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)

Joel Schleicher

Chair, Charlotte, Sarasota

Ed Armstrong

Vice Chair, Pinellas

Michelle Williamson

Secretary, Hillsborough

John Mitten

Treasurer, Hernando, Marion

Kelly S. Rice

Former Chair, Citrus, Lake,
Levy, Sumter

Ashley Bell Barnett

Polk

Jack Bispham

Manatee

John Hall

Polk

William Hogarth

Pinellas

Seth Weightman

Pasco

Brian J. Armstrong, P.G.

Executive Director

November 21, 2022

Ms. Sue Farnsworth, AICP, CFM
Sumter County
7375 Powell Road, Suite 115
Wildwood, FL 34785

Subject: **Webster 22-2ESR**

Dear Ms. Farnsworth:

The Southwest Florida Water Management District (District) has reviewed the proposed amendment package which includes a map amendment identified as CP-22-09408 (New Strategy Holdings). We offer the following technical assistance comments for consideration.

Regional Water Supply

1. The amendment should be supported by data and analysis demonstrating the availability of adequate potable water capacity to meet the additional demand due to the land use change, pursuant to Chapter 163.3177(6)(a)8.a., F.S., and Department of Economic Opportunity (DEO) guidelines (see page 4, item "B of DEO's publication entitled *A Guide To The Data And Analysis To Support Comprehensive Plan Amendments*). A copy of the Guide is available at the following link:

<http://www.floridajobs.org/community-planning-and-development/programs/technical-assistance/planning-initiatives/natural-resource-planning/water-supply-planning>

2. Considering the amendment would allow additional residential development, the use of water conservation and reclaimed water (when available) should be maximized. Potential water conservation measures include, but are not limited to, Florida Water StarSM, Florida-Friendly LandscapingTM and distribution of water conservation literature to residents. Additional information on these programs is available at the following links:

<https://www.swfwmd.state.fl.us/residents/water-conservation/florida-water-starsm>
<https://www.swfwmd.state.fl.us/residents/florida-friendly-landscaping/florida-friendly-landscapingtm>
<https://www.swfwmd.state.fl.us/resources/free-publications>

Floodplains and Floodprone Areas

3. Based on review of District GIS data, there are areas throughout the site susceptible to flooding, as they are located within the 100-year floodplain area. Encroachments should be avoided or minimized. The use of low impact development (LID) principles could help accomplish this. Potential LID options include, but are not limited to, clustering development in upland areas, retaining naturally vegetated areas, and preserving previous surface areas.

Wetlands and Other Surface Waters

4. No comments.

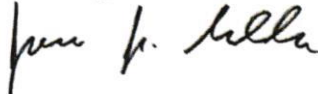
The following comments address regulatory matters:

Ms. Sue Farnsworth, AICP, CFM
November 21, 2022
Page 2

- According to District records, there are existing wells on the site. If these wells are no longer proposed for use, they would need to be properly abandoned in accordance with the requirements of Rule 40D-3.531, F.A.C. For assistance or additional information, please contact Dave Arnold, well construction manager, at (813) 985-7481 or davidn.arnold@watermatters.org.
- A preapplication meeting with District Environmental Resource Permit (ERP) staff is encouraged prior to any site work. For assistance or additional information concerning the District's ERP program, please contact Rob McDaniel, ERP evaluation manager, at (813) 985-7481 or rob.mcdaniel@watermatters.org.

We appreciate this opportunity to participate in the review process. Please provide the District with a copy of the adopted amendment, including any supporting data and analysis. If you have any questions or require further assistance, please do not hesitate to contact me at (352) 269-6937 or james.golden@watermatters.org.

Sincerely,



James J. Golden, AICP
Senior Planner

JG

cc: Barbara Powell, DEO
Lindsay Weaver, DEP
David Arnold, SWFWMD
Frank Gargano, SWFWMD
Rob McDaniel, SWFWMD

Farnsworth, Sue

From: Runion, Morgan <Morgan.Runion@fldoe.org>
Sent: Tuesday, November 01, 2022 11:11 AM
To: Farnsworth, Sue; DCPexternalagencycomments@deo.myflorida.com
Subject: Webster 22-02ESR

Dear Ms. Farnsworth,

The Office of Educational Facilities within the Florida Department of Education has reviewed the Webster 22-02ESR proposed comprehensive plan amendment in accordance with sections 163.3180 and 163.3184, Florida Statutes. Based on review of the submitted materials, staff have no comments on the proposed amendment. If you have any questions or need additional information, please contact me.

Sincerely,

Morgan Runion, AICP

Office of Educational Facilities

Florida Department of Education

Ron DeSantis
GOVERNOR



Dane Eagle
SECRETARY

November 21, 2022

The Honorable Bobby Yost
Mayor, City of Webster
City Hall
85 East Central Avenue
Webster, Florida 33597

Dear Mayor Yost:

The Department of Economic Opportunity ("Department") has reviewed the proposed comprehensive plan amendment for the City of Webster (Amendment No. 22-02ESR) received on October 6, 2022. The review was completed under the expedited state review process. We have no comment on the proposed amendment.

The City should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment. In addition, the City is reminded that:

- Section 163.3184(3)(b), F.S., authorizes other reviewing agencies to provide comments directly to the City. **If the City receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption.**
- **The second public hearing**, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment pursuant to Section 163.3184(3)(c)1., F.S.
- **The adopted amendment must be rendered to the Department.** Under Section 163.3184(3)(c)2. and 4., F.S., the **amendment effective date** is 31 days after the Department notifies the City that the amendment package is complete or, if challenged, until it is found to be in compliance by the Department or the Administration Commission.

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
(850) 245.7105 | www.FloridaJobs.org | [www.Twitter.com/FLDEO](https://twitter.com/FLDEO) | www.Facebook.com/FLDEO

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

If you have any questions concerning this review, please contact Adrian Young, Planning Analyst, by telephone at (850) 717-8515 or by email at adrian.young@deo.myflorida.com.

Sincerely,



Scott Rogers, Regional Planning Administrator
Bureau of Community Planning and Growth

SR/ay

Enclosure(s): Procedures for Adoption

cc: Sue Farnsworth, Sumter County Planner

Hugh Harling, Jr., Executive Director, East Central Florida Regional Planning Council

**SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS
FOR EXPEDITED STATE REVIEW**

Section 163.3184(3), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ State Land Planning Agency identification number for adopted amendment package;

_____ Summary description of the adoption package, including any amendments proposed but not adopted;

_____ Identify if concurrency has been rescinded and indicate for which public facilities. (Transportation, schools, recreation and open space).

_____ Ordinance number and adoption date;

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact;

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format.

_____ In the case of future land use map amendments, an adopted future land use map, in **color format**, clearly depicting the parcel, its future land use designation, and its adopted designation.

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

_____ Copy of the executed ordinance adopting the comprehensive plan amendment(s);

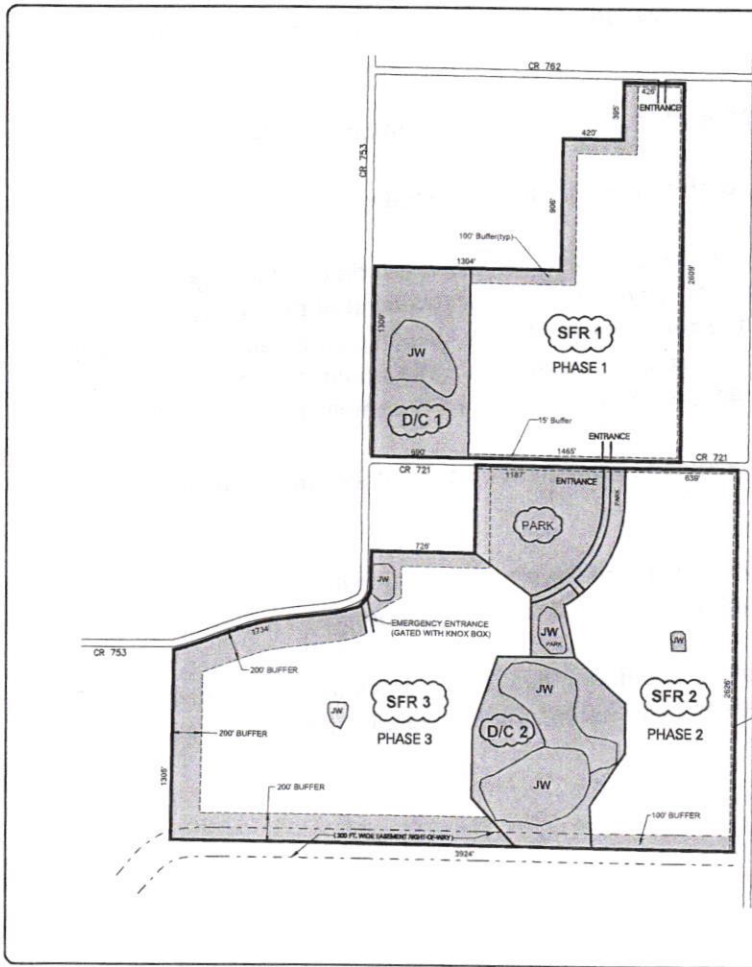
Suggested effective date language for the adoption ordinance for expedited review:

"The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

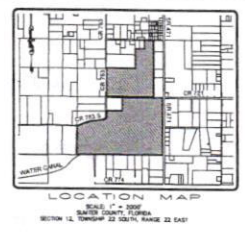
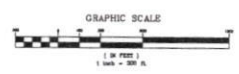
_____ List of additional changes made in the adopted amendment that the State Land Planning Agency did not previously review;

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

_____ Statement indicating the relationship of the additional changes not previously reviewed by the State Land Planning Agency in response to the comment letter from the State Land Planning Agency.



STATE ROAD NO. 471



LEGEND:
SFR = SINGLE FAMILY RESIDENTIAL
D/C = DRAINAGE/CONSERVATION
JW = JURISDICTIONAL WETLANDS (TO BE PRESERVED)
PARK = MULTI-USE PARK

NODE	AREA (Acres)	PERCENT	YIELD (units)	UNITS (Per Acre)	LOT WIDTH (Typ.)	LENGTH (Typ.)
SFR 1	65.9	23.8%	190	2.9	50'-60'	110'-120'
SFR 2	55.7	20.1%	150	2.7	50'-60'	110'-120'
SFR 3	87.8	31.7%	213	2.4	50'-70'	110'-120'
D/C 1	20.1	7.3%	N/A	N/A	N/A	N/A
D/C 2	26.0	9.4%	N/A	N/A	N/A	N/A
PARK	21.2	7.7%	N/A	N/A	N/A	N/A
TOTAL	276.7	100%	553	2		

- NOTES:
- THIS PLAN IS FOR GENERAL PLANNING PURPOSES. DESIGNATED AREAS AND NET YIELDS PER PHASE MAY VARY AFTER FINAL DESIGN. MAXIMUM YIELD EQUALS 553 UNITS.
 - DISTANCES ARE APPROXIMATE. UPDATED SURVEYS WILL BE USED FOR FINAL DESIGN.
 - BUFFERS MAY INCLUDE STORMWATER DETENTION.

PROJECT NO. 2005-0001
 SHEET NO. 1 OF 1
 DATE: 05/20/05
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN
 APPROVED BY: J. B. BROWN
 MICHAEL J. BUNCE ENGINEERING, INC.
 1000 W. 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 PHONE: (303) 733-1111
 FAX: (303) 733-1112
 WWW: WWW.MJBENGINEERING.COM

To: Sue Farnsworth
 Planner
 Board of Sumter County
 Commissioners

Date: October 24, 2022

Project #: 64165.00

From: Joedel Zaballero, PE, PTOE
 Senior Project Manager,
 Transportation Planning
 CC: Dawson Ransome
 Chandler Schramm

Re: New Strategy Holdings – Webster Project
 Trip Generation Comparison

Purpose

VHB is pleased to provide a trip generation comparison for the proposed New Strategy Holdings-Webster development located west of SR 471 and both north and south of CR 721 as compared to the adopted land use from the Comprehensive Plan.

Trip Generation

Based on the planning level analysis based on the ITE 11th Edition *Trip Generation Manual*, the proposed development is likely to add approximately 4,384 daily trips, 310 AM peak trips, and 441 PM peak trips. A summary of the trip generation comparison is provided below.

Adopted Land Use: Agricultural (1 DU / 5 acres * 276 acres)

Land Use	ITE Code	Intensity	Daily Trip Ends	AM Peak Period			PM Peak Period		
				In Trips	Out Trips	Total	In Trips	Out Trips	Total
Single Family	210	55.2 DU	584	11	32	43	36	21	57
Total			584	11	32	43	36	21	57

Proposed Land Use Program

Land Use	ITE Code	Intensity	Daily Trip Ends	AM Peak Period			PM Peak Period		
				In Trips	Out Trips	Total	In Trips	Out Trips	Total
Single Family	210	553 DU	4,866	92	261	353	312	184	496
Public Park	411	21.2 Acres	102	0	0	0	1	1	2
Total			4,968	92	261	353	313	185	498

Net Difference

	Daily Trip Ends	AM Peak Period			PM Peak Period		
		In Trips	Out Trips	Total	In Trips	Out Trips	Total
Total Net Trips (Proposed - Existing)	+ 4,384	+ 81	+ 229	+ 310	+ 277	+ 164	+ 441

Source: ITE Trip Generation, 11th Edition



Geologists ▶ Engineers ▶ Environmental Scientists

700 DeSoto Avenue • Brooksville, FL • 34601

November 11, 2022

Joe Tabshee
Webster Project, LLC
4912 Turnbury Wood Dr.
Tampa, FL 33647

Re: Groundwater Quality
Webster Project, LLC

Dear Mr. Tabshee:

It is my understanding that your development plans call for converting an agricultural parcel to residential use. You wish to know if the use of fertilizers containing nutrients (nitrogen and phosphorous) on the residential lawns might pose a greater potential risk to groundwater quality than fertilizers associated with agricultural use of the property.

It has been reported that approximately 230 acres are currently used as pasture, presumably for growing hay and/or grazing horses and cattle, and at least 175 acres were used previously for growing truck crops. Both operations require the use of fertilizer containing nutrients multiple times per year. The agricultural classification of the property would also allow for dairy farming, feed lots and other activities that generate nutrient-rich wastes that are far more dangerous to groundwater than properly managed fertilizer.

The proposed residential development plan would convert between 40.6 and 76 acres of the 230 acres of agricultural land to lawn that may require fertilization—the rest would be occupied by green space, streets and homes. For purposes of my analysis, I have conservatively assumed that 80 acres will be devoted to lawns. These lawns would likely be either Bahia or St. Augustine. Both grasses need fertilizer to thrive, especially in poor soil, and St. Augustine typically requires more fertilizer than Bahia. But hay and truck crops typically need more fertilizer than lawn grasses to prosper and maximize yields.

In a perfect world, all of the nutrients in the fertilizer, regardless of the use, would be taken up by the roots of the plants and never reach the groundwater. In reality, some of the nutrients will pass by the roots and may, depending upon soil conditions and depth to groundwater, leach to the water table over time. Farmers often have to apply supplemental (above what would normally be needed) fertilizer to crops following heavy rains to replace that lost by leaching.

It stands to reason that the potential for impacts to groundwater decreases when the rate and area of fertilizer application are reduced. It is my professional opinion, therefore, that conversion of the subject property from its current agricultural use to the residential use as designed will lessen the risk of groundwater impacts by nutrients in fertilizers. The application of principals and practices espoused by the Florida Friendly Landscaping Program sponsored by the Institute of Food and Agricultural Sciences (IFAS) at the University of Florida will almost guarantee that the groundwater quality will not be compromised by the project.

Thank you for the opportunity to have been of service. Please contact me with any questions.

Sincerely,



George Foster

Digitally signed by George Foster

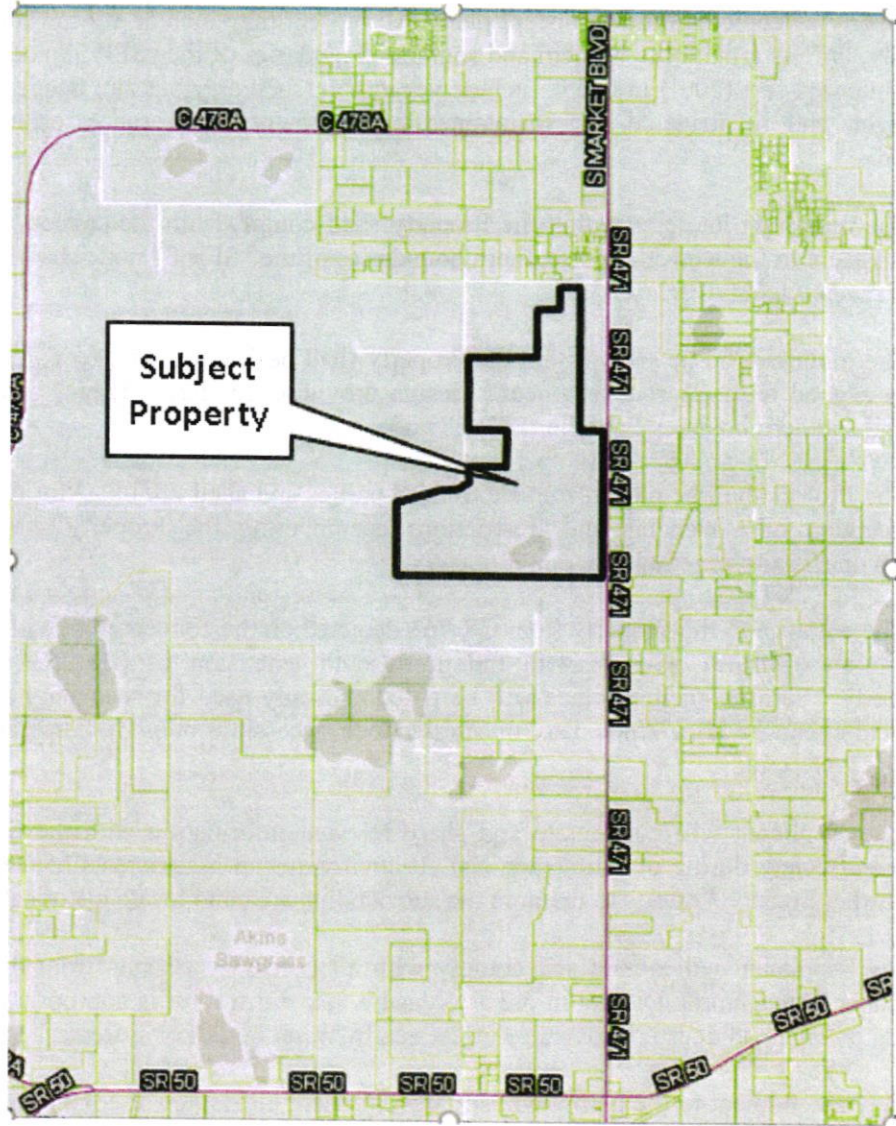
Date: 2022.11.11 09:14:33 -05'00'

George Foster, FL PG 403
President

Additional Conditions of Approval

1. There shall be constructed and maintained a landscaped buffers along certain boundaries of the Property as depicted on the concept plan. All buffers may include stormwater detention. Specifically, buffers around the western and southern boundaries of the "SFR 3" node shall be at least two hundred feet (200') in depth, include vegetation (such as viburnum hedges) to prevent visual blight, and be irrigated and maintained by the owner or a successor homeowners' association.
2. The minimum lot sizes within the Property shall comply with the concept plan, except that lots adjacent to the western and southern boundaries of the "SFR 3" node shall have a width of at least seventy feet (70').
3. The minimum home sizes within the Property shall be 1,800 square feet. The Applicant will make a good faith effort to engineer a design providing for larger homes adjacent to the western and southern boundaries of the "SFR 3" node.
4. The Project shall be platted for sale to third parties and shall not be a "for rent" product. The Declaration of Covenants and Restrictions encumbering the Property shall include a prohibition on short-term rentals.
5. The entrance to the Property from CR 753 depicted on the concept plan will be relocated easterly in an effort to align it with the north/south extension of CR 753 as it curves southwesterly. Further, such entrance will be gated and only used for secondary access in the event of emergency with a Knox Box or similar lock accessible only by emergency medical services or fire rescue.
6. The Applicant will collaborate and share relevant information with the South Sumter Preservation Society during due diligence and all environmental assessments of the Property in order to further Society's efforts to research the surrounding area and locate historical gravesites.
7. The Applicant will obtain and comply with all necessary permits from the Southwest Florida Water Management District in order to ensure that stormwater is appropriately captured, maintained on-site, and does not adversely affect nearby water bodies or systems.
8. Any amendment to the permitted uses, development intensities or conditions of approval set forth herein may be amended or modified only by approval of the City Council following public notice in a manner consistent with a rezoning.

Map
General Location



Attachment D

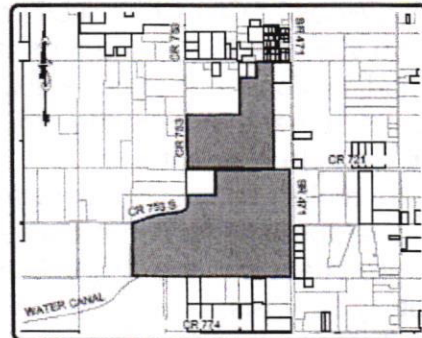
Supplemental conditions of Approval

1. There shall be constructed and maintained a landscaped buffers along certain boundaries of the Property as depicted on the concept plan. All buffers may include stormwater detention. Specifically, buffers around the western and southern boundaries of the “SFR 3” node shall be at least two hundred feet (200’) in depth, include vegetation (such as viburnum hedges) to prevent visual blight, and be irrigated and maintained by the owner or a successor homeowners’ association.
2. The minimum lot sizes within the Property shall comply with the concept plan, except that lots adjacent to the western and southern boundaries of the “SFR 3” node shall have a width of at least seventy feet (70’).
3. The minimum home sizes within the Property shall be 1,800 square feet. The Applicant will make a good faith effort to engineer a design providing for larger homes adjacent to the western and southern boundaries of the “SFR 3” node.
4. The Project shall be platted for sale to third parties and shall not be a “for rent” product. The Declaration of Covenants and Restrictions encumbering the Property shall include a prohibition on short-term rentals.
5. The entrance to the Property from CR 753 depicted on the concept plan will be relocated easterly in an effort to align it with the north/south extension of CR 753 as it curves southwesterly. Further, such entrance will be gated and only used for secondary access in the event of emergency with a Knox Box or similar lock accessible only by emergency medical services or fire rescue.
6. The Applicant will collaborate and share relevant information with the South Sumter Preservation Society during due diligence and all environmental assessments of the Property in order to further Society’s efforts to research the surrounding area and locate historical gravesites.
7. The Applicant will obtain and comply with all necessary permits from the Southwest Florida Water Management District in order to ensure that stormwater is appropriately captured, maintained on-site, and does not adversely affect nearby water bodies or systems.
8. Any amendment to the permitted uses, development intensities or conditions of approval set forth herein may be amended or modified only by approval of the City Council following public notice in a manner consistent with a rezoning.

Attachment C
Conditions of Approval

1. Development shall generally conform to the conceptual plan approved by the Webster City Council as part of this application.
2. The Webster City Manager shall have the authority to approve modifications to the conceptual plan that do not increase the intensity of development, expand the project area, or potential create off site negative impacts to residents.
3. The project shall utilize centralized water and sanitary sewer service. The Developer shall enter into a service agreement or Development Agreement with the City of Webster addressing the provision of these utility services.
4. A Transportation Impact Analysis (TIA) addressing potential impacts to Sumter County maintained roads shall be submitted and approved prior to approval of site development/engineering plans for the first phase of the project. Improvements to County maintained roads shall be addressed and formalized through a mitigation agreement with Sumter County, if required by the County, after TIA concurrence
5. The conceptual plan shall expire in ten years if development of the first phase has not been permitted.

Attachment B
Page 2



SCALE 1" = 200'
SANTA CLAY COUNTY, FLORIDA
SECTION 12, TOWNSHIP 22 SOUTH, RANGE 22 EAST

LEGEND:

SFR = SINGLE FAMILY RESIDENTIAL

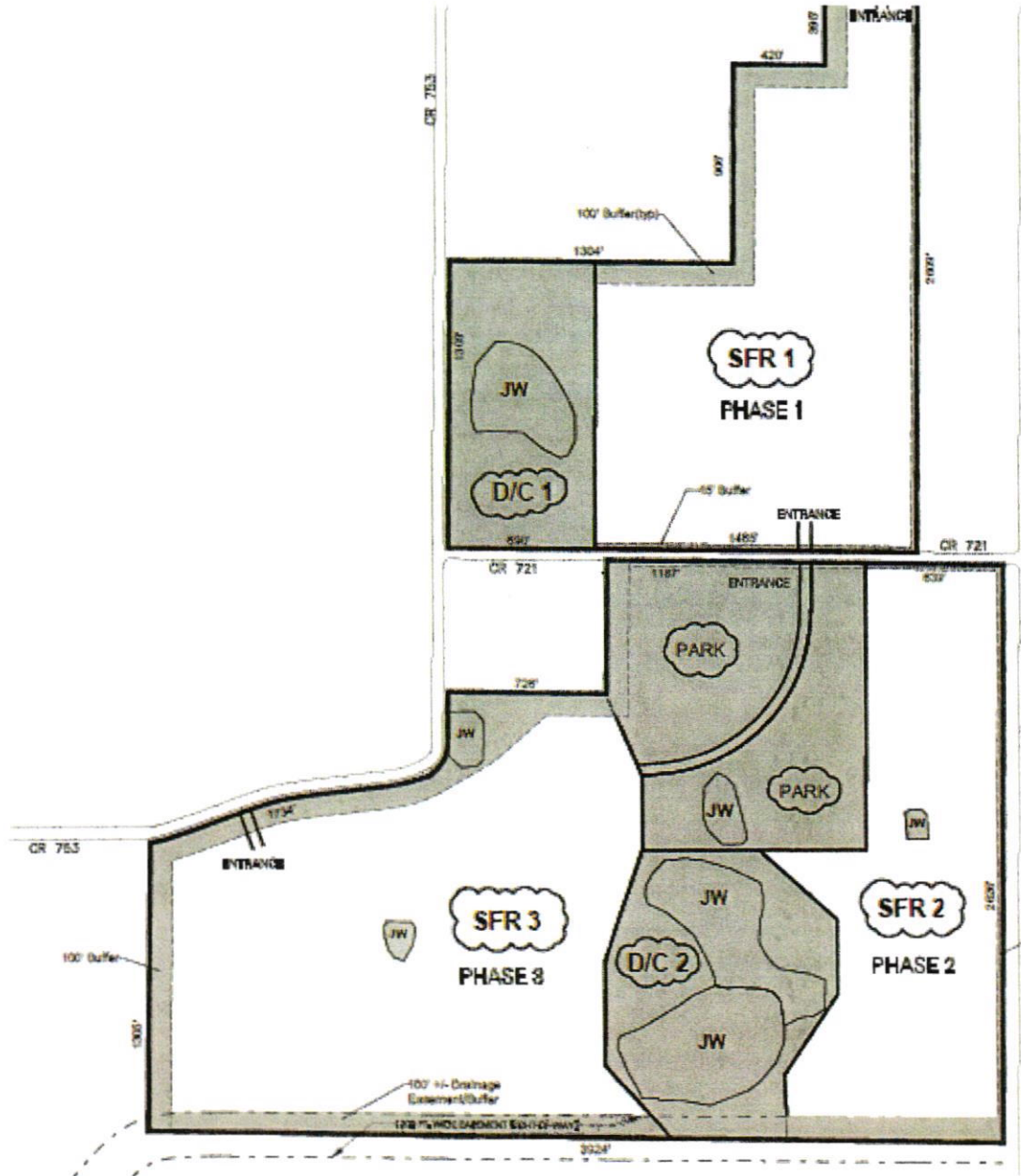
D/C = DRAINAGE/CONSERVATION

JW = JURISDICTIONAL WETLANDS (TO BE PRESERVED)

PARK = MULTI-USE PARK

NODE	AREA (Acres)	PERCENT	YIELD (units)	UNITS (Per Acre)	LOT WIDTH (Typ.)	LENGTH (Typ.)
SFR 1	65.9	23.8%	166	2.5	50'-60'	110'-120'
SFR 2	46.1	16.7%	128	2.7	50'-60'	110'-120'
SFR 3	84.8	30.6%	259	3.0	N/A	N/A
D/C 1	20.1	7.3%	N/A	N/A	N/A	N/A
D/C 2	26.0	9.4%	N/A	N/A	N/A	N/A
PARK	33.8	12.2%	N/A	N/A	N/A	N/A
TOTAL	276.7	100%	553	2		

Attachment B Conceptual Plan



thence $N00^{\circ}36'15''E$ along the Easterly boundary of said lands a distance of 395.00 feet to a point that is 25 feet from measured at right angles to the North line of said Section 12, thence $S89^{\circ}27'53''E$ parallel to said North line a distance of 425.95 feet to the POINT OF BEGINNING.

A location map of the subject properties is attached as **Map**.

feet to a point that is 25 feet from measured at a right angle to the centerline of County Road No. 721, thence S89°21'06"E parallel to and 25 feet from said centerline of said road a distance of 1424.14 feet; thence S00°36'15"W a distance of 2625.86 feet to the POINT OF BEGINNING.

Parcel C: (S12-015)

Commence at the Southeast corner of Section 12, Township 22 South, Range 22 East, Sumter County, Florida; thence N89°18'40"W along the South line of said Section 12 a distance of 69.57 feet to the POINT OF BEGINNING, said point being on the Westerly right-of-way of State Road No. 471; thence continue N89°18'40"W along said South line of Section 12 a distance of 402.95 feet; thence N00°36'15"E a distance of 2625.86 feet to a point that is 25 feet from measured at a right angle to the centerline of County Road No.721, thence S89°17'44"E parallel to and 25 feet from said centerline of said road a distance of 401.23 feet to the aforementioned Westerly right-of-way line; thence S00°34'00"W along said right-of-way line and 75 feet from measured at a right angle to the centerline of said road a distance of 2625.76 feet to the POINT OF BEGINNING.

Parcel D: (S12-016)

Commence at the Northeast corner of Section 12, Township 22 South, Range 22 East, Sumter County, Florida; thence N89°27'53"W along the North line of said Section 12 a distance of 472.20 feet; thence S00°36'15"W a distance a distance of 25 feet to the POINT OF BEGINNING; thence continue S00°36'15"W a distance of 2608.87 feet; to a point that is 25 feet from measured at a right angle to the centerline of County Road No. 721, thence N89°21'06"W parallel to and 25 feet from said centerline of said road a distance of 1495.01 feet; thence continue parallel to and 25 feet from said centerline and on a Westerly projection thereof N89°36'22"W a distance of 659.42 feet to a point on a Southerly projection of a 25 feet offset Easterly of the centerline of County Road No. 753; thence Northerly 25 feet from and parallel to said centerline the following courses and distances; N00°54'55"E 520.42 feet; N00°51'16"E 317.65 feet; N00°33'37"E 470.53 feet to the North line of the S1/2 of the NE 1/4 of said Section 12; thence S89°22'49"E along said North line a distance of 1304.61 feet to the Southwest corner of the NE 1/4 of the NE 1/4 of said Section 12, thence N00°36'15"E along the West line of said NE 1/4 of the NE 1/4 a distance of 905.89 feet to the South line of lands described in Official Records Book 994, Page 350, and Official Record Book 604, Page 573, Public Records of Sumter County, Florida, thence S89°27'53"E along the South line of said lands a distance of 420.00 feet to the Southeast corner of said lands in Official Record Book 604, Page 573;

Attachment A
Legal Description

Parcel A: (S12-013)

Commence at the Southeast corner of Section 12, Township 22 South, Range 22 East, Sumter County, Florida; thence N89°18'40"W along the South line of said Section 12, a distance of 1899.81 feet to the POINT OF BEGINNING; thence continue N89°18'40"W along said South line a distance of 740.00 feet, to the Southwest corner of the SE 1/4 of said Section 12; thence N 88°54'58"W along the South line of the E 1/2 of the SW 1/4 of said Section 12, a distance of 1353.49 feet to the Southwest corner of said E 1/2 of the SW 1/4; thence N00°50'33"E along the West line of said E 1/2 of the SW 1/4 a distance of 1304.81 feet to a point that is 25 feet from measured at a right angle to the centerline of County Road No.753; thence parallel to and 25 feet from said centerline the following courses and distances; said point being on a curve concaved Northerly having a central angle of 6°40'41" and a radius of 571.00 feet; thence Northeasterly along the arc of said curve a distance of 66.55 feet to the PCC of a curve concaved Northwesterly having a central angle of 2°35'21" and a radius of 3980.00 feet; thence Northeasterly along the arc of said curve a distance of 179.85 feet to the PT of said curve; thence N70°31'37"E a distance of 218.26 feet to the PC of a curve concaved Southeasterly having a central angle of 13°28'14" and a radius of 1291.30 feet; thence Northeasterly along the arc of said curve a distance of 303.59 feet to PT of said curve; thence N83°22'35"E a distance of 363.95 feet to the PC of a curve concaved Northwesterly having a central angle of 21°30'23" and a radius of 549.63 feet; thence Northeasterly along the arc of said curve a distance of 206.31 feet to the PCC of a curve concaved Northwesterly having a central angle of 60°44'18" and a radius of 140.00 feet; thence Northeasterly along the arc of said curve a distance of 148.41 feet to the PT of said curve; thence N01°07'54"E parallel to said centerline a distance of 247.13 feet to point on the Southerly boundary of lands described in Official Record Book 1106, Page 021, Public Records of Sumter County, Florida; thence S89°17'47"E along said Southerly boundary a distance of 725.63 feet to the Southeast corner of said lands; thence S00°40'22"W a distance of 2015.84 feet to the POINT OF BEGINNING.

Parcel B: (S12-014)

Commence at the Southeast corner of Section 12, Township 22 South, Range 22 East, Sumter County, Florida; thence N89°18'40"W along the South line of said Section 12 a distance of 472.52 feet to the POINT OF BEGINNING; thence continue N89°18'40"W along said South line Section 12 a distance of 1427.29 feet; thence N00°40'22"E a distance of 2624.85

immediately upon enactment; provided, however, that the rezoning of property herein set forth shall not take effect until Ordinance Number 2022-_____ relating to the Comprehensive Plan amendment becomes effective.

PASSED AND ENACTED this _____ day of _____, 2022.

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

Bobby Yost, Mayor

Approved as to form and

**ATTEST:
Legality:**

**Amy Flood
City Clerk**

**William L. Colbert
City Attorney**

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.

(c). Future development shall generally conform to the conceptual plan (Attachment B). The City of Webster City Manager shall have the authority to approve modifications to the conceptual plan that do not increase the intensity of development, expand the project area, or potential create off site negative impacts to residents.

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 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

implemented by City staff, all actions relating to the rezoning 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 rezoning of the subject property as well as the recitals (whereas clauses) to this Ordinance.

(b). The subject property, which is 276.7 acres MOL in size, is located on the west side of SR 471 (Tax Parcel Numbers S12-013, S12-014 & S12-015 and S12-016).

(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 and the attached Map of this Ordinance, and totaling is 276.7 acres MOL in size, shall be rezoned from A10C (County) zoning districts/classifications to RPUD zoning district/classification subject to the conceptual plan (Attachment B) and the conditions listed in Attachment C and D.

(b). The City Manager, or designee, is hereby authorized to execute any and all documents necessary to formalize approval of the rezoning action

ORDINANCE NO. 2022-16

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA PROVIDING FOR THE REZONING OF REAL PROPERTY TOTALING 276.7 ACRES, MORE OR LESS, IN SIZE (TAX PARCEL IDENTIFICATION NUMBERS S12-013; S12-014; S12-015; S12-016) WITHIN THE CITY LIMITS (MAP OF PROPERTY ATTACHED) TO RESIDENTIAL PLANNED UNIT DEVELOPMENT 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.

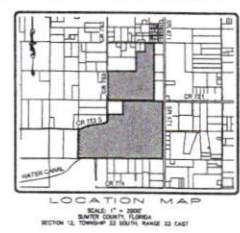
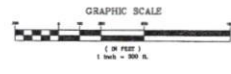
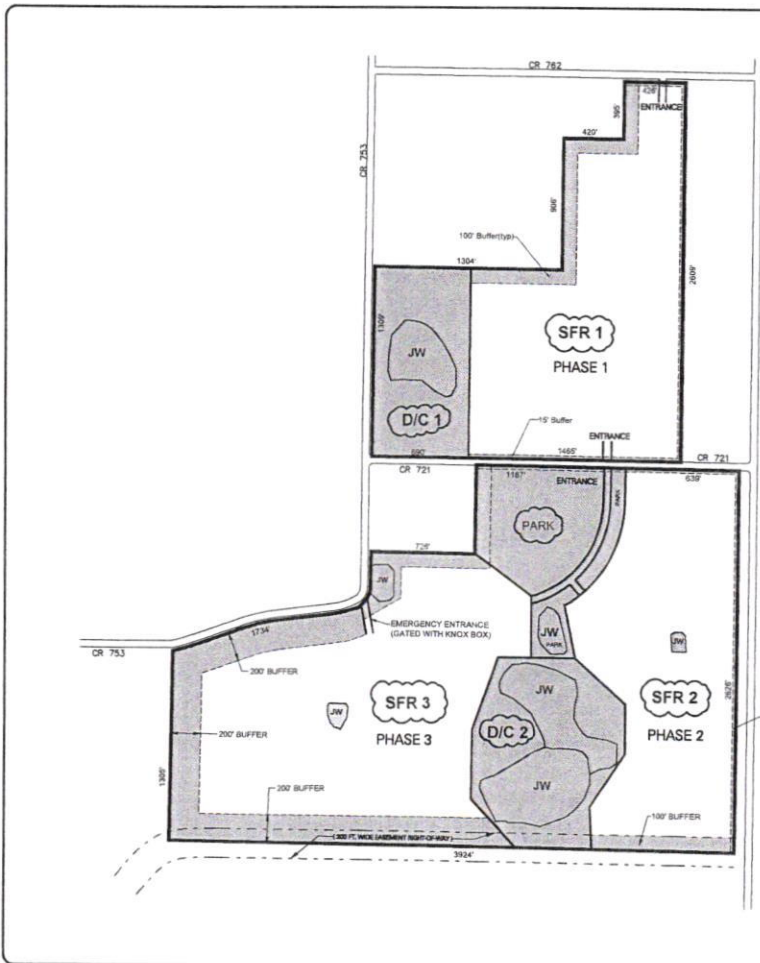
WHEREAS, Webster Associates Development LLC, whose mailing address is 11649 145th St, Jamaica, NY 11436 (Tax Parcel Identification Numbers S12-016, S12-013, S12-014 & S12-015), is the owner of the property which is the subject of this Ordinance; and

WHEREAS, the real property, totaling 276.7 acres MOL in size, is located on west side of SR 471; and

WHEREAS, Bindraban Sarjoo of Webster Associates Development LLC has authorized New Strategy Holdings, LLC, and Jimmy Gooding & Robert Batsel to act as his agent in connection with the land use and rezoning of the real property; and

WHEREAS, Robert W. Batsel, Jr. applied to the City of Webster, 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 A10C (Agricultural - County) to the RPUD (Residential Planned Unit Development-Webster);and

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



LOCATION MAP
 SECTION 12, TOWNSHIP 22 N, RANGE 22 EAST

LEGEND:
 SFR = SINGLE FAMILY RESIDENTIAL
 D/C = DRAINAGE/CONSERVATION
 JW = JURISDICTIONAL WETLANDS (TO BE PRESERVED)
 PARK = MULTI-USE PARK

NODE	AREA (Acres)	PERCENT	YIELD (units)	UNITS (Per Acre)	LOT WIDTH (Typ.)	LENGTH (Typ.)
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D/C 1	20.1	7.3%	N/A	N/A	N/A	N/A
D/C 2	26.0	9.4%	N/A	N/A	N/A	N/A
PARK	21.2	7.7%	N/A	N/A	N/A	N/A
TOTAL	276.7	100%	553	2		

- NOTES:
- THIS PLAN IS FOR GENERAL PLANNING PURPOSES. DESIGNATED AREAS AND NET YIELDS PER PHASE MAY VARY AFTER FINAL DESIGN. MAXIMUM YIELD EQUALS 553 UNITS.
 - DISTANCES ARE APPROXIMATE. UPDATED SURVEYS WILL BE USED FOR FINAL DESIGN.
 - BUFFERS MAY INCLUDE STORMWATER DETENTION.

MICHAEL E. HADZOFF ENGINEERING, INC.
 1000 N. W. 10th St., Suite 100, Ft. Lauderdale, FL 33304
 PHONE: (954) 561-1111 FAX: (954) 561-1112
 WWW: www.mehadzoff.com

SHEET NO. 1 of 1
 CONCEPT PLAN