

City of Webster, Florida

Regular Council Meeting

April 21, 2022

6:00 p.m.



office copy



AGENDA
CITY OF WEBSTER
Regular Council Meeting
Webster City Hall, 85 E. Central Avenue
April 21, 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

Approval of Regular Council Meeting – March 24, 2022

M_____ S_____ Roll Call Vote

III. CITIZEN FORUM

IV. CONSENT AGENDA

V. CORRESPONDENCE TO NOTE

HR/ Finance

Director of Public Works

Law Enforcement

VI. PUBLIC HEARINGS

Second Reading of Ordinance 2022-07– RRR Town Center New Conceptual Plan

M_____ S_____ Roll Call Vote **to Read by Title Only**

M_____ S_____ Roll Call Vote **for Approval**

First Reading of Ordinance 2022-08– Annexation of Parcel ID's S12-016, Webster Associates Development, Inc (Bindraban Sarjoo)

M_____ S_____ Roll Call Vote **to Read by Title Only**

M_____ S_____ Roll Call Vote **for Approval**

First Reading of Ordinance 2022-09– Annexation of Parcel ID's S12-013, S12-014, and S12-015 Webster Associates Development, Inc (Bindraban Sarjoo)

M_____ S_____ Roll Call Vote **to Read by Title Only**

M_____ S_____ Roll Call Vote **for Approval**

VII. NEW BUSINESS

Accountant overview of FY 202 Financials - Mike Brynjulfson

Audit Overview of FY 2021- Julie Davis

Correspondence Review – Letter Received April 6, 2022, Regarding City Policy Amendment to Require City Manager to Live in City

Email Correspondence from Lafreda Gavin in Reference to Connection to Gravity Sewer

VIII. CITY ATTORNEY'S REPORT AND REQUESTS

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

X. STAFF REPORTS

Sheriff's Office

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

MARCH 24, 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 6:00 P.M. 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

Mayor Pro – Tem Malott Motioned to Approve the February 17, 2022, Minutes, Seconded by Councilmember Cherry.

The vote was as follows:

Mayor Yost – Yes

Mayor Pro-Tem Malott- Yes

Councilmember Cherry- Yes

Councilmember Vigoa- Yes

Councilmember Thompkins-Yes

Motion Passed 5-0

III. CITIZENS FORUM

TJ Bryant of 2910 Hammock Grove Rd, Groveland FL inquired about his property.

IV. CONSENT AGENDA

Mayor Pro – Tem Malott Motioned to Approve Resolution 2022-02 Amended and Restated Development Agreement with RRR Town Center, Seconded by Councilmember Cherry.

The vote was as follows:

Mayor Yost – Yes

Mayor Pro-Tem Malott- Yes

Councilmember Cherry- Yes

Councilmember Vigoa- Yes

Councilmember Thompkins-Yes

Motion Passed 5-0

V. CORRESPONDENCE TO NOTE

Finance Manager

Director of Public Works

Law Enforcement

VI. PUBLIC HEARINGS

Second Reading of Ordinance 2022-03 – Impact Fee for Utilities

Mayor Pro – Tem Malott Motioned to read by title only, Seconded by Councilmember Vigoa.

Assistant City Clerk Melissa Britt read the ordinance by title only.

Motion for Approval by Councilmember Vigoa of Ordinance 2022-03, Seconded by Councilmember Cherry.

The vote was as follows:

Mayor Yost – Yes

Mayor Pro-Tem Malott- Yes

Councilmember Cherry- Yes

Councilmember Vigoa- Yes

Councilmember Thompkins-Yes

Motion Passed 5-0

Second Reading of Ordinance 2022-05 – Amendment to the Comprehensive Plan

Motion to read by title only by Councilmember Vigoa, Seconded by Councilmember Cherry.

The vote was as follows:

Mayor Yost – Yes

Mayor Pro-Tem Malott- Yes
Councilmember Cherry- Yes
Councilmember Vigoa- Yes
Councilmember Thompsons-Yes
Motion Passed 5-0

Assistant City Clerk Melissa Britt read the ordinance by title only.

Motion for Approval by Councilmember Vigoa of Ordinance 2022-05, Seconded by Councilmember Thompsons.

The vote was as follows:

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

Second Reading of Ordinance 2022-06 – Rezoning of Parcel ID Q30-009 -Yaneth Carbajal Hernandez

Motion to read by title only by Mayor Pro-Tem Malott, Seconded by Councilmember Cherry.

The vote was as follows:

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

Assistant City Clerk Melissa Britt read the ordinance by title only.

Motion for Approval by Councilmember Cherry of Ordinance 2022-06, Seconded by Councilmember Vigoa.

The vote was as follows:

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

First Reading of Ordinance 2022-07 – RRR Town Center Adopt a new conceptual plan for an approved mixed-use development

Motion to read by title only by Mayor Pro-Tem Malott, Seconded by Councilmember Vigoa.

The vote was as follows:

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

Assistant City Clerk Melissa Britt read the ordinance by title only.

Esle Oxendine of 8152 SR 471 Webster, FL stated to council please consider not making this parcel commercial. He explained to council his personal reasons why he felt it shouldn't be approved.

Motion for Approval by Councilmember Vigoa of Ordinance 2022-07, Seconded by Mayor Pro Tem Malott.

City Manager Naugler stated page 3 of the ordinance was a duplicate page and ask council to amend the motion for approval to remove page 3

Motion by Councilmember Vigoa to amend previous motion to approve ordinance 2022-07 with the removal of duplicated page 3, Seconded by Mayor Pro-Tem Malott

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

Motion for Approval by Councilmember Vigoa of Modification of RRR Town Center Development Agreement that governs the future use of the same property, Seconded by Councilmember Cherry.

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

VII. NEW BUSINESS

VIII. CITY ATTORNEY REPORTS AND REQUEST.

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

X. STAFF REPORTS

XI. ADJOURNMENT

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

The vote was as follows:
Mayor Yost – Yes
Mayor Pro-Tem Malott- Yes
Councilmember Cherry- Yes
Councilmember Vigoa- Yes
Councilmember Thompsons-Yes
Motion Passed 5-0

Meeting Adjourned at 7:21 pm

Attest:

Deanna Naugler, City Manager

Melissa Britt, Assistant City Clerk

REVENUE

EXPENDITURE

AD VALOREM TAX				\$ 8,463.61
BUSINESS LICENSE				\$ 58.00
CONTAINER PERMIT				\$ 250.00
TOWER REVENUE				\$ 35,446.85
WATER REVENUE				\$ 19,961.05
GARBAGE REVENUE				\$ 19,453.12
SEWER REVENUE				\$ 44,468.46
FRANCHISE FEE				\$ 6,496.86
UTILITY TAX				\$ 2,885.37
FLAIR				\$ 22,107.44
				\$ 159,590.76
EXPENSE				
LIFE INSURANCE				\$ 207.63
ACCOUNTING & AUDIT				\$ 9,032.00
LEGAL SERVICE				\$ 2,295.00
PETTY CASH				\$ 57.31
POSTAGE				\$ 760.00
CLEANING SERVICE				\$ 440.00
DEPUTIES				\$ 12,888.06
WASTE CONNECTIONS				\$ 10,457.17
CITY OF BUSHNELL				\$ 10,788.37
R&M				\$ 7,000.00
PAYROLL				\$ 25,809.36
PAYROLL TAXES				\$ 6,048.96
machinery & equipment				\$ 5,509.69
INSURANCE				\$ 2,014.96
				\$ 93,308.51
66,282.25				

March 2022 City Council Report

3/14/22 – Order Chlorine and orthopoly for both north and south wells from Hawkins Chemicals.

3/14/22 – Trim cabbage palm trees on grapevine. They were obstructing views by cemetery.

3/15/22 – Work at Master LS. Floating mat had to be removed.

3/15/22 – Take new F-250 flatbed truck to Ford. Check Engine light was on and truck was idling rough at start up.

3/15/22 – Order water service supplies from Ferguson.

3/16/22 – Install water service (meter box, meter, etc) at SW 5th St.

3/16/22 – Check wells to assure chemicals ordered were delivered prior to payment of invoice.

3/16/22 – Obtain quote from Ferguson for water supplies needed for Manzella homes on NW 9th Ave.

3/17/22 – Mark attended a FRWA Seminar in Ocala “Focus on Change”, which outlined new regulations being put in place by DEP that affects water and wastewater. Bring back a Vac trailer.

3/18/22 – Purchase supplies from Ferguson for Manzella homes on NW 9th Ave.

3/18/22 – Meeting to discuss wastewater line placement with new proposed developments coming.

3/21/22 – FRWA staff here to show how the Vac trailer worked. Cleaned several water valves and some meter boxes. Definitely a nice piece of equipment.

3/22/22 – Meeting to discuss PW staffing shortage. Currently have half of PW staff out on FMLA. Which makes it difficult to get all of the necessary work done.

3/22/22 – Had 20 water turn offs due to non-payment. Then had to turn most services back on the same day.

3/23/22 – Broken rail and blown gasket on the riser at Fairgrounds lift station. When turned on wastewater was spraying everywhere. Contact Utility Technicians (Bobby Baker) for repairs.

3/23/22 – Start reading water meters.

3/23/22 – Obtain updated quote from Omni for lift stations that do not currently have Omni. Also get updated installation quote.

3/24/22 – Florida League of Cities Webinar concerning Covid and blood born pathogen transmission through wastewater.

3/24/22 – Utility Technicians here working on Fairgrounds lift station. Had to replace gaskets on 90 degree elbow on one riser pipe and replace broken rail bracket.

3/25/22 – Read meters all day

3/28/22 – Temp Staff worker started today.

3/28/22 – Read meters all day

3/29/22 – Check Fairgrounds Lift Station. Pump that was worked on by Utility Technicians had fallen over in the wet well and was leaning against the wall and would not run.

3/29/22 – Downed powerline NW 9th Ave. Contact SECO.

3/29/22 – Still reading water meters. Only 2 people reading meters.

3/29/22 – Expose water main on NW 9th Ave in preparation for tapping the water main for new water service for new homes being built (Manzella).

3/30/22 – Tap water main on NW 9th Ave in (3) places for (5) new homes being constructed.

3/30/22 – Look for water meter on NE 4th St. Meter on property does not match what is on record. Looking for possible incorrect meter or second meter.

3/31/22 – Run lift station route. Add degreaser as needed. Lift stations #4 and #5 always have heavy grease in them, which affects the floats and how well the pumps operate.

3/31/22 – Utility Technicians back out to pull Pump 2 at the fairgrounds and see what caused the pump to overturn. We thought it had come off the rails, but the base was still on the rails. No one there had ever seen that happen before. Reset the pump and it seems to be operating normally.

4/1/22 – Work with Temp staff. Mow and weed eat Harris Park.

4/1/22 – Patch potholes at NE 9th St and CR 478.

4/4/22 – Lift Stations #4 and #5 still have substantial grease even after adding degreaser. May have to look for a different product.

4/4/22 – Zoom meeting regarding upcoming trails from SR 50 to CR 478.

4/4/22 – Call out at 9:30 PM. Large tree limb down on NW 7th St.

4/5/22 – Call from Omni around 4 AM. Power outage at LS # 1 (Water Tower). Had to come in and have Duke Energy respond. Was a transformer issue.

4/6/22 – Use Vac trailer from FRWA to clean more valves. Found a leaking valve on NW 6th Ave that will have to be repaired.

4/6/22 – Had a work order to turn on a locked out meter. Upon arrival the meter was locked with an unknown lock. Had to cut the lock off. No one at PW had a key to the lock so not sure who put it on the meter.

4/6/22 – Employee Appraisals done.

4/7/22 – FRWA picked up Vac trailer

4/7/22 – Bobby Baker resigned from Utility Technicians. Now employed at RCM. Utility Technicians has been purchased by another company and many of the employees have gone to RCM. Had RCM quote the needed work at the Master Lift Station.

4/7/22 – Start putting new furniture together at City Hall.

4/8/22 – Had a complaint of high water pressure at NW 9th Ave residences (Manzella). New home construction. Checked with pressure gauge and it was 58 PSI. Normal pressure. Contractor said it had blown some lines inside the homes. This had to be a plumbing issue as no dwellings around these experienced and pressure issues.

4/8/22 – Run lift station route. Still experiencing grease issues.

Sumter County Sheriff's Office Call History Report

Primary Unit	Date Time Recieved	Complaint Type	Address
DERRICK CANNA, 203	03/03/2022 04:33:51	EXTRA PATROL	524 N MARKET BLVD
TUCKER HIGHTOWER, 229	03/03/2022 06:15:00	BUILDING CHECK	447 NW 6TH AVE
	03/03/2022 17:20:31	RECKLESS DRIVER	SR 471
CHRISTOPHER MCPETERS, C131	03/03/2022 20:20:00	BUILDING CHECK	447 NW 6TH AVE
DERRICK CANNA, 203	03/03/2022 23:04:52	EXTRA PATROL	524 N MARKET BLVD
BRIAN KOZERA, 241	03/04/2022 06:15:01	BUILDING CHECK	447 NW 6TH AVE
TYLER THOMPSON, 230	03/04/2022 06:32:32	TRAFFIC STOP	E CENTRAL AVE
	03/04/2022 15:28:21	911 MISDIAL	102 NE 4TH AVE
ARIEL TORRES, 227	03/04/2022 18:44:35	INVESTIGATION FOLLOW	102 NE 4TH AVE
DONOVAN REYNOLDS, 205	03/04/2022 20:20:00	BUILDING CHECK	447 NW 6TH AVE
ARIEL TORRES, 227	03/04/2022 21:33:10	TRAFFIC STOP	N MARKET BLVD/1ST
DONOVAN REYNOLDS, 205	03/05/2022 02:26:32	EXTRA PATROL	524 N MARKET BLVD
BRIAN KOZERA, 241	03/05/2022 06:15:00	BUILDING CHECK	447 NW 6TH AVE
TYLER THOMPSON, 230	03/05/2022 09:05:35	TRAFFIC STOP	N MARKET BLVD
TYLER THOMPSON, 230	03/05/2022 09:43:42	TRAFFIC STOP	N MARKET BLVD
BRIAN KOZERA, 241	03/05/2022 09:47:46	TRAFFIC STOP	N MARKET BLVD
TYLER THOMPSON, 230	03/05/2022 12:23:53	TRAFFIC STOP	N MARKET BLVD
BRIAN KOZERA, 241	03/05/2022 15:29:03	TRAFFIC STOP	S MARKET BLVD
	03/05/2022 18:26:02	911 MISDIAL	N MARKET BLVD
DONOVAN REYNOLDS, 205	03/05/2022 19:23:26	DISTURBANCE-VERBAL	950 OAK AVE
DONOVAN REYNOLDS, 205	03/05/2022 19:55:55	SUSPICIOUS PERSON	658 E CENTRAL AVE
DONOVAN REYNOLDS, 205	03/05/2022 19:58:30	INFORMATION	950 OAK AVE

Sumter County Sheriff's Office Call History Report

DONOVAN REYNOLDS, 205	03/05/2022 20:20:00	BUILDING CHECK	447 NW 6TH AVE
DONOVAN REYNOLDS, 205	03/05/2022 23:19:02	CITIZENS ASSIST	950 OAK AVE
DONOVAN REYNOLDS, 205	03/06/2022 02:20:26	EXTRA PATROL	524 N MARKET BLVD
DONOVAN REYNOLDS, 205	03/06/2022 02:50:49	HIT AND RUN	N MARKET BLVD
	03/06/2022 05:49:30	SICK/INJURED	4029 GRACELAND LN
BRIAN KOZERA, 241	03/06/2022 06:15:00	BUILDING CHECK	447 NW 6TH AVE
BRIAN KOZERA, 241	03/06/2022 10:31:33	FIRE-VEHICLE	654 NW 6TH AVE
BRIAN KOZERA, 241	03/06/2022 14:23:03	DISTURBANCE-PHYSICAL	NE 1ST ST
BRIAN KOZERA, 241	03/06/2022 15:08:10	FCIC/NCIC HIT	NE 1ST ST
KYLE LANE, 237	03/06/2022 15:41:18	SUICIDE-ATTEMPT	64 SE 2ND ST
	03/06/2022 19:02:43	911 MISDIAL	2085 CR 740
DONOVAN REYNOLDS, 205	03/06/2022 20:20:00	BUILDING CHECK	447 NW 6TH AVE
DONOVAN REYNOLDS, 205	03/07/2022 00:22:16	EXTRA PATROL	524 N MARKET BLVD
TREY KILLORAN, 238	03/07/2022 06:15:00	BUILDING CHECK	447 NW 6TH AVE
DENNIS TURNER, X501	03/07/2022 09:59:46	ESCORT-FUNERAL	4309 CR 772
	03/07/2022 11:22:01	INFORMATION	188 NE 1ST ST
	03/07/2022 12:39:27	SICK/INJURED	524 N MARKET BLVD
RASHAD CHAVIS, V164	03/07/2022 15:45:45	TRAFFIC STOP	NW 3RD ST
ADAM DODGE, S59	03/07/2022 17:31:53	PHONE COMPLT	524 N MARKET BLVD
ROBERTH MATA, K154	03/07/2022 20:20:01	BUILDING CHECK	447 NW 6TH AVE
DERRICK CANNA, 203	03/07/2022 22:30:02	EXTRA PATROL	524 N MARKET BLVD
TUCKER HIGHTOWER, 229	03/08/2022 06:15:00	BUILDING CHECK	447 NW 6TH AVE
RASHAD CHAVIS, V164	03/08/2022 15:17:17	INVESTIGATION FOLLOW	NW 3RD AVE

Sumter County Sheriff's Office Call History Report

	03/08/2022 15:49:09	SICK/INJURED	353 E CENTRAL AVE
DERRICK CANNA, 203	03/08/2022 17:50:00	BUILDING CHECK	524 N MARKET BLVD
DERRICK CANNA, 203	03/08/2022 20:12:49	TRAFFIC STOP	NW 4TH ST
	03/08/2022 20:20:01	BUILDING CHECK	447 NW 6TH AVE
RASHAD CHAVIS, V164	03/08/2022 20:57:58	TRAFFIC STOP	524 N MARKET BLVD
DERRICK CANNA, 203	03/08/2022 23:25:25	EXTRA PATROL	524 N MARKET BLVD
BRIAN KOZERA, 241	03/09/2022 06:15:00	BUILDING CHECK	447 NW 6TH AVE
CASEY SIGLIN, K167	03/09/2022 09:16:24	FCIC/NCIC HIT	37 NW 3RD AVE
TYLER THOMPSON, 230	03/09/2022 14:09:15	TRAFFIC STOP	NW 3RD ST
DONOVAN REYNOLDS, 205	03/09/2022 20:20:00	BUILDING CHECK	447 NW 6TH AVE
DONOVAN REYNOLDS, 205	03/09/2022 22:35:06	SUSPICIOUS VEH	445 NW 10TH AVE
BRIAN KOZERA, 241	03/10/2022 06:15:00	BUILDING CHECK	447 NW 6TH AVE
	03/10/2022 07:40:37	911 HANGUP	2647 SR 50
	03/10/2022 08:49:51	911 MISDIAL	608 NEVEL PL
TYLER THOMPSON, 230	03/10/2022 13:34:59	TRAFFIC STOP	S MARKET BLVD
TYLER THOMPSON, 230	03/10/2022 15:53:01	TRAFFIC STOP	N MARKET BLVD
TYLER THOMPSON, 230	03/10/2022 15:58:19	911 HANGUP	SR 471
DONOVAN REYNOLDS, 205	03/10/2022 20:20:00	BUILDING CHECK	447 NW 6TH AVE
DANIELLE HOYT, 226	03/10/2022 20:53:32	SUSPICIOUS INCIDENT	836 E CENTRAL AVE
ARIEL TORRES, 227	03/10/2022 22:09:55	SUSPICIOUS INCIDENT	123 SE 1ST AVE
DONOVAN REYNOLDS, 205	03/11/2022 00:47:58	EXTRA PATROL	524 N MARKET BLVD
TUCKER HIGHTOWER, 229	03/11/2022 06:15:00	BUILDING CHECK	447 NW 6TH AVE
	03/11/2022 11:58:44	RECKLESS DRIVER	SR 471

Sumter County Sheriff's Office Call History Report

ROBERTH MATA, K154	03/11/2022 14:06:11	CIVIL	97 NW 3RD AVE
SHAWN DECKARD, B133	03/11/2022 14:38:22	CIVIL-SERV PAPER	37 SE 3RD AVE
DERRICK CANNA, 203	03/11/2022 20:20:00	BUILDING CHECK	447 NW 6TH AVE
DERRICK CANNA, 203	03/11/2022 20:46:59	EXTRA PATROL	524 N MARKET BLVD
TUCKER HIGHTOWER, 229	03/12/2022 06:15:00	BUILDING CHECK	447 NW 6TH AVE
TUCKER HIGHTOWER, 229	03/12/2022 13:51:08	DISTURBANCE-PHYSICAL	62 SW 2ND ST
TUCKER HIGHTOWER, 229	03/12/2022 13:51:08	DISTURBANCE-PHYSICAL	62 SW 2ND ST
KENNETH AMSLER, X204	03/12/2022 15:10:13	ACCIDENT	469 N MARKET BLVD
ROBERTH MATA, K154	03/12/2022 16:00:20	STOLEN TAG	133 NE 9TH ST
DERRICK CANNA, 203	03/12/2022 19:17:03	EXTRA PATROL	524 N MARKET BLVD
DERRICK CANNA, 203	03/12/2022 20:20:01	BUILDING CHECK	447 NW 6TH AVE
DERRICK CANNA, 203	03/12/2022 22:35:51	SUICIDE THREATS	836 E CENTRAL AVE
TUCKER HIGHTOWER, 229	03/13/2022 06:15:01	BUILDING CHECK	447 NW 6TH AVE
KENNETH AMSLER, X204	03/13/2022 10:06:14	TRAFFIC STOP	SR 471
TUCKER HIGHTOWER, 229	03/13/2022 12:52:46	DCF/ABUSE REG	62 SW 2ND ST
DERRICK CANNA, 203	03/13/2022 20:20:00	BUILDING CHECK	447 NW 6TH AVE
BRIAN KOZERA, 241	03/14/2022 06:15:01	BUILDING CHECK	447 NW 6TH AVE
ROBERT BRITT, Z114	03/14/2022 07:50:00	BUSINESS ASSIST	85 E CENTRAL AVE
BRIAN KOZERA, 241	03/14/2022 11:46:18	SICK/INJURED	524 N MARKET BLVD
JACOB HOLLOWAY, T122	03/14/2022 11:49:51	INFORMATION	773 NW 10TH AVE
BRIAN KOZERA, 241	03/14/2022 13:57:20	BATTERY	524 N MARKET BLVD
DONOVAN REYNOLDS, 205	03/14/2022 19:31:40	FCIC/NCIC HIT	299 NE 9TH ST
DONOVAN REYNOLDS, 205	03/14/2022 20:20:01	BUILDING CHECK	447 NW 6TH AVE

Sumter County Sheriff's Office Call History Report

ARIEL TORRES, 227	03/15/2022 01:13:29	EXTRA PATROL	524 N MARKET BLVD
BRIAN KOZERA, 241	03/15/2022 06:15:00	BUILDING CHECK	447 NW 6TH AVE
TYLER THOMPSON, 230	03/15/2022 12:11:42	ASSIST OTHER AGENCY	SR 471
JEREMY WILLIAMS, T112	03/15/2022 13:36:06	911 HANGUP	349 S MARKET BLVD
DONOVAN REYNOLDS, 205	03/15/2022 17:50:00	BUILDING CHECK	524 N MARKET BLVD
ARIEL TORRES, 227	03/15/2022 20:20:01	BUILDING CHECK	447 NW 6TH AVE
ARIEL TORRES, 227	03/15/2022 21:56:57	SUSPICIOUS INCIDENT	3583 CR 788
DONOVAN REYNOLDS, 205	03/16/2022 04:45:28	EXTRA PATROL	524 N MARKET BLVD
TUCKER HIGHTOWER, 229	03/16/2022 06:15:00	BUILDING CHECK	447 NW 6TH AVE
DENNIS TURNER, X501	03/16/2022 08:28:13	ACCIDENT	SE 2ND AVE
TUCKER HIGHTOWER, 229	03/16/2022 09:59:50	INFORMATION	349 S MARKET BLVD
ARNOLD DAVIS, 175	03/16/2022 17:16:25	CITIZENS ASSIST	SR 471
KENNETH AMSLER, X204	03/16/2022 20:20:00	BUILDING CHECK	447 NW 6TH AVE
DERRICK CANNA, 203	03/16/2022 21:12:20	EXTRA PATROL	524 N MARKET BLVD
TUCKER HIGHTOWER, 229	03/17/2022 06:15:00	BUILDING CHECK	447 NW 6TH AVE
TUCKER HIGHTOWER, 229	03/17/2022 10:24:31	INVESTIGATION FOLLOW	213 SW 1ST ST
JACOB HOLLOWAY, T122	03/17/2022 14:00:12	INFORMATION	773 NW 10TH AVE
DERRICK CANNA, 203	03/17/2022 17:07:01	911 HANGUP	366 NW 9TH AVE
DERRICK CANNA, 203	03/17/2022 20:20:00	BUILDING CHECK	447 NW 6TH AVE
DERRICK CANNA, 203	03/17/2022 22:15:51	911 HANGUP	333 E CENTRAL AVE
DERRICK CANNA, 203	03/17/2022 23:17:13	DISTURBANCE-UNK	950 OAK AVE
BRIAN KOZERA, 241	03/18/2022 06:15:00	BUILDING CHECK	447 NW 6TH AVE
DONOVAN REYNOLDS, 205	03/18/2022 20:20:00	BUILDING CHECK	447 NW 6TH AVE

Sumter County Sheriff's Office Call History Report

DONOVAN REYNOLDS, 205	03/18/2022 20:50:43	DISTURBANCE-VERBAL	3840 E C 478
DONOVAN REYNOLDS, 205	03/19/2022 00:37:34	EXTRA PATROL	524 N MARKET BLVD
ROBERT LIVINGSTON, 198	03/19/2022 05:20:22	ACCIDENT	S MARKET BLVD
TYLER THOMPSON, 230	03/19/2022 06:15:00	BUILDING CHECK	447 NW 6TH AVE
	03/19/2022 08:41:08	911 HANGUP	2647 SR 50
ROBERT LIVINGSTON, 198	03/19/2022 11:06:19	TRAFFIC STOP	N MARKET BLVD
TYLER THOMPSON, 230	03/19/2022 11:12:35	TRAFFIC STOP	NE 1ST ST
TYLER THOMPSON, 230	03/19/2022 11:18:41	TRAFFIC STOP	S MARKET BLVD
ROBERT LIVINGSTON, 198	03/19/2022 11:45:35	ALARM-COMRCL	11470 CR 727
CONNOR HARM, 193	03/19/2022 18:33:44	MENTAL PATIENT	253 SW 1ST ST
ARIEL TORRES, 227	03/19/2022 20:20:00	BUILDING CHECK	447 NW 6TH AVE
ARIEL TORRES, 227	03/20/2022 01:51:55	TRAFFIC STOP	S MARKET BLVD
DONOVAN REYNOLDS, 205	03/20/2022 02:13:33	EXTRA PATROL	524 N MARKET BLVD
ROBERT LIVINGSTON, 198	03/20/2022 06:15:00	BUILDING CHECK	447 NW 6TH AVE
DONOVAN REYNOLDS, 205	03/20/2022 20:20:00	BUILDING CHECK	447 NW 6TH AVE
DONOVAN REYNOLDS, 205	03/20/2022 22:55:08	SUSPICIOUS INCIDENT	133 NE 9TH ST
DONOVAN REYNOLDS, 205	03/21/2022 01:26:16	EXTRA PATROL	524 N MARKET BLVD
DONOVAN REYNOLDS, 205	03/21/2022 02:55:12	SUSPICIOUS VEH	624 SE 3RD AVE
TUCKER HIGHTOWER, 229	03/21/2022 06:15:00	BUILDING CHECK	447 NW 6TH AVE
	03/21/2022 08:22:47	ALARM-RES	385 NE 3RD ST
TUCKER HIGHTOWER, 229	03/21/2022 08:30:21	THEFT	524 N MARKET BLVD
ROBERT BRITT, Z114	03/21/2022 15:34:41	TRAFFIC STOP	E C 478
RICHARD PETERS, K224	03/21/2022 20:20:00	BUILDING CHECK	447 NW 6TH AVE

Sumter County Sheriff's Office Call History Report

DERRICK CANNA, 203	03/21/2022 22:00:38	911 HANGUP	102 NE 4TH AVE
DERRICK CANNA, 203	03/21/2022 22:10:55	EXTRA PATROL	24 N MARKET BLVD
DERRICK CANNA, 203	03/21/2022 22:47:03	EXTRA PATROL	524 N MARKET BLVD
DERRICK CANNA, 203	03/21/2022 23:38:41	TRAFFIC STOP	S MARKET BLVD
	03/22/2022 00:15:44	911 MISDIAL	772 NW 5TH ST
TUCKER HIGHTOWER, 229	03/22/2022 06:15:00	BUILDING CHECK	447 NW 6TH AVE
	03/22/2022 10:33:27	911 MISDIAL	773 NW 10TH AVE
TUCKER HIGHTOWER, 229	03/22/2022 14:10:06	RECOVERED PROPERTY	469 N MARKET BLVD
DERRICK CANNA, 203	03/22/2022 17:50:00	BUILDING CHECK	524 N MARKET BLVD
DERRICK CANNA, 203	03/22/2022 20:20:00	BUILDING CHECK	447 NW 6TH AVE
DERRICK CANNA, 203	03/22/2022 22:56:05	EXTRA PATROL	524 N MARKET BLVD
ROBERT LIVINGSTON, 198	03/23/2022 06:15:00	BUILDING CHECK	447 NW 6TH AVE
TYLER THOMPSON, 230	03/23/2022 11:18:12	TRAFFIC STOP	NW 3RD ST
JACOB HOLLOWAY, T122	03/23/2022 16:06:16	911 HANGUP	773 NW 10TH AVE
CHRISTOPHER LIGHTCAP, C115	03/23/2022 18:59:19	SUSPICIOUS PERSON	530 W KINGS HWY
DONOVAN REYNOLDS, 205	03/23/2022 19:01:19	FCIC/NCIC HIT	254 S MARKET BLVD
DONOVAN REYNOLDS, 205	03/23/2022 20:20:00	BUILDING CHECK	447 NW 6TH AVE
ARIEL TORRES, 227	03/24/2022 00:22:44	TRAFFIC STOP	E C 478
DONOVAN REYNOLDS, 205	03/24/2022 00:52:32	EXTRA PATROL	524 N MARKET BLVD
ROBERT LIVINGSTON, 198	03/24/2022 06:15:00	BUILDING CHECK	447 NW 6TH AVE
LAWRENCE WYNN, L25	03/24/2022 16:29:20	INFORMATION	773 NW 10TH AVE
DONOVAN REYNOLDS, 205	03/24/2022 20:20:01	BUILDING CHECK	447 NW 6TH AVE
ARIEL TORRES, 227	03/24/2022 21:37:21	TRAFFIC STOP	469 N MARKET BLVD

Sumter County Sheriff's Office Call History Report

TAYLOR PREVATT, 188	03/25/2022 00:21:14	ANIMAL COMPLAINT	574 NW 6TH ST
DONOVAN REYNOLDS, 205	03/25/2022 02:19:57	EXTRA PATROL	524 N MARKET BLVD
TUCKER HIGHTOWER, 229	03/25/2022 06:15:01	BUILDING CHECK	447 NW 6TH AVE
JACOB HOLLOWAY, T122	03/25/2022 09:32:51	INFORMATION	773 NW 10TH AVE
TUCKER HIGHTOWER, 229	03/25/2022 09:44:08	BURGLARY OW	NW 9TH AVE
MATTHEW PETERSON, 185	03/25/2022 11:56:40	DIST-O/W	4735 CR 772
KENNETH AMSLER, X204	03/25/2022 12:46:38	CRIMINAL MISCHIEF	1010 E CENTRAL AVE 18
ROBERTH MATA, K154	03/25/2022 20:20:00	BUILDING CHECK	447 NW 6TH AVE
CODY TAPANES, 240	03/25/2022 21:18:53	EXTRA PATROL	524 N MARKET BLVD
CODY TAPANES, 240	03/25/2022 22:32:50	ACCIDENT	NE 4TH AVE
GARRETT ALLEN, 211	03/26/2022 00:08:34	CITIZENS ASSIST	253 SW 1ST ST
	03/26/2022 01:07:54	911 MISDIAL	3840 E C 478
CODY TAPANES, 240	03/26/2022 03:09:38	TRAFFIC STOP	S MARKET BLVD
TUCKER HIGHTOWER, 229	03/26/2022 06:15:00	BUILDING CHECK	447 NW 6TH AVE
JENNIFER ADKINS, 212	03/26/2022 07:33:56	FCIC/NCIC HIT	254 S MARKET BLVD
DERRICK CANNA, 203	03/26/2022 16:39:01	DISTURBANCE-UNK	88 SW 3RD ST
	03/26/2022 18:37:36	911 MISDIAL	165 NE 4TH ST
	03/26/2022 20:20:00	BUILDING CHECK	447 NW 6TH AVE
DERRICK CANNA, 203	03/26/2022 22:25:47	EXTRA PATROL	524 N MARKET BLVD
	03/27/2022 02:29:04	911 HANGUP	CENTER GRADE RD
TUCKER HIGHTOWER, 229	03/27/2022 06:15:00	BUILDING CHECK	447 NW 6TH AVE
TUCKER HIGHTOWER, 229	03/27/2022 14:18:53	ARMED & DANGEROUS	165 NE 4TH ST
DERRICK CANNA, 203	03/27/2022 20:20:00	BUILDING CHECK	447 NW 6TH AVE

Sumter County Sheriff's Office Call History Report

ROBERT LIVINGSTON, 198	03/28/2022 06:15:00	BUILDING CHECK	447 NW 6TH AVE
ROBERT LIVINGSTON, 198	03/28/2022 11:12:53	ATC -WELFARE CHECK	385 NE 3RD ST
	03/28/2022 11:15:45	911 MISDIAL	516 NW 3RD ST
	03/28/2022 12:00:11	911 MISDIAL	524 N MARKET BLVD
ROBERT LIVINGSTON, 198	03/28/2022 12:39:48	BURGLARY OW	524 N MARKET BLVD
	03/28/2022 14:21:52	CITIZENS ASSIST	102 NE 4TH AVE
ROBERT LIVINGSTON, 198	03/28/2022 15:35:11	THEFT	524 N MARKET BLVD
AUSTIN MCCONNELL, X173	03/28/2022 16:04:02	TRAFFIC PARKING	871 NW 6TH ST
	03/28/2022 17:09:59	SICK/INJURED	254 S MARKET BLVD
DONOVAN REYNOLDS, 205	03/28/2022 17:57:33	ATC -WELFARE CHECK	385 NE 3RD ST
DONOVAN REYNOLDS, 205	03/28/2022 20:20:00	BUILDING CHECK	447 NW 6TH AVE
ARIEL TORRES, 227	03/28/2022 20:53:49	TRAFFIC STOP	329 N MARKET BLVD
ROBERT LIVINGSTON, 198	03/29/2022 06:15:00	BUILDING CHECK	447 NW 6TH AVE
SHAWN DECKARD, B133	03/29/2022 08:32:03	CIVIL-SERV PAPER	7368 SR 471
	03/29/2022 11:55:16	SUSPICIOUS PERSON	114 NW 1ST AVE
	03/29/2022 12:28:15	SICK/INJURED	129 NW 2ND ST
ROBERT LIVINGSTON, 198	03/29/2022 13:12:31	DCF/ABUSE REG	349 S MARKET BLVD
DONALD HENSHAW, 210	03/29/2022 17:50:01	BUILDING CHECK	524 N MARKET BLVD
DONOVAN REYNOLDS, 205	03/29/2022 20:20:00	BUILDING CHECK	447 NW 6TH AVE
TUCKER HIGHTOWER, 229	03/30/2022 06:15:00	BUILDING CHECK	447 NW 6TH AVE
	03/30/2022 06:55:03	ANIMAL COMPLAINT	589 NW 10TH AVE
JACOB HOLLOWAY, T122	03/30/2022 15:34:02	SICK/INJURED	773 NW 10TH AVE
DERRICK CANNA, 203	03/30/2022 20:20:00	BUILDING CHECK	447 NW 6TH AVE

Sumter County Sheriff's Office Call History Report

[illegible]

ORDINANCE NO. 2022-07

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA TO ADOPT A NEW MASTER PLAN OF DEVELOPMENT ON FORTY ONE (41) ACRES, MORE OR LESS, IN SIZE (TAX PARCEL IDENTIFICATION NUMBERS S01-031, S01-131, AND S01-013) WITHIN THE CITY LIMITS (MAP OF PROPERTY ATTACHED) WITH WEBSTER MASTER PLANNED DEVELOPMENT ZONING CLASSIFICATION; 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, RRR Town Center LLC, whose address is 700 Almond St, Clermont, FL 34711, is the owner of the property which is the subject of this Ordinance (Tax Identification Numbers S01-031, S01-131 and S01-013); and

WHEREAS, the real property, totaling 41 acres MOL in size, is located on the west side of SR 471; and

WHEREAS, Bret Jones, P.A. is the authorized agent for RRR Town Center, and

WHEREAS, Bret Jones, P.A., pursuant to the controlling provisions of State Law and the Code of Ordinances of the City of Webster, has applied to revise the conceptual plan of development for the subject property through a rezoning action; and

WHEREAS, the City Council of the City of Webster, Florida has taken, as 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 adoption of a revised conceptual plan of development of the subject property as well as the recitals (whereas clauses) to this Ordinance.

(b). The subject property, which is 41 acres MOL in size, is located on the west side of SR 471 (Tax Parcel Numbers S01-031, S01-131 and S01-013). The legal description of the subject property is provided in Attachment A.

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

SECTION 2. REZONING OF REAL PROPERTY/IMPLEMENTING ACTIONS.

(a). Upon enactment of this Ordinance the following described property, as depicted in Attachment A of this Ordinance, and totaling is 41 acres MOL in size, shall be governed by the revised conceptual plan of development as depicted in Attachment B.

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

Ordinance.

SECTION 3. INCORPORATION OF MAP. The conceptual plan of development 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 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

ATTEST:
Legality:

Amy Flood
City Clerk

William L. Colbert
City Attorney

Attachment A
Legal Description

Parcel 1: S01-031 (416 S. Market Boulevard, Webster, Florida 33597)

The South 30 acres of the Southeast 1/4 of the Northeast 1/4 of Section 1, Township 22 South, Range 22 East, Sumter County, Florida. Less and Except one acre square in the Southwest corner thereof. Also, Less and Except right-of-way for County Road No. 478A across the South side thereof. Also, Less and Except right-of-way for State Road No. 471 across the East side thereof.

Also described as:

The South 3/4 of the Southeast 1/4 of the Northeast 1/4 of Section 1, Township 22 South, Range 22 East, Sumter County, Florida. Less and Except the South 208.72 feet of the West 208.72 feet thereof (one acre square in Southwest corner). Also, Less and Except right-of-way for County Road No. 478A across the South side thereof. Also, Less and Except right-of-way for State Road No. 471 across the East side thereof.

Less and Except from all the above that portion thereof conveyed to Sumter County, by virtue of Warranty Deed recorded in Official Records Book 2498, Page 690, Public Records of Sumter County, Florida.

Parcel 2: S01-131 (No address, Webster, Florida 33597)

The Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 1, Township 22 South, Range 22 East, Sumter County, Florida. Less and Except that part platted as Highland Park, according to the plat thereof, recorded in Plat Book 1, Page 68, Public Records of Sumter County, Florida. Also, Less and Except the West 142.62 feet of the North 142 feet thereof. Also, Less and Except the North 62.56 feet of the East 275 feet of the West 417.62 feet.

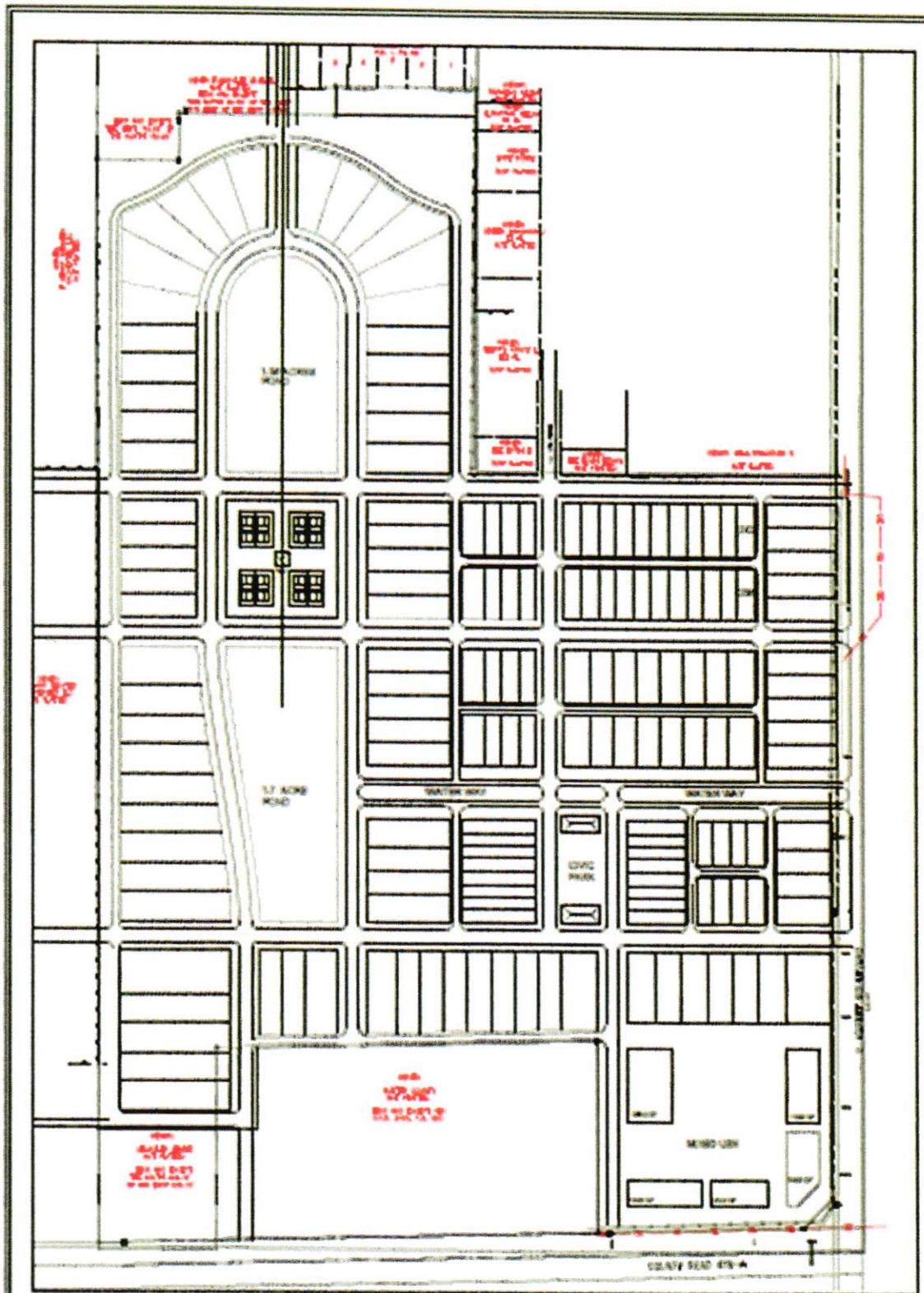
Parcel 3: S01-013 (368 S. Market Boulevard, Webster, Florida 33597)

The North 10 acres of the Southeast 1/4 of the Northeast 1/4 of Section 1, Township 22 South, Range 22 East, Sumter County, Florida. Less and Except right-of-way for State Road No. 471 across the East side thereof.

Also described as:

The North 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 1, Township 22 South, Range 22 East, Sumter County, Florida. Less and Except right-of-way for State Road No. 471 across the East side thereof.

Attachment B
Conceptual Plan of Development



Board of County Commissioners

Development Services Department

Planning Services Division

7375 Powell Rd., Ste. 115, Wildwood, FL 34785 Phone (352) 689-4400 FAX: (352) 689-4401

Website: <http://sumtercountyfl.gov>

Project # _____

PZSM _____

Date Rec'd: _____

Planner: _____

BOCC _____

LAND USE AMENDMENT AND/OR REZONING APPLICATION

_____ Rezoning

_____ Small Land Use Amendment (<50 acres)

_____ Large Land Use Amendment (50 acres or more)

Applicant Information:

Name of Property Owner(s): RLR Town Center, LLC

Address: 700 Almond Street

Clermont, FL 34711

Owner Phone: (352) 394-4025 Email: sschnabel@bretjonespa.com

Name of Agent: Bret Jones

Address: 700 Almond Street

Clermont, FL 34711

Agent Phone: (352) 394-4025 Email: sschnabel@bretjonespa.com

Property Information:

Legal Description of the property (lengthy descriptions may be attached)

See attached

Street Address: Vacant

501-031
501-131
Parcels # 501-613

vacant
Current Use: ~~vacant~~ vacant

Current Future Land Use: mixed use
Requested Future Land Use: mixed use

Current Zoning: WMPO
Requested Zoning: WMPO

Acreage requested: _____

Reason for the request (be specific):

To change the adopted old tiny homes/equestrian
master plan to the new master planned neighborhood
submitted.

Please Provide:

Deed or other proof of ownership

Signed authorization if applicant is not the land owner

Legal description of the area under application. (lengthy or complex legal descriptions
may be required in digital/text format)

All properties for which applications require public hearings before the PZSM or commission shall be posted by the applicant with plaques furnished by the director. Such plaques shall identify the application, the requested action, and the date, time and place of hearing. Plaques shall be sufficiently conspicuous in terms of size, location, and content to provide reasonably adequate notice to potentially interested persons of the matter that will appear on the authority's agenda. Such notices shall be posted at least seven (7) days prior to the first hearing at which the subject property will be considered, at locations specified by the director. (Sumter County Land Development Code Sec. 13-315(a)(2)).

Under penalties of perjury, I declare the above information that I have given to be true and correct to the best of my knowledge and belief.

Bret Jones
Signature

2.25.22
Date

Bret Jones
Print Name

A public hearing before the Planning & Zoning Special Master (PZSM) will be scheduled once the application is found to be complete. The hearing will be at 7:00 P.M. at the Everglades Regional Recreation Center, 5497 Marsh Bend Trail, Grand Canyon Room, The Villages, FL 32163. Your appearance or authorized representative is required at this hearing. Failure for you or your authorized representative's attendance will cause your application to be handled in accordance with the policy adopted in the Sumter County Land Development Code. Minor Special Use Permits are decided by the PZSM. Conditions of approval may be assigned to assure compatibility with the neighborhood. Hearings may be postponed by the PZSM at his/her discretion.

1. EARS, SUMMIT COUNTY,
PLAT BOOK 1, PAGE 611,
FEET THEREOF ALSO.

12 EAST, SUMMIT

14, RANGE 21 EAST AS

15 SURVIVORS BY SHOWN
PROPERTY

16. STATE OR LOCAL

1. ANNUAL FLOOD DAMAGE
FLOOD ELEVATION OF 1
FOOT & FOR INFORMATION
RECEIVED FROM THE
1. STATISTICALLY CORRECTED

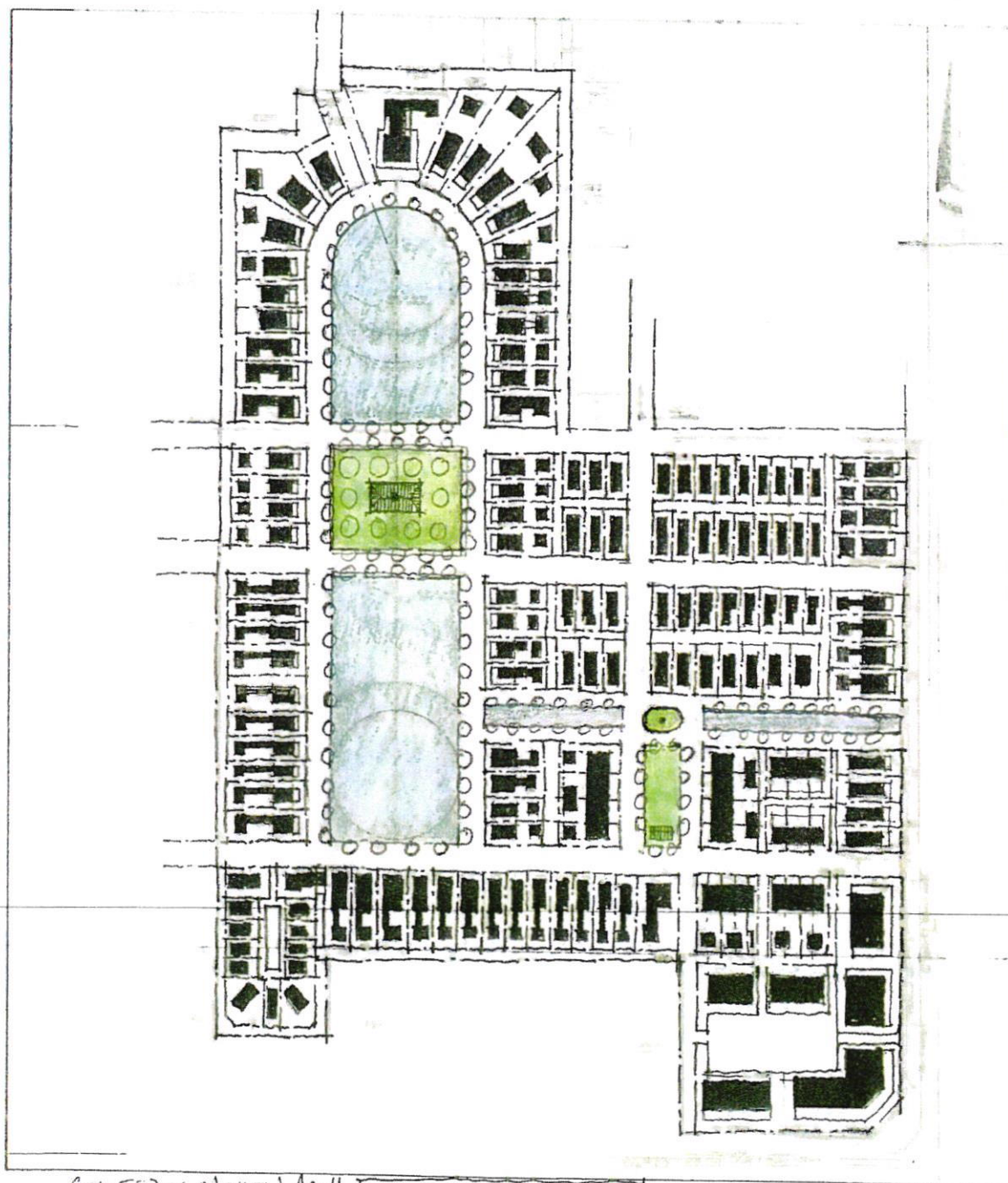
3. SHALL NOT BE HELD

FOR AND WORKER

OVERLAP

REVIEW DISCREPANCIES
AND SUBJECT TO LEGAL

18 IMPROVEMENTS: NONE

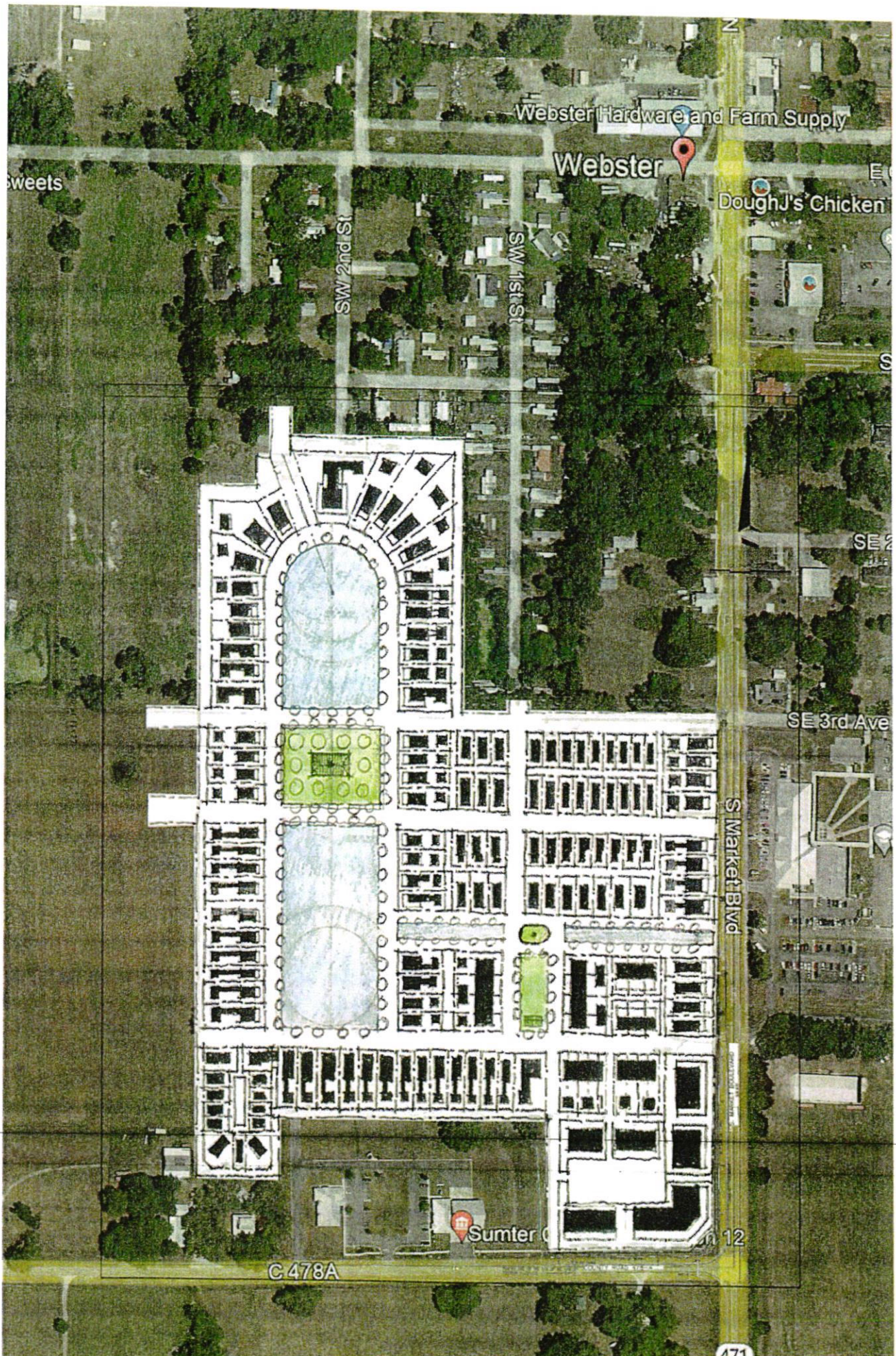


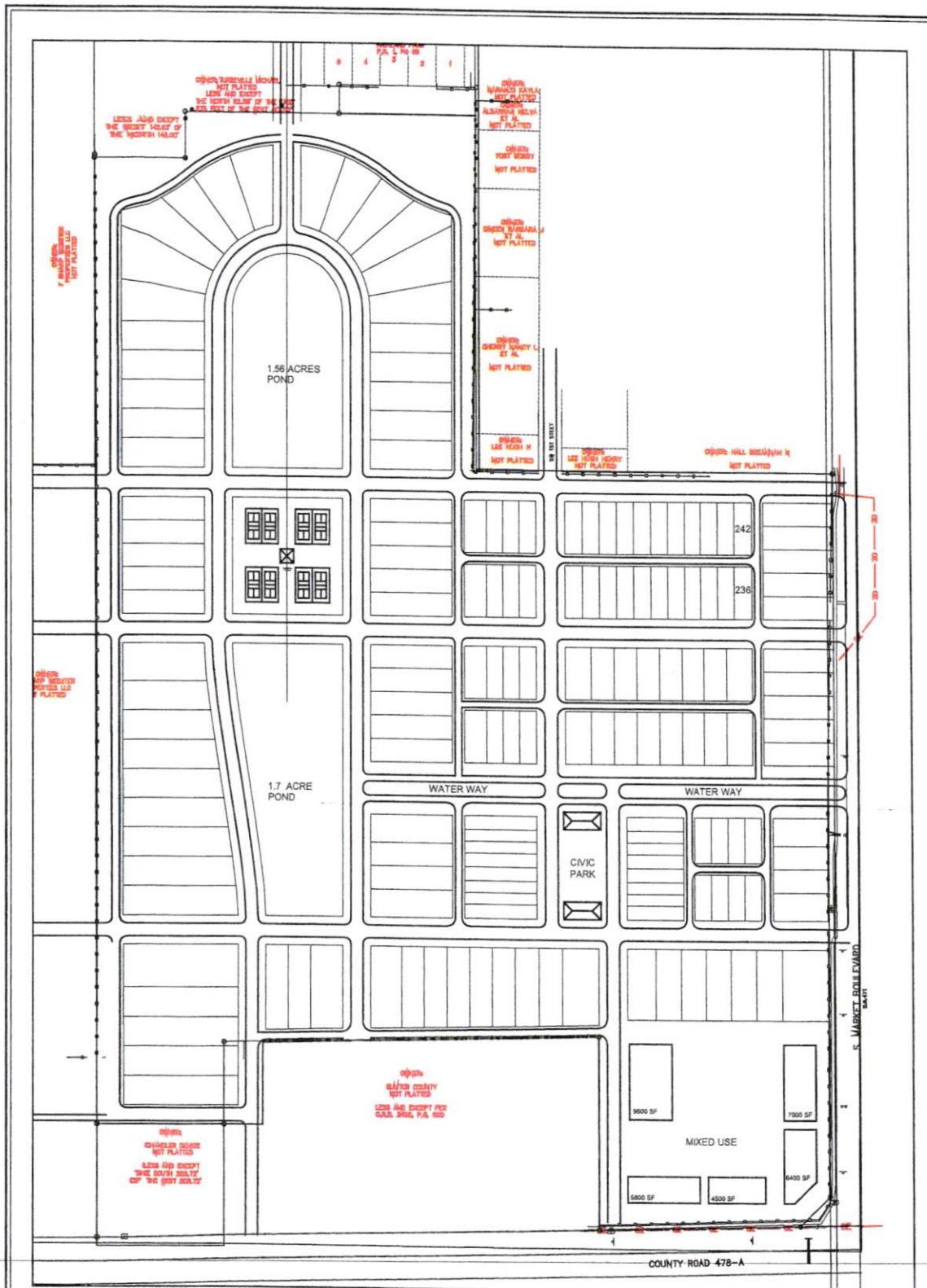
CARLETON NATION 10011 TOLSON 10011

AT 10011 TOLSON 10011

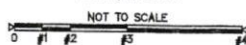
10011

10011 TOLSON 10011

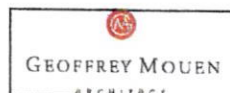




WEBSTER CONCEPT MASTER PLAN
February 17, 2022



Webster, Florida



CITY OF WEBSTER LOCAL PLANNING AGENCY

March 24, 2022

CITY OF WEBSTER CITY COUNCIL

March 24, 2022

April 21, 2022

CASE NO.: R2022-0008

AGENT: Bret Jones

APPLICANT: City of Webster

LAND OWNER: RRR Town Center LLC

REQUESTED ACTION: Modify the conceptual plan for a mixed use development.

PARCEL NUMBER: S01-031, S01-131 & S01-013

LEGAL DESCRIPTION: See Attachment 1

EXISTING ZONING: WMPD

EXISTING USE: Vacant

FUTURE LAND USE: Mixed Use

PARCEL SIZE: 42 acres MOL

GENERAL LOCATION: Located on the west side of SR 471 across from Webster Elementary School (Map 1)

SURROUNDING ZONING DESIGNATIONS:

Adjacent Property	Zoning Designations	Current Use
North	R6M and Light Commercial	Homes
East	PIE	Elementary School
South	A10C & RR5C(County) & WMPD (City)	Homes, Library & Fire Station
West	RR5C & A10C(County) & R6C (City)	Pasture & Homes

CASE SUMMARY AND ANALYSIS:

The applicant is requesting to modify the conceptual plan of development of a mixed use project to better reflect their desired project. The original conceptual plan currently in place for this property is for a project as imaged by a previous owner. The applicant desires to update the conceptual plan to reflect a mixture of residential and commercial uses.

The proposed conceptual plan (Attachment 2) provides a mixture of residential and commercial uses with Parks, open space and water features. It is consistent with the Mixed Use Future Land Use assignment and the Webster Master Planned Development zoning assignment.

The landowner has a development agreement with the City specifying the types and intensity of development. This application is concurrent with a requested modification of that development agreement. Future development of the property will be governed by the development agreement and the conceptual plan of development.

DEVELOPMENT SERVICES DIVISION STAFF CONCLUSIONS:

Staff deemed the application sufficient and in compliance with the minimum requirements of the City of Webster Land Development Code and Unified Comprehensive Plan and recommends approval.

Notices Sent: 61 (Support) 0 (Oppose)

Attachment 1
Legal Description

Parcel 1: S01-031 (416 S. Market Boulevard, Webster, Florida 33597)

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Also described as:

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Less and Except from all the above that portion thereof conveyed to Sumter County, by virtue of Warranty Deed recorded in Official Records Book 2498, Page 690, Public Records of Sumter County, Florida.

Parcel 2: S01-131 (No address, Webster, Florida 33597)

The Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 1, Township 22 South, Range 22 East, Sumter County, Florida. Less and Except that part platted as Highland Park, according to the plat thereof, recorded in Plat Book 1, Page 68, Public Records of Sumter County, Florida. Also, Less and Except the West 142.62 feet of the North 142 feet thereof. Also, Less and Except the North 62.56 feet of the East 275 feet of the West 417.62 feet.

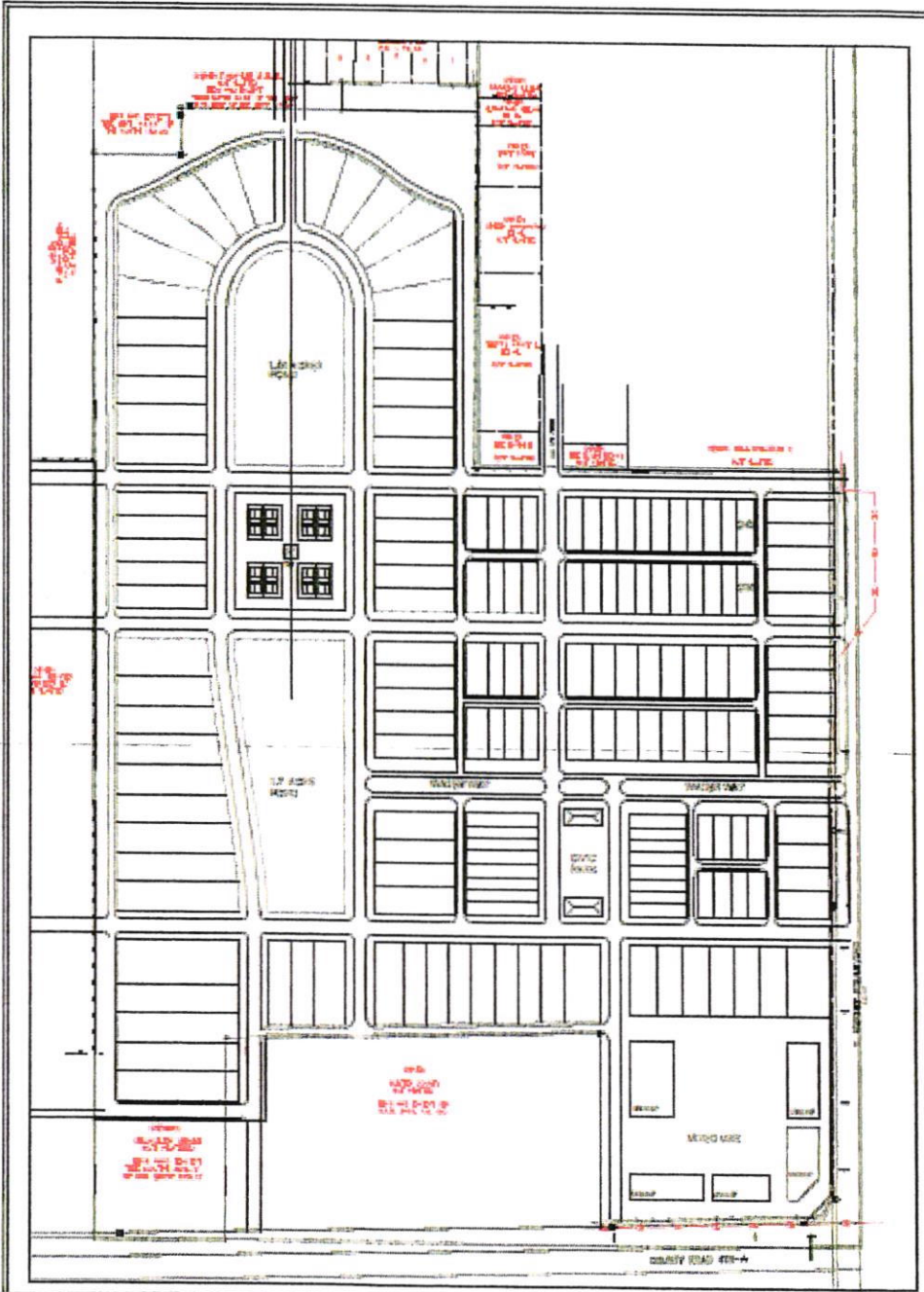
Parcel 3: S01-013 (368 S. Market Boulevard, Webster, Florida 33597)

The North 10 acres of the Southeast 1/4 of the Northeast 1/4 of Section 1, Township 22 South, Range 22 East, Sumter County, Florida. Less and Except right-of-way for State Road No. 471 across the East side thereof.

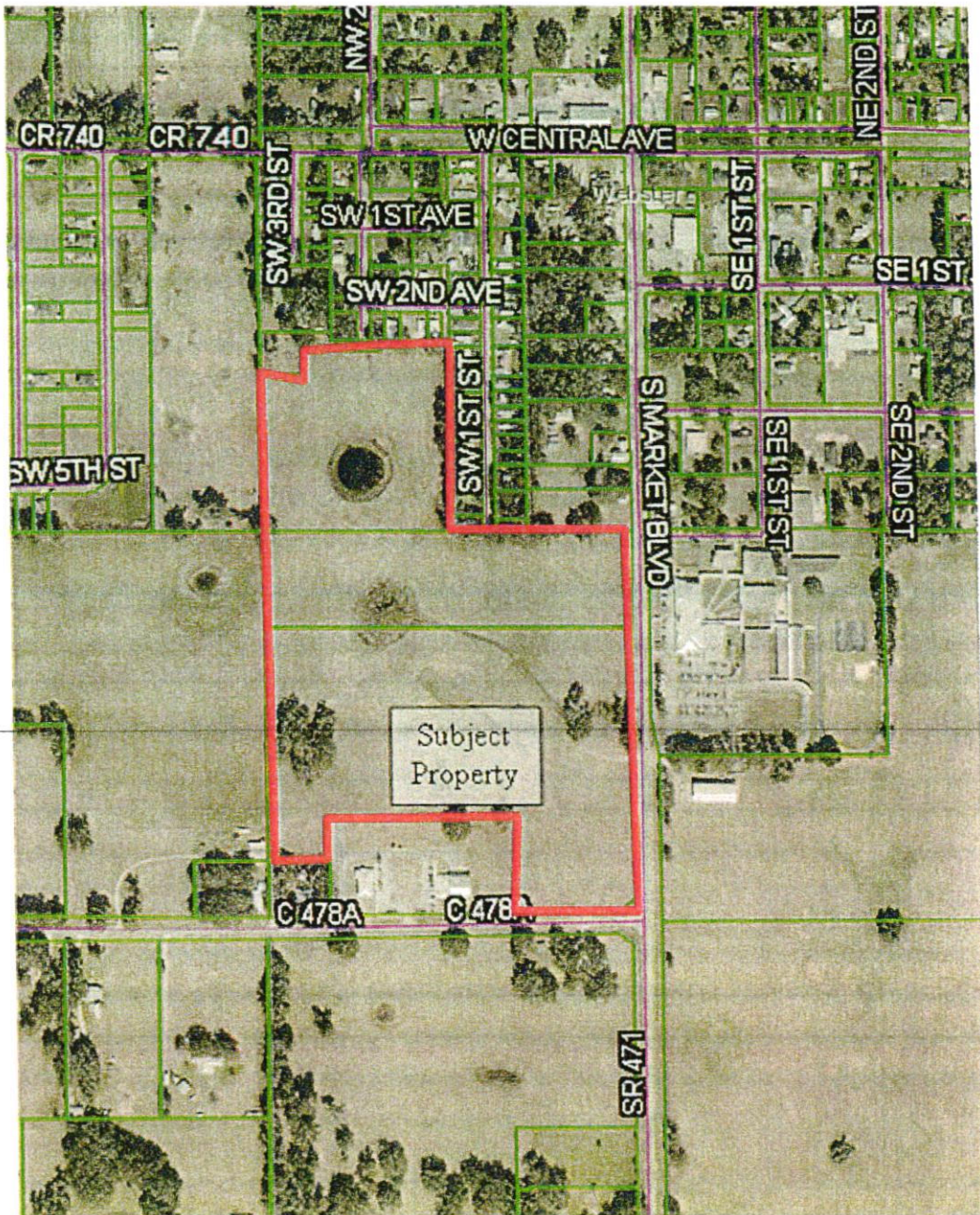
Also described as:

The North 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 1, Township 22 South, Range 22 East, Sumter County, Florida. Less and Except right-of-way for State Road No. 471 across the East side thereof.

Attachment 2
Conceptual Plan



Map 1
General Location of R2022-0008



**AMENDED AND RESTATED DEVELOPMENT
AGREEMENT**

BETWEEN

THE CITY OF WEBSTER

AND

RRR TOWN CENTER, LLC

THIS AMENDED AND RESTATED DEVELOPMENT AGREEMENT (“Agreement”) is made and entered into effective as of the date set forth below, by and between the City of Webster, a municipal corporation of the State of Florida (hereinafter referred to as “City”), and RRR Town Center, LLC. (hereinafter referred to as “Developer”).

WITNESSETH:

WHEREAS, the Developer is the owner of certain real property located in the City of Webster, said real property being generally identified as Parcels S01-031, S01-013, and S01-131 in the Public Records of Sumter County, Florida and more clearly described on Exhibit “A” attached hereto (“the Property”); and

WHEREAS, the City of Webster and Developer have previously entered into and executed a Development Agreement for the Property dated December 23, 2021, and recorded in the Official Records of Sumter County, Florida on December 10, 2021, as Instrument No. 202160066711, Book 4160, Page 523 (“Development Agreement”); and

WHEREAS, the Development Agreement provided for the development of the Property by the Developer as a mixed-use development consisting of single-family homes, an RV Park and commercial buildings; and

WHEREAS, Developer has notified the City that it now intends to develop only as single-family homes and commercial buildings on the Property and has requested that all references to an RV Park being developed on the Property be removed from the Development Agreement; and

WHEREAS, the Developer has represented to the City that it intends to develop a mixed-use development on the Property consisting of the following (the "Project"):

1. Single-Family Residential units. No less than 110 single family homes and no more than 328 at a maximum density of 8 units per gross acre. Units may be clustered at a rate up to 12 dwelling units per acre.
2. Commercial buildings along the frontage abutting SR471 or no more than 75,000 square feet and associated amenities on the Property.

WHEREAS, the City owns and operates a central water system and a central sewer system in the City of Webster, Sumter County, Florida, and as such provides water and sewer services to properties and the occupants thereof within the City for a fee; and

WHEREAS, the Developer desires to connect to the City's central water system and sewer systems; and

WHEREAS, the Developer will submit a Conceptual Master Plan of Development as a zoning application to the City; and

WHEREAS, the City and Developer have agreed to enter into this Agreement to amend and restate the terms and conditions governing Developer's development of the Project.

NOW, THEREFORE, in consideration of the premises and the mutual obligations herein contained and the benefits accruing to the parties to this Agreement, and for other good and valuable considerations, the parties do hereby covenant and agree as follow:

I. **RECITATIONS**

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

II. **STRUCTURES AND ADDITIONS**

A. The following structures, and accessories (of conventional construction or prefabricated) will be allowed on or at the Project:

1. Residential and non-residential structures that meet Florida Building Code standards.

2. Single Family Homes may be attached or detached.

3. Shipping containers may not be utilized as storage structures.

B. It is intended by the parties hereto that the duration of this Agreement shall not exceed 10 years, but which may be extended by mutual consent of the City of Webster and the Developer. Any request for an extension shall be subject to the public hearing process necessary for the initial approval of the said Agreement and the parties recognize that technology and tourism will change over the life of the Project. Accordingly, other structures or accessories similar to or which evolve from the above that are consistent with the Project or the intent of the Project and that replace or support the vehicles or structures approved by this Agreement shall be allowed at the Project without further approval.

III. ROADS AND BUFFERS

A. All interior roads will be paved and provide for safe travel. The Developer shall construct internal roadways to Sumter County's standards in single-family residential and commercial areas.

B. For the single-family home section, the Developer will dedicate the internal roadway development to the public. All roads in the development will remain private and maintenance of said roads shall remain the responsibility of the Developer.

IV. WATER DISTRIBUTION SYSTEM

A. The Developer shall construct internal water lines within the Project.

B. The Developer shall construct the water distribution system and shall connect the Project's water distribution system to the City's water system.

C. The Developer may utilize existing on-site wells and drill new ones if needed for irrigation purposes or as otherwise agreed to by the parties. The Developer will secure all necessary permits for its use or construction of any well. No cross-connection of any well with City's water system shall be allowed.

D. There shall be no tap-in, connection, or impact fees for the Developer to utilize the City's water system. However, the Developer will be responsible for the installation fee for each metered usage. The current fee is \$1,000.00 per metered use

V. **SEWER COLLECTION SYSTEM**

A. The Developer shall construct the internal sewer lines within the Project.

B. The Developer shall construct the sewer collection system and shall connect the Project's sewer collection system to the City's sewer system.

C. There shall be no tap-in, connection, or impact fees for the Developer to utilize the City's sewer system. Any lift stations required to support the commercial and/or single-family units will be constructed at the Developer's expense.

D. Actual sewer usage will be charged to the Project based on metered sewer usage.

VI. **SUMTER COUNTY ROAD IMPACT FEES**

Developer shall pay all road Impact Fees are assessed by and directed by Sumter County per Sumter County Ordinance No. 2015-10.

VII. **NOTICES**

Until further written notice by either party to the other, all notices necessary to the effectuation of any provision of this Agreement shall be delivered by certified mail, return receipt requested to the following addresses:

City of Webster
Attn: City Manager
85 East Central Avenue
Webster, Florida 33597

RRR Town Center, LLC
c/o Bret Jones, Esquire
Bret Jones, P.A.
700 Almond Street

Clermont, Florida 34711

VIII. **FUTURE DEVELOPMENT**

A. The terms and conditions of this Agreement shall govern and control any future development or expansion of the Project by the Developer on or relative to any real estate contiguous to the Property acquired by Developer.

B. The Developer shall submit a zoning application for adoption of a conceptual master plan of development within one year. This request shall include the Developer's desired phasing for the Project.

C. A site development permit application or platting application for the first phase of the Project shall be submitted within twenty-four (24) months of the Effective Date of this Agreement. The foregoing notwithstanding, the City Manager may extend this deadline for up to one (1) year if permitting has otherwise proceeded in good faith.

D. The conceptual master plan of development shall expire in five (5) years from the date of zoning approval if construction has not been initiated on the first phase of the project. The foregoing notwithstanding, the City Manager may extend this deadline for up to one (1) year if permitting and development have otherwise proceeded in good faith.

E. Development densities and intensities shall comply with the Webster-Sumter County Unified Comprehensive Plan, and the Webster Land Development Code zoning districts for R6C residential zoning.

IX. **SUCCESSORS IN INTEREST**

The rights, privileges, obligations and covenants of the City and Developer shall survive the completion of the work contemplated by this Agreement. This Agreement shall be binding upon and shall inure to the benefit of Developer and the City, their respective assigns, successors by merger, consolidation, conveyance or otherwise.

X. **CONTINGENCY**

Notwithstanding any provision of this Agreement to the contrary, the obligations of Developer under this Agreement shall be contingent upon (a) the acquisition by Developer of all rights-of-way and easements necessary for the extension and construction of the water distribution and sewer collection system, and (b) the obtaining of all other applicable permits

from all other departments of the City, County, State or Federal governments necessary for the construction and installation of the water distribution and sewer collection systems. Developer agrees to utilize its best efforts to immediately undertake the acquisition of necessary rights-of-way and easements as well as to obtain all necessary permits from all applicable governmental agencies.

XI. DEFAULT BY DEVELOPER

If Developer cannot obtain necessary rights-of-ways and easements or all necessary permits, then the terms of this Agreement shall become null and void, and any monies deposited with the City shall be returned to Developer within fifteen (15) days of Developer's notification to the City that such rights-of-way, easements and/or permits cannot be obtained.

XII. NON-PERFORMANCE/CATASTROPHE

In the event that performance of this Agreement by either party is prevented or interrupted as a consequence of any cause beyond the control of Developer or the City, including, but not limited to Acts of God, or the public enemy, or a national emergency, allocation of or other governmental restrictions upon the use or availability of labor or materials, rationing, civil insurrection, riot, racial or civil rights disorder or demonstration, strike, embargo, flood, fire, explosion, bomb detonation, nuclear fallout, windstorm, hurricane, earthquake, or other casualty, disaster or catastrophe, neither party shall be liable to the other for such non-performance.

XIII. ENTIRE AGREEMENT

This Agreement embodies the entire Agreement and understanding between the parties with respect to the subject matter hereto, and supersedes all prior agreements, representations and understandings, either oral, written or otherwise relating thereto. The terms of this Agreement shall be incorporated by this reference in the Building Permit whether specifically stated therein or not.

XIV. EFFECTIVE DATE

This Agreement shall be effective as of the date of execution by the City.

[signatures on following page]

IN WITNESS WHEREOF, the parties have set their hands and seals on the day and year indicated and in manner and form sufficient to bind them.

Signed, sealed, and delivered in the presence of:

ATTEST:

CITY OF WEBSTER

City Clerk

Deanna Naugler, City Manager

APPROVED AS TO FORM AND LEGALITY:

Date

City Attorney

RRR TOWN CENTER, LLC.

Jon Jones, Manager

Date

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2022 by _____ as _____ of RRR Town Center, LLC, a Florida limited liability company, on behalf of the company. He/she is personally known to me or has produced _____ as identification.

(SEAL)

Name: _____
Title: Notary Public

EXHIBIT "A"

Parcel 1: S01-031 (416 S. Market Boulevard, Webster, Florida 33597)

The South 30 acres of the Southeast 1/4 of the Northeast 1/4 of Section 1, Township 22 South, Range 22 East, Sumter County, Florida. Less and Except one acre square in the Southwest corner thereof. Also, Less and Except right-of-way for County Road No. 478A across the South side thereof. Also, Less and Except right-of-way for State Road No. 471 across the East side thereof.

Also described as:

The South 3/4 of the Southeast 1/4 of the Northeast 1/4 of Section 1, Township 22 South, Range 22 East, Sumter County, Florida. Less and Except the South 208.72 feet of the West 208.72 feet thereof (one acre square in Southwest corner). Also, Less and Except right-of-way for County Road No. 478A across the South side thereof. Also, Less and Except right-of-way for State Road No. 471 across the East side thereof.

Less and Except from all the above that portion thereof conveyed to Sumter County, by virtue of Warranty Deed recorded in Official Records Book 2498, Page 690, Public Records of Sumter County, Florida.

Parcel 2: S01-131 (No address, Webster, Florida 33597)

The Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 1, Township 22 South, Range 22 East, Sumter County, Florida. Less and Except that part platted as Highland Park, according to the plat thereof, recorded in Plat Book 1, Page 68, Public Records of Sumter County, Florida. Also, Less and Except the West 142.62 feet of the North 142 feet thereof. Also, Less and Except the North 62.56 feet of the East 275 feet of the West 417.62 feet.

Parcel 3: S01-013 (368 S. Market Boulevard, Webster, Florida 33597)

The North 10 acres of the Southeast 1/4 of the Northeast 1/4 of Section 1, Township 22 South, Range 22 East, Sumter County, Florida. Less and Except right-of-way for State Road No. 471 across the East side thereof.

Also described as:

The North 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 1, Township 22 South, Range 22 East, Sumter County, Florida. Less and Except right-of-way for State Road No. 471 across the East side thereof.