

ORDINANCE NO. 2022-19

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 176.5 ACRES (TAX PARCEL IDENTIFICATION NUMBERS Q17-007; Q18-007; Q19-001; Q19-002 & Q20-002), AND DESCRIBED IN THIS ORDINANCE FROM THE AGRICULTURE LAND USE DESIGNATIONS TO THE URBAN 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, Walton Acquisitions FI, LLC, whose mailing address is 8800 N. Gainey Center Dr, Ste 345, Scottsdale, AZ 95258 (Tax Parcel Identification Numbers Q17-007; Q18-007; Q19-001; Q19-002 & Q20-002), is the owner of the property which is the subject of this Ordinance; and

WHEREAS, the real property, totaling 176.5 acres in size, is located on the north side of E C-48; and

WHEREAS, Walton International Group, Inc, whose mailing address is 8800 N. Gainey Center Dr, Ste 345, Scottsdale, AZ 95258 is the Authorized Person and Title Member for Walton Acquisitions FI, LLC.; and

WHEREAS, Barry Dluzen of Walton International Group, Inc. has authorized LPG Urban & Regional Planners, Inc. to act as their agent in connection with the land use and rezoning of the real property; and

WHEREAS, LPG Urban & Regional Planners, Inc. 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 Urban Residential future land use designation;

WHEREAS, the City Council of the City of Webster, Florida has taken, as implemented by City staff, all actions relating to the approval 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 amendment to the *City of Webster Comprehensive Plan* pertaining to the subject property.

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

(c). This Ordinance is internally consistent with the goals, objectives and policies of the *Comprehensive Plan of the City of Webster* and the proposed *Comprehensive Plan* amendment does not trigger any urban sprawl indicators and adoption of this amendment will discourage the proliferation of urban sprawl within the City of Webster.

(d). Public services are available to the real property which is the subject of this Ordinance.

(e). The exhibits to this Ordinance are incorporated herein as if fully set forth herein verbatim.

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 Urban Residential land use designation regarding 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 challenged within 30 days after enactment, the small scale amendment set forth in this Ordinance shall not become effective until the State land planning agency or the Administration Council, respectively, issues a final order determining that the subject large scale amendment is in compliance with controlling State law.

PASSED AND ENACTED this _____ day of _____, 2022.

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

Bobby Yost, Mayor

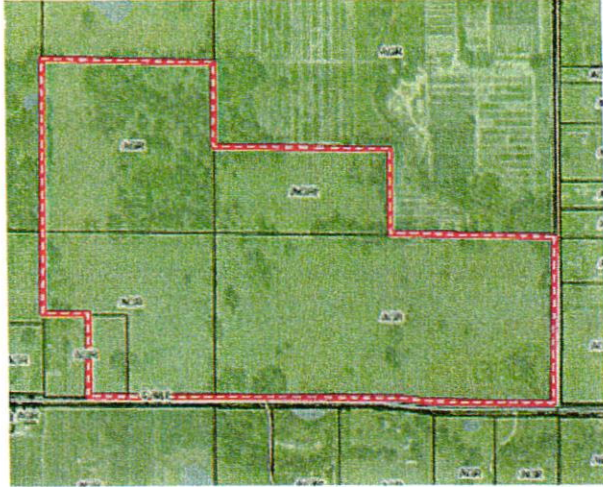
Approved as to form and Legality:

ATTEST:

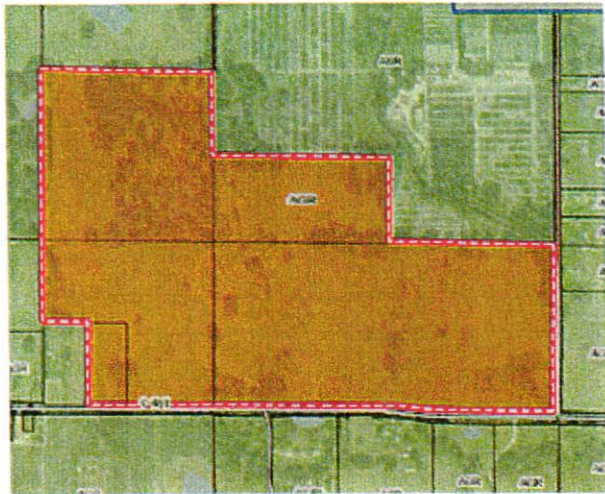
**Amy Flood
City Clerk**

**William L. Colbert
City Attorney**

Attachment A
Future Land Use Map



**Existing Future Land
Use Designations**



**Proposed Future Land
Use Designations**

-  **Agriculture**
-  **Urban Residential**

Attachment B
Legal Description

The NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Sec 19, Twp 21S, Rng 23E
and

The North $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Sec 20, Twp 21S, Rng 23E
and

The South $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Sec 17, Twp 21S, Rng 23E
and

The SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec18, Twp 21S, Rng 23E

All being in Sumter County, Florida.

FUTURE LAND USE MAP AMENDMENT
CITY OF WEBSTER LOCAL PLANNING AGENCY
October 13, 2022

CITY OF WEBSTER CITY COUNCIL
October 20, 2022
December 15, 2022

CASE NO.:	CP-22-10841
LANDOWNER:	Walton Acquisitions FL, LLC
REPRESENTATIVE:	LPG Urban & Regional Planners
REQUESTED ACTION(s):	Amend the future land use designation from Agriculture (Sumter County) to Urban Residential on 176.5 acres MOL following annexation.
PARCEL NO:	Q17-007; Q18-007; Q19-001; Q19-002 & Q20-002
LEGAL DESCRIPTIONS:	See Attachment A
EXISTING ZONINGS:	A10C and RR5C (County)
EXISTING USE:	Agriculture (County)
GENERAL LOCATION:	Northwest corner of E C-48 and CR 567
<u>SURROUNDING LAND USE:</u>	<u>SURROUNDING ZONING:</u>
NORTH: Agriculture	NORTH: A10C -Agriculture
SOUTH: Agriculture	SOUTH: A10-C Agriculture
EAST: Agriculture	EAST: Agriculture
WEST: Agriculture	WEST: Rural Residential and Agriculture

CASE SUMMARY:

The subject property is located on the north side of E C-48 east of Bevilles Corner (Attachment B). It is in the process of being annexed into the City and retains a County Agricultural future land use assignment. The final annexation hearing is scheduled for October 20, 2022. The property is located with the City's Utility Service Area and the Urban Development Area. This amendment will add the property onto the City's Future Land Use Map. The owner is requesting Urban Residential Future Land Use (Attachment C). The applicant has indicated they are planning a residential project with attached and deattached single-family homes. A concurrent rezoning request seeks a RPUD assignment.

The City has provided a letter of intent to serve the project with utilities. A potable water interconnection between Webster and Center Hill is being designed. This water line will be located in the C-48 road right of way.

CASE ANALYSIS:

The project site is within the Urban Development Area along a major collector road. The Comprehensive Plan directs growth to areas such as this where there is good road access and the City can provide services. The Urban Residential Future Land Use District allows for suburban residential development. 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 in an area served by City utilities. 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 1.2.6 Urban Residential

The "Urban Residential" future land use category is applied to land that is primarily used for or is suitable for residential uses and residential accessory uses. Accessory uses are limited activities that are customary and incidental to residential use undertaken for the personal use and enjoyment of the residential occupant.

Secondary uses may include small-scale, neighborhood-serving commercial uses, community facilities as described in Policy 1.6.4, public schools, and parks.

- a. This land use category may be applied only to lands within the UDA;
The property is located within the UDA.

- b. Maximum gross density shall be 6 dwelling units per acre subject to the use of central water and sewer;
The development will receive central water and sewer from the City of Webster.
- c. Multifamily dwellings and attached single-family dwellings may be located in this land use area, subject to limitations adopted by individual municipalities as contained in this comprehensive plan; and
The project includes both detached and attached single-family housing options.
- d. Central water and sewer must be available for rural or agricultural land to be converted to this future land use category.
Central water and sewer is available. A development agreement addressing utility services will be required prior to site development approval.

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.

The entire project site is within the UDA since it is within the City boundaries.

- a. Economic development activities and the provision of urban infrastructure within the UDA shall be strongly encouraged;
This project will encourage economic development and redevelopment by providing new residential uses.
- b. The Urban Residential future land use category shall only be located within the UDA;
The project site is within the UDA.
- c. Agriculture land use category may only be located outside the UDA or within the UDA where it:
 - i. serves as a holding area in anticipation of future annexation consistent with the MSAs approved between the County and the cities of Bushnell, Center Hill, Coleman, Webster, and Wildwood,
The project area is designated as Agricultural on the County's Future Land Use Map. This allowed the continued agricultural use until annexation and adoption onto the City's Future Land Use Map. This request will assign an Urban Residential Future Land Use assignment to the property.
 - ii. if it is within the jurisdiction of the Cities; or
This property is in the City limits. A land use change is required to adopt the property onto the Webster Future Land Use Map.

- iii. is held under a perpetual conservation easement, or similar legal instrument, dedicated to a public agency for resource conservation purposes while allowing for continued agricultural uses.

Not applicable.

- d. Other than Agriculture, as described in Policy 1.2.4, all other Future Land Use categories may be located inside or outside the UDA; and

This request will assign an Urban Residential Future Land Use category to the subject property.

- e. Developments within the UDA shall connect to central water and sewer if available by a municipality, a private not-for-profit utility, or other off-site utility provider. Where central water or sewer is not available within the UDA, on-site facilities shall be provided in accordance with the provisions of Chapter 64E-6, Florida Administrative Code. Use of wells, septic tanks or package treatment plants in these areas shall be considered a temporary measure and future connection to central water and sewer shall be required when available.

Webster has committed to provide water and sanitary sewer service. Water and sewer capacity will need to be available prior to site plan permitting.

Objective 6.1 Housing Opportunities

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:**

Attachment A
Legal Description

The NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Sec 19, Twp 21S, Rng 23E

and

The North $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Sec 20, Twp 21S, Rng 23E

and

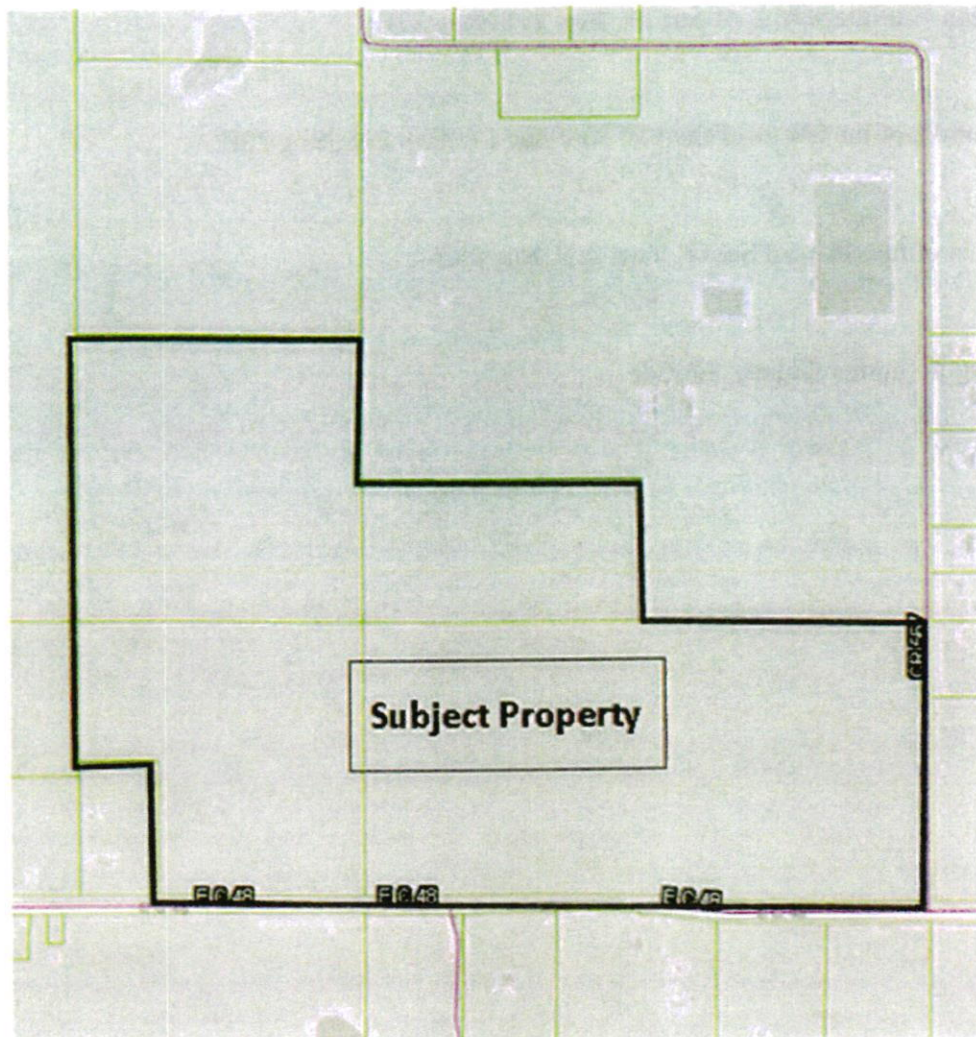
The South $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Sec 17, Twp 21S, Rng 23E

and

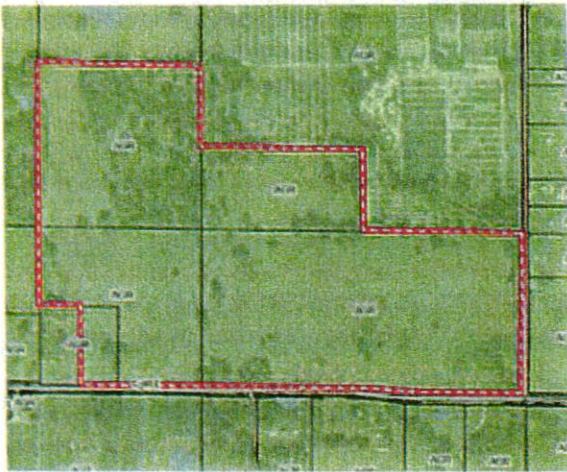
The SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec 18, Twp 21S, Rng 23E

All being in Sumter County, Florida.

Attachment B
Project Location



Attachment C Future Land Use



Existing Future Land
Use Designations



Proposed Future Land
Use Designations

-  Agriculture
-  Urban Residential

Attachment D

Urban Sprawl Analysis

The Community Planning Act (Florida Statutes Chapter 163) requires future land use amendments include an analysis to determine whether the proposed amendment contributes to urban sprawl. The proposed land use amendment does not display the sprawl indicators as identified in Florida Statutes Chapter 163.3177.9.a and listed below.

- I. *Promotes, allows, or designates for development substantially areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.*
The proposed project does not contain low-density or low intensity development.
- II. *Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.*
The proposed amendment is within an Urban Development Area and urban services/utilities are available.
- III. *Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.*
The proposed development is not isolated, linear, or creating a ribbon pattern.
- IV. *Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.*
The proposed development protects environmentally sensitive areas and wetlands. The scope of the project requires a PUD for development. The associated RPUD zoning application provides for preservation of forested lands and all wetlands greater than 1/5 acre.
- V. *Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.*
The project will provide buffers and setbacks from adjacent agricultural areas.
- VI. *Fails to maximize use of existing public facilities and services.*
The project will be served by public utilities.
- VII. *Fails to maximize use of future public facilities and services.*
The project will be served by public utilities.
- VIII. *Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.*
The proposed use of the site will not disproportionately increase the cost of public services in the area, as facilities are currently in place or already approved to service the area.

- IX. 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 required to meet PUD standards for a walkable community.
- 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.

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 # _____

ZSM _____

Date Rec'd: _____

Planner: _____

BOCC _____

LAND USE AMENDMENT AND/OR REZONING APPLICATION

Rezoning

Land Use Amendment (<50 acres)

Land Use Amendment (50 acres or more)

Applicant Information:

Name of Property Owner(s): Walton Acquisitions FL, LLC

Address: 3770 E C-48, Center Hill, FL 33514

Owner Phone: _____ Email: _____

Name of Agent: Greg Beliveau, LPG Urban & Regional Planners, Inc.

Address: 1162 Camp Ave., Mount Dora, FL 32757

Agent Phone: 352-385-1940 Email: Gregb@lpgurp.com

Property Information:

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

See Attached

Street Address: C48

Parcels Q17-007, Q19-002, Q20-002, Q19-001, Q18-007 Current Use: Undeveloped

Current Future Land Use: Agriculture Current Zoning: A10C & RR5C

Requested Future Land Use Urban Residential Requested Zoning: RPUD

Acreage requested: 167 +/-

Reason for the request:

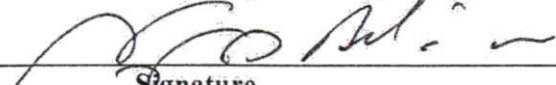
Annexation into the City of Webster to provide residential development with urban services. The majority of the property
is within an Urban Development Area. The proposed PUD provides clustering, open space
and recreation. Water and sewer services are available concurrent with development.

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)

As the owner/agent, I agree to post the hearing plaques at least seven (7) days prior to the first hearing on the property's road frontage at the corners and at 300-ft intervals between. I understand any action on my application will be governed by Sumter County's Comprehensive Plan and Land Development Code, and my payment of the non-refundable application fee will not guarantee approval.

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.

 8/ -9-2022
Signature Date

Greg Beliveau
Print Name

A public hearing before the Zoning Special Master (ZSM) will be scheduled once the application is found to be complete. The hearing will be at 6 P.M. at 510 Colony Blvd., The Villages, FL. 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 ZSM. Conditions of approval may be assigned to assure compatibility with the neighborhood. Hearings may be postponed by the ZSM at his/her discretion.

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>

SIGNATURE PAGE

for

Authorization Form for LLC

Walton Acquisitions FL, LLC, a Florida limited liability company, on behalf of itself in its capacity as owner and on behalf of all other owners in its capacity as manager, operator or agent, as applicable

By: Walton International Group, Inc., a Nevada corporation

Its: Manager

By: 

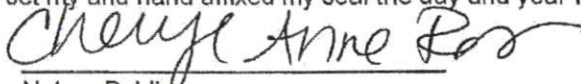
Name: Barry Dluzen

Title: Authorized Signatory

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

On this 7th day of October, 2022, before me, a Notary Public in and for said State of Arizona, personal appeared Barry Dluzen, to me personally known, who by me duly sworn (or affirmed), did say that he/she is the Authorized Signatory of Walton International Group, Inc., a Nevada corporation, the Manager of Walton Acquisitions FL, LLC, a Florida limited liability company and that said instrument was signed on behalf of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year last above written.


Notary Public

My Commission expires: 12/17/2025





**WALTON ACQUISITIONS FL, LLC
LARGE SCALE COMPREHENSIVE PLAN AMENDMENT
SEPTEMBER 2022**

Prepared By:

LPG Urban & Regional Planners, Inc.
1162 Camp Avenue
Mt. Dora, Florida 32757
(352) 385-1940

**Large Scale Comprehensive Plan Amendment
WALTON ACQUISITIONS FL, LLC**

Executive Summary

The proposed large scale comprehensive plan amendment consists of 176.52 ± acres and is located north of CR 48 East and West of CR 567 (Figures 1 and 2). The proposed development is being annexed into the City of Webster. A portion of the subject property is located within the Urban Development Boundary (see Policy 1.3.4) and we are requesting that the Urban Development Boundary be expanded to include 60 ± additional acres.

The site is designated as Agriculture on the Sumter County/City of Webster Future Land Use Map (Figure 3). The applicant is proposing to change the Future Land Use to Urban Residential (Figure 4).

For purposes of the comprehensive plan map amendment, a maximum development scenario was analyzed. A maximum development scenario was generated based upon the existing land use pursuant to FLU Policy 1.2.2, Table 1-1, and FLU Policy 1.2.6. The current FLU of Agriculture allows a density of 1 dwelling unit per 5 acres.

The maximum development scenario under the proposed Urban Residential land use category pursuant to FLU Policy 1.2.2, Table 1-1, and FLU Policy 1.2.6 is 6 dwelling units per acre within an Urban Development Area. Further, pursuant to Policy 1.4.6 of the Sumter County Unified Comprehensive Plan, any residential projects of 150 or more dwelling units shall be developed as PUD. Therefore, the PUD proposes 787 units, 238 townhomes and 549 single family units, for a density of 4.6 units per acre.

The current FLU of Agriculture under a maximum development scenario allows for a maximum of 35 units (1 dwelling unit per 5 acres). The proposed Large Scale Comprehensive Plan Amendment results in an increase of 752 residential units.

The amendment will not cause a deficiency in the adopted level of services established for public facilities as outlined below, aside from potable water. However, the City of Webster has issued the applicant a letter indicating a willingness to serve the project with municipal potable water services.

Potable Water Analysis

The subject property is within the City of Webster Utility Service Area. The City currently owns, operates, and maintains a central potable water treatment distribution system. The maximum pumping capacity of these facilities is limited by the City's Water Use Permit (permit No. 7185.006) as issued by the Southwest Florida Water Management District (SWFWMD). The permit allows for a combined annual withdrawal from the Floridian Aquifer of 102,900 gpd (annual average). The City of Webster has applied for renewal of the permit and requested an increase of 51,450 gpd for a total of 154,350 gpd.

The City has a current available capacity of 0.0229 mgpd. An analysis was conducted of the proposed amendment based on the proposed PUD and the City's Level of Service (LOS) standards (Table 2). Water demand was calculated at 118 gallons per person pursuant to City's LOS standard. The estimated water demand is 0.250 mgpd. The analysis concludes that the proposed amendment will cause a deficiency; the City will have a deficiency of 0.227 mgpd. The City of Webster has indicated that they will serve the proposed project (see attached Exhibit A). The project will be phased.

To be determined concurrent, a project shall not lower the existing levels of service of public facilities below the adopted levels of service within the comprehensive plan. A project will be deemed concurrent if one of the following standards is met:

1. The necessary public facilities and services are in place, or under construction, at the time a development permit is issued.
2. The development permit is issued subject to the condition that all necessary public facilities and services will be in place concurrent with the impacts of the development; Unified Sumter County/Center Hill/Webster Comprehensive Plan Appendix A – Concurrency Management System – Goals, Objectives, and Policies, page 3.
3. The necessary public facilities and services are guaranteed in an enforceable development agreement to be in place concurrent with the impacts of development.
4. The necessary public facilities and services are included in the five-year capital improvement program (CIP), subject to the following:
 - a. The CIP includes those improvements necessary to correct any identified facility deficiencies and maintain adopted levels of service for existing and planned development and
 - b. The CIP identifies the year in which actual construction or provision of public facilities or services will occur. The actual construction or provision of the necessary public facilities or services must be within the first three years of the CIP to be utilized for concurrency determination.

Prior to any final development permit the proposed project will comply.

Sanitary Sewer Analysis

The City of Webster has an agreement with the City of Bushnell to serve their sanitary sewer needs. The City of Bushnell currently owns, operates, and maintains a central sanitary sewer system. The City of Webster has a current available capacity of 175,000 gpd. An analysis was conducted of the proposed amendment based on land use and the City's Level of Service (LOS) standards (Table 3). Wastewater demand was calculated at 100 gallons per person pursuant to City's LOS standard. The estimated wastewater demand is 0.21 mgpd. The City of Webster's persons per household is 2.7, resulting in an estimated increase of 2,125 people. The analysis concludes that the proposed amendment will not cause a deficiency and the City will have a remaining available capacity of 0.035 mgpd.

Solid Waste Analysis

City of Webster's solid waste level of service is 5 lbs per day per resident. To calculate, 2.7 persons per household was utilized. The proposed amendment will result in 10,625 lbs per day. The proposed amendment will not cause a deficiency in the LOS.

School Impact Analysis

The change will result in additional students as the proposed use is single family and single family attached. Review of available data online indicates that Sumter County Schools has sufficient capacity available and the proposed amendment will not cause a deficiency. The proposed amendment will result in an increase in students by 264 as outlined below:

	Single Family
Type	Student Multipliers per Dwelling Unit
Elementary School	0.157
Middle School	0.079
High School	0.114
Total	0.350

STUDENTS GENERATED BASED ON PROPOSED LAND USE

SCHOOL	SF Units	STUDENT GENERATION RATE	STUDENTS GENERATED
ELEMENTARY	787	0.157	124
MIDDLE	787	0.079	62
HIGH	787	0.114	90
GRAND TOTAL		0.350	276

STUDENTS GENERATED BASED ON EXISTING LAND USE

SCHOOL	SF Units	STUDENT GENERATION RATE	STUDENTS GENERATED
ELEMENTARY	35	0.157	5
MIDDLE	35	0.079	3
HIGH	35	0.114	4
GRAND TOTAL		0.350	12

Transportation Impact Analysis

A trip generation analysis was conducted, and the results of the analysis indicate that the proposed amendment will result in an increase of traffic. Pursuant to Policy 2.1.3 the LOS for CR 48 is D.

TRIP GENERATION ANALYSIS

Proposed Land Use Program

Land Use	Size/Unit	ITE Code	Daily Trips	Rate	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
Single Family	549 DU	210	4,946	0.91	500	315	185
Townhomes	238 DU	215	1,749	0.58	138	79	59
TOTAL GROSS TRIPS (PROPOSED)			6,695		638	394	244

Existing Land Use Program

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
Agriculture	35 DU	210	330	35	22	13
TOTAL GROSS TRIPS (EXISTING)			330	35	22	13

Net Difference (Proposed Net Trip Generation Minus Existing Net Trip Generation)

Land Use	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
TOTAL NET TRIPS (PROPOSED – EXISTING)	+603	+372	+231

Urban Sprawl Analysis

Section 163.3177, Florida Statutes (FS), requires that any amendment to the Future Land Use Element discourage the proliferation of urban sprawl. Specifically, Section 163.3177(6)(a)9.a, FS, identifies 13 primary urban sprawl indicators and states that [t]he evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality..."

An evaluation of each primary indicator is provided below:

- I. Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

The proposed LSCPA does not contain low-density or low intensity development, but it does provide a single-use (housing) development.

- II. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

The proposed amendment is within an Urban Development Area and urban services/utilities are available. Please see figure 8 for a proximity map of the JPA and expansion of The Villages.

- III. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

The subject property is located within the Urban Development Boundary. The proposed development is in an urbanizing area.

- IV. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural resources.

The proposed development protects environmentally sensitive areas and wetlands. Over 15 acres of a forested area is being protected. All wetlands greater than half an acre have been preserved and buffered with the required 25-foot open space buffer.

- V. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

The proposed development will not impact adjacent agricultural activities. The subject property is located within the Urban Development Boundary and based on Policy 1.2.4(a) of the Sumter County Unified Comprehensive Plan, if located within the UDA the Agriculture land use serves a holding area in anticipation of future annexation consistent with Municipal Service Area (MSA) between the County and the City of

Webster. The proposed development will be surrounded by the required landscape buffers to transition uses from adjacent properties.

- VI. Fails to maximize use of existing public facilities and services.

The proposed amendment and associated uses will utilize existing facilities and services within the area while expanding wastewater utility services along CR 48.

- VII. Fails to maximize use of future public facilities and services.

The proposed amendment will utilize current and future improvements to the City's public facilities and services.

- VIII. Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintain facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

The proposed use of the site will not disproportionately increase the cost of public services in the area, as facilities are currently in place or already approved to service the area. Please see Figure 9.

- IX. Fails to provide a clear separation between rural and urban land uses.

The proposed use of the site provides a clear separation between rural and urban land uses through the use of landscape buffers and preservation of open spaces through wetland conservation and water retention areas.

- X. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

The proposed amendment does not discourage infill or redevelopment; the amendment encourages infill development.

- XI. Fails to encourage a functional mix of uses.

The proposed development provides for a mix of housing choices.

- XII. Results in poor accessibility among linked or related land uses.

The proposed land amendment will not affect the accessibility of adjacent lands. Accessibility to the development will be from CR 48 E, which is a major corridor.

- XIII. Results in the loss of significant amounts of functional open space.

The subject property does not impact functional open space. There is no land designated as recreation or open space within the site boundary or the adjacent area.

The proposed development preserves substantial portions of the property including onsite wetlands.

Further, a future land use amendment is required to meet four or more criteria listed in FS 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 subject site contains wetlands. The proposed PUD preserves all wetlands over half an acre in size. The proposed development also includes landscape buffers and exceeds the City of Webster's open space requirements as dictated in the City's land development regulations.

- II. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

The subject property will be integrated into the existing public service system, which provides many urban services including potable water, wastewater, stormwater, police, and recreation.

- 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 amendment includes a mix of housing choices within preserved wetland habitats. The proposed development includes trails.

- IV. Creates a balance of land uses based upon demands of residential population for the nonresidential needs of an area.

The proposed project will not significantly affect the mixture of land uses in the County nor in the City of Webster.

Environmental Analysis

A due diligence study of the site was prepared by Coastal Engineering Associates, Inc in May of 2022. A review of study indicates that a portion of the site is designated as a wetland (approximately 20.63 +/- acres) and is partially located within the 100-year flood plain (Figure 5). According to the study, filling of the floodplain for the project will require flood plain mitigation on the property. A wetland delineation and approval of the wetland delineation by the regulatory agencies will be required to determine the exact wetland acreages. Most of the soils associated with the site consists of mostly Paisley Fine sand and Ft. Green Fine sand (Figure 6). Review of the topography map indicates that the site ranges in elevation from 85' to 100' (Figure 7).

According to the due diligence study prepared by Coastal Engineering Associates, no listed species were detected on the site aside from the sandhill crane. A more detailed listed species survey will be required during the permitting phase of the project.

Comprehensive Plan Compliance

The proposed amendment is in compliance with the following policies, among others of the Sumter County Comprehensive Plan. The amendment will further the County's goals of channeling development towards Cities that have the municipal utility services.

Future Land Use

FLU Policy 1.2.2	Density and Intensity
FLU Policy 1.2.6	Urban Residential
FLU Policy 1.3.4	Urban Development Area
FLU Policy 1.3.6	PUD Thresholds

Table 1 – Maximum Development Analysis

Ordinance #	Acres	Existing Land Use	Existing Intensity of Development	Proposed County Land Use	Proposed Maximum Development	Net Change in Development Potential
WALTON ACQUISITIONS FL, LLC	176.52 +/-	Agriculture 1 DU/5 acres	35 DU	Urban Residential (6 DU/1 acre in UDA)	549 Single Family DU 238 Townhomes	787 DU
TOTAL	176.52		35 DU		787 DU	+752 DU

Existing Sumter County Agriculture - Max. Intensity- 1 DU/5 acres per FLU Policy 1.2.2 and Table 1-1

Proposed City of Webster Urban Residential - Max. Intensity- 6 DU/1 Acre per FLU Policy 1.2.2 and Table 1-1

Table 2 – Water Analysis

Ordinance #	Acres	Existing County Land Use	Proposed County Land Use	Maximum Development	Water Demand (gross) (mgpd)	Capacity or Deficit (mgpd)
Current Capacity						0.0229
WALTON ACQUISITIONS FL, LLC	176.52 +/-	Agriculture (1 DU/5 Acres)	Urban Residential (6 DU/1 Acre)	787 DU	0.250 proposed	0.250
						-0.227

Water demand calculated at 118 gallons per person pursuant to City of Webster LOS standard per Infrastructure Policy 3.1.1.2
 Person Per Household = 2.7
 2.7pph X 787= 2,125 people

Table 2 – Wastewater Analysis

Ordinance #	Acres	Existing County Land Use	Proposed County Land Use	Maximum Development	WasteWater Demand (gross) (mgpd)	Capacity or Deficit (mgpd)
Current Capacity						0.175*
WALTON ACQUISITIONS FL, LLC	176.52 +/-	Agriculture	Urban Residential	787 DU	0.21 proposed	0.21
						0.035

Wastewater demand calculated at 100 gallons per person pursuant to City of Webster LOS standard per Infrastructure Policy 3.2.1.4
 Person Per Household = 2.7

2.7pph X 787=2,125 people
*Based on existing agreement

Figure 1

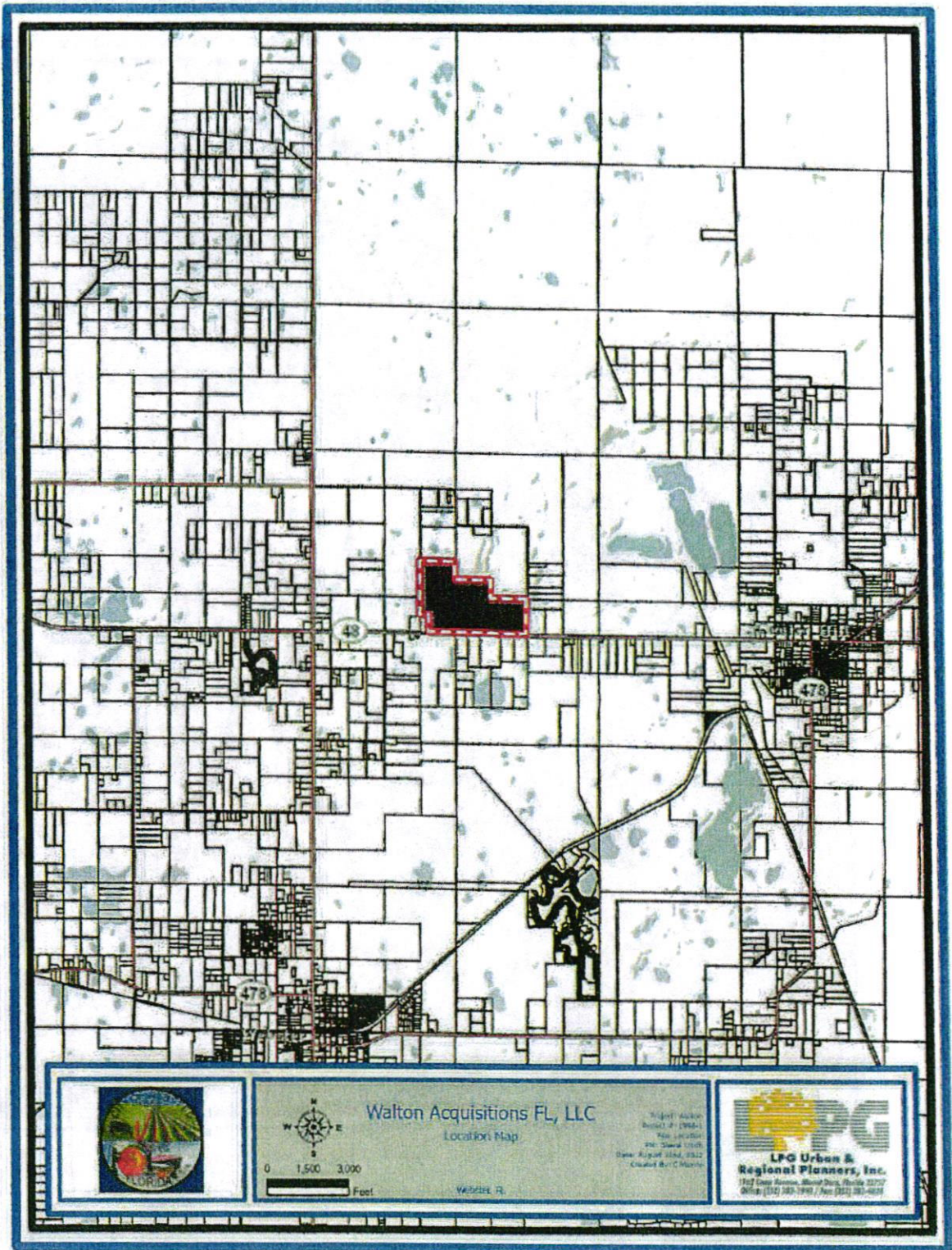


Figure 2

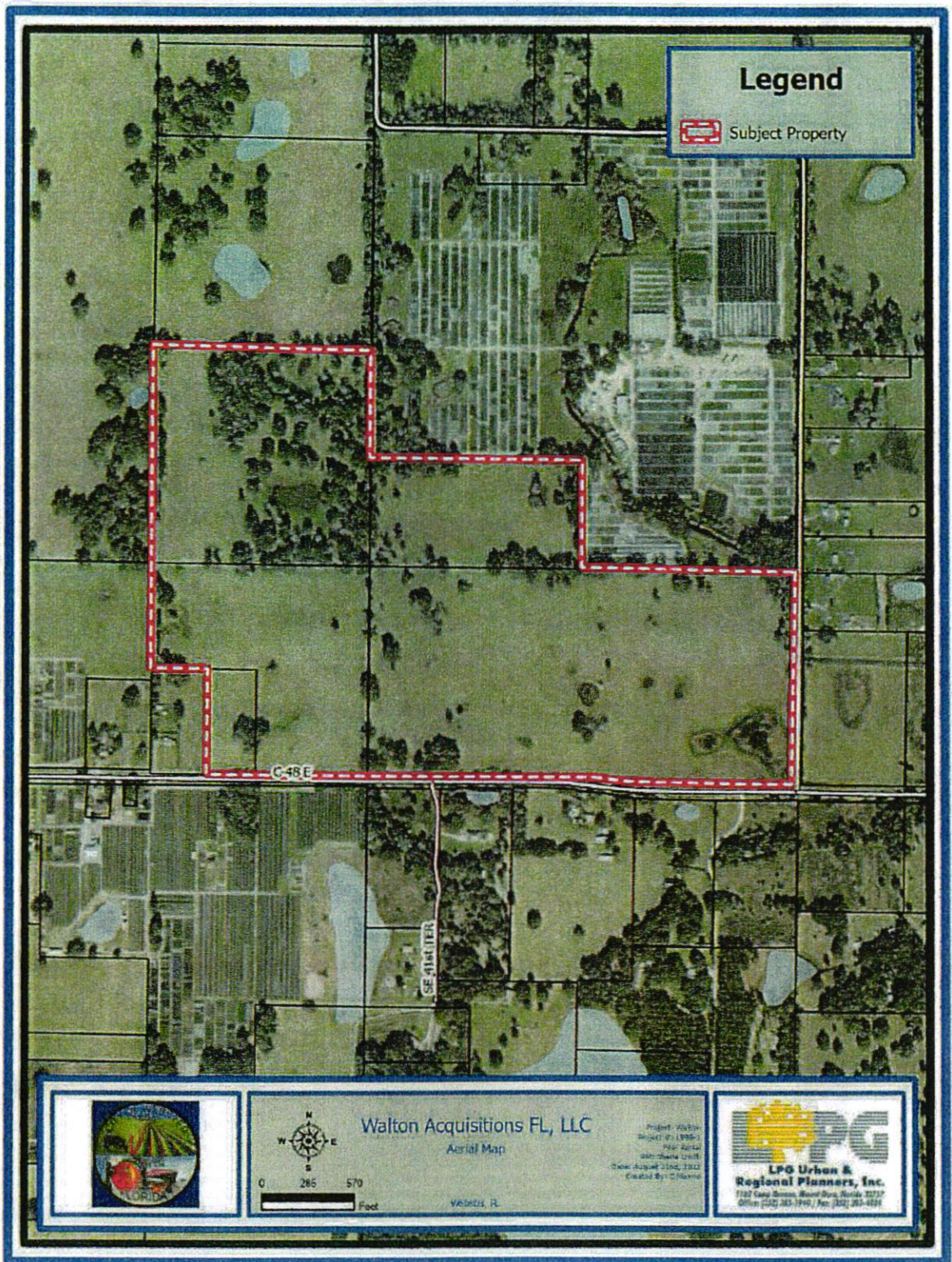


Figure 3

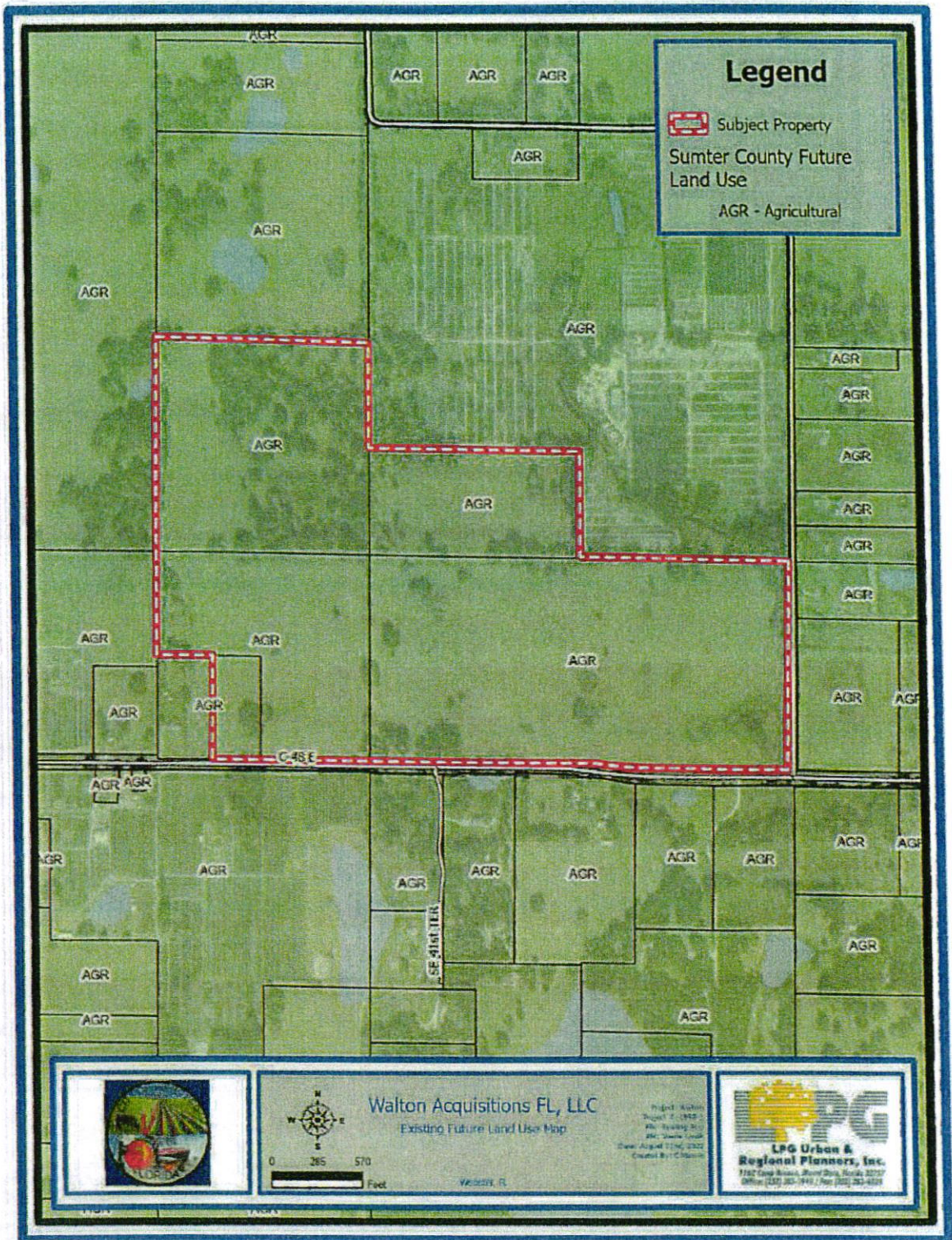


Figure 4

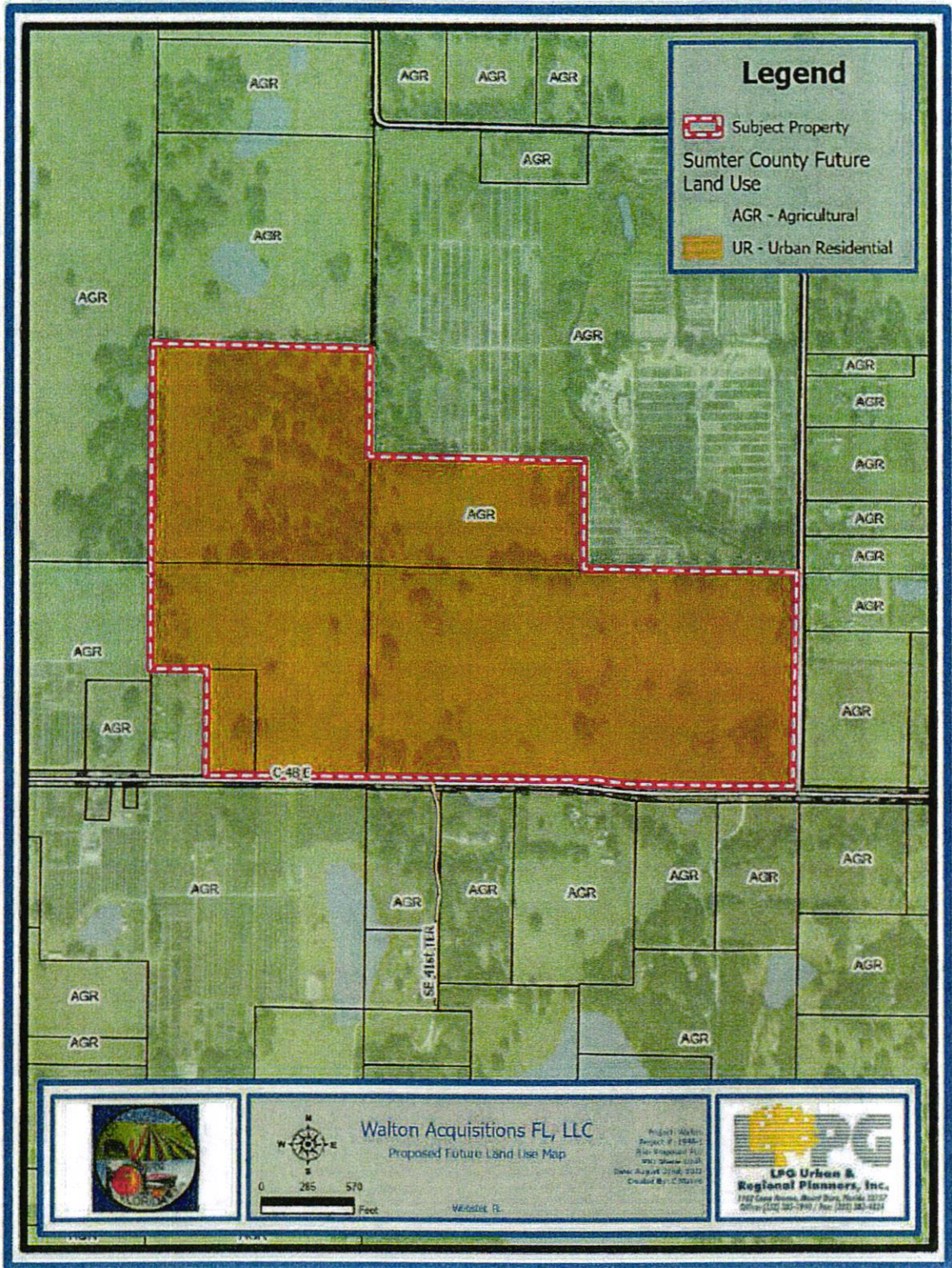


Figure 5

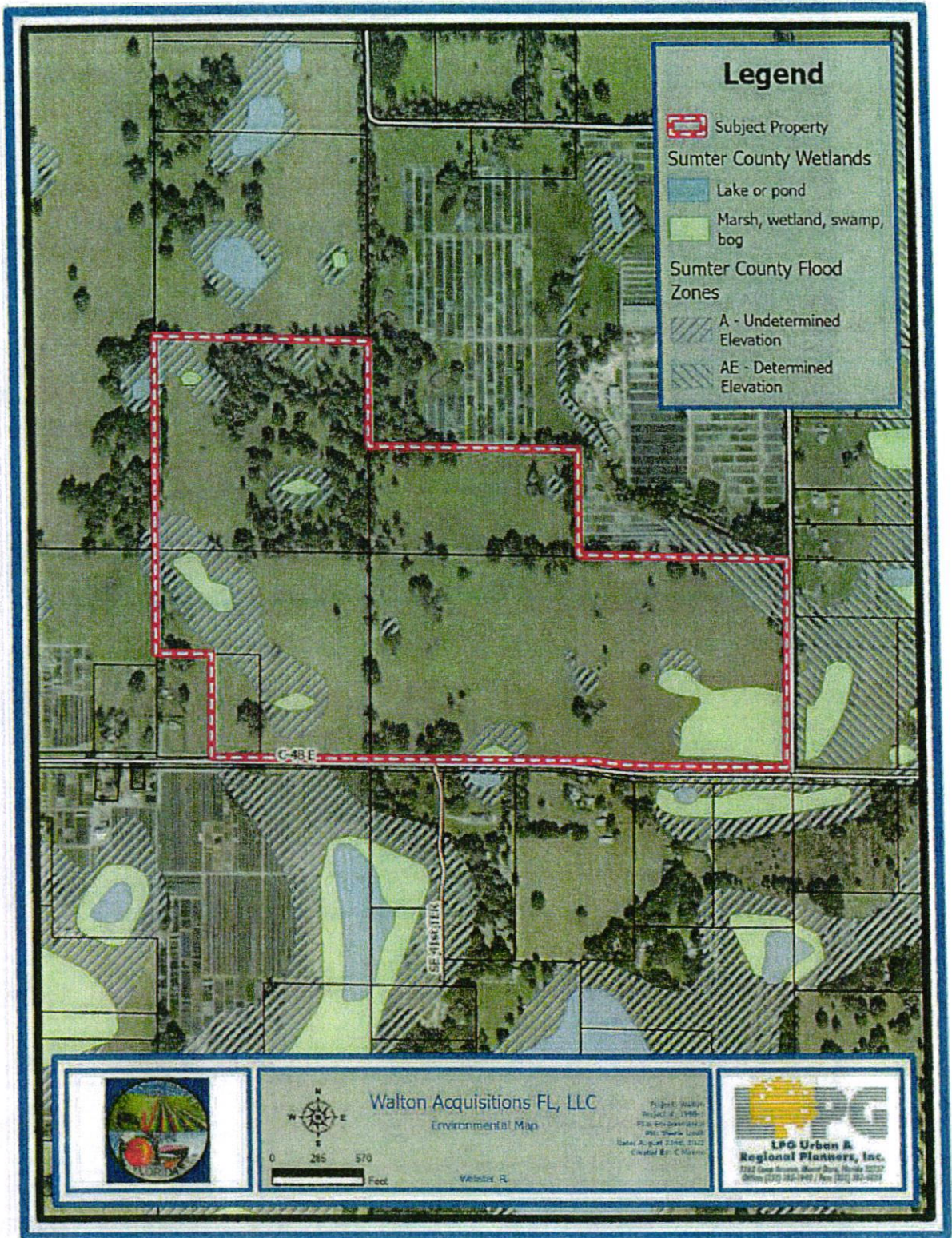


Figure 6

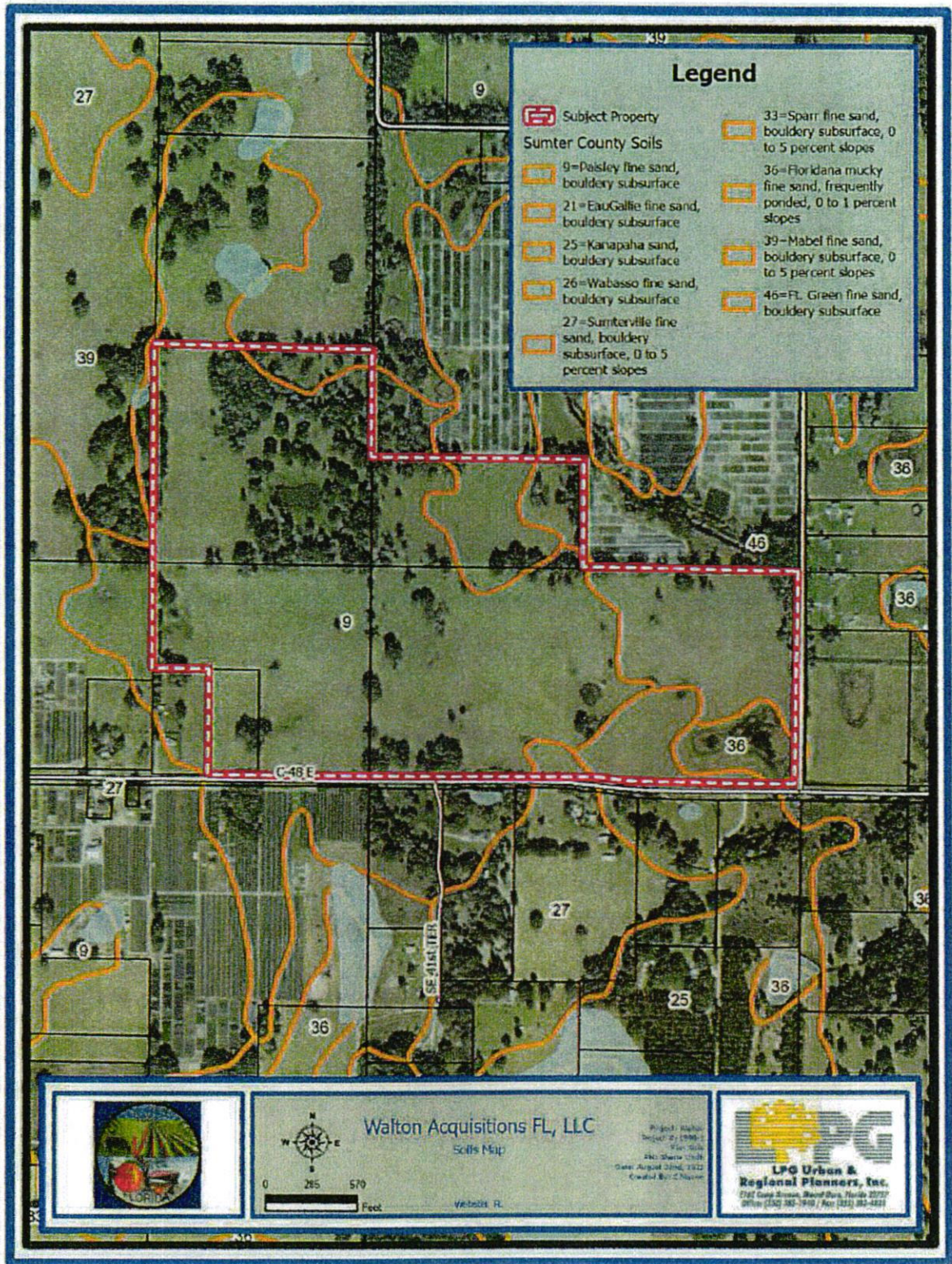


Figure 7

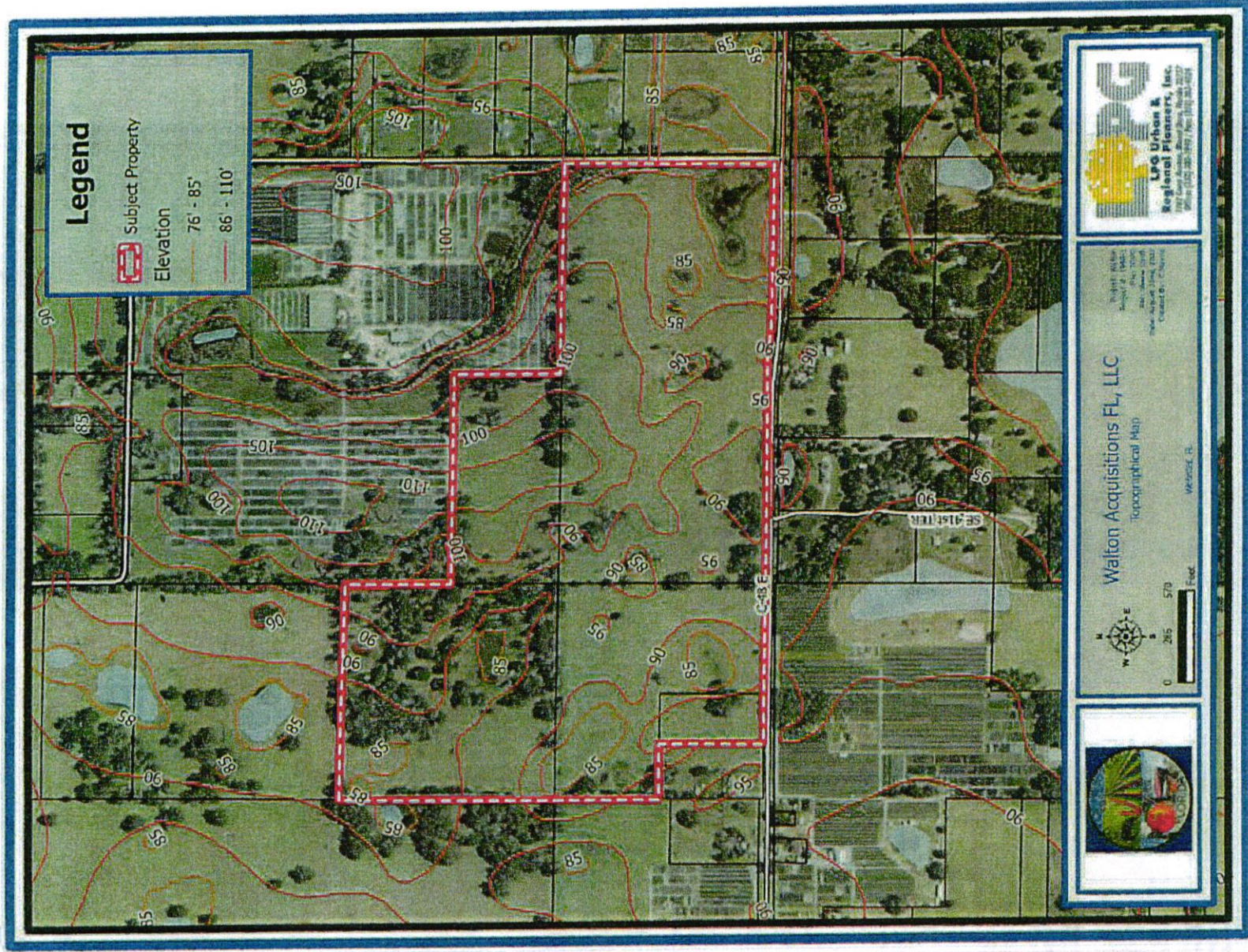


Figure 8

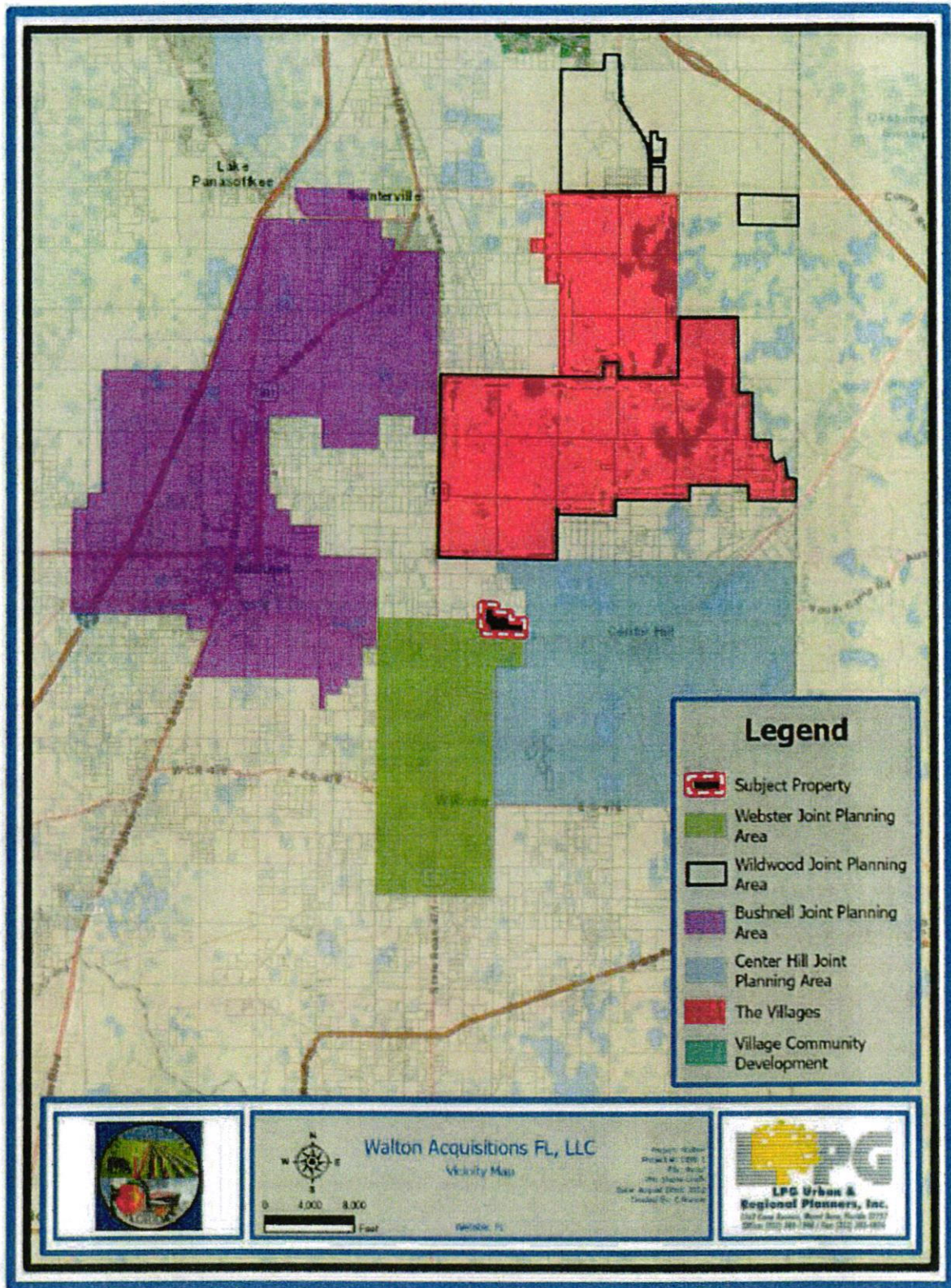


Figure 9

CITY OF WEBSTER

85 East Central Ave
Webster, FL 33597
(352) 793-2073



September 23, 2022

Ryan Solstice
LPG Urban Planners, Inc.
1162 Camp Avenue
Mount Dora, FL 32757

Re: Letter of Intent

This letter of intent is to document the City's interest in providing utility services for the Walton Acquisitions FL, LLC, "Hamilton" project, located on CR 48. It is the city's understanding that the developer will annex this property into the city limits of Webster and the developer has requested that the city provide utility services for the property.

At the point in time when the developer has annexed the property into the Webster city limits and is ready to move forward with construction, a utility agreement for utility services will be initiated and signed by both parties.

Sincerely,

Deanna L. Naugler,
City Manager

Memo

To: Webster City Council
From: Sue Farnsworth, AICP
Date: December 2, 2022
RE: LPG Urban & Regional Planners for Walton Acquisitions
FL Comprehensive Plan Amendment : 22-1 ESR (AKA
CP-22-10843)

State agencies have completed their review of the Walton Acquisitions FL 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)
- East Central Florida Regional Planning Council
- 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, update the City Ten-Year Water Supply Plan, 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.

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: Monday, November 21, 2022 4:01 PM
To: Farnsworth, Sue; dcpexternalagencycomments@deo.myflorida.com
Cc: Plan_Review
Subject: Webster 22-01ESR Proposed

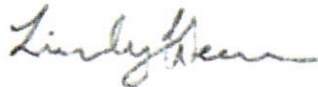
To: Sue Farnsworth, AICP, CFM, Planner

Re: Webster 22-01ESR – 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 11, 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 22-01ESR
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 22-01ESR, 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-22-10841) proposes changing the future land use designation Agriculture (Sumter County) to Urban Residential (City of Webster) on 171.5 +/- acres MOL following annexation. The property is generally located at the Northwest corner of E C-48 and CR 567. The location map of the subject properties is shown in **Appendix A**. As shown in the map, S.R. 471 is located within a 3-mile radius and identified as a state roadway of state importance¹.

The amendment package proposes to change the adopted FLUM designation of the property, which currently consists of ± 171.5 acres. The adopted FLUM policy currently allows for 1 dwelling unit per five acres. The proposed amendment would change to 6 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 Urban 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 (1,026 units), rather than the proposed Rezoning Application that would limit the quantity to 787 units.** Therefore, the assessment compared the highest and best use for the adopted land use against the highest and best use for the proposed land use.

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

The proposed amendment's change increases the trip generation potential of the site by 8,969 daily trips and by 895 P.M. peak hour trips. The proposed amendment included a Transportation Impact Analysis; however, the provided analysis was limited to C.R. 48.

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, portions of S.R. 471 which are located within three (3) miles of the subject property are projected to exceed LOS targets. Currently, the Lake-Sumter MPO 2045 Cost Feasible Plan does include the widening of S.R. 471 to 4 lanes between S.R. 48 and US 301 in the 2036-2045 timeline.

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. There are several segments of these facilities that are 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.

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
Melissa McKinney, FDOT
James Rodriguez, FDOT
Barbara Powell, DEO

Ben Naselius, FDOT
Tiffany Hill, FDOT
D. Ray Eubanks, 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	±171.5	Acres	210	1 D/U per 5 Acres	35	D/U	330	35
Proposed	Urban Residential	±171.5	Acres	210	6 D/U per Acre	741	D/U	6,988	734
				215	6 D/U per Acre	321	D/U	2,311	196
Difference								8,969	895

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	2020			2045		
							Service Volume at LOS Target	AADT	Acceptable?	Service Volume at LOS Target	AADT	Acceptable?
SR 471	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
	10.768	11.775	Sumter	N	2	C	15,700	7,300	Y	15,700	22,000	Y
	11.775	17.962	Sumter	N	2	C	15,700	6,100	Y	15,700	29,000	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 15, 2022

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

Subject: **Webster 22-1ESR**

Dear Ms. Farnsworth:

The Southwest Florida Water Management District (District) has reviewed the proposed amendment package which includes a map amendment identified as CP-22-10841. We offer the following technical assistance comments for consideration.

Regional Water Supply

1. Section 163.3177(6)(c)3, F.S., requires that local governments update their Ten-Year Water Supply Facility Work Plans (Work Plans) within 18 months of the local water management district's approval of its Regional Water Supply Plan (RWSP). The District last updated its RWSP in November of 2020; however, we have still not received the City's Work Plan update. District staff is available to provide technical assistance in this effort.
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 Star SM, 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. No comments.

Wetlands and Other Surface Waters

4. No comments.

The following comments address regulatory matters:

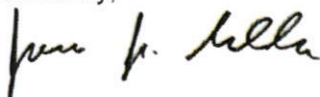
- According to District records, there are existing wells on the site. If these wells are no longer proposed for use, they would need to be properly abandoned in accordance with the requirements of Rule 40D-3.531, F.A.C. For assistance or additional information, please contact Dave Arnold, well construction manager, at (813) 985-7481 or davidn.arnold@watermatters.org.

Ms. Sue Farnsworth, AICP, CFM
November 15, 2022
Page 2

- 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



East Central Florida Regional Planning Council

455 N. Garland Avenue, Orlando, FL 32801
Phone 407.245.0300 • Fax 407.245.0285 • www.ecfrpc.org

Tara McCue, AICP
Executive Director

MEMORANDUM

To: Sue Farnsworth, AICP, Planner, Sumter County

From: Staff at ECFRPC

Date: October 31, 2022

Subject: Webster 22-01ESR CP-22-10841| Proposed Comprehensive Plan Amendment – Site Specific Future Land Use Designation

Introduction

The Community Planning Act, Chapter 163, *Florida Statutes*, authorizes the regional planning council to review local government comprehensive plan amendments prior to their adoption. The regional planning council review and comments are limited to adverse effects on regional resources or facilities identified in the Strategic Regional Policy Plan (SRPP) and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. The council must provide any comments to the local government within 30 days of the receipt of the proposed amendments and must also send a copy of any comments to the state land planning agency.

The amendment package from the City of Webster was received on October 26, 2022 and contains one comprehensive plan amendment. This report includes a summary of the proposed amendments and Council staff comments.

Summary of Proposed Amendment

The subject property is located on the north side of E C-48 east of Bevilles Corner. It is in the process of being annexed into the City and retains a County Agricultural future land use assignment. The final annexation hearing is scheduled for October 20, 2022. The property is located with the City's Utility Service Area and the Urban Development Area. This amendment will add the property onto the City's Future Land Use Map. The owner is requesting Urban Residential Future Land Use. The applicant has indicated they are planning a residential project with attached and detached single-family homes. A concurrent rezoning request seeks a RPUD assignment.

Comments and Recommendations

The proposed policy amendment will not adversely impact state resources and facilities, nor adversely affect regional resources or facilities identified in the strategic regional policy plan, nor will it create extra-jurisdictional impacts. There are no additional comments. We thank you for the opportunity to review this draft comprehensive plan rewrite. If you have any questions, please do not hesitate to contact NAME, by email at xx@ecfrpc.org or by phone at **(407) 245-0300**.

Kind regards,

Ken Storey

Communications Specialist

East Central Florida Regional Planning Council

Ron DeSantis
GOVERNOR



Dane Eagle
SECRETARY

November 15, 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. 22-01ESR) received on October 24, 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,

A handwritten signature in cursive script that reads "Scott Rogers".

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

SR/ay

Enclosure(s): Procedures for Adoption

cc: Sue Farnsworth, Sumter County, Sumter County Planner
Tara McCue, 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.

ORDINANCE NO. 2022-20

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA PROVIDING FOR THE REZONING OF REAL PROPERTY TOTALING 176.5 ACRES, MORE OR LESS, IN SIZE (TAX PARCEL IDENTIFICATION NUMBERS Q17-007; Q18-007; Q19-001; Q19-002 & Q20-002) 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, Walton Acquisitions FI, LLC, whose mailing address is 8800 N. Gainey Center Dr, Ste 345, Scottsdale, AZ 95258 (Tax Parcel Identification Numbers Q17-007; Q18-007; Q19-001; Q19-002 & Q20-002), is the owner of the property which is the subject of this Ordinance; and

WHEREAS, the real property, totaling 176.5 acres in size, is located on the north side of E C-48; and

WHEREAS, Walton International Group, Inc, whose mailing address is 8800 N. Gainey Center Dr, Ste 345, Scottsdale, AZ 95258 is the Authorized Person and Title Member for Walton Acquisitions FI, LLC.: and

WHEREAS, Barry Dluzen of Walton International Group, Inc. has authorized LPG Urban & Regional Planners, Inc. to act as their agent in connection with the land use and rezoning of the real property; and

WHEREAS, LPG Urban & Regional Planners, Inc. 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 the

A10C (Agriculture-County) zoning district to RPUD (Residential Planned Unit Development) zoning district; 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 rezoning of the subject property as well as the recitals (whereas clauses) to this Ordinance.

(b). The subject property, which is 176.5 acres MOL in size, is located on the north side of E C-48 (Tax Parcel Numbers Q17-007; Q18-007; Q19-001; Q19-002 and Q20-002).

(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 176.5 acres MOL in size, shall be rezoned from A10C (County) zoning districts/classification to RPUD zoning district/classification subject to the

conceptual plan (Attachment B) and the conditions listed in Attachment C.

(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.

(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 immediately upon enactment; provided, however, that the rezoning of property herein set forth shall not take effect until Ordinance Number 2022-19 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**

Attachment A
Legal Description

The NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Sec 19, Twp 21S, Rng 23E
and

The North $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Sec 20, Twp 21S, Rng 23E
and

The South $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Sec 17, Twp 21S, Rng 23E
and

The SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec18, Twp 21S, Rng 23E

All being in Sumter County, Florida.

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

**Attachment B
Conceptual Plan**

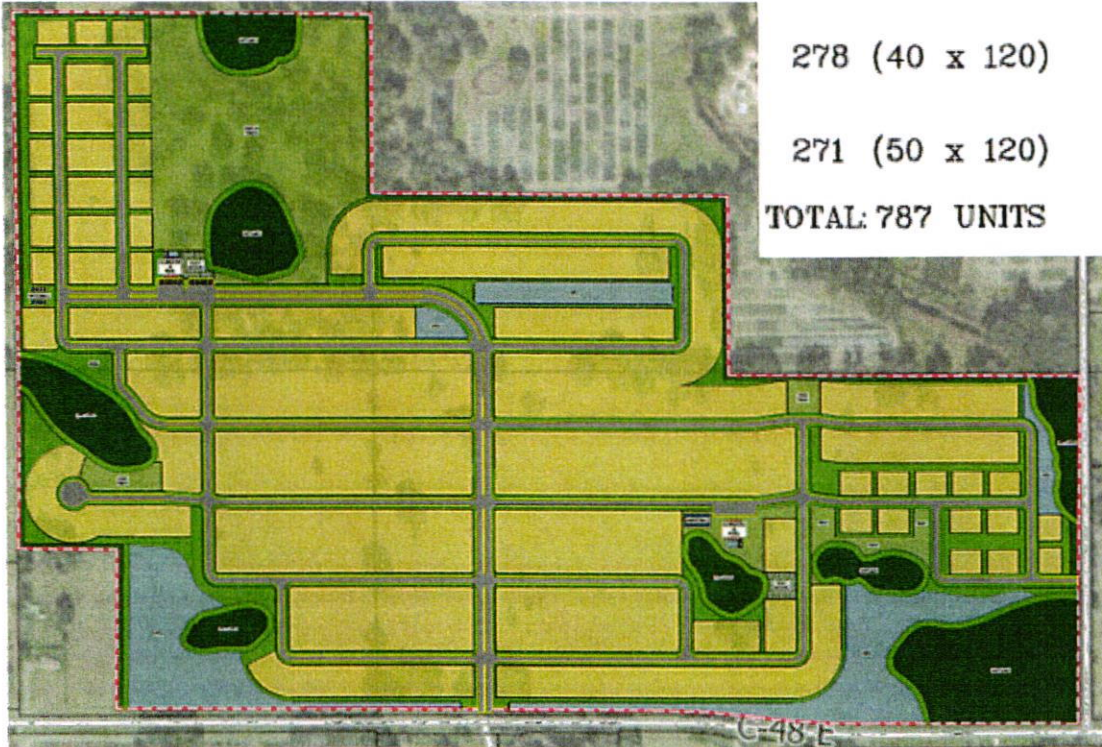
LEGEND

238 TH'S

278 (40 x 120)

271 (50 x 120)

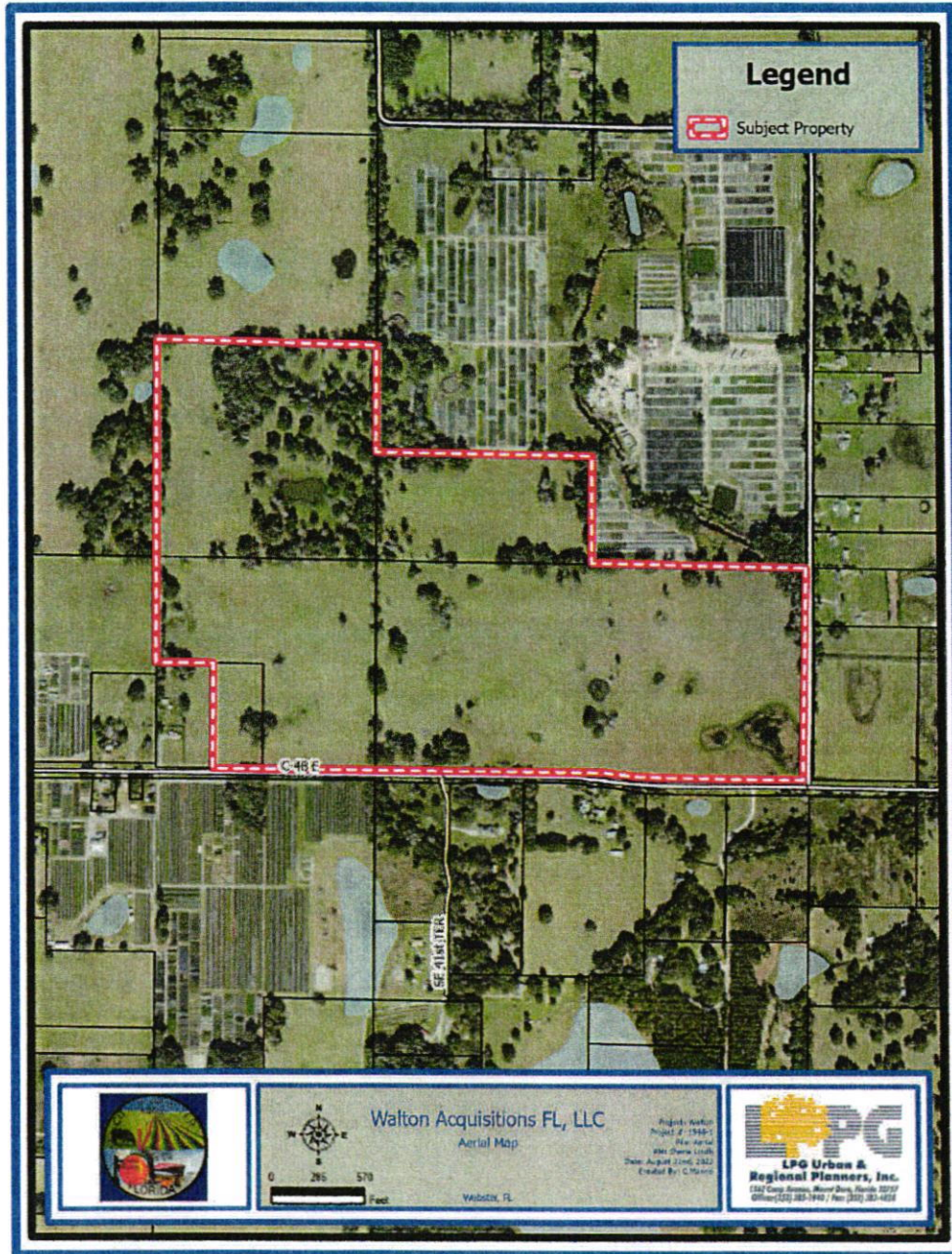
TOTAL: 787 UNITS



Attachment C
Conditions of Approval

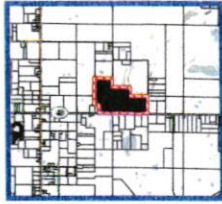
1. Development shall generally conform to the conceptual plan approved by the City Council as part of this application.
2. The City Manager shall have the authority to approve modifications to the conceptual plan that do not increase the intensity of development, expand the project area, or potentially create off-site negative impacts to residents. These adjustments include, but are not limited to the following:
 - a. Lots, internal roadways, and drainage ponds may be rearranged in compliance with State and regional agency permits.
 - b. Minor buffer and landscaping modifications.
 - c. Substitution of types of active recreation facilities and relocation of recreational facilities.
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.

Map General Location



Owner:
Walton Acquisitions FL, LLC
8800 North Gainey Center DR
Suit 345
Scottsdale, AR 85258

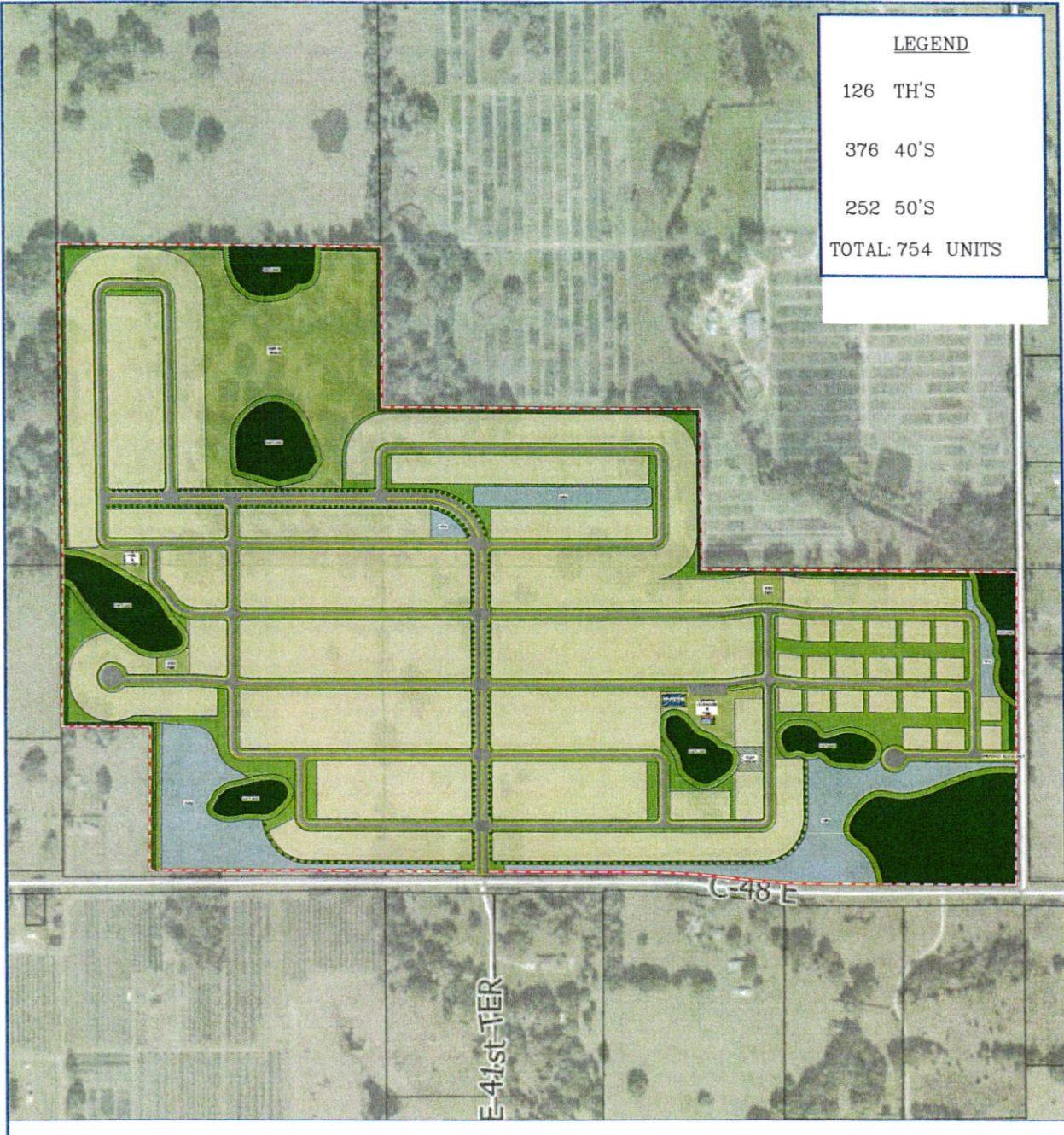
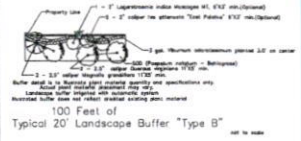
Applicant:
LPG Urban and Regional
Planners, Inc.
c/o Greg Bellevue
1162 Camp Avenue
Mount Dora, Florida 32757
(352)-385-1940



Location

Notes:
Total Acreage: 171.50+- Acres (7,470,971 sf)
Wetlands: 9.81+- Acres (427,346 sf)
Developable Acreage: 161.70+- Acres (7,043,625 sf)
Existing Zoning: A10C
Proposed Zoning: RPUD
FLU of Parcel: AG
Proposed PLU: Urban Residential
Proposed Units: 754 Units
Proposed Density: 4.39 Units/Acre
Open Space Required: 25% (44.13 Acres)
Open Space Provided: 33% (56.59 Acres)
Buffers:
North - 20' Landscape Buffer
South - WRA
East - 20' Landscape Buffer & Wetland Buffer
West - 20' Landscape Buffer

Adjacent PLU:
North - AG
South - AG
East - AG
West - AG
Adjacent Zoning:
North - A10C
South - A10C
East - A10C
West - 10C
Maximum allowable building height 35/2 Story
Perimeter Property Boundary Setbacks: 25'
Utilities, water, sewer and fire protection will be provided by City of Webster
Stormwater management will be through a system of swales and retention ponds as required.
Existing vegetation to be utilized in landscape buffers wherever possible.
*This plan is conceptual in nature and is subject to change due to engineering and other influences.



Scale 1:200

Walton Acquisitions FL, LLC

Conceptual Plan

Webster, FL



Urban & Regional Planners, Inc.
1162 CAMP AVENUE - MT. DORA, FL 32757
(352)385-1940 / FAX (352)383-4824
Project #: 1964-1
AR Key #: Q17-007, Q18-007, Q19-001, Q20-002
October 20th, 2012



CITY OF WEBSTER REZONING

LOCAL PLANNING AGENCY

October 13, 2022

CITY OF WEBSTER CITY COUNCIL

October 20, 2022

December 15, 2022

CASE NO.: R-22-010843

LANDOWNER: Walton Acquisitions FL, LLC

REPRESENTATIVE: LPG Urban & Regional Planners

REQUESTED ACTION(s): Rezone 176.5 acres MOL to RPUD (Residential Planned Unit Development) with a conceptual plan following annexation.

PARCEL NO: Q17-007; Q18-007; Q19-001; Q19-002 & Q20-002

LEGAL DESCRIPTIONS: See Attachment A

EXISTING ZONINGS: A10C and RR5C (County)

EXISTING USE: Agriculture (County)

GENERAL LOCATION: Northwest corner of E C-48 and CR 567 (Attachment B)

SURROUNDING ZONING DESIGNATIONS AND USES:

The subject property is located on the E C-48 corridor between Bevilles Corner and the City of Center Hill. The property is currently in agricultural use and has an A10C (Agriculture - county) zoning. Surrounding properties are zoned agricultural (A10C – county all sides) and rural residential (RR5C – County – west). The surrounding area is rural residential in nature.

CASE SUMMARY AND ANALYSIS:

The applicant is requesting to rezone 176.5 acres from A10C (County) to RPUD following annexation into the City of Webster. This request is concurrent with large scale comprehensive plan amendment CP-22-10843.

The conceptual plan of development (Attachment 3) provides for up to 787 single-family homes, which is a density of 4.5 units per acre. Development will be clustered to preserve wetlands and wooded areas. There will be parks and active recreational facilities such as playgrounds, pools, basketball courts, club houses, and dog parks. The concept plan provides a perimeter buffer that will incorporate wetlands, drainage ponds, and existing trees. All jurisdictional wetlands greater than one half acre are preserved. The proposed conceptual plan is consistent with the requested zoning assignment and the requested Urban Residential future land use assignment.

This application is concurrent with a future land use amendment to Urban Residential. The project will be served by City utility services. A development agreement addressing utilities and general development pattern is required prior to site plan approval. Future development of the property will be governed by the development agreement and the conceptual plan of development. These planning tools will assure the project proceeds in accordance with infrastructure improvements (water/sewer utilities, roads & drainage) and the approved project design.

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 with the following conditions:

1. Development shall generally conform to the conceptual plan approved by the City Council as part of this application.
2. The 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 potentially create off site negative impacts to residents. These adjustments include, but are not limited to the following:
 - a. Lots, internal roadways, and drainage ponds may be rearranged in compliance with State and regional agency permits.
 - b. Minor buffer and landscaping modifications.
 - c. Substitution of types of active recreation facilities and relocation of recreational facilities.
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 1
Legal Description

The NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Sec 19, Twp 21S, Rng 23E
and

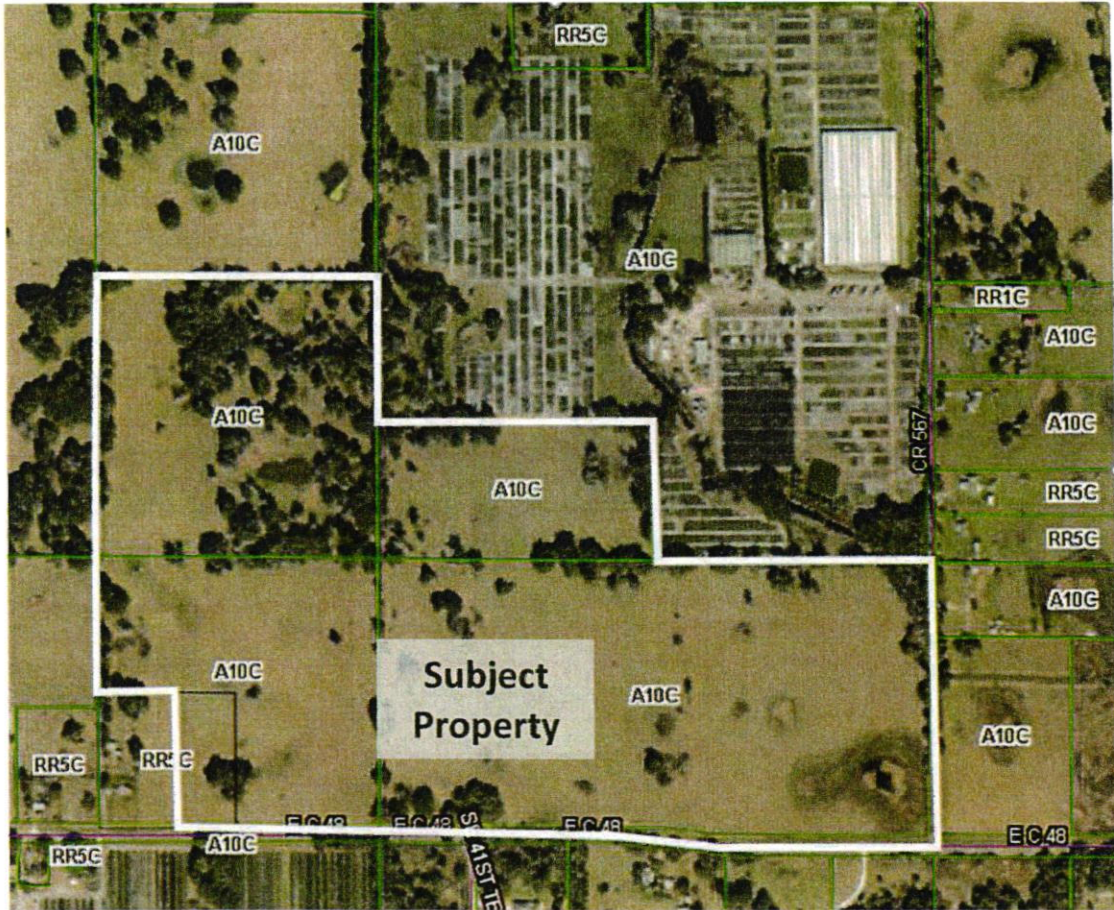
The North $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Sec 20, Twp 21S, Rng 23E
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The South $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Sec 17, Twp 21S, Rng 23E
and

The SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec 18, Twp 21S, Rng 23E

All being in Sumter County, Florida.

Attachment 2
Location and Existing Zoning Map



**Attachment 3
Conceptual Plan**

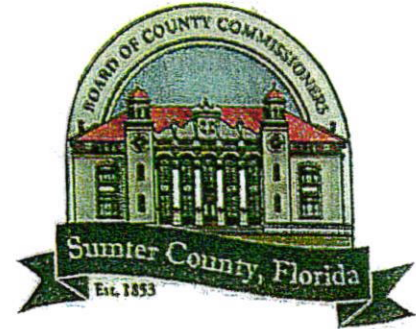
LEGEND

- 238 TH'S
- 278 (40 x 120)
- 271 (50 x 120)
- TOTAL: 787 UNITS



Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



MADDOX STUART W & LORI G TTEES
PO BOX 1025
BUSHNELL, FL 33513

September 27, 2022

To property owners whose property boundaries are within a distance of 500 feet of the outside perimeter of a property in the name of Walton Acquisitions FL LLC. This property is being considered for a large scale comprehensive plan amendment and rezoning, at a public hearing.

CASE # CP-22-10841 & R-22-010843– LPG for Walton Acquisitions FL LLC - Large scale comprehensive plan amendment on 167 acres MOL to change the future land use from Agricultural (County) to Urban Residential (Webster) and rezone the same from A10C (Agricultural-County) to RPUD (Webster) following annexation.

The property is located as follows: On the northwest corner of CR 567 and E CR 48 (see map on reverse side).

Public hearings on the proposed amendment and rezoning will be held, as follows. All hearings will be at Webster City Hall, 85 E Central Ave, Webster, FL 33597:

Local Planning Agency – Recommendation

6:00 P.M., October 13, 2022

City Council-First Reading and vote to transmit to the State

6:00 P.M., October 20, 2022

City Council – Adoption and final vote

6:00 P.M., December 15, 2022

Written comments submitted will be heard. Hearings may be continued from time to time as found necessary. Please return this form to: SUMTER COUNTY PLANNING SERVICES, 7375 Powell Road, Suite 115, Wildwood, Florida, 34785. Alternatively, comments may be emailed to susan.farnsworth@sumtercountyfl.gov. Please include case numbers on all emails. Questions should be directed to Susan Farnsworth at Planning Services at (352) 689-4400.

_____ I support the above.

_____ I have no comment on the above.

Gary Search, District 1
Vice Chairman
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Doug Gilpin, District 2
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Craig Estep, District 3
Chairman
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Garry Breeden, District 4
2nd Vice Chairman
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Oren Miller, District 5
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Bradley S. Arnold,
County Administrator
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

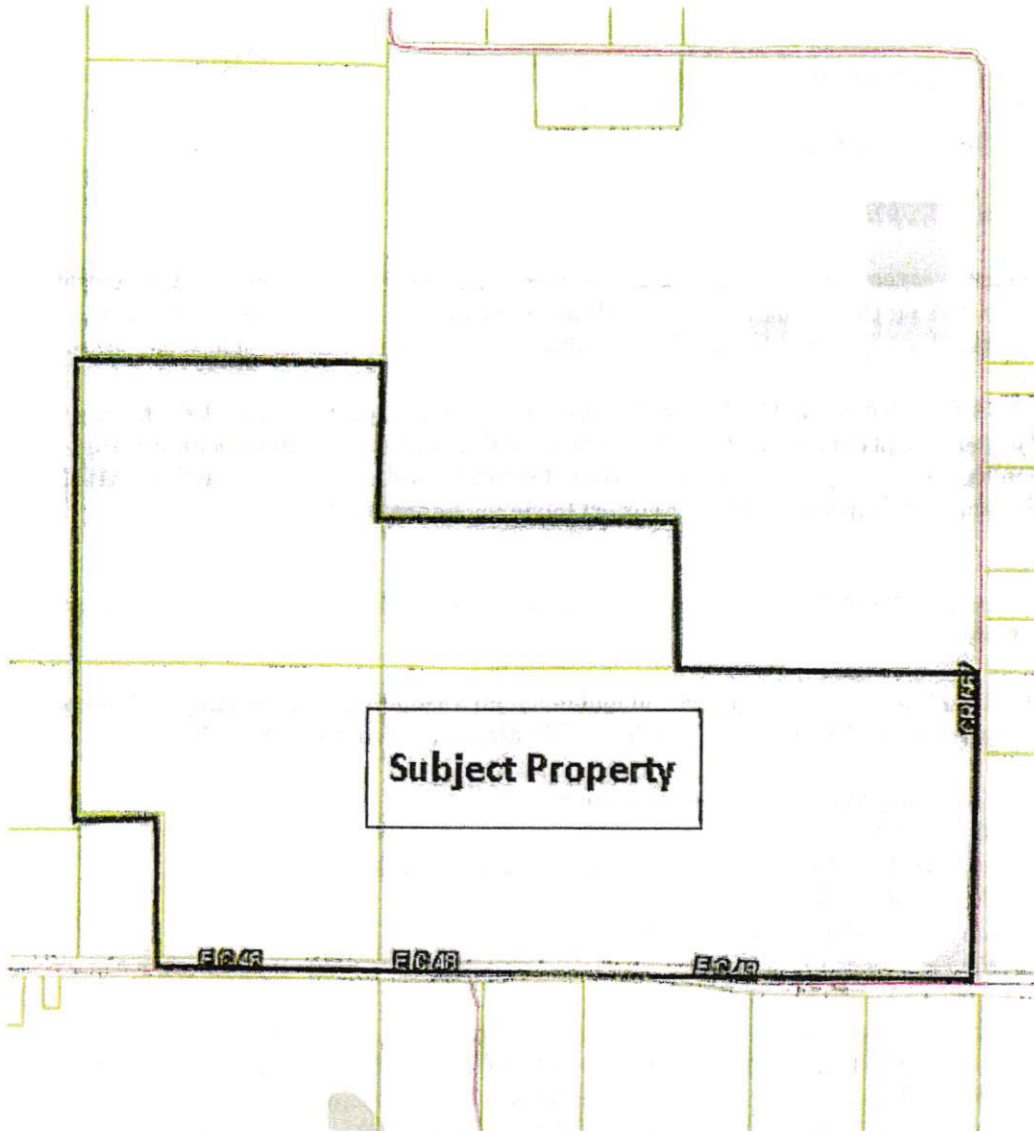
Gloria R. Hayward, Clerk & Auditor
(352) 569-6600
215 East McCollum Avenue
Bushnell, FL 33513

County Attorney
The Hogan Law Firm
Post Office Box 485
Brooksville, Florida 34605

X I do not support the above for the following reason(s): see letter attached

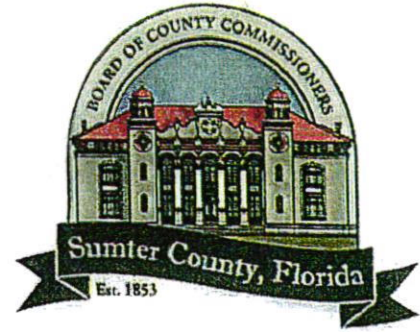
Please return comments by email, drop-off, or USPS no later than October 6, 2022
RE: CASE#s: CP-22-10841 & R-22-010843

Location Map



Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



THE MADDOX FAMILY TRUST
PO BOX 1025
BUSHNELL, FL 33513

September 27, 2022

To property owners whose property boundaries are within a distance of 500 feet of the outside perimeter of a property in the name of **Walton Acquisitions FL LLC**. This property is being considered for a large scale comprehensive plan amendment and rezoning, at a public hearing.

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_____ I support the above.

_____ I have no comment on the above.

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Bradley S. Arnold,
County Administrator
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

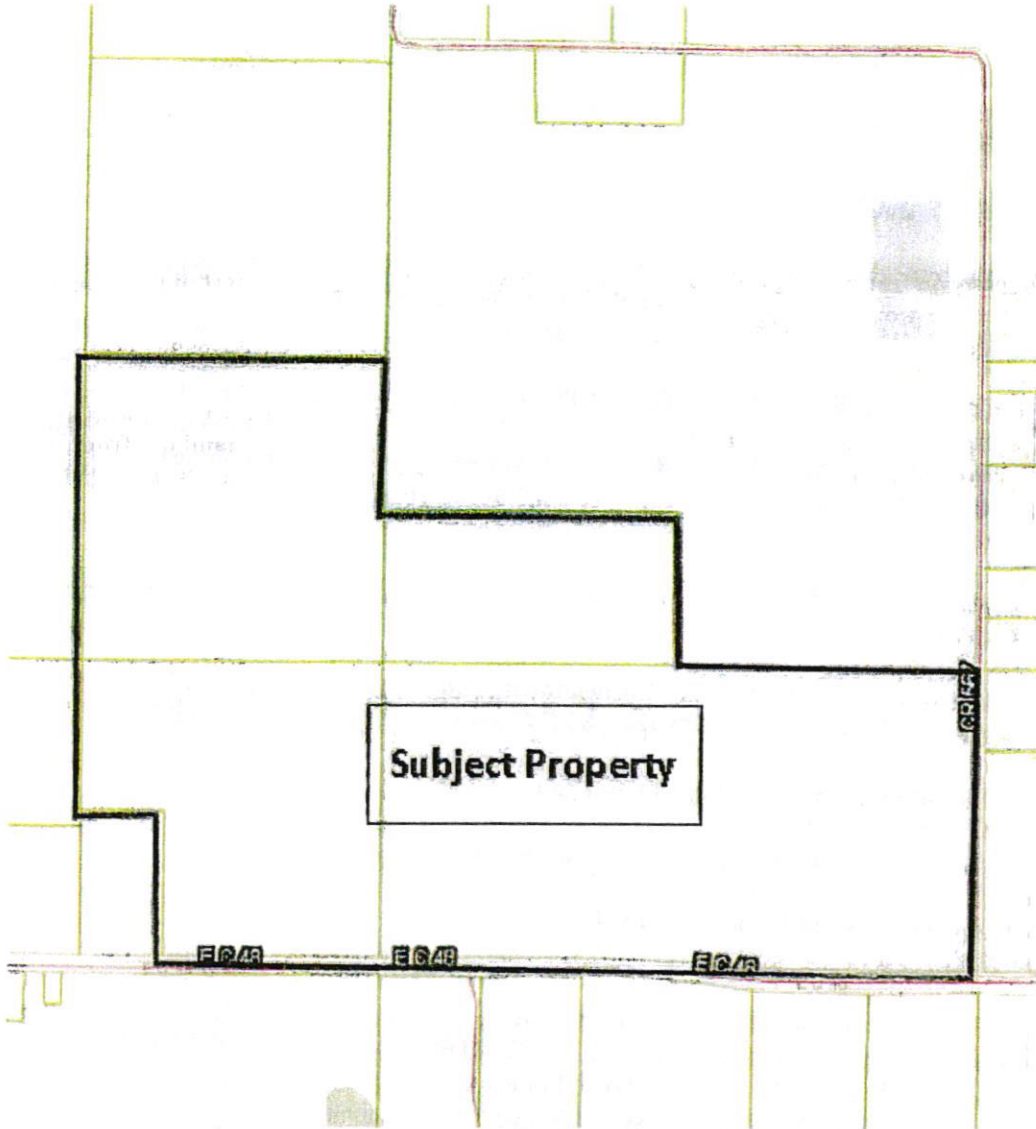
Gloria R. Hayward, Clerk & Auditor
(352) 569-6600
215 East McCollum Avenue
Bushnell, FL 33513

County Attorney
The Hogan Law Firm
Post Office Box 485
Brooksville, Florida 34605

X I do not support the above for the following reason(s): See letter Attached

Please return comments by email, drop-off, or USPS no later than October 6, 2022
RE: CASE#s: CP-22-10841 & R-22-010843

Location Map



STONEY AND LORI MADDOX

3267 SE 68th Place
Center Hill, FL 33514

October 4th, 2022

Board of County Commissioners, Webster City Council, Sumter County Planning
Services
CASE # CP-22-10841 & R-22-010843-LPG FOR Walton Acquisitions FL LLC

To Whom it May Concern:

We are responding to the notice dated 9/27/22 regarding the above referenced case. We have reviewed the executive summary related to this rezoning and comprehensive land use change also. We are not opposed to growth but would prefer that it be responsible and appropriate for the area. We would appreciate your thorough consideration of our comments because we DO NOT support the above case for the following reasons:

1. Increased traffic on already busy roadways. We own a farm, Taylor-Cade Trees, Inc. Our location is on both sides of C-48. We are already feeling the impact from development to the north. There are no turn signals at the intersection of 471 and 48 and 48 does not have turn lanes which backs traffic up. But even more concerning, our employees enter and exit both sides and must travel across 48 frequently on tractors or carts. We also have staff on the right of way frequently to maintain it. There have been both catastrophic and fatal accidents in this location. Due to our concern for the safety of our employees, we have previously requested traffic studies and a reduced speed limit in front of our farm. Those requests have been denied thus far. The best the county could do was to install a tractor warning sign. This development will only increase traffic (potentially more than the executive summary states) and thus reduce the safety of those that maintain our right of way, board school buses, and simply enter and exit their homes or farms.
2. Overcrowding of our schools. We contacted a school representative, and he said that according to DOE standards, local schools are under capacity. However, that computation is based on a square footage formula. Yet we are all aware of the massive teacher shortages that have occurred since the pandemic. So even if there is physical space, more students will place greater strain on our already stretched educators with larger class sizes and the potential for reduced quality of education. Eventually, increased capacity will lead to the need for more schools and increased taxation. If the executive summary is based on existing area demographics, we suspect the impact on our schools could be underestimated and we would like an explanation of this calculation.
3. Environmental impacts. Impervious surfaces, erosion, and runoff will increase, while water quality and overall existing habitat will detrimentally decrease. Our cattle pasture joins this property on the northwest side so flood impacts are a concern. The homes on the northeast side will be particularly concerned about

STONEY AND LORI MADDOX

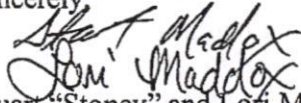
3267 SE 68th Place
Center Hill, FL 33514

flooding also. We assume that woods and wetlands (including the southeast corner) will be retained for retention and aesthetics; is that correct?

4. Community Services – We are concerned that emergency, medical, retail, childcare, restaurant, and other services are not sufficient to support this and other planned developments.
5. Rural Lifestyle Impact – This development and other planned developments will impact our rural lifestyle. Our farm and residence are both within this vicinity.

We lived in a small neighborhood in Bushnell for 28 years prior to moving to this area in 2019. We raised our children there and enjoyed living close to neighbors, schools, and retail establishments. We understand that there is a housing shortage and that young families need housing and long for neighborhoods like that one. We also understand that for businesses, schools, etc. to attract employees, there must be housing opportunities available. As previously stated, we are not opposed to growth, but this proposal (4 units per acre) is much too dense for our area and the impacts far too great; it is too much, too soon. If this passes, it will set a precedent for other developments. We appreciate your consideration of our concerns.

Sincerely



Stuart "Stoney" and Lori Maddox, Trustees
The Maddox Family Trust

Valorie Rutzebeck
4950 CR 567
Center Hill, FL 33514
10/04/2022

Board of County Commissioners, Webster City Council, Sumter County Planning Services
Sumter County, Florida
CASE # CP-22-10841 & R-22-010843 (LPG for Walton Acquisitions FL LLC)

Dear Board of County Commissioners, Webster City Council, Sumter County Planning Services:

I am responding in acknowledgment of the letter received on 10/01/2022 about **CASE # CP-22-10841 & R-22-010843** (LPG for Walton Acquisitions FL LLC). With a response deadline of 10/06/22, it will be difficult to address all of the concerns adequately as I am not in support of the change of future land use and rezoning from A10 to Urban Residential (6 dwelling units/acre).

As land and homeowner on CR 567, my family and neighbors would be directly affected by this drastic land use change. For those of you that have not been on CR 567 (aka Fortune Teller's Road), you are missing out on one of the most scenic roads in Sumter County, with canopies of 100-year-old oaks lining the drive. Rural life is not for everyone but for us that is what we wanted and the reason we built here.

Initial concerns that arise include:

1. The density – why a drastic land use change? We are not opposed to growth but to growth that is appropriate and responsible. An estimated increase of 2,125 people per their executive summary; however, I believe this is the minimum number if this is aimed at first-time home buyers.

In reviewing figure 5 of the executive summary, I find it hard to conclude that urban residential is appropriate, surrounded by agricultural land use.

2. Webster has recently approved the development of 328 units near the Webster Elementary school; while I am aware there is not a determined development date, there is a possibility that both developments could begin close to the same time and in fluxing the city with an estimated 3012 (2,125 + 887) population increase, tripling the current population.
3. Development impact –
 - a) how much buildable/usable land is on this property?

b) water drainage for low areas (most concerning the southeast corner @ 567/48 and how that will affect water flow to surrounding properties?

This county was fortunate to sustain little damage from the recent hurricane Ian, however, past storms have subjected this county to flooding. The executive summary notes flood plain mitigation and wetland delineation that would be required, as I have concerns about filling in the low areas of the property, especially the southeast border, on CR 567 and CR 48. But also about the permeability of the soil. According to the Soil Survey for Sumter County, Ft. Green and Paisley are poorly drained, slowly permeable soils.

c) entry access and traffic – according to the executive summary trip generation analysis traffic will be increased. This is a major increase = 6,695 daily trips, onto an already busy roadway.

d) substantial water deficit of 227,000 gallons per day, even with the renewal request of 154,350 gallons per day

Wastewater analysis does not appear accurate on the executive summary – the summary shows no deficit, but when calculated I get a negative

current capacity: 175,000 gallons per day

proposed demand: 210,000 gallons per day (2,125 x 100 gpd = 212,500)

-35,000 gallons per day (-0.035 mpgd)

4. Community Infrastructure –

a) School system – are the local schools able to facilitate the increase of the estimated students? Not sure how 787 family units only amount to an increase of 276 students; that's not even 1 child per family. I am sure there is a specific calculation used to obtain that estimation, but I don't find this to be an accurate increase representation of the number of school-age children

b) Childcare – While I understand this is not something that a City provides, childcare is needed for most families to secure stable employment and income. Sumter County is currently lacking in childcare availability as is and to my knowledge, Webster currently has 1 childcare center. Families are told that waiting lists are over a year long.

c) Emergency Medical/Fire Rescue/Sherriff's Office – will these first responders be appropriately staffed to handle the additional Webster residents? What effect will a population double/triple have on these services?

d) What are the plans to support (employment, retail, transportation) this population increase?

As a community health nurse, I work with families in Sumter County and frequently encounter a lack of community resources to meet their needs. Families are struggling to make ends meet; when the population doubles/triples, where will these families turn for support?

Is the county/city sufficiently able to offer emergency preparedness (shelters, sandbags, etc.) and disaster management to an additional 2125 (minimum) residents?

We know that growth is inevitable, and we are not opposed to growth when it comes reasonably and responsibly. I ask that you don't make a decision based on the executive summary but physically view this property and consider the surrounding environment. The decision on how this property is zoned will set a precedent for future surrounding developments.

In conversation with others in the community, they convey a defeated attitude, like the "deals already been made" and why waste their time writing or attending meetings. However, I have to have faith that as elected officials, your decisions will be made ethically and with the wishes of your current constituents and surrounding residents in mind.

Surrounding Residents,

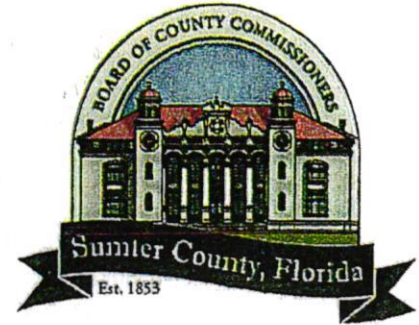
Valorie Rutzebeck 4950 CR 567 Center Hill, FL 33514
Rein Rutzebeck

Valorie and Rein Rutzebeck

~~Amelina Proza~~ Amelina Proza - 5420 CR 567 Center Hill, FL 33514
~~Ken Golby~~ Ken Golby 4942 CR 567 Center Hill, FL 33514
~~Nestor Rodriguez~~ Nestor Rodriguez 4806 CR 567 Center Hill, FL 33514
~~Rolando Rodriguez~~ Rolando Rodriguez 4806 CR 567
Eneida Rodriguez Eneida Rodriguez 7321 SE 4th Ter Center Hill, FL 33514
Flavio Rodriguez Flavio Rodriguez 7321 SE 4th Ter Center Hill, FL 33514
Laura Hester Laura Hester 4858 CR 567, Center Hill, FL 33514
James (Hill) 4858 CR 567, Center Hill, FL 33514
Jeremy Hester Jeremy Hester 4858 CR 567 Center Hill, FL 33514

Board of County Commissioners Sumter County, Florida

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Website: <http://sumtercountyfl.gov>



RODRIGUEZ FLAVIO & ENEIDA & RE
PO BOX 1982
BUSHNELL, FL 33513

September 27, 2022

To property owners whose property boundaries are within a distance of **500 feet** of the outside perimeter of a property in the name of **Walton Acquisitions FL LLC**. This property is being considered for a large scale comprehensive plan amendment and rezoning, at a public hearing.

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_____ I support the above.

_____ I have no comment on the above.

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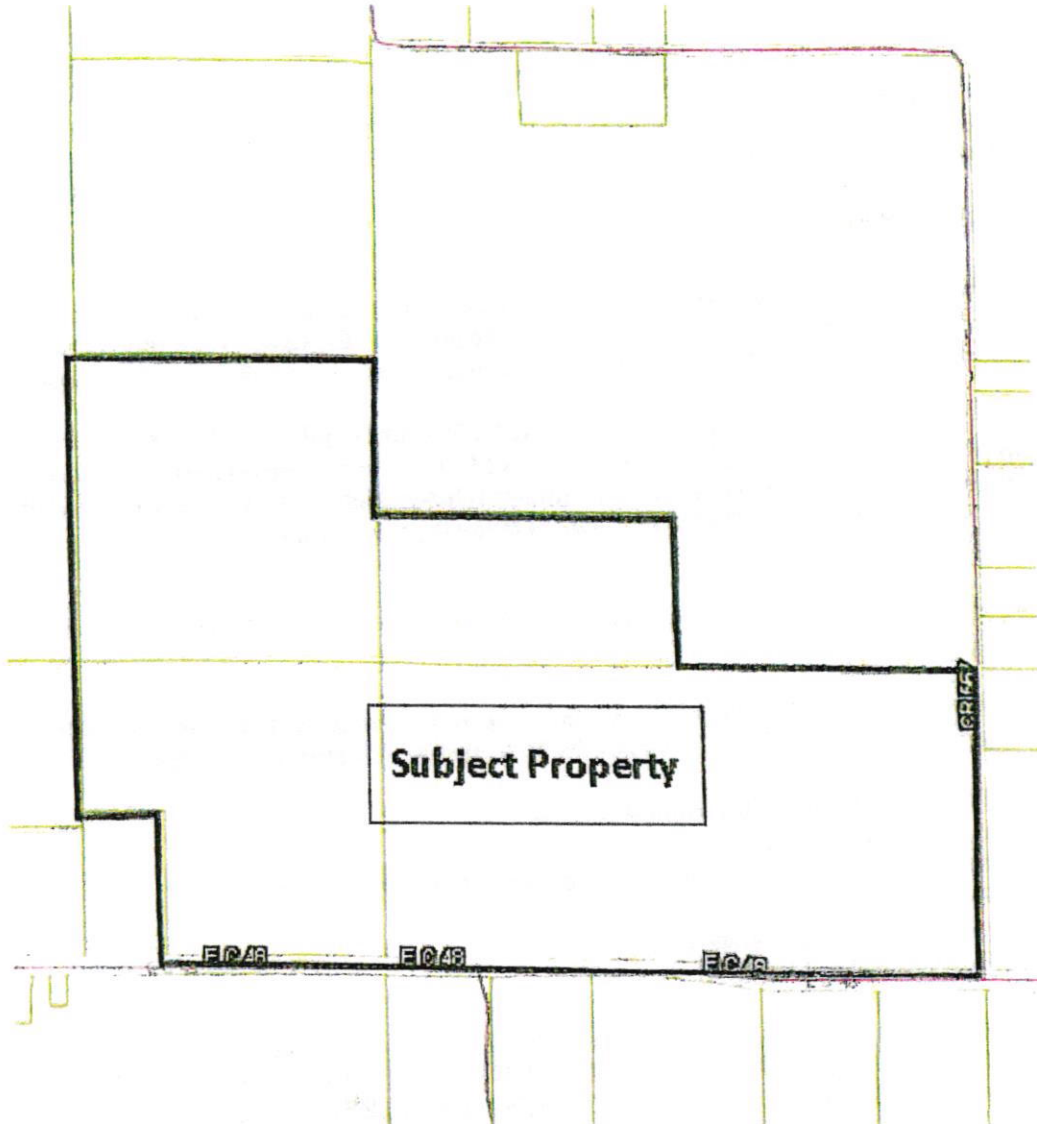
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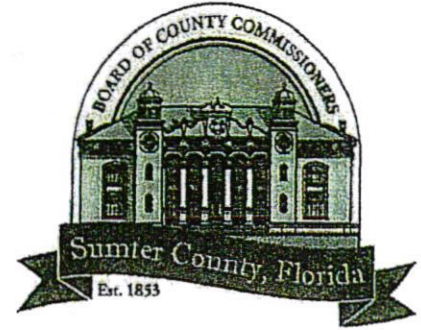
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Please return comments by email, drop-off, or USPS no later than October 6, 2022
RE: CASE#: CP-22-10841 & R-22-010843

Location Map



Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
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GOLBY KENNETH (LE)
4942 CR 567
CENTER HILL, FL 33514

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SEPT 05 2022

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215 East McCollum Avenue
Bushnell, FL 33513

County Attorney
The Hogan Law Firm
Post Office Box 485
Brooksville, Florida 34605

X I do not support the above for the following reason(s): This planned RPUD Does Not belong in an A-10 Area as this. This area consists of mostly

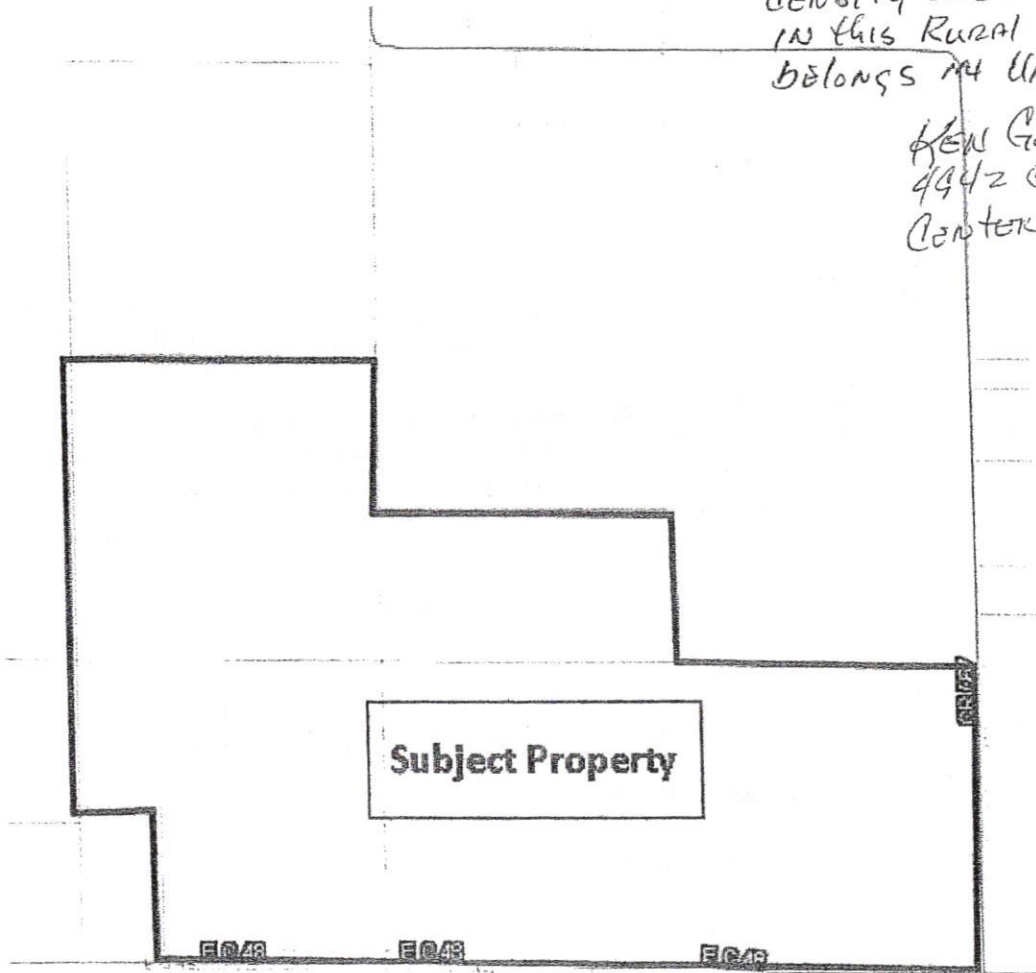
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Plant Nurseries and
folks on acreage here
are here because it
is rural!

Location Map

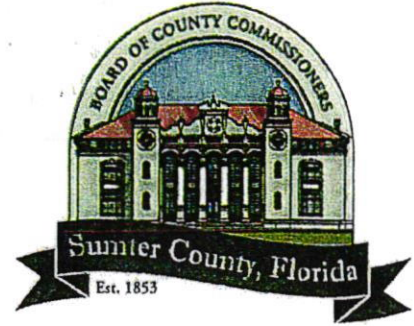
Development of this
density does not belong
in this rural area, it
belongs in urban areas

Ken Golby
4442 CR 567
Center Hill



Board of County Commissioners Sumter County, Florida

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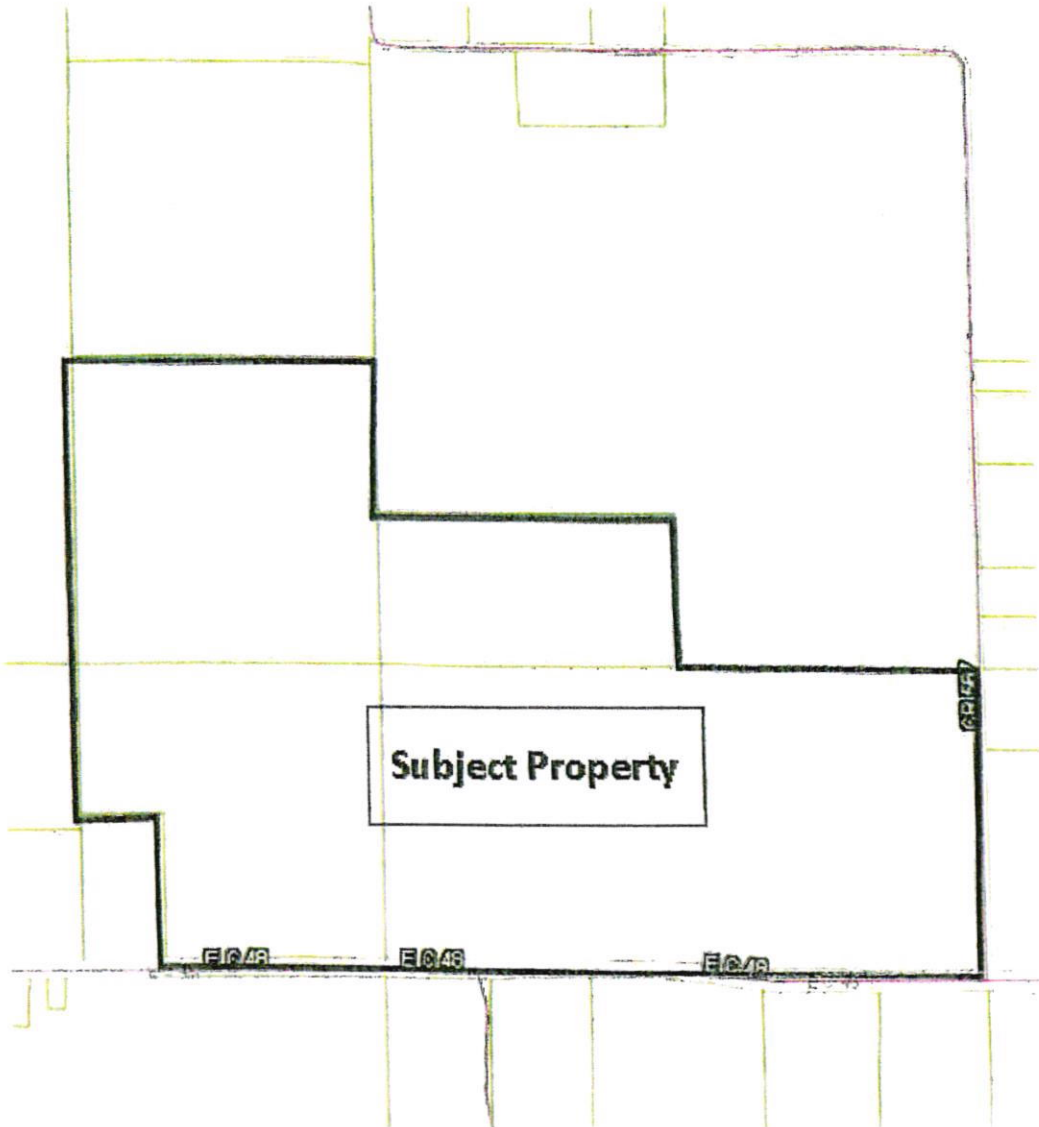
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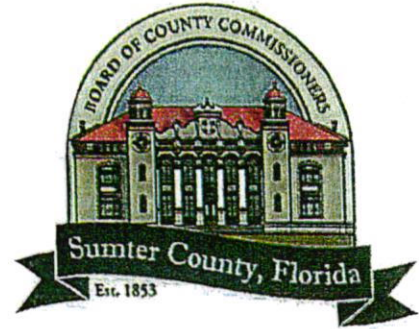
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MADDOX STUART W & LORI G TTEES
PO BOX 1025
BUSHNELL, FL 33513

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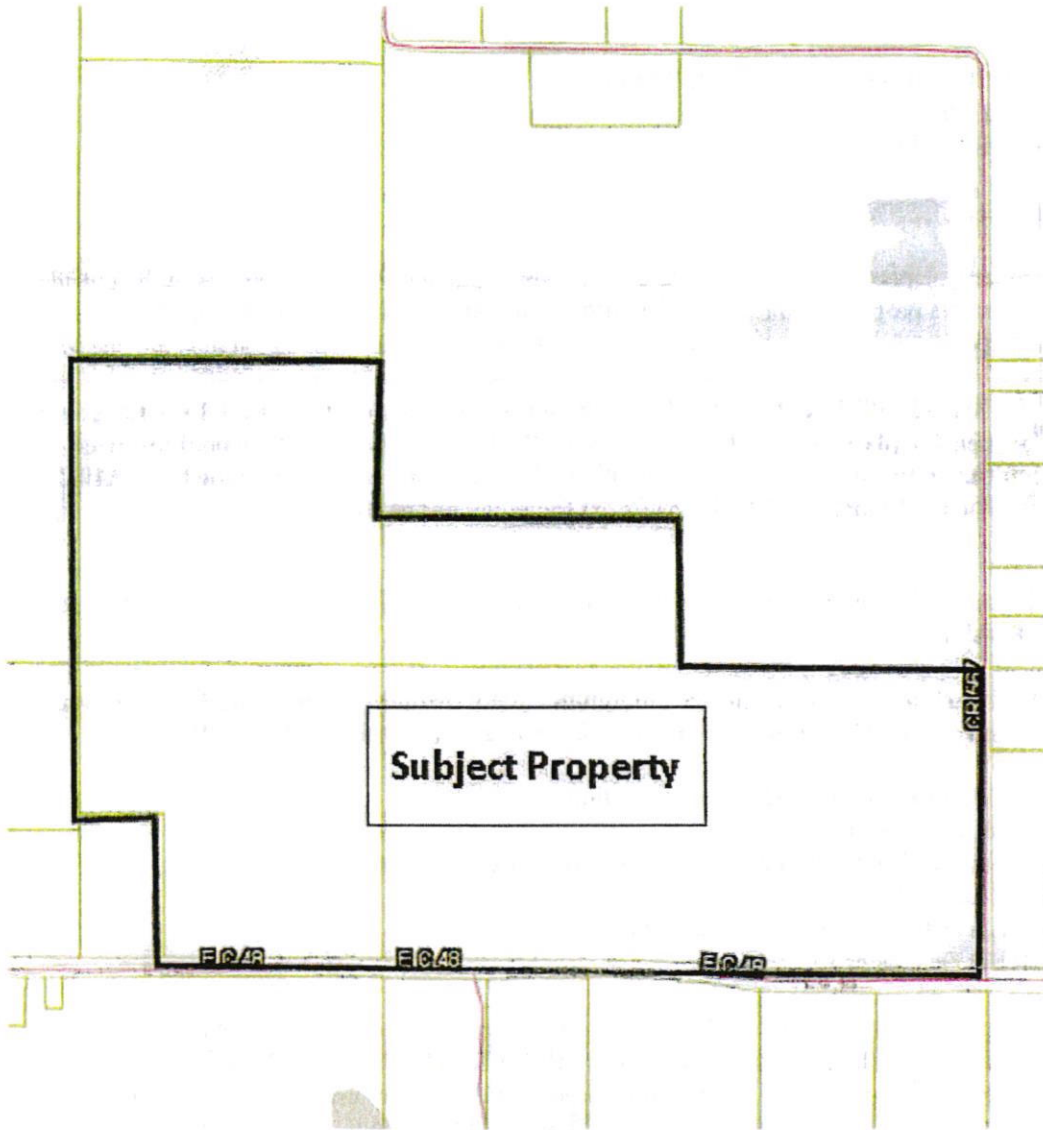
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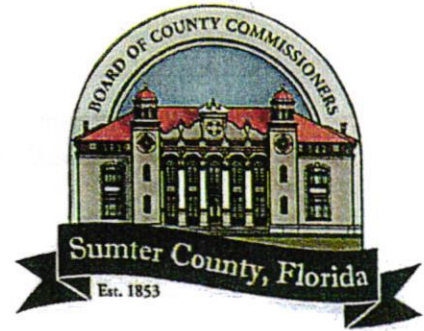
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THE MADDOX FAMILY TRUST
PO BOX 1025
BUSHNELL, FL 33513

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RE: CASE#s: **CP-22-10841 & R-22-010843**

Location Map



STONEY AND LORI MADDOX

3267 SE 68th Place
Center Hill, FL 33514

October 4th, 2022

Board of County Commissioners, Webster City Council, Sumter County Planning
Services
CASE # CP-22-10841 & R-22-010843-LPG FOR Walton Acquisitions FL LLC

To Whom it May Concern:

We are responding to the notice dated 9/27/22 regarding the above referenced case. We have reviewed the executive summary related to this rezoning and comprehensive land use change also. We are not opposed to growth but would prefer that it be responsible and appropriate for the area. We would appreciate your thorough consideration of our comments because we DO NOT support the above case for the following reasons:

1. Increased traffic on already busy roadways. We own a farm, Taylor-Cade Trees, Inc. Our location is on both sides of C-48. We are already feeling the impact from development to the north. There are no turn signals at the intersection of 471 and 48 and 48 does not have turn lanes which backs traffic up. But even more concerning, our employees enter and exit both sides and must travel across 48 frequently on tractors or carts. We also have staff on the right of way frequently to maintain it. There have been both catastrophic and fatal accidents in this location. Due to our concern for the safety of our employees, we have previously requested traffic studies and a reduced speed limit in front of our farm. Those requests have been denied thus far. The best the county could do was to install a tractor warning sign. This development will only increase traffic (potentially more than the executive summary states) and thus reduce the safety of those that maintain our right of way, board school buses, and simply enter and exit their homes or farms.
2. Overcrowding of our schools. We contacted a school representative, and he said that according to DOE standards, local schools are under capacity. However, that computation is based on a square footage formula. Yet we are all aware of the massive teacher shortages that have occurred since the pandemic. So even if there is physical space, more students will place greater strain on our already stretched educators with larger class sizes and the potential for reduced quality of education. Eventually, increased capacity will lead to the need for more schools and increased taxation. If the executive summary is based on existing area demographics, we suspect the impact on our schools could be underestimated and we would like an explanation of this calculation.
3. Environmental impacts. Impervious surfaces, erosion, and runoff will increase, while water quality and overall existing habitat will detrimentally decrease. Our cattle pasture joins this property on the northwest side so flood impacts are a concern. The homes on the northeast side will be particularly concerned about

STONEY AND LORI MADDOX

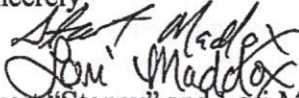
3267 SE 68th Place
Center Hill, FL 33514

flooding also. We assume that woods and wetlands (including the southeast corner) will be retained for retention and aesthetics; is that correct?

4. Community Services – We are concerned that emergency, medical, retail, childcare, restaurant, and other services are not sufficient to support this and other planned developments.
5. Rural Lifestyle Impact – This development and other planned developments will impact our rural lifestyle. Our farm and residence are both within this vicinity.

We lived in a small neighborhood in Bushnell for 28 years prior to moving to this area in 2019. We raised our children there and enjoyed living close to neighbors, schools, and retail establishments. We understand that there is a housing shortage and that young families need housing and long for neighborhoods like that one. We also understand that for businesses, schools, etc. to attract employees, there must be housing opportunities available. As previously stated, we are not opposed to growth, but this proposal (4 units per acre) is much too dense for our area and the impacts far too great; it is too much, too soon. If this passes, it will set a precedent for other developments. We appreciate your consideration of our concerns.

Sincerely



Stuart "Stoney" and Lori Maddox, Ttees
The Maddox Family Trust

Valorie Rutzebeck
4950 CR 567
Center Hill, FL 33514
10/04/2022

Board of County Commissioners, Webster City Council, Sumter County Planning Services
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 - a) how much buildable/usable land is on this property?

b) water drainage for low areas (most concerning the southeast corner @ 567/48 and how that will affect water flow to surrounding properties?

This county was fortunate to sustain little damage from the recent hurricane Ian, however, past storms have subjected this county to flooding. The executive summary notes flood plain mitigation and wetland delineation that would be required, as I have concerns about filling in the low areas of the property, especially the southeast border, on CR 567 and CR 48. But also about the permeability of the soil. According to the Soil Survey for Sumter County, Ft. Green and Paisley are poorly drained, slowly permeable soils.

c) entry access and traffic – according to the executive summary trip generation analysis traffic will be increased. This is a major increase = 6,695 daily trips, onto an already busy roadway.

d) substantial water deficit of 227,000 gallons per day, even with the renewal request of 154,350 gallons per day

Wastewater analysis does not appear accurate on the executive summary – the summary shows no deficit, but when calculated I get a negative

current capacity:	175,000 gallons per day
proposed demand:	210,000 gallons per day (2,125 x 100 gpd = 212,500)
	-35,000 gallons per day (-0.035 mpgd)

4. Community Infrastructure –

a) School system – are the local schools able to facilitate the increase of the estimated students? Not sure how 787 family units only amount to an increase of 276 students; that's not even 1 child per family. I am sure there is a specific calculation used to obtain that estimation, but I don't find this to be an accurate increase representation of the number of school-age children

b) Childcare – While I understand this is not something that a City provides, childcare is needed for most families to secure stable employment and income. Sumter County is currently lacking in childcare availability as is and to my knowledge, Webster currently has 1 childcare center. Families are told that waiting lists are over a year long.

c) Emergency Medical/Fire Rescue/Sherriff's Office – will these first responders be appropriately staffed to handle the additional Webster residents? What effect will a population double/triple have on these services?

d) What are the plans to support (employment, retail, transportation) this population increase?

As a community health nurse, I work with families in Sumter County and frequently encounter a lack of community resources to meet their needs. Families are struggling to make ends meet; when the population doubles/triples, where will these families turn for support?

Is the county/city sufficiently able to offer emergency preparedness (shelters, sandbags, etc.) and disaster management to an additional 2125 (minimum) residents?

We know that growth is inevitable, and we are not opposed to growth when it comes reasonably and responsibly. I ask that you don't make a decision based on the executive summary but physically view this property and consider the surrounding environment. The decision on how this property is zoned will set a precedent for future surrounding developments.

In conversation with others in the community, they convey a defeated attitude, like the "deals already been made" and why waste their time writing or attending meetings. However, I have to have faith that as elected officials, your decisions will be made ethically and with the wishes of your current constituents and surrounding residents in mind.

Surrounding Residents,

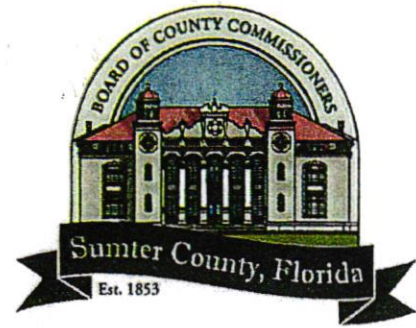
Valorie Rutzebeck 4950 CR 567 Center Hill, FL 33514
Rein Rutzebeck

Valorie and Rein Rutzebeck

- ~~Paulina Proza - 5420 CR 567 Center Hill, FL 33514~~
- ~~Ken Golby 4942 CR 567 Center Hill, FL 33514~~
- ~~Nestor Rodriguez 4806 CR 567 Center Hill, FL 33514~~
- ~~Blanca Rodriguez 4806 CR 567~~
- ~~Enaida Rodriguez 7321 SE 4th Ter Center Hill, FL 33514~~
- ~~F. Rodriguez Flavio Rodriguez 7321 SE 4th Ter Center Hill, FL 33514~~
- ~~Laura Hester 4858 CR 567, Center Hill, FL 33514~~
- ~~James (A.H.) 4858 CR 567, Center Hill, FL 33514~~
- ~~Jeremy Hester 4858 CR 567 Center Hill, FL 33514~~

Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



RODRIGUEZ FLAVIO & ENEIDA & RE
PO BOX 1982
BUSHNELL, FL 33513

September 27, 2022

To property owners whose property boundaries are within a distance of **500 feet** of the outside perimeter of a property in the name of **Walton Acquisitions FL LLC**. This property is being considered for a large scale comprehensive plan amendment and rezoning, at a public hearing.

CASE # CP-22-10841 & R-22-010843– LPG for Walton Acquisitions FL LLC - Large scale comprehensive plan amendment on 167 acres MOL to change the future land use from Agricultural(County) to Urban Residential (Webster) and rezone the same from A10C (Agricultural-County) to RPUD (Webster) following annexation.

The property is located as follows: On the northwest corner of CR 567 and E CR 48 (see map on reverse side).

Public hearings on the proposed amendment and rezoning will be held, as follows. All hearings will be at Webster City Hall, 85 E Central Ave, Webster, FL 33597:

Local Planning Agency – Recommendation

6:00 P.M., October 13, 2022

City Council-First Reading and vote to transmit to the State

6:00 P.M., October 20, 2022

City Council – Adoption and final vote

6:00 P.M., December 15, 2022

Written comments submitted will be heard. Hearings may be continued from time to time as found necessary. Please return this form to: **SUMTER COUNTY PLANNING SERVICES, 7375 Powell Road, Suite 115, Wildwood, Florida, 34785**. Alternatively, comments may be emailed to susan.farnsworth@sumtercountyfl.gov. Please include case numbers on all emails. Questions should be directed to Susan Farnsworth at Planning Services at (352) 689-4400.

_____ I support the above.

_____ I have no comment on the above.

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Vice Chairman
(352) 689-4400
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Wildwood, FL 34785

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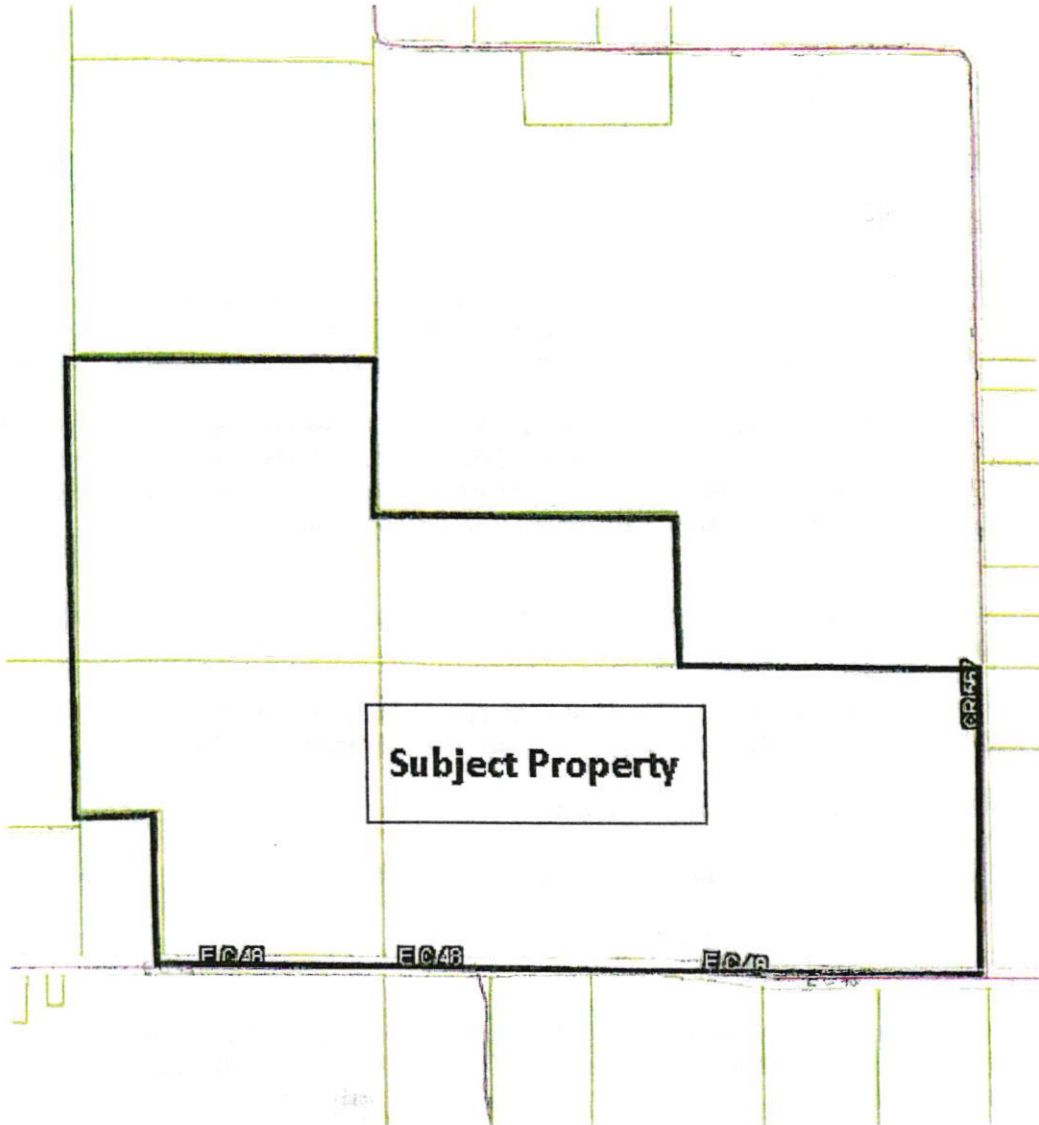
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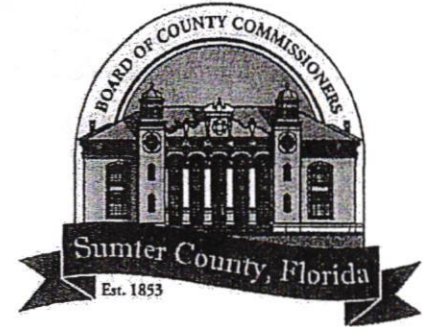
✓ I do not support the above for the following reason(s): environmental impacts, loss of habitat for native wildlife, potential sinkholes, disruption of water supply and reduced water quality, increased traffic, disrupt our rural way of life
Please return comments by email, drop-off, or USPS no later than October 6, 2022
RE: CASE#: CP-22-10841 & R-22-010843

Location Map



Board of County Commissioners Sumter County, Florida

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GOLBY KENNETH (LE)
4942 CR 567
CENTER HILL, FL 33514

September 27, 2022

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Bushnell, FL 33513

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Brooksville, Florida 34605

X I do not support the above for the following reason(s): This planned RPUD Does Not belong in an A-10 Area as this. This area consists of mostly

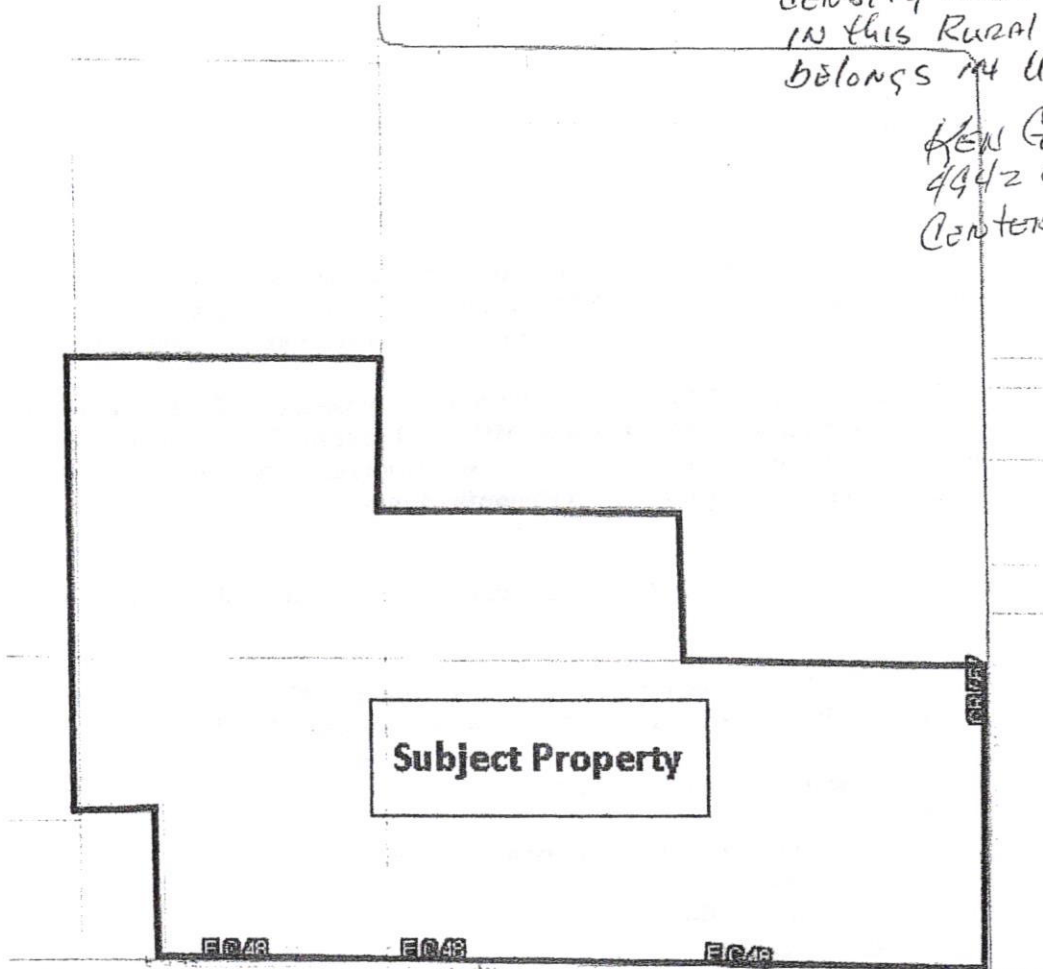
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RE: CASE#s: **CP-22-10841 & R-22-010843**

Plant Nurseries and
folks on acreage here
are here because it
is rural!

Location Map

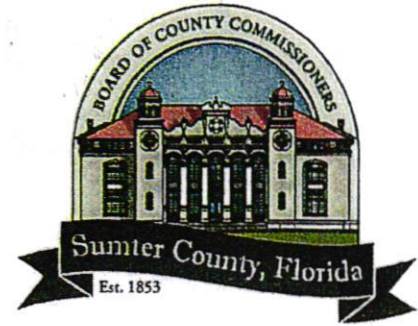
Development of this
density does not belong
in this rural area, it
belongs in urban areas

Ken Golby
4442 CR 567
Center Hill



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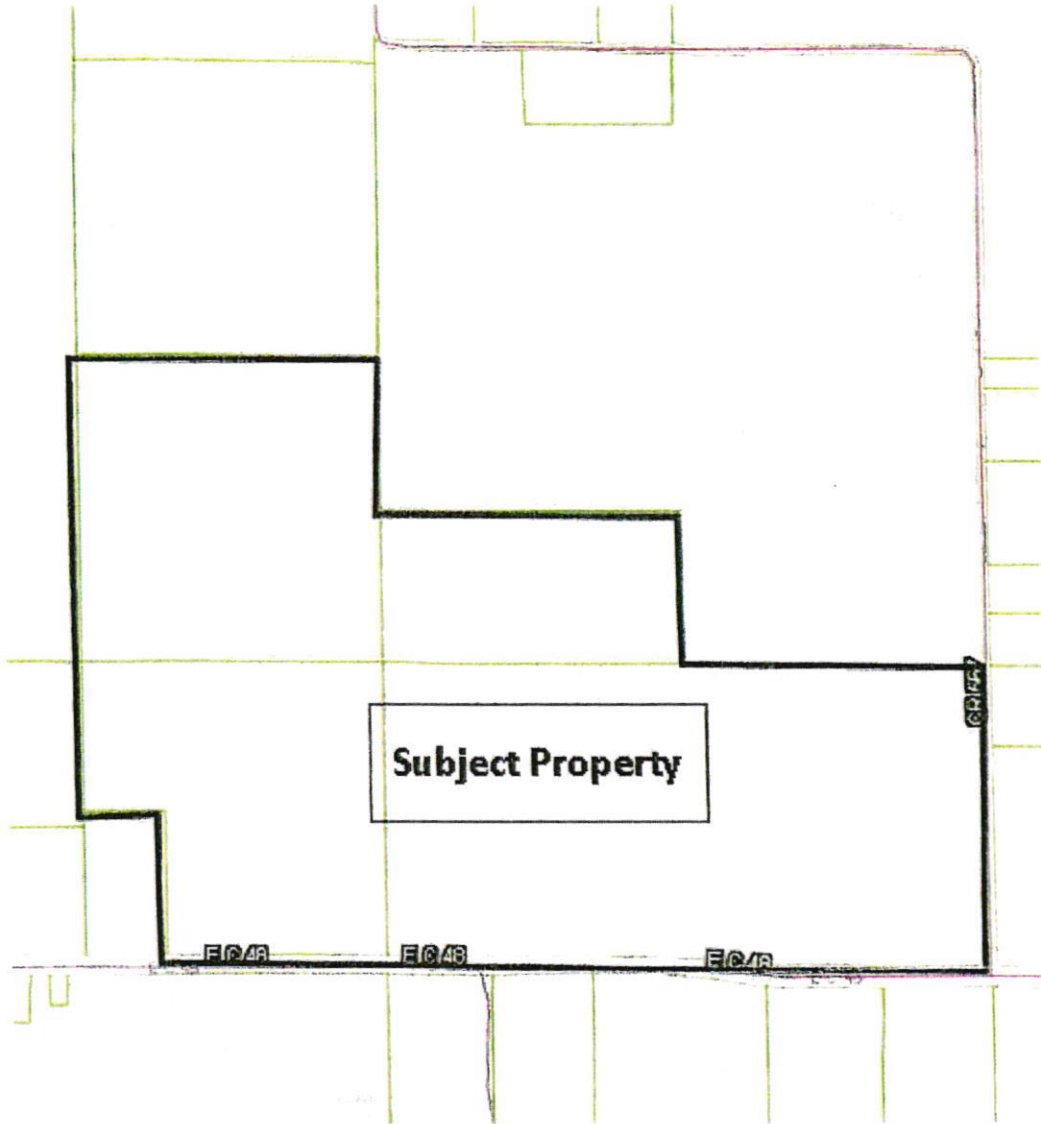
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RE: CASE#: CP-22-10841 & R-22-010843

Location Map



CITY OF WEBSTER

85 East Central Ave
Webster, FL 33597
(352) 793-2073



INTEREST FORM FOR PLANNING AND ZONING BOARD

Name: Jonathan Davis

Address: _____

Phone: _____

Why are you interested in serving on the Planning and Zoning Board for the City:

To preserve our city's heritage and welcome
in new growth with a reserved and metered
approach.

What would your goals be if selected to serve in this capacity for the city?

To be judicious in zoning and planning
decisions for the community.

CITY OF WEBSTER

85 East Central Ave
Webster, FL 33597
(352) 793-2073



INTEREST FORM FOR PLANNING AND ZONING BOARD

Name: Sandra G. McClanahan

Address: _____

Phone: _____

Why are you interested in serving on the Planning and Zoning Board for the City:

I want to be more helpful, and more involved in the life story of my hometown. I was born here in 1961, and I love Webster very much. My plan has always been to live here for the rest of my life.

I am proud to be a part of Webster's history, and want, also, to be a part of Webster's future.

What would your goals be if selected to serve in this capacity for the city?

I have served on many committees throughout my career, as well as setting up Collaborative Groups among my students, in order to accomplish certain goals. I understand how important it is for each member of a committee to do their job, and to pull their own weight.

Once I am apprised of my duties and responsibilities on this committee, I will do my best to fulfill them, so that the committee can offer the best and wisest recommendations possible to the Council.