

ORDINANCE NO. 2022-16

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA PROVIDING FOR THE REZONING OF REAL PROPERTY TOTALING 276.7 ACRES, MORE OR LESS, IN SIZE (TAX PARCEL IDENTIFICATION NUMBERS S12-013; S12-014; S12-015; S12-016) WITHIN THE CITY LIMITS (MAP OF PROPERTY ATTACHED) TO RESIDENTIAL PLANNED UNIT DEVELOPMENT ZONING DISTRICT; PROVIDING FOR THE TAKING OF IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR THE ADOPTION OF A MAP BY REFERENCE; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

WHEREAS, Robert W. Batsel, Jr. applied to the City of Webster, pursuant to the controlling provisions of State law and the Code of Ordinances of the City of Webster, to have the subject property rezoned from A10C (Agricultural - County) to the RPUD (Residential Planned Unit Development-Webster);and

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

implemented by City staff, all actions relating to the rezoning action set forth herein in accordance with the requirements and procedures mandated by State law.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF WEBSTER, FLORIDA:

SECTION 1. LEGISLATIVE FINDINGS AND INTENT.

(a). The City Council of the City of Webster hereby adopts and incorporates into this Ordinance the City staff report and City Council agenda memorandum relating to the application relating to the proposed rezoning of the subject property as well as the recitals (whereas clauses) to this Ordinance.

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

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

SECTION 2. REZONING OF REAL PROPERTY/IMPLEMENTING ACTIONS.

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

(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 2022-15 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

Parcel A: (S12-013)

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

Parcel B: (S12-014)

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

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

Parcel C: (S12-015)

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

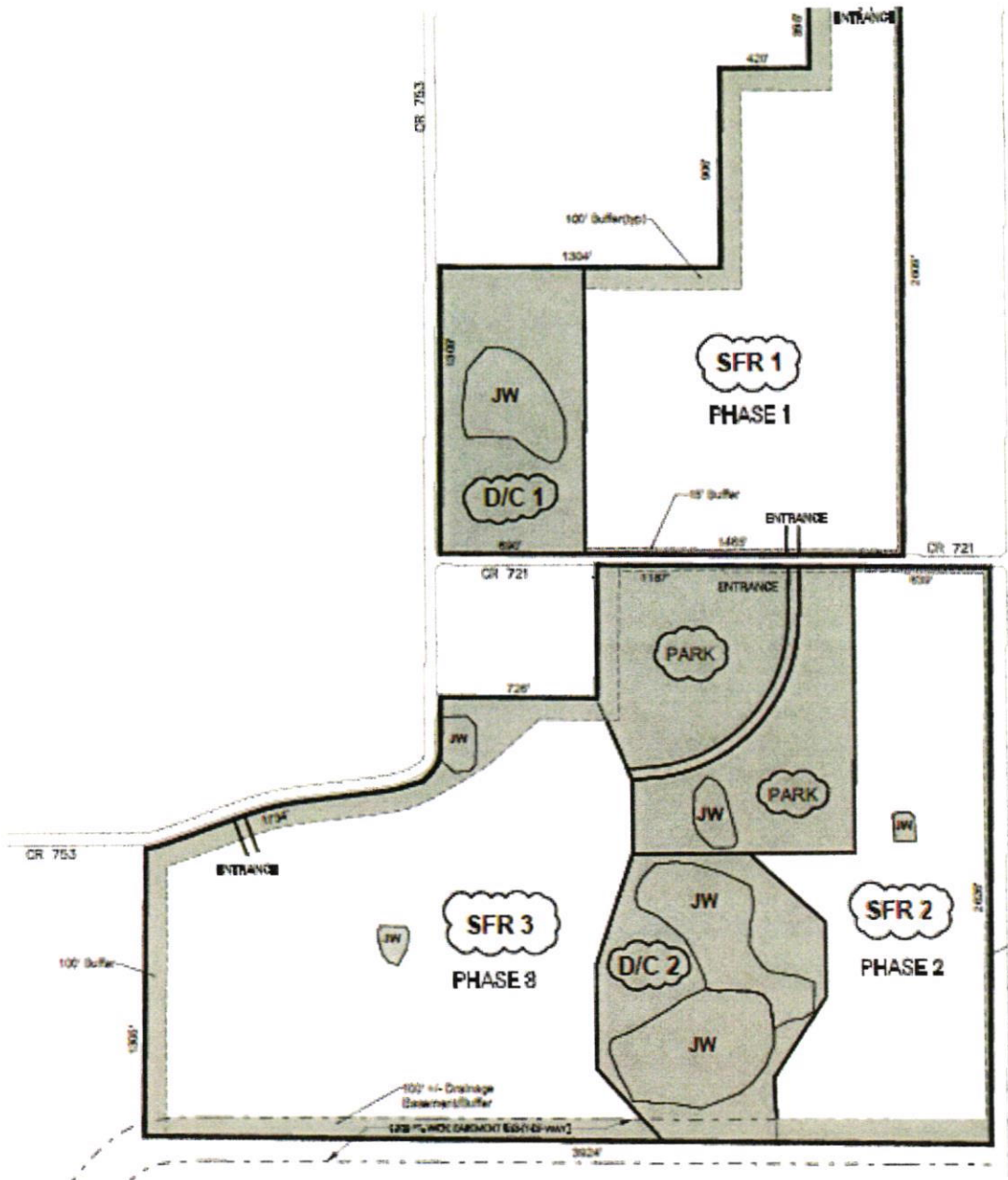
Parcel D: (S12-016)

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

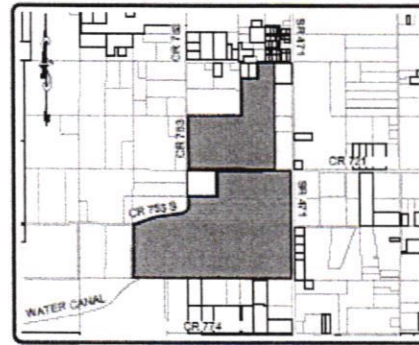
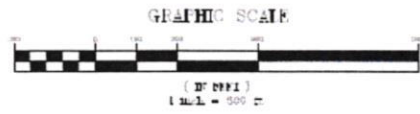
thence N00°36'15"E along the Easterly boundary of said lands a distance of 395.00 feet to a point that is 25 feet from measured at right angles to the North line of said Section 12, thence S89°27'53"E parallel to said North line a distance of 425.95 feet to the POINT OF BEGINNING.

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

Attachment B Conceptual Plan



Attachment B
Page 2



LOCATION MAP
SCALE: 1" = 2000'
STATE COUNTY, FLORIDA
SECTION 12, TOWNSHIP 22 SOUTH, RANGE 22 EAST

LEGEND:

SFR = SINGLE FAMILY RESIDENTIAL

D/C = DRAINAGE/CONSERVATION

JW = JURISDICTIONAL WETLANDS (TO BE PRESERVED)

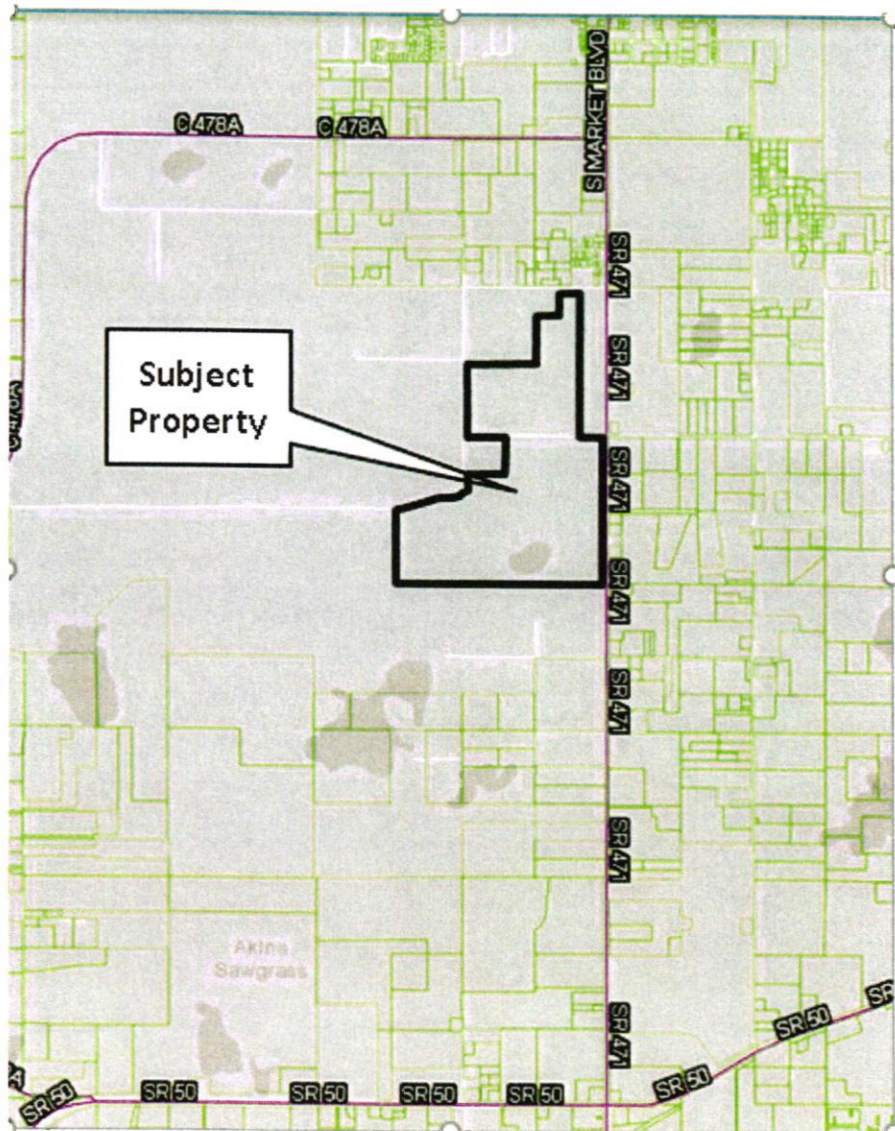
PARK = MULTI-USE PARK

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

Attachment C
Conditions of Approval

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

Map
General Location



Farnsworth, Sue

From: noreply@civicplus.com
Sent: Tuesday, September 13, 2022 5:01 PM
To: @Planning
Subject: Online Form Submittal: Land Use Amendment and/or Rezoning Application

Land Use Amendment and/or Rezoning Application

Please select all that apply: Rezoning, Land Use Amendment (50 acres or more)

(Section Break)

Applicant Information:

Name of Property Owner(s):	Webster Associates Development, LLC
Address:	11649 145th Street, Jamaica, NY 11436
Owner Phone:	(352) 579-1290
Email:	Field not completed.
Name of Agent:	New Strategy Holdings, LLC c/o Robert W. Batsel, Jr.
Address:	Gooding & Batsel, PLLC, 1531 SE 36th Avenue, Ocala, Florida 34471
Agent Phone:	(352) 579-1290
Email:	rbatsel@lawyersocala.com

(Section Break)

Property Information:

Legal Description of the property (lengthy descriptions may be attached):	Please see attached Exhibit "A"
Street Address:	11612 CR 753, Webster, Florida 33597
Parcel #	S12-013; S12-014; S12-015; S12-016
Current Use:	Vacant Land

Current Future Land Use: Agriculture (City/County)

Current Zoning: A10C

Requested Future Land Use: Urban Residential

Requested Zoning: PUD

Acreage requested: 276.7

Reason for the request: On behalf of the owner's authorized agent, Dawson Ransome of New Strategy Holdings, LLC, we respectfully submit our Application(s) for Comprehensive Plan and Rezoning more particularly described herein. As you will see, we have revised our Conceptual Plan to reduce density and address community concerns raised in connection with our previous application. Following this application, we will provide a preliminary traffic impact assessment and Developer's Agreement. Applicable fees will be paid by my client under separate cover. I appreciate your attention and look forward to discussing this project with you soon.

Best regards,

Rob Batsel

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)
-

Please combine your document into one file before uploading them.

[New Combined File - New Strategy Application Supporting Materials.pdf](#)

All properties for which applications require public hearings before the PZSM or commission shall be posted by the applicant with plaques furnished by the director.

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

By typing my name below under penalties of

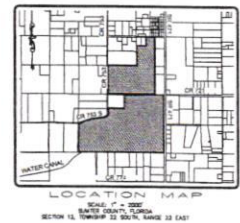
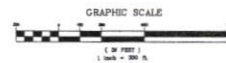
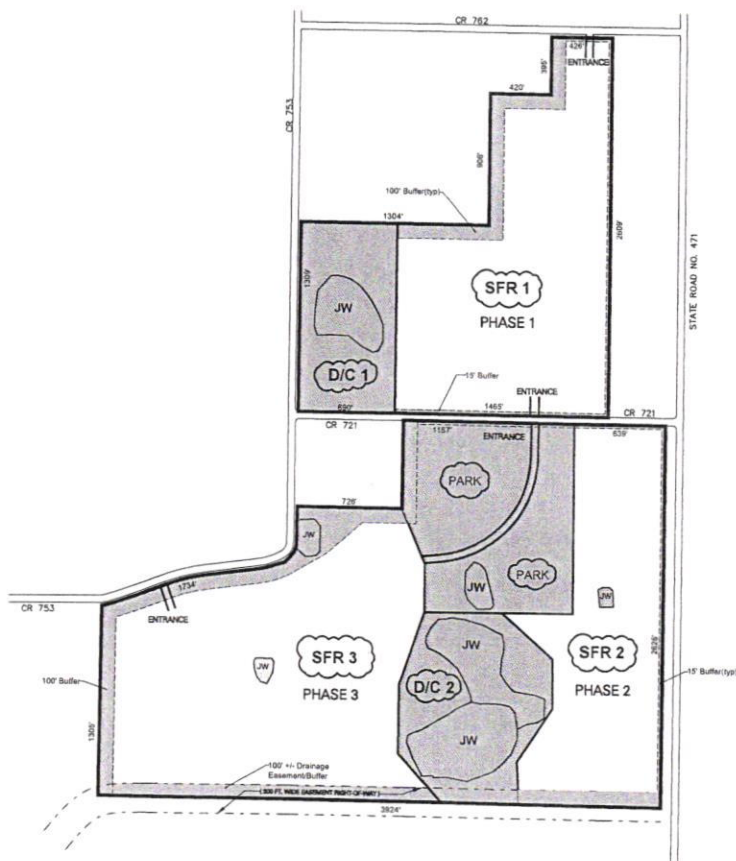
Robert W. Batsel, Jr.

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

A public hearing before the Planning Zoning Special Master (PZSM) will be scheduled once the application is found to be complete.

- We will let you know the location and time of the hearing.
 - Your appearance or authorized representative is required at this hearing.
 - Failure for you or your authorized representative's attendance will cause your application to be handled in accordance with the policy adopted in the Sumter County Land Development Code.
 - Minor Special Use Permits are decided by the PZSM.
 - Conditions of approval may be assigned to assure compatibility with the neighborhood.
 - Hearings may be postponed by the PZSM at his/her discretion.
-

Email not displaying correctly? [View it in your browser.](#)



LEGEND:
 SFR = SINGLE FAMILY RESIDENTIAL
 D/C = DRAINAGE/CONSERVATION
 JW = JURISDICTIONAL WETLANDS (TO BE PRESERVED)
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NODE	AREA (Acres)	PERCENT	YIELD (Units)	UNITS (Per Acre)	LOT WIDTH (Typ.)	LENGTH (Typ.)
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D/C 1	20.1	7.3%	N/A	N/A	N/A	N/A
D/C 2	26.0	9.4%	N/A	N/A	N/A	N/A
PARK	33.8	12.2%	N/A	N/A	N/A	N/A
TOTAL	276.7	100%	553	2		

- NOTES:
- THIS PLAN IS FOR GENERAL PLANNING PURPOSES. DESIGNATED AREAS AND NET YIELDS PER PHASE MAY VARY AFTER FINAL DESIGN.
 - DISTANCES ARE APPROXIMATE. UPDATED SURVEYS WILL BE USED FOR FINAL DESIGN.

CONCEPT PLAN

Sheet No. 1 of 1

CITY OF WEBSTER REZONING

LOCAL PLANNING AGENCY

October 13, 2022

CITY OF WEBSTER CITY COUNCIL

October 20, 2022

December 15, 2022

CASE NO.: R-22-009409

AGENT: Robert W. Batsel, Jr. Esq. for New Strategy Holdings, LLC

LAND OWNER: Webster Associates Development LLC

REQUESTED ACTION: Rezone 276.7 acres MOL from A10C (County) to RPUD (City) and adopt a conceptual plan of development, concurrent with CP-22-09408

PARCEL NUMBERS: S12-016, S12-013, S12-014 & S12-015

LEGAL DESCRIPTION: See Attachment 1

EXISTING ZONING: A10C (County)

EXISTING USE: Vacant

FUTURE LAND USE: Agriculture (County)

PARCEL SIZE: 276.7 acres MOL

GENERAL LOCATION: Located on the west side of SR 471 (Attachment 2)

SURROUNDING ZONING DESIGNATIONS AND USES:

The subject property is located in an agricultural and rural residential area along SR 471. Parcels surrounding the property are in the unincorporated County and bear zoning assignments of A10C, RR5/RR5C, and RR1/RR1C. One parcel fronting on SR 471 is zoned CH (Heavy Commercial). The property is one half mile from public facilities including a library, fire station, and public elementary school. Webster commercial

district is less than one mile north of the subject site. The surrounding area is rural and residential in nature.

CASE SUMMARY AND ANALYSIS:

The applicant is requesting to rezone 276.7 acres from A10C (County) to RPUD (City) following annexation into the City of Webster. This request is concurrent with large scale comprehensive plan amendment CP-22-09408.

The conceptual plan of development (Attachment 3) provides for up to 553 single-family residential homes which is a density of two units per acre. Development will be clustered around two parks in three phases. The concept plan provides a 100-foot buffer between the proposed development and adjacent homesites. Jurisdictional wetlands are to be preserved. The proposed conceptual plan is consistent with the requested zoning assignment and the requested Rural Residential future land use assignment.

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

Attachment 1
Legal Description

Parcel A: (S12-013)

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

Parcel B: (S12-014)

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Parcel C: (S12-015)

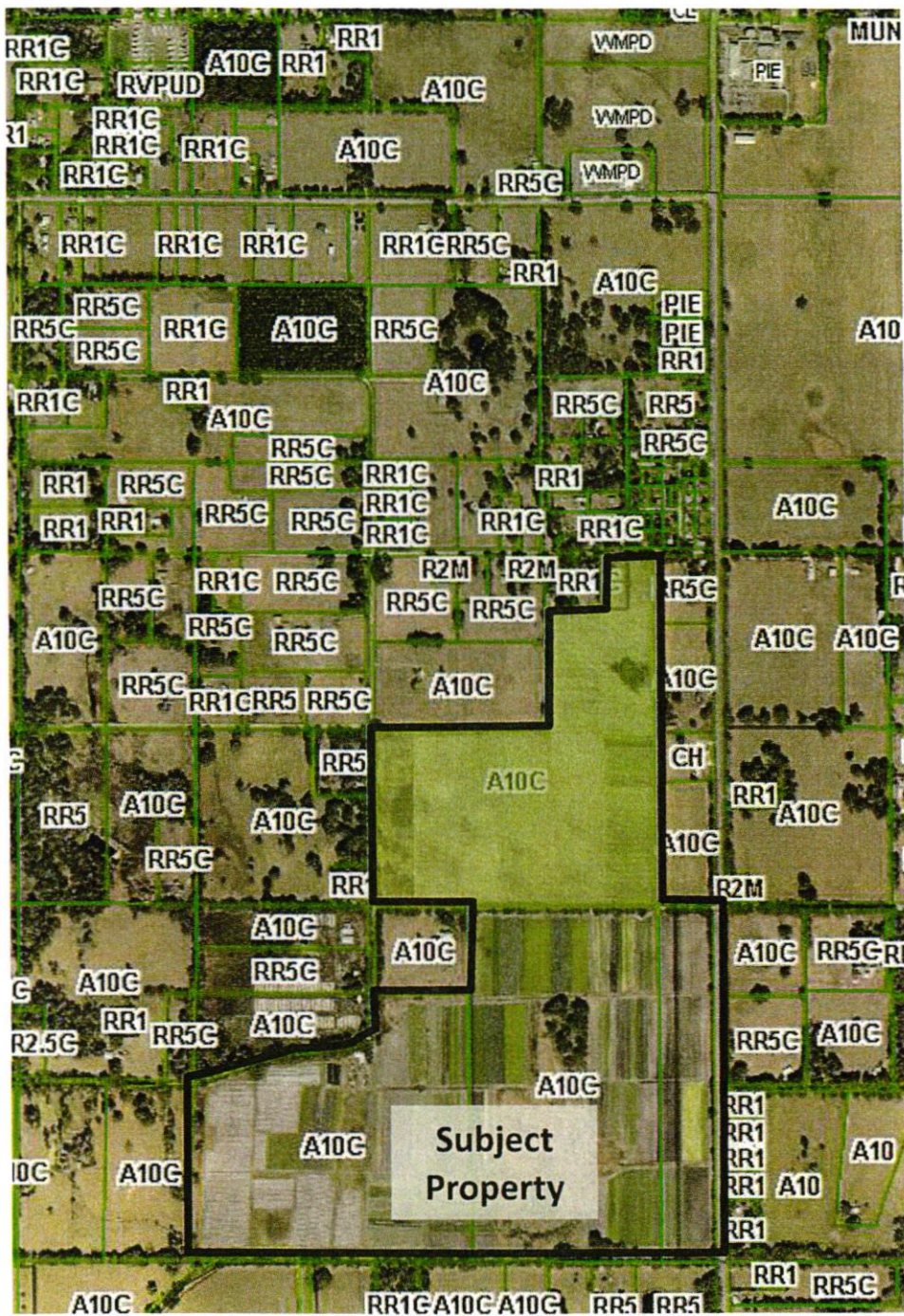
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Parcel D: (S12-016)

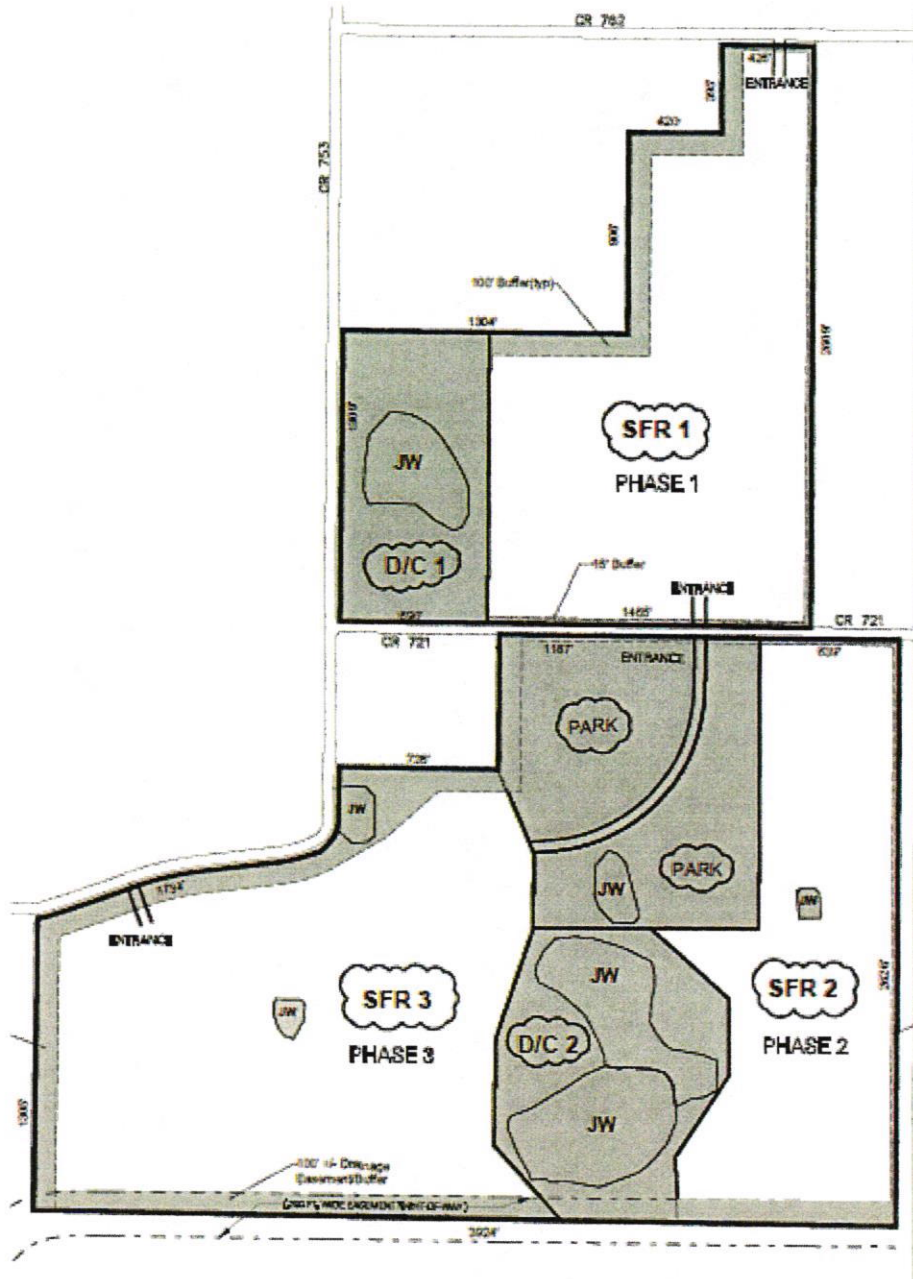
Commence at the Northeast corner of Section 12, Township 22 South, Range 22 East, Sumter County, Florida; thence N89°27'53"W along the North line of said Section 12 a distance of 472.20 feet; thence S00°36'15"W a distance a distance of 25 feet to the POINT OF BEGINNING; thence continue S00°36'15"W a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

Attachment 2

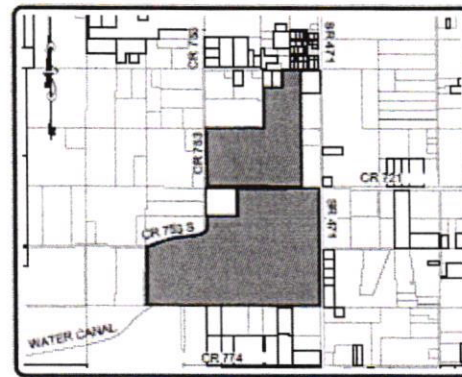
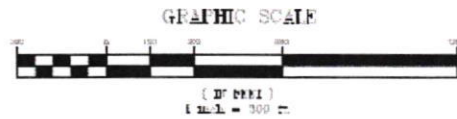
Location and Existing Zoning Map



Attachment 3 Conceptual Plan



Attachment 3
Page 2



LOCATION MAP

SCALE: 1" = 2000'
SANTA CLAY COUNTY, FLORIDA
SECTION 12, TOWNSHIP 22 SOUTH, RANGE 22 EAST

LEGEND:

SFR = SINGLE FAMILY RESIDENTIAL

D/C = DRAINAGE/CONSERVATION

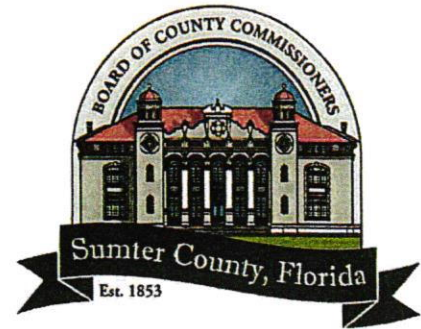
JW = JURISDICTIONAL WETLANDS (TO BE PRESERVED)

PARK = MULTI-USE PARK

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

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>



September 27, 2022

BABCOCK DAYTON W & JOAN M(2/3)
1399 CR 753
WEBSTER, FL 33597

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

CASE # CP-22-09408 & R-22-009409– Robert W. Batsel Jr. for New Strategy Holdings, LLC - Large scale comprehensive plan amendment on 276.7 acres MOL to change the future land use from Agricultural(County) to Rural Residential (Webster) and rezone the same from A10C (Agricultural-County) to RPUD (Webster) following annexation.

The revised request reduces the number of residential units and revises the conceptual master plan of development.

The property is located as follows: On the west side of SR 471 (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.

OCT 01 2022

_____ I support 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

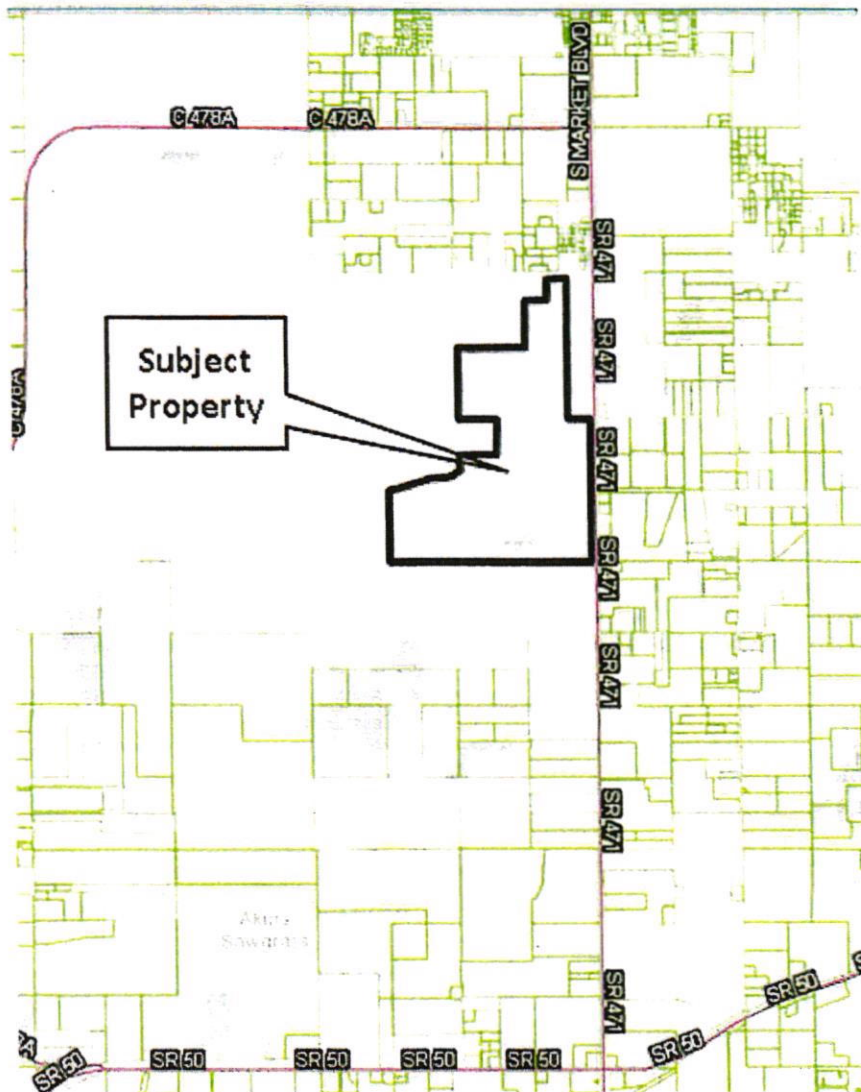
I have no comment on the above.

I do not support the above for the following reason(s): _____

Please return comments by email, drop-off, or USPS no later than **October 6, 2022**

RE: CASE#s: **CP-22-09408 & R-22-009409**

Location Map



Farnsworth, Sue

From: tammyg floridata.net <tammyg@floridata.net>
Sent: Tuesday, October 04, 2022 10:34 PM
To: Farnsworth, Sue
Cc: tammyg floridata.net; Jeff Wernli
Subject: Case #CP-22-09408 R-22-009409

Importance: High

Ms. Farnsworth I do not support the proposed comprehensive plan amendment on 276.7 acres to change the future land use from Agricultural (County) to Rural Residential (Webster), and rezone the same from A10C (Ag County) to RPUD (Webster) following annexation.

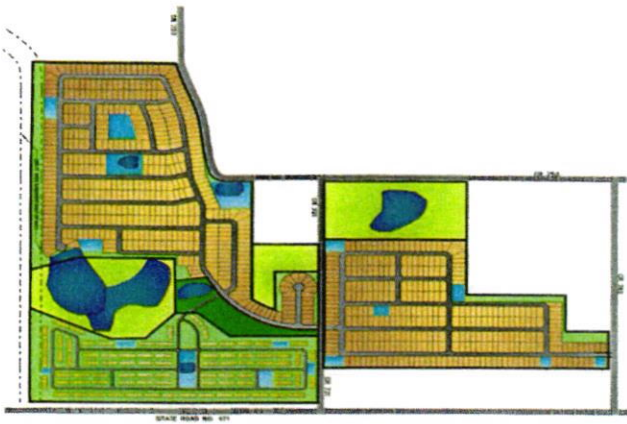
In a phone conversation I had with Mr. Dawson Ransome of New Strategy Holdings when they were presenting their initial project to the City Commission, he stated that they would not develop the land unless there was a high volume of homes as it wouldn't be profitable for the company. New Strategy Holdings has previously tried to pass a high-density subdivision on this tract and all of their other Florida projects are high density developments. A simple check of their website illustrates the volume of homes in the developments they build. They don't do rural residential.

According to the screenshot below taken from [New Strategy Holdings – Land Development & Acquisitions](#), their Webster 471 development is intended to have 600 home sites on 276 acres = .46 acres per homesite – and that does not include open spaces. How does this qualify as rural residential?

Rural residential is defined as: The residential agriculture zone applies to properties designated on the zoning map which are suitable for very low-density residential use and limited agricultural activities and contribute to maintaining the city's rural and small-town character and small-scale agricultural activities. Minimum lot area: two acres

This project is in no way 'very low density residential use which contributes to the city's rural and small town character'. This developer does not care about the best interest of the City of Webster, its residents or controlled growth. It is only interested in the best interest of New Strategy Holdings. This project must be denied.

Tammy Gail
Webster, FL



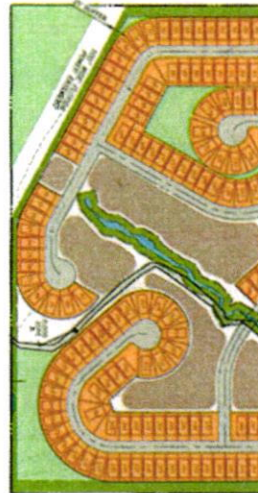
Webster 471

Over 600 lots

Mixed SFR and TH's

Webster Florida.

Estimated in 2024

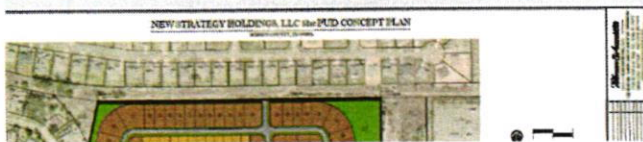


Cortez Blv

Broo

Over 30

Comin



Farnsworth, Sue

From: Suzanne S <wagdog47@gmail.com>
Sent: Thursday, October 06, 2022 4:23 PM
To: Farnsworth, Sue
Subject: Case # CP-22-09408 & R-22-009409

RE New Strategy Holdings

Dear Ms Farnsworth,

We do not support the zoning change to Urban Residential. We feel there should be a buffer zoning to Agricultural lands. The amount of traffic created by this development is also a concern.

Rural Residential zoning would be more acceptable to us .

We do appreciate the 100 ft buffer that was added to both sides of our property . Especially since we have cattle that can be dangerous with newborn calves.

Webster would not be required to extend wastewater lines to Rural Residential lots here and have it available for the new annexations north of the city.

Robert D and Suzanne P Sippey
11163 CR 753
Webster, FL 33597

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>



September 27, 2022

COLBURN LOIS D & DANIEL M MILL
11418 CR 753
WEBSTER, FL 33597

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The revised request reduces the number of residential units and revises the conceptual master plan of development.

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_____ I support the above.

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

Doug Gilpin, District 2
(352) 689-4400
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(352) 569-6600
215 East McCollum Avenue
Bushnell, FL 33513

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

I have no comment on the above.

☒ I do not support the above for the following reason(s): *Very Wet area!! Water drainage issues. Already have major flooding in Florida happening now.*

Please return comments by email, drop-off, or USPS no later than **October 6, 2022**

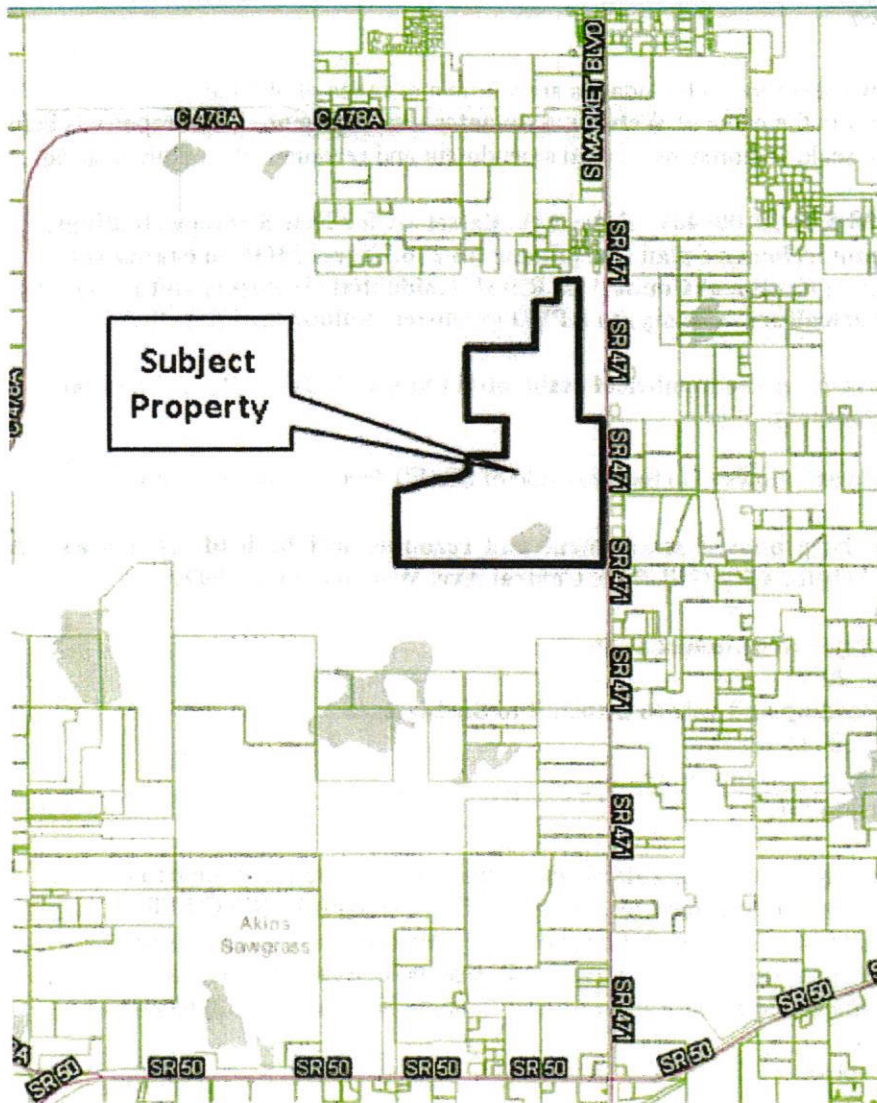
RE: CASE#s: **CP-22-09408 & R-22-009409**

Location Map

10/5/22

Lois Colburn

Daniel M. Miller



ORDINANCE NO. 2022-17

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 NINE ACRES (TAX PARCEL IDENTIFICATION NUMBER Q19-017), AND DESCRIBED IN THIS ORDINANCE FROM THE AGRICULTURE AND INDUSTRIAL LAND USE DESIGNATIONS (COUNTY) TO THE INDUSTRIAL FUTURE LAND USE DESIGNATION (CITY); 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, Sorry Dog, LLC, whose mailing address is 26407 Cortez Blvd, Brooksville, FL (Tax Parcel Identification Number Q19-017), is the owner of the property which is the subject of this Ordinance; and

WHEREAS, the real property, totaling nine (9) acres MOL in size, is located on east side of SR 471 (Attachment A); and

WHEREAS, Lance Lowery is listed as the authorized person for Sorry Dog LLC by Florida Division of Corporations; and

WHEREAS, Lance Lowery applied to the City of Webster, for annexation into the City and requested Industrial Future Land Use assignment; and

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) and Industrial (County) land use designation to the Industrial land use designation regarding the real property which is the

subject of this Ordinance as set forth herein (Attachment B).

(b). The property which is the subject of this *Comprehensive Plan* amendment is as described as follows:

NW 1/4 OF NW 1/4 OF SW ¼ OF SEC 19, TWP 21S, RNG 23E.

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 small scale *Comprehensive Plan* amendment set forth herein shall not become effective, in accordance with Section 163.3187(5)(c), 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 small 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

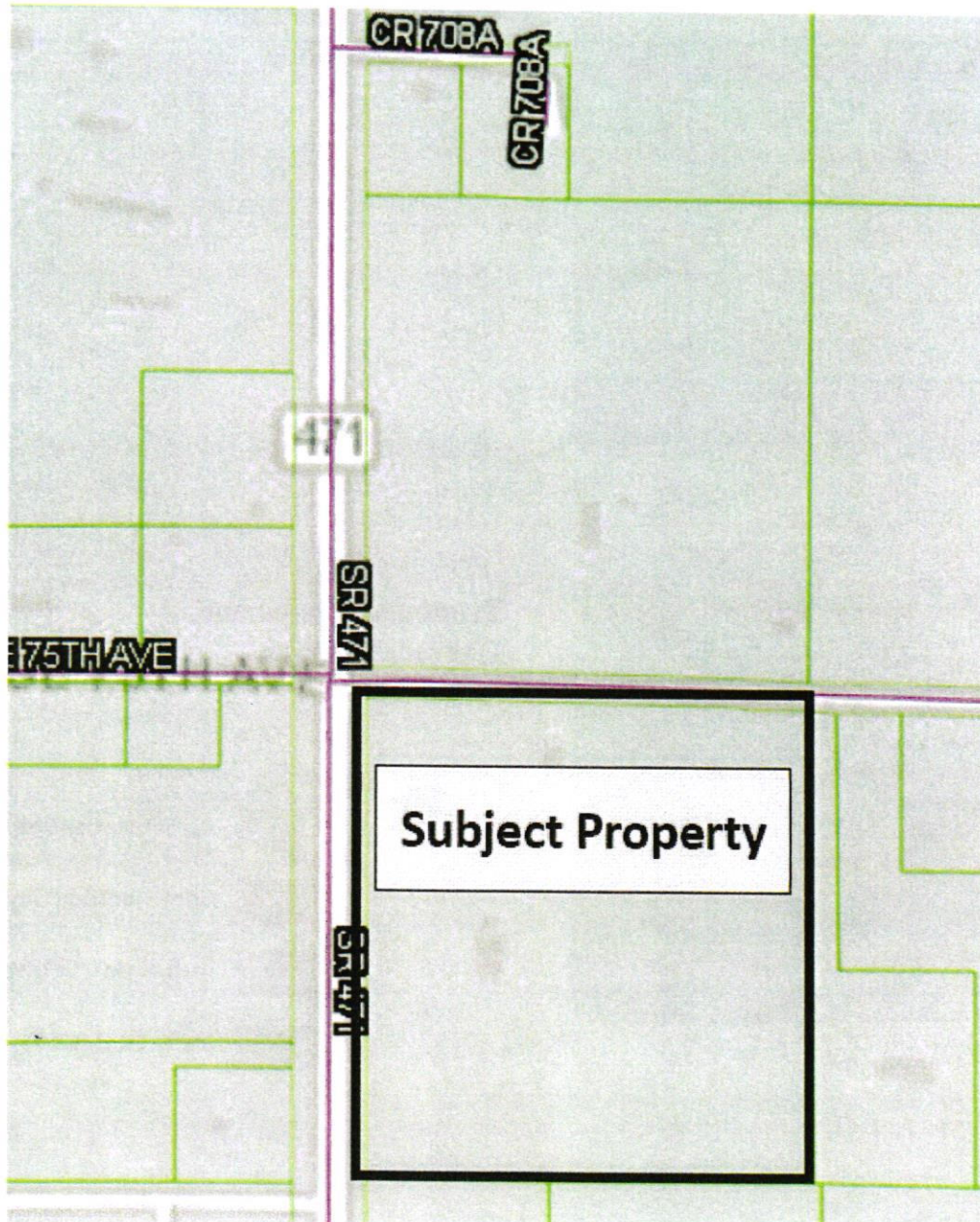
ATTEST:

Approved as to form and Legality:

Amy Flood
City Clerk

William L. Colbert
City Attorney

Attachment A
Map







Attachment B



Existing Future Land
Use Designations



Proposed Future Land
Use Designations

-  Agriculture (County)
-  Commercial (City)
-  Industrial (County)
-  Industrial (City)

Farnsworth, Sue

From: noreply@civicplus.com
Sent: Tuesday, July 26, 2022 12:03 PM
To: @Planning
Subject: Online Form Submittal: Land Use Amendment and/or Rezoning Application

Follow Up Flag: Follow up
Flag Status: Flagged

Land Use Amendment and/or Rezoning Application

Please select all that apply: Rezoning, Land Use Amendment (<50>

(Section Break)

Applicant Information:

Name of Property Owner(s):	Sorrydog, LLC
Address:	PO Box 545
Owner Phone:	352-303-1969
Email:	llowery@lowerysttruevalue.com
Name of Agent:	Lance Lowery
Address:	PO Box 545
Agent Phone:	352-303-1969
Email:	llowery@lowerysttruevalue.com

(Section Break)

Property Information:

Legal Description of the property (lengthy descriptions may be attached):	NW 1/4 OF NW 1/4 OF SW 1/4 LESS ROAD R/W
Street Address:	7563 SR 471, BUSHNELL, FL 33513
Parcel #	Q19-017

Current Use:	Industrial,Residential
Current Future Land Use:	ID,RR1C
Current Zoning:	ID,RR1C
Requested Future Land Use:	ID
Requested Zoning:	ID
Acreage requested:	8
Reason for the request:	Part of the property is zoned Industrial, and part is residential. Would like to have the entire parcel be Industrial.

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)

Please combine your document into one file before uploading them. [Sorrydog deed.pdf](#)

All properties for which applications require public hearings before the PZSM or commission shall be posted by the applicant with plaques furnished by the director.

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

By typing my name Lance Lowery below 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.

A public hearing before the Planning Zoning Special Master (PZSM) will be scheduled once the application is found to be complete.

- We will let you know the location and time of the hearing.
- Your appearance or authorized representative is required at this hearing.

- Failure for you or your authorized representative's attendance will cause your application to be handled in accordance with the policy adopted in the Sumter County Land Development Code.
 - Minor Special Use Permits are decided by the PZSM.
 - Conditions of approval may be assigned to assure compatibility with the neighborhood.
 - Hearings may be postponed by the PZSM at his/her discretion.
-

Email not displaying correctly? [View it in your browser.](#)

FUTURE LAND USE MAP AMENDMENT

CITY OF WEBSTER LOCAL PLANNING AGENCY

October 13, 2022

CITY OF WEBSTER CITY COUNCIL

October 20, 2022

November 17, 2022

CASE NO.:	SS-22-07563
LANDOWNER:	Lance Lowery as Sorry Dog LLC
REQUESTED ACTION(s):	Amend the future land use designation from Industrial (Sumter County) and Agriculture (Sumter County), to Industrial (City of Webster) on 9 acres MOL following annexation.
PARCEL NO:	Q19-017
LEGAL DESCRIPTIONS:	NW 1/4 OF NW 1/4 OF SW ¼ OF SEC 19, TWP 21S, RNG 23E
EXISTING ZONINGS:	I (industrial – County) and RR1C (Rural Residential -County)
EXISTING USE:	house and vacant commercial building
GENERAL LOCATION:	Southeast corner of CR 706 and SR 471
<u>SURROUNDING LAND USE:</u>	<u>SURROUNDING ZONING:</u>
NORTH: Agriculture	NORTH: RR5C (Rural Residential – County)
SOUTH: Industrial	SOUTH: CN-Commercial – county) and ID (Industrial- County)
EAST: Agriculture	EAST: RR1C (Rural Residential – County)
WEST: Agriculture	WEST: A10C (Agriculture – County And CN (Commercial – County)

CASE SUMMARY:

The subject property is located on the east side of SR 471, south of CR 708 (Map 1). The property was recently annexed into the City of Webster and retains a County Agricultural and Industrial future land use assignment (Map 2). This amendment will add the property onto the City of Webster Future Land Use Map. The owner is requesting Industrial Future Land Use consistent with the historical use of the property and adjacent warehouse uses. The application seeks to expand the existing industrial portion of the property to allow for redevelopment in the future.

CASE ANALYSIS:

This application will allow the expansion of an existing industrial use following annexation into the City. The Industrial Future Land Use District will allow for redevelopment for light manufacturing, processing, warehousing, and outdoor storage of goods. The existing residential use is vested and may be continued following the land use change and rezoning. The project site is within the Urban Development Area where the City's Comprehensive Plan encourages growth. The proposed land use amendment does not demonstrate any of the characteristics of urban sprawl (Attachment A). The proposed project furthers the following policies of the Future Land Use and Economic Development Elements.

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 project site is within the UDA.

- 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 expanding and existing industrial use.
- 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 partially designated as Agricultural on the County's Future Land Map. This request will assign an Industrial 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..
 - 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 Industrial 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.

Objective 8.1 Provide Quality Locations

Identify and establish suitable and functional locations for Industry and commerce that provide a full range of investment and development opportunities.

Expansion of the existing Industrial site will provide a more functional location for industrial and warehousing uses.

Policy 8.3.1 Targeted Industries

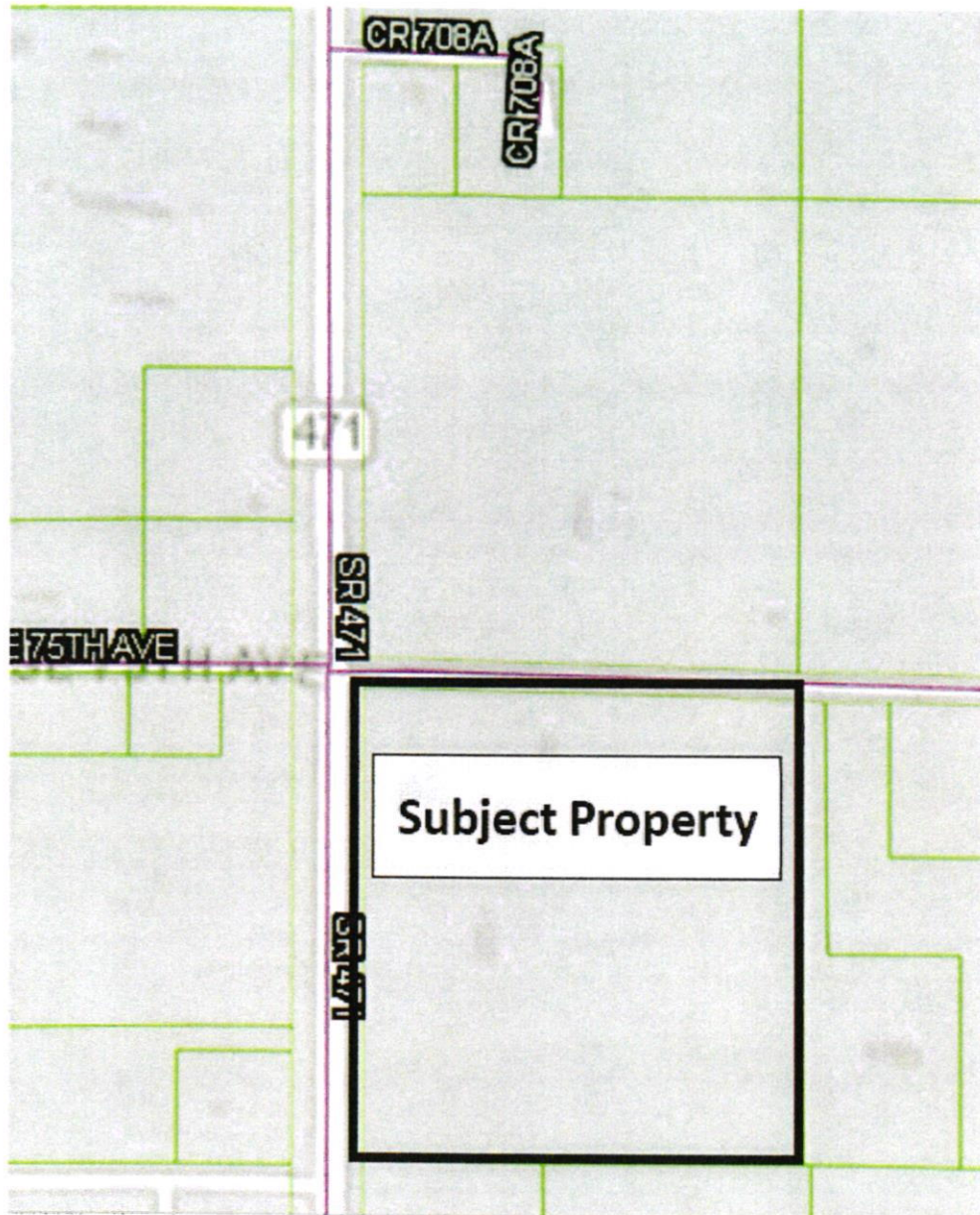
The County and the Cities shall recruit and facilitate the expansion of targeted industries that are in high growth or high wage sectors, or which contribute to diversifying the County's economic base. These targeted industries shall include, but are not limited to: healthcare and medical services; medical research and development; logistics and distribution; manufacturing, electronics and electronic equipment; regional or corporate headquarters; agribusiness; ecotourism and agritourism.

Expansion of the Industrial Future Land Use area will allow redevelopment opportunities to accommodate economically targeted industries.

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 recommends **Approval:**

Map 1
Project Location



Attachment B Future Land Use



Existing Future Land
Use Designations



Proposed Future Land
Use Designations

-  Agriculture (County)
-  Commercial (City)
-  Industrial (County)
-  Industrial (City)

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 will provide new economic options in a compact manner.
- 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 subject property is located in the City of Webster near developed areas.
- 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 site has no significant natural resources that require protection.
- 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 subject site is adjacent to other industrial uses and rural residential uses.
- 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 project site is in the City of Webster and will not require a disproportionate increase in the cost, time, money or energy to serve.

- 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 amendment does not impact suburban residential uses.
- 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.

ORDINANCE NO. 2022-18

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA PROVIDING FOR THE REZONING OF REAL PROPERTY TOTALING NINE ACRES, MORE OR LESS, IN SIZE (TAX PARCEL IDENTIFICATION NUMBER Q19-017) WITHIN THE CITY LIMITS (MAP OF PROPERTY ATTACHED) TO INDUSTRIAL 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, Sorry Dog, LLC, whose mailing address is 26407 Cortez Blvd, Brooksville, FL (Tax Parcel Identification Number Q19-017), is the owner of the property which is the subject of this Ordinance; and

WHEREAS, the real property, totaling nine (9) acres MOL in size, is located on east side of SR 471; and

WHEREAS, Lance Lowery is listed as the authorized person for Sorry Dog LLC by Florida Division of Corporations; and

WHEREAS, Lance Lowery applied to the City of Webster, for annexation into the City and requested an industrial zoning assignment; 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 nine (9) acres MOL in size, is located on the east side of SR 471 (Tax Parcel Number Q19-017).

(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 the Attachment of this Ordinance, and totaling is nine (9) acres MOL in size, shall be rezoned from Industrial (County) and RR1C (County) zoning districts/classifications to Industrial zoning district/classification:

NW 1/4 OF NW 1/4 OF SW ¼ OF SEC 19, TWP 21S, RNG 23E

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

SECTION 3. INCORPORATION OF MAP. The map attached to this Ordinance as the Attachment B 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 2022-17 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



CITY OF WEBSTER REZONING

LOCAL PLANNING AGENCY

October 13, 2022

CITY OF WEBSTER CITY COUNCIL

October 20, 2022

November 17, 2022

CASE NO: R-22-007563

LANDOWNER: Lance Lowery as Sorry Dog LLC

REQUESTED ACTION(s): Rezone nine acres MOL from I (Industrial – County) and RR1C (Rural Residential – County) to I (Industrial – City) following annexation.

PARCEL NO: Q19-017

LEGAL DESCRIPTIONS: NW 1/4 OF NW 1/4 OF SW ¼ OF SEC 19, TWP 21S, RNG 23E

EXISTING ZONINGS: I (industrial – County) and RR1C (Rural Residential -County)

EXISTING USE: house and commercial building

GENERAL LOCATION: Southeast corner of CR 706 and SR 471 (Map 1)

SURROUNDING ZONING DESIGNATIONS AND USES:

The subject property is located on the east side of SR 471 south of Bevilles corner. There is a house, and a commercial structure on the property. The area around the commercial structure is zoned Industrial (County) consistent with its prior use as an airboat repair business. The balance of the property is zoned RR5C (Rural Residential – County). The surrounding area is zoned industrial, commercial, and residential (Map 2).

CASE SUMMARY AND ANALYSIS:

The applicant is requesting to rezone the parcel to Industrial following annexation into the City. The rezoning will expand the existing industrial footprint on the property and allow for redevelopment. The property is adjacent to an industrial warehouse facility and is near

the Sumter County Fair Grounds and a flea market. The existing residential use is vested and can be maintained if desired by the landowner. Redevelopment will require connection to City utilities and compliance with the City's Land Development Code standards. This request is concurrent with small scale comprehensive plan amendment SS-22-07563.

Industrial zoning will allow for light industrial uses, outdoor storage, warehouses, and distribution uses. Industrial uses with the potential for negative impacts on the neighbors or environment (hazardous materials, junk yards, etc) require additional approval from City Council such as a special use permit or conditional use permit..

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:

Map 1



Map 2

Surrounding Zoning Assignments



Farnsworth, Sue

From: Marie Beeler-Kurtz <MsMarieBK@hotmail.com>
Sent: Tuesday, October 04, 2022 11:31 AM
To: Farnsworth, Sue
Subject: CASE #SS-22-07563 & R-22-007565-

FROM: KURTZ RONALD & MARIE b

7478 sr 471

Bushnell,fl,33513

Comments via email :

Response time no later than October 6th, 2022 is not fair /acceptable as we received this notice 10.03.2022. We should be given a two week window in which to respond.

We have no comment on the proposed changes.

RONALD AND MARIE KURTZ

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

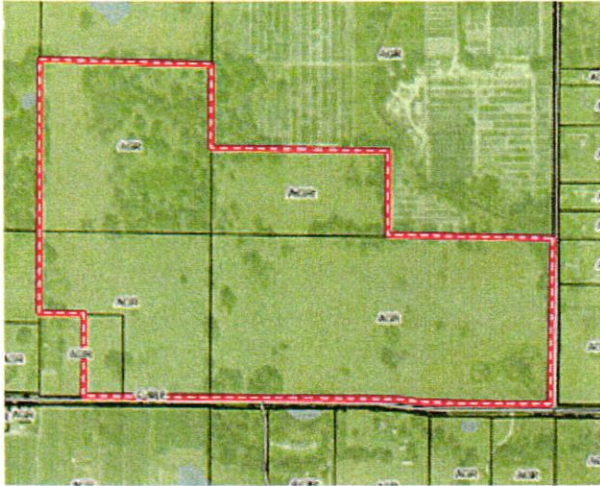
ATTEST:

Approved as to form and Legality:

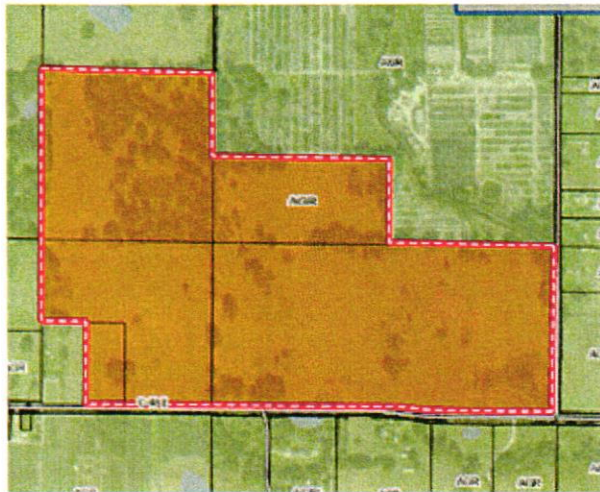
**Amy Flood
City Clerk**

**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 detached 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 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

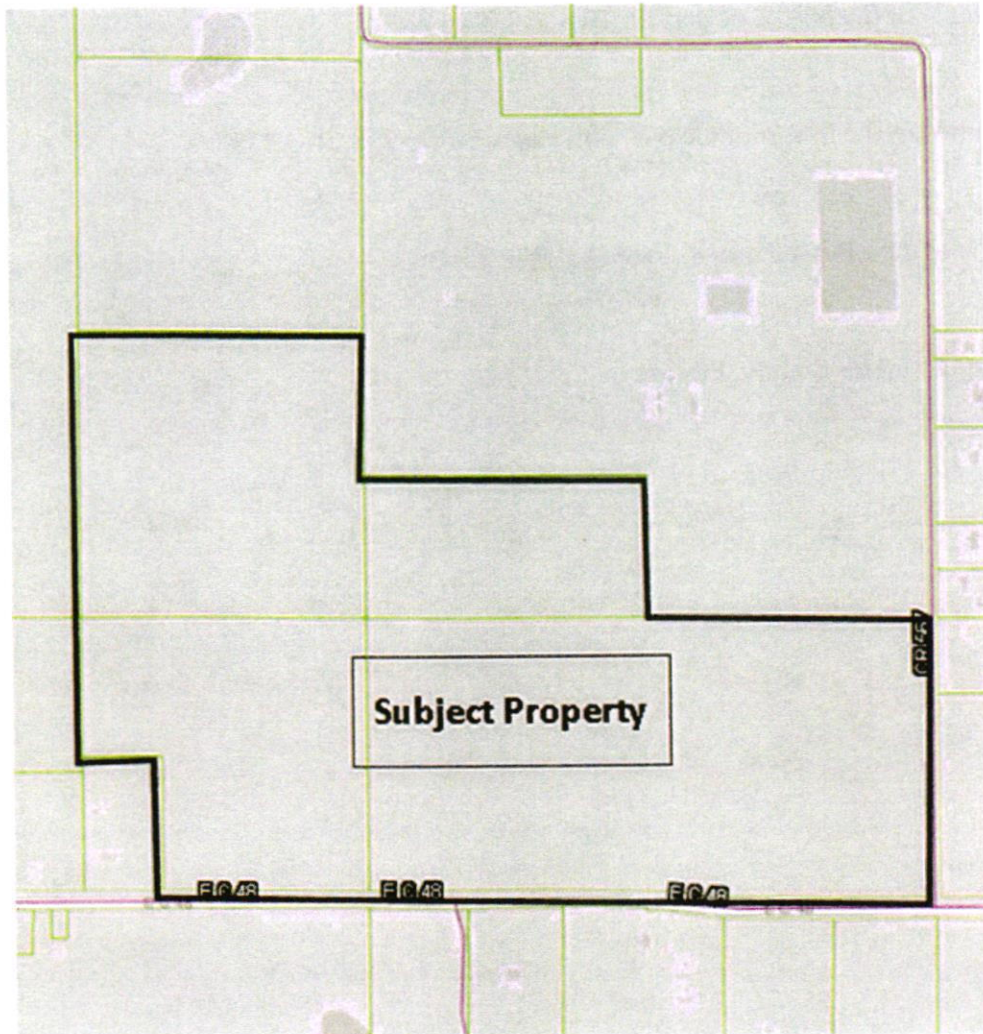
The South $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Sec 17, Twp 21S, Rng 23E

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.

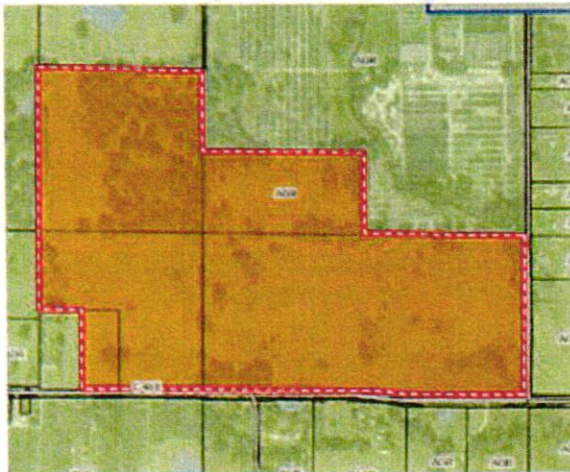
Attachment B
Project Location





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 # _____
Date Rec'd: _____
Planner: _____

ZSM _____
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:

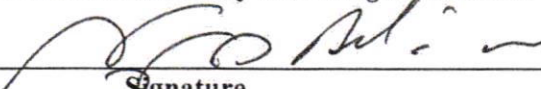
Annexation into the City of Webster to provide residential development with urban services. The majority of the property
is within an Urban Development Area. The proposed PUD provides clustering, open space
and recreation. Water and sewer services are available concurrent with development.

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: 

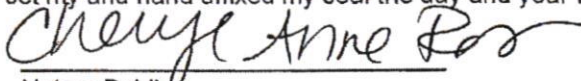
Name: Barry Dluzen

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

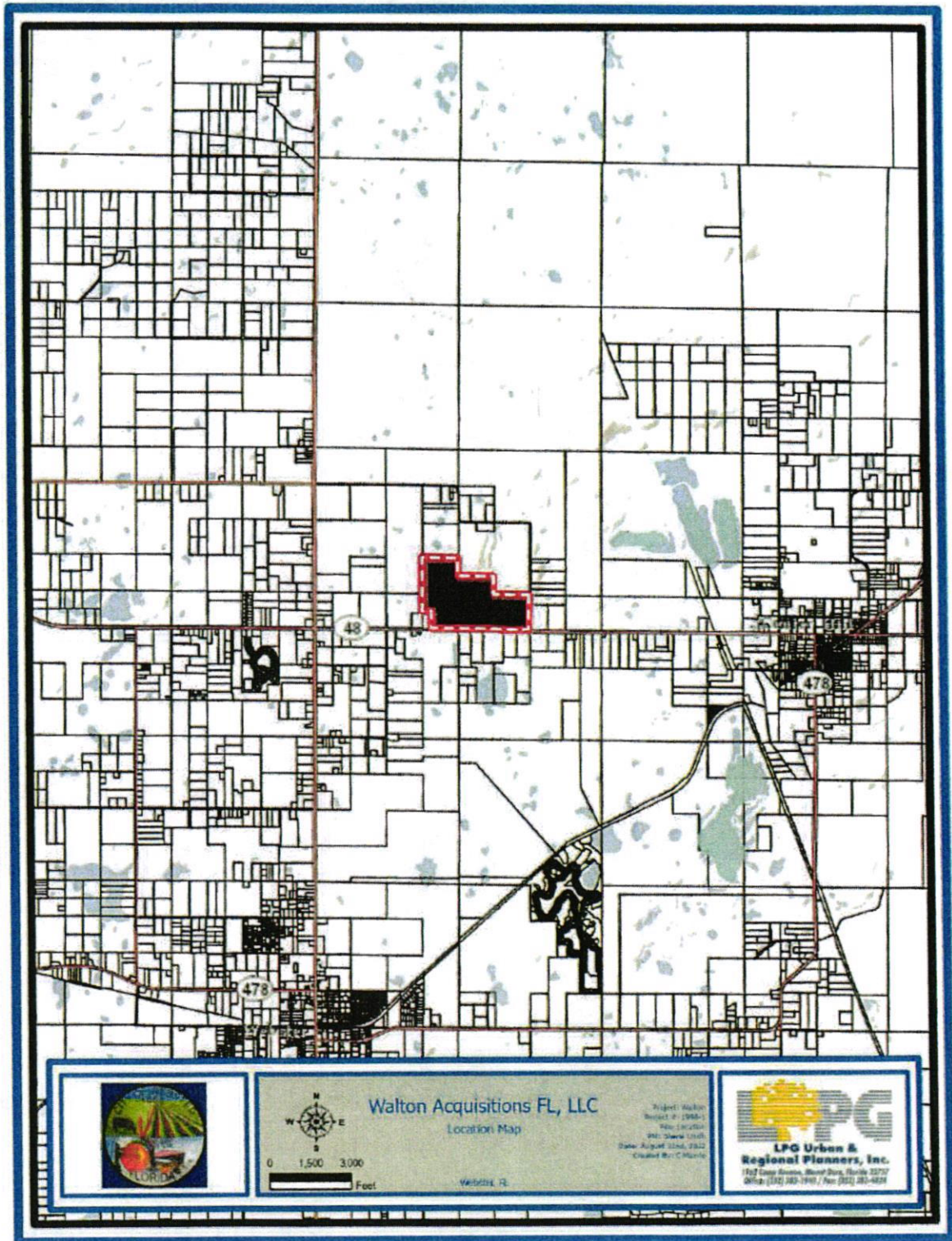


Figure 2

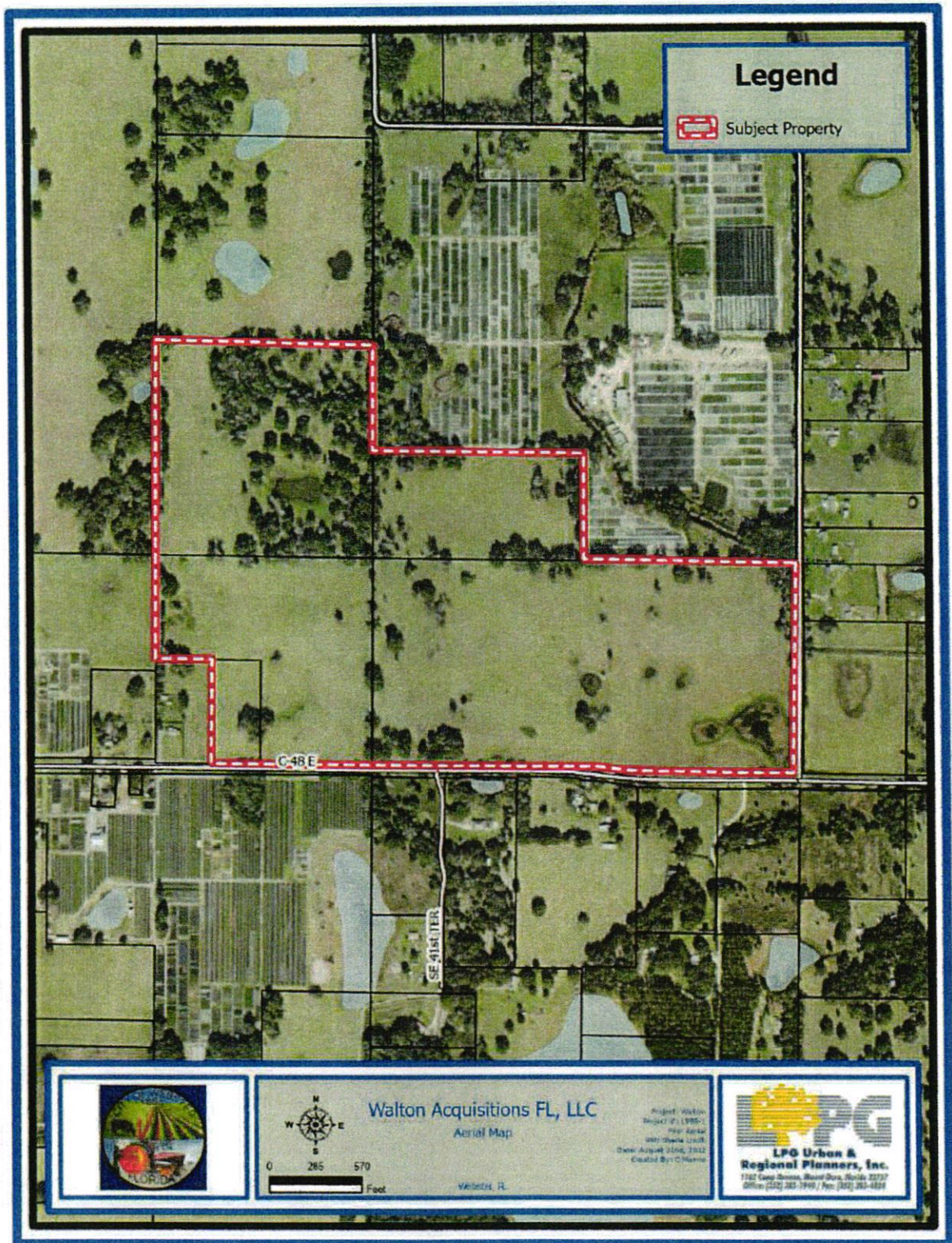


Figure 3

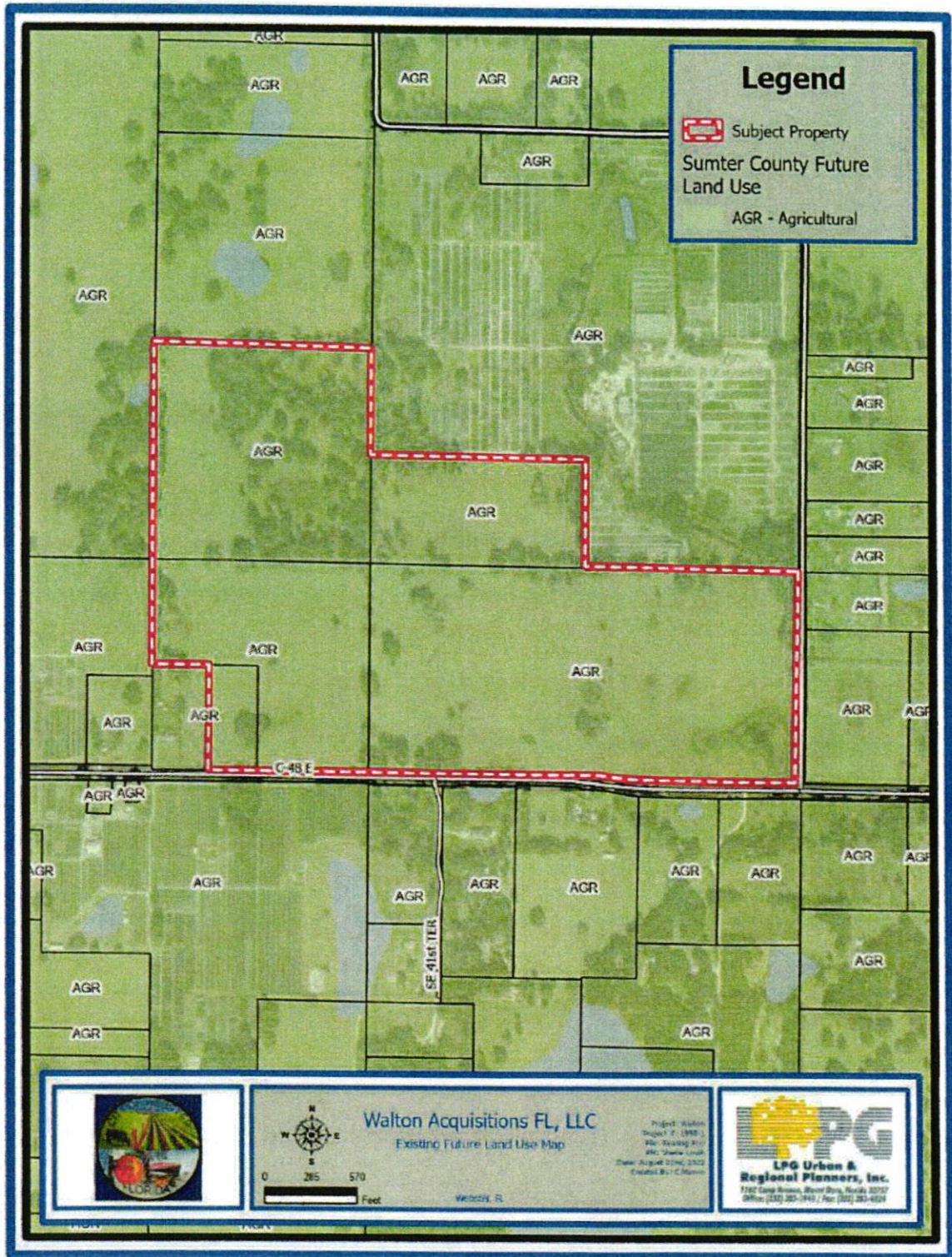


Figure 4

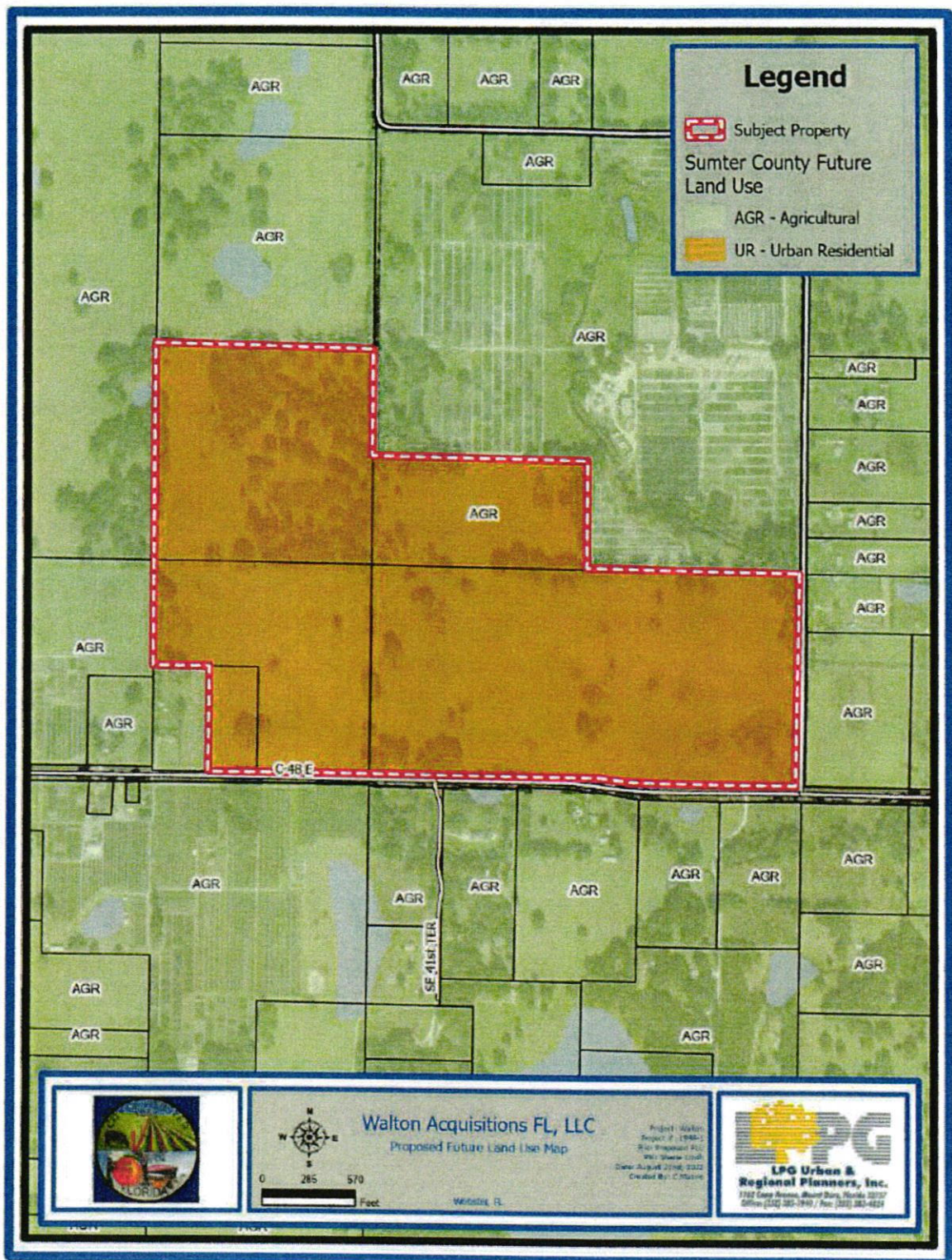


Figure 5

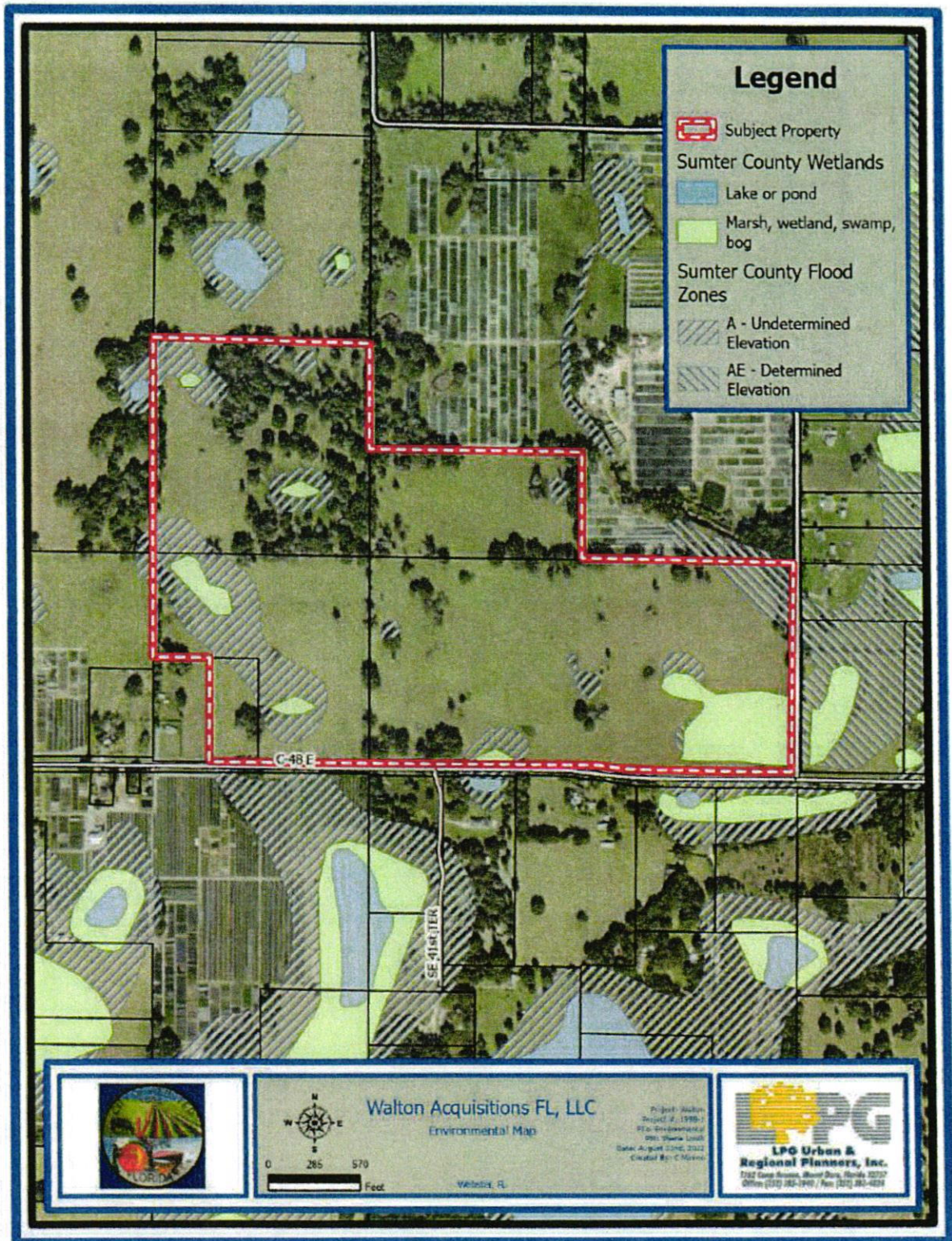


Figure 6

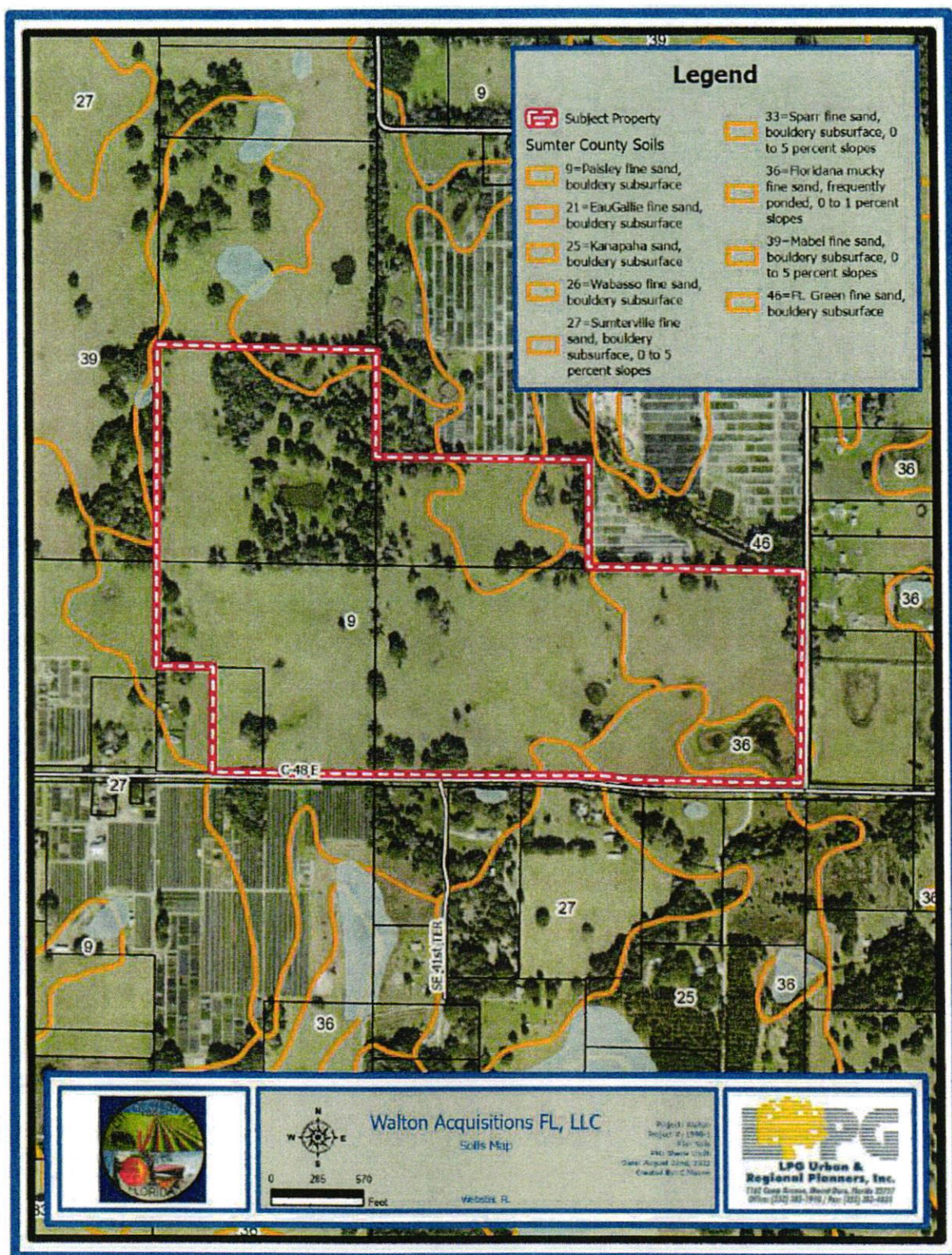


Figure 7



Figure 8

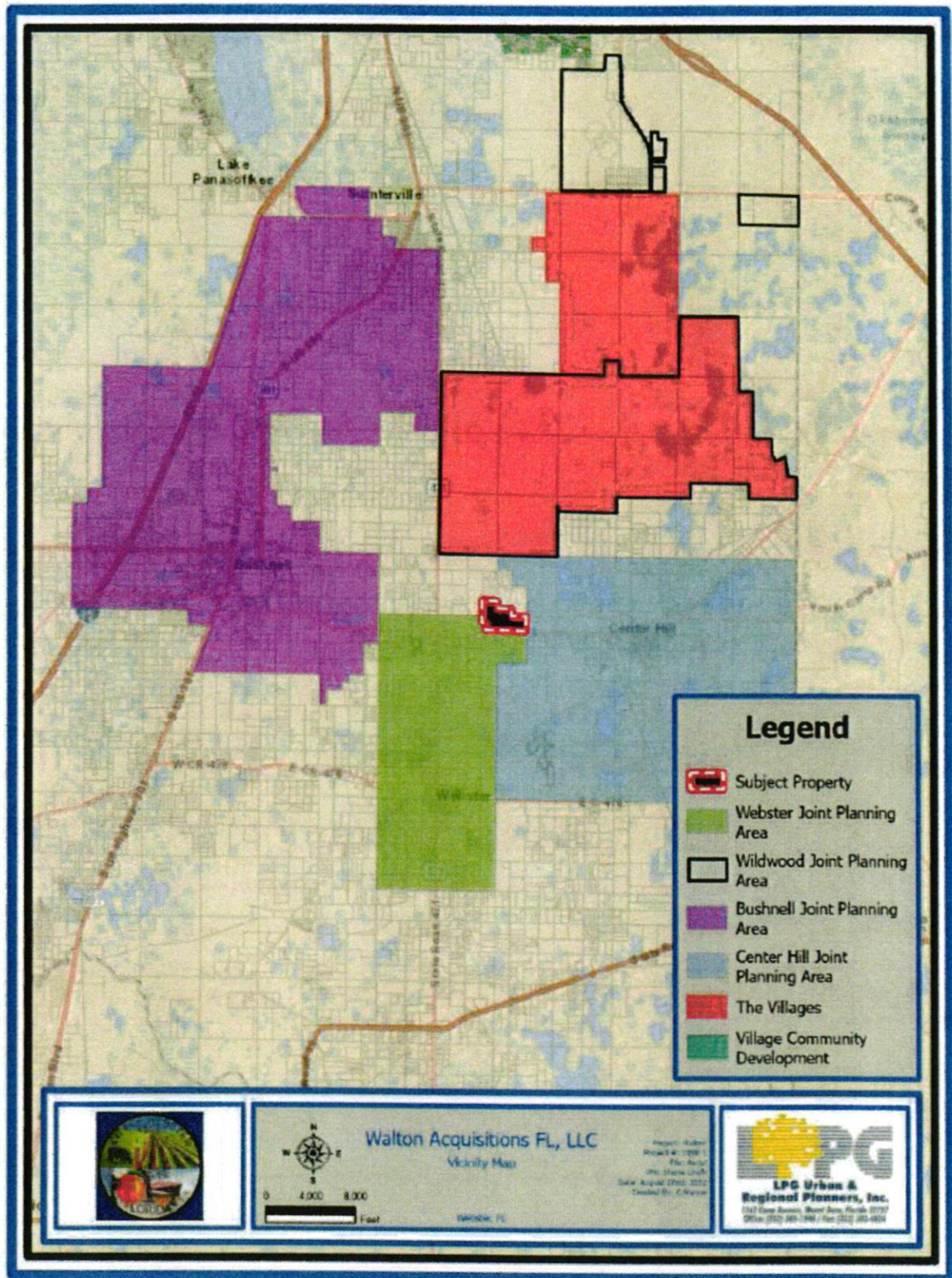


Figure 9

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