

Meeting Notice is posted per Florida Statute,
Violators who remove this agenda could be prosecuted.



AGENDA
CITY OF WEBSTER
Regular Council Meeting
Webster City Hall, 85 E. Central Avenue
June 19, 2025 - 6:00 P.M.

I. CALL TO ORDER

Pledge of Allegiance, Invocation
Roll Call and Determination of Quorum

Note. All public comments will be limited to 3 minutes per speaker. Anyone wishing to speak during citizen's forum or on an agenda item must fill out a speaker card and present it to the City Clerk prior to being recognized. All comments will be addressed after all speakers have spoken during citizen's forum or on a particular agenda item.

II. APPROVAL OF MINUTES

Regular Council Meeting – May 15, 2025
M_____S_____ Roll Call Vote for Approval

III. CONSENT AGENDA

Resolution 2025-06 ERP Inspections-Sumter County
M_____S_____ Roll Call Vote for Approval

IV. CITIZENS FORUM

V. CORRESPONDENCE TO NOTE

Law Enforcement Code Compliance Update City Newsletter Report

VI. PUBLIC HEARINGS

Second Reading of Ordinance 2025-26-Parking and Solicitation on Rights-of-ways

M_____S_____ Roll Call Vote
M_____S_____ Roll Call Vote for Approval

Second Reading of Ordinance 2025-27-Tobacco Free Parks

M_____S_____ Roll Call Vote
M_____S_____ Roll Call Vote for Approval

First Reading of Ordinance 2025-28-Parcel ID Q20-016-Annexation, Torres

M_____S_____ Roll Call Vote
M_____S_____ Roll Call Vote for Approval

First Reading of Ordinance 2025-29-Parcel ID Q20-016-Comp Plan Amendment, Torres

M_____S_____Roll Call Vote

M_____S_____Roll Call Vote for Approval

First Reading of Ordinance 2025-30-Parcel ID Q20-016-Rezoning, Torres

M_____S_____Roll Call Vote

M_____S_____Roll Call Vote for Approval

First Reading of Ordinance 2025-31-Parcel ID S01-022-Annexation, Southern Properties FL, LLC

M_____S_____Roll Call Vote

M_____S_____Roll Call Vote for Approval

First Reading of Ordinance 2025-32-Parcel ID S01-022-Comp Plan Amendment, Southern Properties FL, LLC

M_____S_____Roll Call Vote

M_____S_____Roll Call Vote for Approval

First Reading of Ordinance 2025-33-Parcel ID S01-022-Rezoning, Southern Properties FL, LLC

M_____S_____Roll Call Vote

M_____S_____Roll Call Vote for Approval

VII. NEW BUSINESS

VIII. CITY ATTORNEY'S REPORT AND REQUESTS

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

X. STAFF REPORTS

Sheriff's Office

Planning and Development Services

City Manager

XI. ADJOURNMENT

M_____S_____Roll Call Vote

PLEASE NOTE IN ACCORDANCE WITH FLORIDA STATUTE 286.105, ANY PERSON WHO DESIRES TO APPEAL ANY DECISION AT THIS MEETING WILL NEED A RECORD OF THE PROCEEDINGS AND FOR THIS PURPOSE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED. ALSO, IN ACCORDANCE WITH FLORIDA STATUTE 286.26, PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THE PROCEEDINGS SHOULD CONTACT THE OFFICE OF THE CITY CLERK, 85 E. CENTRAL AVENUE, WEBSTER, FLORIDA; (352) 793-2073; 48 HOURS IN ADVANCE.



MINUTES

CITY OF WEBSTER

City Hall, 85 E Central Avenue

May 15, 2025

Council Meeting

6:00 P.M.

I. CALL TO ORDER

Pledge of Allegiance and Invocation.

Mayor Vigoa called the council meeting to order at 6:00p.m. Present were Mayor Vigoa, Councilmember Cherry, Councilmember Solomon and Councilmember Ramirez. Mayor Pro-Tem Dorsey will be late.

We have a quorum.

II. APPROVAL OF THE MINUTES

Councilmember Cherry made a motion for approval of the minutes for April 17, 2025, seconded by Councilmember Solomon.

Vote was as follows:

Councilmember Cherry-Yes

Councilmember Solomon-Yes

Councilmember Ramirez-Yes

Mayor Vigoa-Yes

Motion passed 4-0

Councilmember Cherry made a motion for approval of the minutes for May 1, 2025, seconded by Councilmember Solomon.

Vote was as follows:

Councilmember Cherry-Yes

Councilmember Solomon-Yes

Councilmember Ramirez-Yes

Mayor Vigoa-Yes

Motion passed 4-0

III. CONSENT AGENDA

Councilmember Cherry made a motion for approval of Resolution 2025-05, Opting Out of the Middle Property Tax Exemption relating to the ad valorem property tax exemption provided by the Live Local Act adopted by the Florida Legislature, seconded by Councilmember Solomon.

Vote was as follows:

Councilmember Cherry-Yes

Councilmember Solomon-Yes

Councilmember Ramirez-Yes

Mayor Vigoa-Yes

Motion passed 4-0

IV. CITIZENS FORUM

V. CORRESPONDENCE TO NOTE

VI. PUBLIC HEARINGS

The second reading of Ordinance 2025-19 Annexation Parcel Id T07-006 Alvarado/Morales. Councilmember Cherry motioned to read by title only, seconded by Councilmember Solomon.

Vote was as follows:

Councilmember Cherry-Yes

Councilmember Solomon-Yes

Councilmember Ramirez-Yes

Mayor Vigoa-Yes

Motion passed 4-0

H/R Finance Manager Ginger Howard read the ordinance by title only.

Councilmember Cherry made a motion to approve Ordinance 2025-19, seconded by Councilmember Solomon.

County Planner Jared Oberholtzer apprised the council about Ordinance 2025-19.

Vote was as follows:

Councilmember Cherry-Yes

Councilmember Solomon-Yes

Councilmember Ramirez-Yes

Mayor Vigoa-Yes

Motion passed 4-0

The second reading of Ordinance 2025-20 Comp Plan Amendment Parcel Id T07-006 Alvarado/Morales. Councilmember Cherry motioned to read by title only, seconded by Councilmember Solomon.

Vote was as follows:

Councilmember Cherry-Yes
Councilmember Solomon-Yes
Councilmember Ramirez-Yes
Mayor Vigoa-Yes
Motion passed 4-0

H/R Finance Manager Ginger Howard read the ordinance by title only.

Councilmember Solomon made a motion to approve Ordinance 2025-20, seconded by Councilmember Cherry.

County Planner Jared Oberholtzer apprised the council about Ordinance 2025-20.

Vote was as follows:

Councilmember Cherry-Yes
Councilmember Solomon-Yes
Councilmember Ramirez-Yes
Mayor Vigoa-Yes
Motion passed 4-0

The second reading of Ordinance 2025-21 Rezoning Parcel Id T07-006 Alvarado/Morales. Councilmember Cherry motioned to read by title only, seconded by Councilmember Solomon.

Vote was as follows:

Councilmember Cherry-Yes
Councilmember Solomon-Yes
Councilmember Ramirez-Yes
Mayor Vigoa-Yes
Motion passed 4-0

H/R Finance Manager Ginger Howard read the ordinance by title only.

Councilmember Cherry made a motion to approve Ordinance 2025-21, seconded by Councilmember Solomon.

County Planner Jared Oberholtzer apprised the council about Ordinance 2025-21.

Vote was as follows:

Councilmember Cherry-Yes
Councilmember Solomon-Yes
Councilmember Ramirez-Yes
Mayor Vigoa-Yes
Motion passed 4-0

The second reading of Ordinance 2025-22 Annexation Parcel Id Q19-091, ZMK Holding, LLC. Councilmember Solomon motioned to read by title only, seconded by Councilmember Cherry.

Vote was as follows:

Councilmember Cherry-Yes
Councilmember Solomon-Yes
Councilmember Ramirez-Yes
Mayor Vigoa-Yes
Motion passed 4-0

H/R Finance Manager Ginger Howard read the ordinance by title only.

Councilmember Solomon made a motion to approve Ordinance 2025-22, seconded by Councilmember Cherry.

County Planner Jared Oberholtzer apprised the council about Ordinance 2025-22.

Vote was as follows:

Councilmember Cherry-Yes

Councilmember Solomon-Yes

Councilmember Ramirez-Yes

Mayor Vigoa-Yes

Motion passed 4-0

The second reading of Ordinance 2025-23 Comp Plan Amendment Parcel Id Q19-091, ZMK Holding, LLC. Councilmember Solomon motioned to read by title only, seconded by Councilmember Cherry.

Vote was as follows:

Councilmember Cherry-Yes

Councilmember Solomon-Yes

Councilmember Ramirez-Yes

Mayor Vigoa-Yes

Motion passed 4-0

H/R Finance Manager Ginger Howard read the ordinance by title only.

Councilmember Solomon made a motion to approve Ordinance 2025-23, seconded by Councilmember Cherry.

County Planner Jared Oberholtzer apprised the council about Ordinance 2025-23.

Vote was as follows:

Councilmember Cherry-Yes

Councilmember Solomon-Yes

Councilmember Ramirez-Yes

Mayor Vigoa-Yes

Motion passed 4-0

The second reading of Ordinance 2025-24 Rezoning Parcel Id Q19-091, ZMK Holding, LLC. Councilmember Cherry motioned to read by title only, seconded by Councilmember Solomon.

Vote was as follows:

Councilmember Cherry-Yes

Councilmember Solomon-Yes

Councilmember Ramirez-Yes

Mayor Vigoa-Yes

Motion passed 4-0

H/R Finance Manager Ginger Howard read the ordinance by title only.

Councilmember Solomon made a motion to approve Ordinance 2025-24, seconded by Councilmember Cherry.

County Planner Jared Oberholtzer apprised the council about Ordinance 2025-24.

Mayor Pro-Tem Dorsey arrived at 6:21 pm.

Vote was as follows:

Councilmember Cherry-Yes

Councilmember Solomon-Yes

Councilmember Ramirez-Yes

Mayor Pro-Tem Dorsey-Yes

Mayor Vigoa-Yes

Motion passed 5-0

The second reading of Ordinance 2025-25 Amending Impact Fees. Councilmember Cherry made a motion to read by title only, seconded by Councilmember Solomon.

Vote was as follows:

Councilmember Cherry-Yes

Councilmember Solomon-Yes

Councilmember Ramirez-Yes

Mayor Pro-Tem Dorsey-Yes

Mayor Vigoa-Yes

Motion passed 5-0

Councilmember Cherry made a motion to approve Ordinance 2025-25, seconded by Councilmember Solomon.

City Manager Deanna Naugler apprised the council about Ordinance 2025-25.

Vote was as follows:

Councilmember Cherry-Yes

Councilmember Solomon-Yes

Councilmember Ramirez-Yes

Mayor Pro-Tem Dorsey-Yes

Mayor Vigoa-Yes

Motion passed 5-0.

The first reading of Ordinance 2025-26, Parking and Solicitation on Rights-of ways. Councilmember Cherry motioned to read by title only, seconded by Councilmember Solomon.

Vote was as follows:

Councilmember Cherry-Yes

Councilmember Solomon-Yes

Councilmember Ramirez-Yes

Mayor Pro-Tem Dorsey-Yes

Mayor Vigoa-Yes

Motion passed 5-0

H/R Finance Manager Ginger Howard read the ordinance by title only.

Councilmember Solomon made a motion to approve Ordinance 2025-26, seconded by Councilmember Cherry.

City Manager Deanna Naugler apprised the board about Ordinance 2025-26.

Vote was as follows:

Councilmember Cherry-Yes
Councilmember Solomon-Yes
Councilmember Ramirez-Yes
Mayor Pro-Tem Dorsey-Yes
Mayor Vigoa-Yes
Motion passed 5-0

The first reading of Ordinance 2025-27, Tobacco Free Parks. Councilmember Solomon motioned to read by title only, seconded by Councilmember Cherry.

Vote was as follows:

Councilmember Cherry-Yes
Councilmember Solomon-Yes
Councilmember Ramirez-Yes
Mayor Pro-Tem Dorsey-Yes
Mayor Vigoa-Yes
Motion passed 5-0

H/R Finance Manager Ginger Howard read the ordinance by title only.

Councilmember Solomon made a motion to approve Ordinance 2025-27, seconded by Councilmember Cherry.

Vote was as follows:

Councilmember Cherry-Yes
Councilmember Solomon-Yes
Councilmember Ramirez-Yes
Mayor Pro-Tem Dorsey-Yes
Mayor Vigoa-Yes
Motion passed 5-0

VII. NEW BUSINESS

Land Development Code Presentation by County Planner Jared Oberholtzer, Pat and Gabby Castro from Inspire.

Electronic speed sign presentation by Lt. Mike Cassidy.

VIII. CITY ATTORNEY'S REPORT AND REQUESTS

Attorney William Colbert stated that he is retiring at the end of May, and it has been a joy and privilege to serve the City of Webster. He complimented City Manager Deanna Naugler and said she is one of the best city managers he has worked with.

City Manager Deanna Naugler introduced Andrew Hand from the new attorney firm Shepard, Hand & Bracken.

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

Mayor Vigoa said to Mr. Colbert she hates to see him leave.

X. STAFF REPORTS

County Planner Jared Oberholtzer stated that he is available for any questions about planning and zoning by phone or personally.

City Manager Deanna Naugler presented Mr. Colbert with a plaque.

XI. ADJOURNMENT

Councilmember Solomon motioned for adjournment, seconded by Councilmember Cherry.

Vote was as follows:

Councilmember Cherry-Yes

Councilmember Solomon-Yes

Councilmember Ramirez-Yes

Mayor Pro-Tem Dorsey-Yes

Mayor Vigoa-Yes

Motion passed 5-0.

Meeting adjourned at 7:20 P.M.

Deanna Naugler, City Manager

Attest:

Amy Flood, City Clerk

RESOLUTION 2025-06

A RESOLUTION OF THE CITY OF WEBSTER, FLORIDA AUTHORIZING EXECUTION OF AN MEMORANDUM OF UNDERSTANDING WITH SUMTER COUNTY RELATING TO ENVIRONMENTAL RESOURCE PERMIT (ERP) INSPECTIONS; PROVIDING FOR IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR CONFLICTS, SEVERABILITY, CORRECTION OF SCRIVENERS ERRORS, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Webster, pursuant the provisions of Chapter 163, *Florida Statutes*, (the "*Florida Interlocal Cooperation Act*") has been requested to enter into a Memorandum of Understanding (the "Agreement") with Sumter County, a political division of the State of Florida (hereinafter referred to as "COUNTY"), and

WHEREAS, the PARTIES presently maintain and operate Environmental Resource Permits (ERP) with the Southwest Florida Water Management District (SWFWMD) for retention ponds, culverts, swales, and other water management devices, and;

WHEREAS, the COUNTY provides ERP Inspections through the Construction and Inspection Division of the Public Works Department for the COUNTY'S SWFWMD permits; and;

WHEREAS, the Interlocal Service Boundary Agreement (ISBA) with CITY requires coordination of Stormwater Services rather than consolidation, and;

WHEREAS, the COUNTY and CITY recognize another opportunity for consolidation of service to support CITY in its responsibility of stormwater management in its jurisdiction;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF WEBSTER, FLORIDA, AS FOLLOWS:

SECTION 1 Legislative Findings And Intent; Incorporation Of Exhibits.

(a) The City of Webster has complied with all requirements and procedures of Florida law in processing this Resolution.

(b) The foregoing recitals (whereas clauses) are hereby ratified, affirmed and confirmed as being true and correct and are hereby made a part of this Resolution.

(c) The Agreement with the COUNTY referenced in the recital of this Resolution is attached hereto as an exhibit and is incorporated herein by this reference thereto and is a material part of this Resolution.

SECTION 2. Approval of Agreement; Authorization of Mayor to Execute the Agreement with the COUNTY.

The City Council of the City of Webster hereby approves the execution of the Agreement with the COUNTY and hereby authorizes and directs the Mayor to execute such Agreement with the COUNTY regarding ERP inspections within the jurisdictional boundaries of the City of Webster attached hereto as an Exhibit.

SECTION 3. Implementing Administrative Actions.

(a) The City Manager is hereby authorized and directed to implement the provisions of this Resolution as may be deemed necessary or appropriate.

(b) The City Manager and City Attorney are also hereby authorized and directed to implement the provisions of this Resolution and to take any and all necessary administrative actions to bring into effect the provisions of this Resolution in accordance with controlling law as such officers may deem appropriate in their respective roles and functions under the *City of Webster City Charter*.

SECTION 4. Effective Date.

The provisions of this Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 19th day of June 2025.

ATTEST:

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

By: _____
Amy Flood, City Clerk

By: _____
Anagalys Vigoa, Mayor

Approved as to form and Legality:

By: _____
Andrew Shepherd, City Attorney

Exhibit A

**MEMORANDUM OF UNDERSTANDING
BETWEEN
SUMTER COUNTY AND THE CITY OF WEBSTER, FLORIDA
FOR ENVIRONMENTAL RESOURCE PERMIT (ERP) INSPECTIONS**

THIS MEMORANDUM OF UNDERSTANDING (the "Agreement") is entered into by and between SUMTER COUNTY, a political subdivision of the State of Florida (hereinafter referred to as "COUNTY"), and the CITY OF WEBSTER, FLORIDA, a municipal government of the State of Florida (hereinafter referred to as "CITY"), collectively referred to as the "PARTIES."

WHEREAS, the PARTIES presently maintain and operate Environmental Resource Permits (ERP) with the Southwest Florida Water Management District (SWFWMD) for retention ponds, culverts, swales, and other water management devices, and;

WHEREAS, the COUNTY provides ERP Inspections through the Construction and Inspection Division of the Public Works Department for the COUNTY'S SWFWMD permits; and;

WHEREAS, the Interlocal Service Boundary Agreement (ISBA) with CITY requires coordination of Stormwater Services rather than consolidation, and;

WHEREAS, the COUNTY and CITY recognize another opportunity for consolidation of service to support CITY in its responsibility of stormwater management in its jurisdiction;

NOW, THEREFORE, the PARTIES agree as follows:

1. When CITY informs COUNTY that a SWFWMD ERP Inspection is due, including transmitting the SWFWMD letter, plans, and all permits, COUNTY will initiate the following:
 - a. Before the inspection is scheduled, the COUNTY'S team coordinates with CITY to see if CITY requests involvement in the ERP inspection. If CITY wants to be involved, the COUNTY will work with CITY for scheduling;
 - b. COUNTY performs the Environmental Resource Permit (ERP) inspections/reviews in the field;
 - c. If there is maintenance needed at the ERP location, COUNTY'S team will document and communicate with CITY to get the maintenance performed. Once CITY performs the necessary maintenance, then CITY notifies COUNTY via email so a re-inspection can be completed);
2. Once the site is deemed to meet the original permit requirements, COUNTY'S designated Florida Licensed Professional Engineer (P.E.) signs and seals a document, and submits the same with a tracking number, to the SWFWMD confirming the site meets permit conditions; and

3. SWFWMD then sends another letter letting CITY know the ERP permit is sufficient and the next inspection will not be due for another five years.
4. CITY will provide the SWFWMD ERP inspection approved letter to COUNTY.

The PARTIES have read and agree to this Memorandum of Understanding for the COUNTY to perform the consolidated ERP inspections for CITY.

IN **WITNESS WHEREOF**, the PARTIES hereto have duly executed this Agreement on the dates as shown below.

City of Webster

**Sumter County Board of County
Commissioners**

Signature

Signature

Anagalys "Ana" Vigoa, Mayor

Donald Wiley, Chairman

Date

Date

Attest:

Attest:

Signature

Signature

Primary Unit	Date Time Recieved	Complaint Type	Address
FRANCO SAAYMAN, 214	04/28/2025 01:07:24	INVESTIGATION FOLLOW	155 E CENTRAL AVE
MASON DESFONDS, 211	04/28/2025 09:33:57	JUVENILE	836 E CENTRAL AVE
MASON DESFONDS, 211	04/28/2025 10:38:27	CIVIL	174 S MARKET BLVD
MASON DESFONDS, 211	04/28/2025 12:03:15	CIVIL	524 N MARKET BLVD
MASON DESFONDS, 211	04/28/2025 13:14:38	TRESPASSING	174 S MARKET BLVD
CALEB ROSS,	04/28/2025 13:38:02	SICK/INJURED	349 S MARKET BLVD
SCSO25CAD052165	04/29/2025 17:19:17	SICK/INJURED	654 NW 6TH AVE
SCSO25CAD052262	04/29/2025 23:23:10	INFORMATION	773 NW 10TH AVE
KENNETH AMSLER, 162	04/30/2025 06:41:54	TRAFFIC STOP	N MARKET BLVD
ROBERT HANSEN, X128	04/30/2025 07:26:45	TRAFFIC ENFORCEMENT	349 S MARKET BLVD
ROBERT HANSEN, X128	04/30/2025 07:33:22	TRAFFIC STOP	NE 1ST AVE
KENNETH AMSLER, 162	04/30/2025 09:37:52	SUSPICIOUS INCIDENT	130 NW 2ND ST
SHAWN DECKARD, B121	04/30/2025 14:41:06	CIVIL-SERV PAPER	250 SW 5TH ST
KENNETH AMSLER, 162	04/30/2025 15:00:09	RECKLESS DRIVER	MARKET BLVD
RILEY TONER, 215	04/30/2025 21:40:24	BURGLARY OW	811 NW 3RD ST
MASON DESFONDS, 211	05/01/2025 03:31:37	PHONE COMPLT	258 NE 3RD AVE
KENNETH AMSLER, 162	05/01/2025 08:56:58	INFORMATION	NW 7TH ST
MADISON CRAIG, 219	05/01/2025 19:19:16	SUSPICIOUS INCIDENT	469 N MARKET BLVD
LARRY HIGGINS, C111	05/02/2025 13:00:59	INFORMATION	349 S MARKET BLVD
LARRY HIGGINS, C111	05/02/2025 13:00:59	INFORMATION	349 S MARKET BLVD
TEONDRE WILSON, 193	05/02/2025 14:31:11	JUVENILE	836 E CENTRAL AVE 11
SCSO25CAD053396	05/02/2025 20:27:48	FIRE-UNKNOWN	20 SW 3RD ST
ROBERTH MATA, K137	05/02/2025 23:17:26	EXTRA PATROL	447 NW 6TH AVE
SCSO25CAD053465	05/03/2025 01:08:41	SICK/INJURED	2613 CR 721
MASON DESFONDS, 211	05/03/2025 13:49:52	ANIMAL COMPLAINT	526 E CENTRAL AVE
CHRISTIAN CALLAWAY, 183	05/03/2025 19:34:34	TRAFFIC STOP	S MARKET BLVD
SCSO25CAD053913	05/04/2025 16:12:09	SICK/INJURED	178 SW 1ST AVE
SCSO25CAD053931	05/04/2025 16:56:08	FIRE-UNKNOWN	374 N MARKET BLVD
ROBERTH MATA, K137	05/04/2025 19:22:53	TRAFFIC STOP	469 N MARKET BLVD
SCSO25CAD054010	05/04/2025 21:41:52	SICK/INJURED	7563 SR 471
ROBERT HANSEN, X128	05/05/2025 07:15:26	TRAFFIC ENFORCEMENT	349 S MARKET BLVD
SCSO25CAD054148	05/05/2025 10:34:27	ATC -WELFARE CHECK	285 SE 5TH ST
KENNETH AMSLER, 162	05/05/2025 10:38:59	ATC -WELFARE CHECK	285 SE 5TH ST
KENNETH AMSLER, 162	05/05/2025 11:35:54	INFORMATION	563 NW 3RD ST
TREVOR LAVIANO, T156	05/05/2025 12:14:19	INFORMATION	773 NW 10TH AVE
EDWARD HINDERHOFER, 148	05/05/2025 13:39:26	TRESPASSING	524 N MARKET BLVD
KENNETH AMSLER, 162	05/05/2025 14:02:13	ANIMAL COMPLAINT	NW 5TH ST
JOSHUA WHITWORTH, 223	05/05/2025 18:39:20	DISTURBANCE-PHYSICAL	445 NW 10TH AVE
SCSO25CAD054357	05/05/2025 18:46:30	JUVENILE	445 NW 10TH AVE
RILEY TONER, 215	05/05/2025 22:20:57	CITIZENS ASSIST	524 N MARKET BLVD
SCSO25CAD054478	05/06/2025 01:28:01	SUSPICIOUS INCIDENT	871 NW 6TH ST
KENNETH AMSLER, 162	05/06/2025 06:57:18	CITIZENS ASSIST	658 E CENTRAL AVE
KENNETH AMSLER, 162	05/06/2025 08:13:54	TRAFFIC ENFORCEMENT	349 S MARKET BLVD
CALEB HARROD, 241	05/06/2025 08:22:04	PHONE COMPLT	871 NW 6TH ST
KENNETH AMSLER, 162	05/06/2025 11:14:20	ATC -WELFARE CHECK	385 NE 3RD ST
SCSO25CAD055015	05/07/2025 02:27:50	SICK/INJURED	754 NW 5TH ST

DENNIS TURNER, 200	05/07/2025 09:58:59	ATTEMPT TO CONTACT	385 NE 3RD ST
DENNIS TURNER, 200	05/07/2025 12:23:22	CITIZENS ASSIST	128 SE 1ST AVE
ROBERT HANSEN, X128	05/08/2025 07:26:22	TRAFFIC ENFORCEMENT	349 S MARKET BLVD
ROBERT HANSEN, X128	05/08/2025 07:51:21	TRAFFIC STOP	N MARKET BLVD
DENNIS TURNER, 200	05/08/2025 10:07:27	ATTEMPT TO CONTACT	385 NE 3RD ST
DENNIS TURNER, 200	05/08/2025 11:01:33	CRIMINAL MISCHIEF	85 E CENTRAL AVE
DENNIS TURNER, 200	05/08/2025 12:23:12	INVESTIGATION FOLLOW	791 NW 4TH ST
MICHAEL LARGE, T160	05/08/2025 13:03:35	DCF/ABUSE REG	773 NW 10TH AVE
TREVOR LAVIANO, T156	05/08/2025 16:12:01	INFORMATION	773 NW 10TH AVE
MICHAEL LARGE, T160	05/08/2025 17:11:03	INFORMATION	102 SW 3RD ST \
WALTER PETERSON, Z187	05/08/2025 17:36:15	TRAFFIC STOP	SE 3RD ST
WALTER PETERSON, Z187	05/08/2025 18:02:12	TRAFFIC STOP	125 S MARKET BLVD
WALTER PETERSON, Z187	05/08/2025 20:56:29	TRAFFIC STOP	SE 4TH ST
KENNETH AMSLER, 162	05/09/2025 07:24:29	ACCIDENT W/INJURIES	854 OAK AVE
KENNETH AMSLER, 162	05/09/2025 09:45:52	RECOVERED PROPERTY	85 E CENTRAL AVE
CALEB HARROD, 241	05/09/2025 10:27:38	DCF/ABUSE REG	349 S MARKET BLVD
PATRICK FLYNN, K151	05/09/2025 11:44:24	TRESPASSING	174 S MARKET BLVD
CALEB HARROD, 241	05/09/2025 15:39:19	ATC -WELFARE CHECK	385 NE 3RD ST
JOSHUA WHITWORTH, 223	05/09/2025 16:51:41	DCF/ABUSE REG	366 NW 9TH AVE
RILEY TONER, 215	05/09/2025 17:22:47	DISTURBANCE-VERBAL	773 NW 10TH AVE
SCSO25CAD056160	05/09/2025 17:29:50	RECKLESS DRIVER	7TH ST
JOSHUA WHITWORTH, 223	05/09/2025 18:25:05	DISTURBANCE-PHYSICAL	174 S MARKET BLVD
SCSO25CAD056273	05/09/2025 20:03:17	CITIZENS ASSIST	658 E CENTRAL AVE
SCSO25CAD056278	05/09/2025 20:11:20	EXTRA PATROL	447 NW 6TH AVE
EDWARD HINDERHOFER, 148	05/09/2025 22:35:30	SUSPICIOUS VEH	447 NW 6TH AVE
KENNETH AMSLER, 162	05/10/2025 08:43:31	911 HANGUP	146 NW 3RD AVE
SCSO25CAD056493	05/10/2025 12:01:55	SICK/INJURED	246 SW 1ST ST
KENNETH AMSLER, 162	05/10/2025 12:28:19	THREATS	3854 E C 478
EDWARD HINDERHOFER, 148	05/10/2025 12:49:41	TRAFFIC STOP	349 S MARKET BLVD
SCSO25CAD056575	05/10/2025 17:25:14	SICK/INJURED	860 OAK AVE
SCSO25CAD056612	05/10/2025 20:16:11	911 MISDIAL	240 S MARKET BLVD
JOSHUA WHITWORTH, 223	05/10/2025 20:48:42	TRAFFIC STOP	349 S MARKET BLVD
JOSHUA WHITWORTH, 223	05/10/2025 21:06:42	DISTURBANCE-UNK	620 NW 9TH AVE
JOSHUA WHITWORTH, 223	05/10/2025 22:26:10	FIRE-VEHICLE	620 NW 9TH AVE
JOSHUA WHITWORTH, 223	05/11/2025 01:00:26	FIRE-STRUCTURE	620 NW 9TH AVE
RILEY TONER, 215	05/11/2025 02:10:46	SUSPICIOUS PERSON	620 NW 9TH AVE
KENNETH AMSLER, 162	05/11/2025 06:16:47	ALARM-COMRCL	469 N MARKET BLVD
DENNIS TURNER, 200	05/12/2025 07:13:45	TRAFFIC ENFORCEMENT	349 S MARKET BLVD
DENNIS TURNER, 200	05/12/2025 11:47:21	ATC -WELFARE CHECK	385 NE 3RD ST
SCSO25CAD057088	05/12/2025 13:47:32	911 HANGUP	522 N MARKET BLVD
DANIELLE ATWOOD, 221	05/12/2025 20:28:50	BURGLARY OW	475 NW 10TH AVE
DENNIS TURNER, 200	05/13/2025 07:17:46	TRAFFIC ENFORCEMENT	349 S MARKET BLVD
DENNIS TURNER, 200	05/13/2025 08:02:54	INFORMATION	600 SE 3RD AVE
MASON DESFONDS, 211	05/13/2025 08:04:31	TRAFFIC CONTROL	773 NW 10TH AVE
DENNIS TURNER, 200	05/13/2025 08:28:23	TRAFFIC CONTROL	600 SE 3RD AVE
CHRISTIAN CALLAWAY, 183	05/13/2025 13:54:45	FCIC/NCIC HIT	23 SW 6TH ST
DANIELLE ATWOOD, 221	05/13/2025 21:13:10	911 HANGUP	341 E CENTRAL AVE

SCSO25CAD057666	05/14/2025 06:13:10	SICK/INJURED	258 NE 3RD AVE
KENNETH AMSLER, 162	05/14/2025 11:25:51	ATTEMPT TO CONTACT	2484 E C 478
MATTHEW BONURA, 164	05/14/2025 20:22:28	ALARM-COMRCL	329 N MARKET BLVD
SCSO25CAD058007	05/15/2025 00:00:16	SICK/INJURED	174 S MARKET BLVD
SCSO25CAD058303	05/15/2025 16:07:10	ALARM-COMRCL	85 E CENTRAL AVE
DENNIS TURNER, 200	05/16/2025 15:35:14	SUSPICIOUS VEH	N MARKET BLVD
JENNIFER ADKINS, 168	05/16/2025 18:31:42	DISTURBANCE-VERBAL	445 NW 10TH AVE
DENNIS TURNER, 200	05/17/2025 10:57:53	OBSTRUCTION ON HWY	NW 6TH ST
DENNIS TURNER, 200	05/17/2025 13:20:51	ACCIDENT	324 N MARKET BLVD
ROBERTH MATA, K137	05/17/2025 22:25:39	TRAFFIC STOP	E CENTRAL AVE
DENNIS TURNER, 200	05/18/2025 14:05:07	ANIMAL COMPLAINT	E CENTRAL AVE
DENNIS TURNER, 200	05/18/2025 15:30:25	JUVENILE	836 E CENTRAL AVE
SCSO25CAD059272	05/18/2025 16:20:47	SICK/INJURED	8941 RECREATION CIR
SCSO25CAD059422	05/19/2025 07:28:54	911 MISDIAL	524 N MARKET BLVD
SCSO25CAD059520	05/19/2025 11:12:19	SICK/INJURED	179 NE 3RD ST
SCSO25CAD059526	05/19/2025 11:29:32	SICK/INJURED	179 NE 4TH ST
KENNETH AMSLER, 162	05/19/2025 11:32:18	SICK/INJURED	524 N MARKET BLVD
EDWARD HINDERHOFER, 148	05/19/2025 13:43:29	TRAFFIC STOP	524 N MARKET BLVD
KENNETH AMSLER, 162	05/19/2025 14:42:30	INVESTIGATION FOLLOW	524 N MARKET BLVD
FAUSTO ROSARIO, D171	05/19/2025 15:08:17	INVESTIGATION FOLLOW	447 NW 6TH AVE
SHAWN DECKARD, B121	05/19/2025 16:01:57	CIVIL-SERV PAPER	9009 OAK ALLEY BLVD
SCSO25CAD059705	05/19/2025 19:39:47	911 HANGUP	102 NE 4TH AVE
JOSHUA WHITWORTH, 223	05/19/2025 21:48:45	SUSPICIOUS PERSON	871 NW 6TH ST
KENNETH AMSLER, 162	05/20/2025 12:51:46	ATTEMPT TO CONTACT	120 SW 6TH ST
KENNETH AMSLER, 162	05/20/2025 14:28:47	TRAFFIC ENFORCEMENT	349 S MARKET BLVD
TREVOR LAVIANO, T156	05/20/2025 15:42:42	911 HANGUP	773 NW 10TH AVE
KENNETH AMSLER, 162	05/20/2025 16:09:57	JUVENILE	174 S MARKET BLVD
RILEY TONER, 215	05/21/2025 02:48:59	ALARM-COMRCL	329 N MARKET BLVD
RILEY TONER, 215	05/21/2025 02:55:26	TRAFFIC STOP	N MARKET BLVD
JOSHUA WHITWORTH, 223	05/21/2025 02:56:45	INVESTIGATION FOLLOW	329 N MARKET BLVD
DENNIS TURNER, 200	05/21/2025 06:21:06	BUILDING CHECK	469 N MARKET BLVD
DENNIS TURNER, 200	05/21/2025 08:24:34	DISTURBANCE-UNK	445 NW 10TH AVE
DENNIS TURNER, 200	05/21/2025 12:10:54	DISTURBANCE-VERBAL	174 S MARKET BLVD
SCSO25CAD060836	05/22/2025 16:51:48	RECKLESS DRIVER	NW 4TH AVE
SCSO25CAD060927	05/22/2025 22:40:21	SICK/INJURED	174 S MARKET BLVD
KENNETH AMSLER, 162	05/23/2025 07:45:20	TRAFFIC ENFORCEMENT	349 S MARKET BLVD
KENNETH AMSLER, 162	05/23/2025 08:19:57	SICK/INJURED	3840 E C 478
EDWARD HINDERHOFER, 148	05/23/2025 16:17:00	ASSAULT	773 NW 10TH AVE
WYATT HUNT, 218	05/23/2025 23:03:55	TRAFFIC STOP	NW 8TH AVE
WYATT HUNT, 218	05/23/2025 23:13:03	TRAFFIC STOP	N MARKET BLVD
WYATT HUNT, 218	05/23/2025 23:29:19	TRAFFIC STOP	N MARKET BLVD
PAUL BARRETO, 222	05/24/2025 02:33:48	OBSTRUCTION ON HWY	329 N MARKET BLVD
PAUL BARRETO, 222	05/24/2025 16:40:48	TRAFFIC STOP	349 S MARKET BLVD
SCSO25CAD061572	05/24/2025 18:08:21	FIRE-UNKNOWN	130 NW 2ND ST
PAUL BARRETO, 222	05/24/2025 18:24:53	TRESPASSING	469 N MARKET BLVD
PAUL BARRETO, 222	05/24/2025 19:09:46	CITIZENS ASSIST	469 N MARKET BLVD
PAUL BARRETO, 222	05/24/2025 23:02:15	TRAFFIC STOP	120 N MARKET BLVD

WYATT HUNT, 218	05/25/2025 17:17:45	FIRE-STRUCTURE	654 NW 6TH AVE
SCSO25CAD061905	05/25/2025 17:41:33	911 MISDIAL	231 SW 6TH ST
MASON DESFONDS, 211	05/26/2025 06:42:58	OBSTRUCTION ON HWY	577 NW 3RD ST
SCSO25CAD062081	05/26/2025 10:59:37	SICK/INJURED	278 NW 4TH AVE
KAYLA CRAMER, 186	05/26/2025 11:18:41	DISTURBANCE-VERBAL	9009 OAK ALLEY BLVD
SCSO25CAD062090	05/26/2025 11:21:56	TRAFFIC PARKING	577 NW 3RD ST
SCSO25CAD062095	05/26/2025 11:46:09	ABANDON VEHICLE	469 N MARKET BLVD
MASON DESFONDS, 211	05/26/2025 11:51:52	ASSAULT	524 N MARKET BLVD
DENNIS TURNER, 200	05/26/2025 12:21:48	DISTURBANCE-VERBAL	469 N MARKET BLVD
SCSO25CAD062110	05/26/2025 12:22:58	ABANDON VEHICLE	469 N MARKET BLVD
DENNIS TURNER, 200	05/26/2025 13:57:29	HIT AND RUN	524 N MARKET BLVD
DENNIS TURNER, 200	05/26/2025 14:59:03	PHONE COMPLT	524 N MARKET BLVD
GABRIELLE ENGLISH, 217	05/26/2025 16:58:05	911 HANGUP	871 NW 6TH ST
SCSO25CAD062216	05/26/2025 18:18:50	911 HANGUP	102 NE 4TH AVE
DANIEL FLOYD, 201	05/27/2025 00:44:24	TRAFFIC STOP	NW 4TH AVE
DANIEL FLOYD, 201	05/27/2025 00:50:50	TRAFFIC STOP	N MARKET BLVD
DANIEL FLOYD, 201	05/27/2025 01:12:20	TRAFFIC STOP	N MARKET BLVD
DENNIS TURNER, 200	05/27/2025 05:30:12	BUILDING CHECK	469 N MARKET BLVD
DENNIS TURNER, 200	05/27/2025 06:25:13	BUILDING CHECK	125 S MARKET BLVD



City of Webster Monthly Newsletter



City Manager's Office

Deanna Naugler, City Manager



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

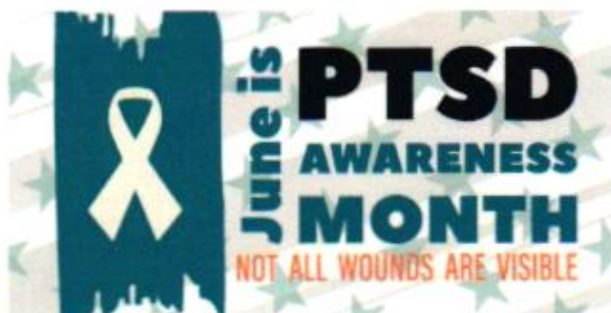
Personnel

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

Number of Authorized Positions	Full-time filled positions	Full-time open positions	Part-time filled
10	8	0	2

Important Dates:

6/23 Utility Turn-off for non-payment
 7/15 Utility Payment Deadline to prevent late fees
 7/17 6pm City Council Meeting City Hall
 7/22 Utility Turn-off for non-payment



Post-traumatic stress disorder (PTSD) is a mental health condition that's caused by an extremely stressful or terrifying event — either being part of it or witnessing it. Symptoms may include flashbacks, nightmares, severe anxiety and uncontrollable thoughts about the event.

Most people who go through traumatic events may have a hard time adjusting and coping for a short time. But with time and by taking good care of themselves, they usually get better. If the symptoms get worse, last for months or years, and affect their ability to function daily, they may have PTSD.

Getting treatment after PTSD symptoms arise can be very important to ease symptoms and help people function better.

THE SIGNS AND SYMPTOMS OF PTSD

- ✦ **Nightmares**
Distressing dreams replaying the trauma.
- ✦ **Emotional Numbness**
Difficulty feeling emotions.
- ✦ **Hypervigilance**
Heightened alertness and exaggerated reactions.
- ✦ **Negative Thoughts**
Persistent negative beliefs about oneself or the world.
- ✦ **Reduced Interest**
Loss of interest in previously enjoyed activities.
- ✦ **Feelings of Hopelessness**
Pervasive sense of despair.
- ✦ **Flashbacks**
Intense re-experiencing of the traumatic event.
- ✦ **Avoidance**
Steering clear of trauma-related reminders.
- ✦ **Sleep Issues**
Trouble falling/staying asleep.
- ✦ **Difficulty Concentrating**
Trouble focusing and maintaining attention.





Operational Activities—Administration

On-line payment processing—114
 In office Payment Processing—298
 New Accounts—16
 Closed Accounts—2
 Late Fee Assessments—100
 Turn-offs—30
 Locates—11
 Work orders created—183
 Work Orders closed—178
 Utility Batches/Balancing—42
 Checks Processed for Payments—28
 Purchase Orders—54

Notaries—12
 Faxes—5
 Copy Requests—7
 Public Records Request—5
 Community Hall Rental—5
 Container Permit Renewals—0
 Business License Processed—18
 New Account Impact Fees—1
 New Code Enforcement Cases—0
 Follow-up on existing Code Enforcement Cases—0
 Code Enforcement Liens—0
 Code Enforcement Foreclosures—0

- Entered Meter Reads and processed utility bills for 527 utility accounts
- Reviewed Waste Management Bill for accuracy of billed/type of accounts
- Processed Bureau of Labor and Statistics Report
- Worked with council members and city attorney for ordinances related to the city
- Opened and disbursed incoming mail
- Created/Processed P&Z and Council agendas, minutes, and packets
- Attended City Manager meeting with County and other municipalities
- Discussions/meetings with County, Public and Developers on upcoming ordinances
- Verifying charges on invoices for payment, matching receipts for fuel and creating payments
- Entering GL Entries for all income on FLAIR Report
- Entering any GL Entries for payments processed electronically
- Updating the Utilities (Duke/SECO) spreadsheet
- Processed PO's for monthly recurring payments
- Reconciliation or verification of income and expenses on bank statements
- Scanning of all documents pertaining to GL Entry and Payments processed
- Verification of correct documents, amounts, etc. for daily deposits
- Helping to verify charges and reimbursements on credit cards
- Prepare Finance Report for monthly Council meeting
- Processing payroll checks for all employees
- Calculate and enter 941 tax payments for payroll period
- Completing GL entry for 941 taxes and FRS paid
- Verifying and entering FRS Monthly payment for employees
- Processing Council checks and direct deposits
- Review and update transfers for City of Bushnell Utilities and update spreadsheet
- Updated a monthly staff report for Admin
- Working with county on Grinder Pump Replacement project
- Work with vendors for items such as employee uniforms, Wi-Fi, IT services, etc.
- Workshop for beekeeping-preparing for Bee Week
- Work with FEMA to submit Cat Z for Hurricane Milton
- Special Council Meeting
- Working on share drive
- CDBG Grant Application
- Worked with Staff, Contractor, Engineer and Grant Writer on Meter Replacement CDBG Project
- Work with Attorney on Regional Wastewater Plant Property
- Work with Engineer on Wastewater Feasibility Study for Wastewater Capacity to support current and future growth
- Work with Council, Attorney, City of Bushnell for additional capacity
- Work on meter changeouts
- Prepare for new business license procedures



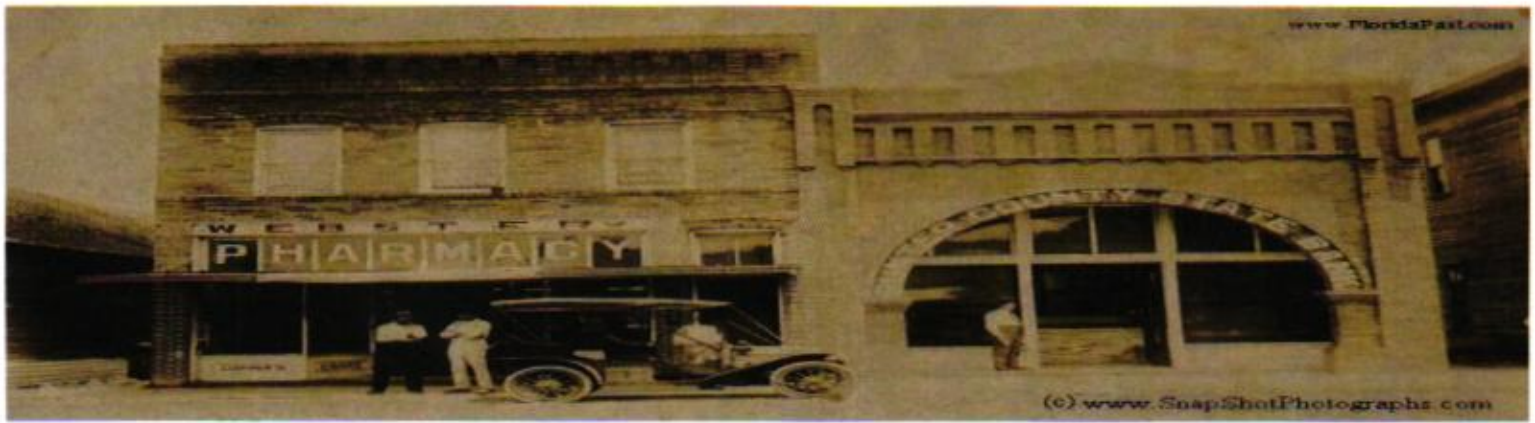
Operational Activities—Public Works

Work orders processed— 183
 Utility turn-off —30
 Utility account turn-on—27
 Locates—11
 Other—115

- Right of way trimming around the city continuous throughout the month.
- Used automatic meter reading system to conduct Data Logs of various meters throughout the city. Doing this enables Public Works staff to better explain water usage to the customer.
- Automatic meter reading system used to do meter reading.
- Conducted multiple utility locates throughout the city.
- Performed routine service on public works trucks.
- Checked chemical levels at North and South wells.
- Ran portable generators to ensure they work properly.
- Ran generators at north well and master lift station to ensure they work properly.
- Lift station route ran two times each week of the month to ensure proper operation and document station operations.
- Park checks conducted daily at Sam Harris Park and Hewitt Park to ensure areas are clean and address any issues.
- Extra garbage and debris pick-up around the city.
- Monthly Webster/Bushnell Interconnect sample for sewer.
- Monthly meter readings for interconnect, master lift station and circle-K were conducted. This ensures proper tracking of wastewater sent from our system to Bushnell.
- Met with several customers to discuss concerns about their water use.
- Water turn-offs for non-payment.
- Turn Ons after repayment.
- Peak Power is currently waiting for DEP approval to move forward with the final sewer connections from customers' homes to city gravity sewer.
- Art Walker Construction continued work under the CDBG Grant to install new water meters, curbstops, backflows and meter boxes for residential customers in the city.
- Gathered information to compile a project summary for Live Oak Subdivision for submittal for possible grant assistance to perform mitigation
- for the flooding of the lift stations and possible retention pond cleaning expansion.
- A-Line Fire & Safety performed annual testing on all backflows on city properties.
- Replaced broken pressure gauge on the sewer Interconnect air release valve.
- Replaced the batteries on both portable generators.
- Ralph performed maintenance on the control panels at each lift station. This consisted of turning the power off and physically checking each screw that holds a wire in place to ensure each one is tightened and working properly.
- Ralph performed maintenance on the check valves at each lift station. This consisted of taking the top portion of the 6-inch valve off and checking the inside of the valve to ensure there was no debris that is pumped from the wet well stuck in the internal stopper that prevents backflow into the wet well when the pump is not running. If debris was found it was removed.
- Ralph rebuilt a motor starter for pump #1 at Lift station # 6. He used spare parts from old starters to rebuild the starter. This was a cost savings to the city since each starter costs approximately \$550.
- Trimmed all palm trees on city streets.
- Tejay with Xylem/Flygt at Lift Station #6 to assist Public Works staff with changing the wear rings on the lift station pumps.
- Contacted OMNI tech support about issues with the OMNI unit at Lift Station #5. Diagnostic was conducted during phone call, and it was determined the radio board that controls the communications signal was bad and needed replacement. A new radio board has been ordered.
- Worked on compiling a list for the CDBG meter grant of addresses that still needed meter change outs under the grant. Will work with engineers to determine how many more meters can be completed with monies remaining.



REVENUE AND LOSS 2025		
FUND	REVENUE	MAY
101	GENERAL FUND	\$66,916.62
104	TRANSPORTATION	\$3,761.08
105	CDBG GRANT	\$0.00
430	WATER	\$26,375.61
440	GARBAGE	\$20,218.45
450	SEWER	\$38,527.99
460	IMPACT FEES	
	TOTAL REVENUE	\$155,799.75
	EXPENSE	
101-1011	GENERAL FUND-ADMIN	\$48,434.84
101-2021	GENERAL FUND-SCSO	\$15,463.83
101-7072	GENERAL FUND-PW	\$9,420.14
104	TRANSPORTATION	\$5,327.37
105	CDBG GRANT	\$0.00
430	WATER	\$22,011.23
440	GARBAGE	\$20,436.60
450	SEWER	\$18,901.15
460	IMPACT FEES	
	TOTAL EXPENSE	\$139,995.16
	REVENUE/LOSS	\$12,584.23



Check this out!



Dade Battlefield Historic State Park



Event included with park entrance fee of \$3/car or Florida State Parks Annual Pass.



Ongoing Old-Fashioned Games for Family Fun

Including: Corn hole toss, croquet, badminton, stunts, horseshoes and more.

Old-fashioned game competitions start at 5 p.m.

Pet Parade with prizes starts at 6 p.m.

Hand-cranked ice cream, food stand and music.



Dade Battlefield Historic State Park
7200 Battlefield Parkway, Bushnell, FL 33513
Tel.: 352-793-4781
www.floridastateparks.org

**CITY OF WEBSTER, FLORIDA
BUSINESS IMPACT ESTIMATE**

ORDINANCE NO. 2025-26

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA RELATING AND PERTAINING TO PARKING AND SOLICITATION ALONG OR ON RIGHTS-OF-WAY; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR PURPOSE AND INTENT; PROVIDING FOR DEFINITIONS; PROVIDING FOR REQUIRED AND PROHIBITED ACTS; PROVIDING FOR REGULATIONS AND ADMINISTRATIVE PROCEDURES; PROVIDING FOR ENFORCEMENT AND PENALTIES; PROVIDING FOR IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR INSTRUCTIONS RELATIVE TO CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with Section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City of Webster is of the view that a business impact estimate is not required by state law for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building

Code; or d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City of Webster hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

This ordinance will protect the utility lines and rights-of-way and to help prevent any breaks that would disrupt utility services to the public.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of Webster: (a) An estimate of direct compliance costs that businesses may reasonably incur; (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and (c) An estimate of the City of Webster regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

The direct economic impact of the proposed ordinance on private, for-profit businesses in the City is indeterminate.

No direct compliance costs are estimated to be incurred by businesses as a result of the adoption of this Ordinance.

There is no anticipated regulatory cost to be incurred by the City associated with this Ordinance and no revenue is expected to be received as a result of this Ordinance.

3. A Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

It is estimated that there will be no businesses impacted by this Ordinance.

4. Additional information the governing body deems useful (if any):

There is no additional information deemed useful.

ORDINANCE NO. 2025-26

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA RELATING AND PERTAINING TO PARKING AND SOLICITATION ALONG OR ON RIGHTS-OF-WAY; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR PURPOSE AND INTENT; PROVIDING FOR DEFINITIONS; PROVIDING FOR REQUIRED AND PROHIBITED ACTS; PROVIDING FOR REGULATIONS AND ADMINISTRATIVE PROCEDURES; PROVIDING FOR ENFORCEMENT AND PENALTIES; PROVIDING FOR IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR INSTRUCTIONS RELATIVE TO CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Webster ("City Council") has the power and authority to enact this Ordinance under the controlling provisions of State law such as, by way of example only, the provisions of Article VIII, Section 2 of the *Constitution of the State of Florida* and the provisions of Chapter 163, *Florida Statutes*, and Chapter 166, *Florida Statutes*, and other controlling law of the State of Florida; and

WHEREAS, the City enjoys all governmental, corporate and proprietary powers necessary to enact ordinances in order to protect the health, safety and welfare of the City's citizens and residents; and

WHEREAS, the City wishes to address safety concerns and introduce regulations regarding the use of rights-of-way by motorists and solicitors on designated arterial and collector roads within the City; and

WHEREAS, the City sees the need to adopt rules in connection with rights-of-way thereby establishing clear guidelines for determining priority in traffic and property scenarios involving right-of-way with such rules providing specific instructions on observing right-of-way and intending to reduce confusion and enhance the safety of citizens; and

WHEREAS, the City intends to first emphasize education and awareness of right-of-way rules and regulations, and then proceed to enforcement wherein violations of this Ordinance will be punishable by a fine; and

WHEREAS, because the right-of-way also extends beyond traffic regulations into property law, understanding the concept of right-of-way ensures safety and order on roads and properties; and

WHEREAS, the City of Webster wishes to address parking and/or soliciting in the right-of-way and driving on the right-of-way, as such activities create safety issues with mowing, blocking utilities and/or breaking utility lines in the right-of-way and, in addition, vehicles parked on a public right-of-way can constitute a safety hazard by virtue of the obstruction to the free flow of traffic and can give rise to other traffic hazards; and

WHEREAS, the City Council has determined that the enactment of this Ordinance is in the best interests of the health, safety and welfare of the citizens of the City of Webster; and

WHEREAS, the City Council finds that all public hearing and notice requirements imposed by general law for the consideration and adoption of this Ordinance have been met.

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

SECTION 1. LEGISLATIVE FINDINGS.

A. The City Council agenda memorandum and City staff report, if any, relating to this matter are hereby adopted as if fully set forth herein.

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

C. The foregoing recitals (whereas clauses) are hereby adopted as the legislative findings of the City Council of the City of Webster and incorporated into this Ordinance as if set forth *in haec verba*.

D. It is the purpose of this Ordinance that for the protection of public safety, the City will regulate the use of the rights-of-way on all roads, streets, and highways within the City.

SECTION 2. PURPOSE AND INTENT.

A. This Ordinance is enacted to ensure that traffic hazards are minimized within the City with the goal of reducing accidents, injuries, damages and insurance rates paid by the citizens of the City of Oviedo.

B. The City Council finds and determines that any commercial use of the public rights-of-way is incompatible with the intended use of the right-of-way, which is primarily for motor vehicle traffic, and is dangerous and otherwise poses a hazard to both motorists and non-motorists by distracting motorists and by causing motorists to stop and stand in ways that interrupt normal traffic movements, often on the City's most heavily traveled thoroughfares. These hazards are also created by persons who use the public right-of-way for parking, to solicit charitable donations, or distribute printed materials and other items not of a commercial nature. These safety concerns can be minimized by restricting the solicitation of charitable donations and distribution of printed materials to sidewalks and other non-traffic areas intended for pedestrian use and by restricting parking to only those areas that are designated for parking by the City.

SECTION 3. SHORT TITLE; PURPOSE AND TERRITORIAL SCOPE.

A. This Ordinance will be known and cited as "the City of Webster Commercial Use of Rights-of-Way Ordinance."

B. It is the purpose of this Ordinance that for the protection of public safety, the City will regulate the commercial use of the rights-of-way on all roads, streets, and highways within the City street system. For purposes of this Ordinance "City street system" shall be defined pursuant to Section 335.01, et seq., *Florida Statutes*, as may be amended from time to time.

SECTION 4. COMMERCIAL USE OF RIGHTS-OF-WAY.

Except as provided below, it is unlawful to make any commercial use of the rights-of-way of any road, street, or highway within the City street system. Prohibited commercial uses shall include, but are not limited to:

1. The sale, or display for sale, of any merchandise, including vehicles; and,
2. The servicing or repair of any vehicle except, for the rendering of emergency service; and,
3. The storage of vehicles being serviced or repaired on abutting property or elsewhere; and,
4. The solicitation for the sale of goods, property, or services for charitable, educational, religious or political purposes; and,
5. The solicitation of funds or donations for educational, religious or political purposes; and
6. The display of any advertising other than advertising signs in compliance with Divisions 12 – Sign Standards of the City of Webster Land Development Code, as may be amended, renumbered, codified or replaced.

SECTION 5. EXCEPTIONS.

The commercial use of the right-of-way of any road, street or highway within the City street system is expressly prohibited, except that the commercial uses listed below

may occur in the public rights-of-way, but only in compliance with the requirements and conditions set forth herein:

A. City Permitted or Sponsored Special Events.

1. Any portion of a road, street, or highway, including the rights-of-way, within the City street system may be used for an art festival, parade, fair, or other similar special event which is properly permitted by the City pursuant to Division 3, Temporary Use Standard of the Webster Land Development Code, as may be amended, or under control of the City as a City sponsored function.

2. The special events exception is not intended to apply to events for which the primary purpose is the solicitation of funds; or the solicitation for sale of goods, property, or services for educational, religious or political purposes. However, such activities may be permitted if they are clearly adjuncts of a properly permitted special event.

B. Commercial Loading or Unloading.

Temporary parking or stopping for the purpose of loading or unloading of merchandise, wares or passengers being received from or delivered to adjacent property is permissible only in the event a loading zone off the right of-way is not available.

C. Mobile Food Vendors.

1. Any mobile food vendor who has a valid license issued by the Florida Department of Business and Professional Regulation shall be permitted to make sales from his/her vehicle while stopped on the right-of-way to occupants of abutting property only, subject to the following conditions:

- a. Hours of operation shall be sunrise till sunset.
- b. No vehicle shall stop on any arterial or collector street, road or highway.
- c. No vehicle shall back up along any street, road or highway except for emergency conditions.

- d. When pulling over, all vehicles shall stop as close as safely possible to the edge or curb of the street on the right side of the street, road or highway.
- e. All vehicles may temporarily stop in the same location. A temporary stop shall not exceed the time necessary to sell to immediate purchasers and in no event shall a stop exceed fifteen (15) minutes.

For purposes of this Subsection, a mobile food vendor is a person who sells food to the public from a vehicle which is self-propelled or otherwise readily moveable from place to place and which operates from an approved base commissary.

D. Charitable Solicitation Drives.

1. Charitable solicitation drives may be conducted on or along the right-of-way of any road, street or highway within the City street system under the following conditions:

- a. Such drives are conducted by sworn and/or certified law enforcement officers or firefighters; or
- b. Such drives are conducted by an organization that is qualified under Section 501 of the Internal Revenue Code and registered under Chapter 496, *Florida Statutes*, or a person or organization acting on behalf of that organization under the following conditions:
 - (i) The organization, or the person or organization acting on behalf of the organization, must obtain a permit from the City for the conduct of the solicitation drive and must provide all of the following:
 - A. No fewer than 14 calendar days prior to the proposed solicitation, the name and address of the person or organization that will perform the solicitation and the name and address of the organization that will receive funds from the solicitation.
 - B. For review and comment, a plan for the safety of all persons participating in the solicitation, as well as

the motoring public, at the locations where the solicitation will take place.

- C. Specific details of the location or locations of the proposed solicitation and the hours during which the solicitation activities will occur.
 - D. Proof of commercial general liability insurance against claims for bodily injury and property damage occurring on streets, roads, or rights-of-way or arising from the solicitor's activities or use of the streets, roads, or rights-of-way by the solicitor or the solicitor's agents, contractors, or employees. The insurance shall have a limit of not less than \$1 million per occurrence for the general aggregate. The certificate of insurance shall name the City as an additional insured and shall be filed with the City of Webster City Clerk no later than 72 hours before the date of the solicitation.
 - E. Proof of registration with the Department of Agriculture and Consumer Services pursuant to Section 496.405, *Florida Statutes*, or proof that the soliciting organization is exempt from the registration requirement.
- (ii) Organizations or persons meeting the requirements of subparagraphs (b)(i)(A-E) may solicit for a period not to exceed 10 cumulative days within 1 calendar year.
 - (iii) All solicitation shall occur during daylight hours only and shall follow standard permit conditions.
 - (iv) Solicitation activities shall not interfere with the safe and efficient movement of traffic and shall not cause danger to the participants or the public. No person may be in the lanes of traffic upon change from red traffic signal to green traffic signal for those lanes of traffic.
 - (v) No person engaging in solicitation activities shall persist after solicitation has been denied, act in a demanding or harassing manner, or use any sound or voice-amplifying apparatus or device.

- (vi) All persons participating in the solicitation shall be at least 18 years of age and shall possess picture identification.
- (vii) Approved signage providing notice of the solicitation shall be posted at least 500 feet before the site of the solicitation. Other safety devices may be required by the City.
- (viii) Law enforcement for the City, or Sumter County Law Enforcement, may stop solicitation activities if any conditions or requirements of this Section are not met.
- (ix) Any Veterans organization requesting permission to solicit contributions on the City street system and/or intersections must be a Nationally Registered Veterans Organization recognized and chartered by Congress.

SECTION 6. DANGEROUS OR DAMAGING USE OF PUBLIC RIGHTS-OF-WAY.

A. Except as provided herein, or as otherwise permitted by law, it is unlawful to make any use of the public rights-of-way in a manner that interferes with the safe and efficient movement of people and property from place to place on a public road or right-of-way or that causes damage to such public right-of-way. Such prohibited activity includes by way of example and not by way of limitation:

1. Stopping, standing or otherwise occupying a median that is not sufficient pedestrian refuge on an arterial or collector road within the City by a pedestrian when that pedestrian is not in the process of lawfully crossing the road in accordance with applicable traffic and safety laws.
2. Stopping, standing or otherwise occupying a median that is not a sufficient pedestrian refuge through two (2) consecutive opportunities to cross in accordance with applicable traffic and safety laws is prima facie evidence of a violation of this Subsection.
3. A "sufficient pedestrian refuge" is defined as a paved or unpaved median separating lanes of traffic that is at least 6 feet wide, measured from back of curb to back of curb.

4. Engaging in any physical interaction between a pedestrian and an occupant of a motor vehicle, including the transfer of any product or material, while the motor vehicle is located on the travelled portion of an arterial or collector road within the City and is not legally parked.
5. Driving over, across or through any portion of a public roadway or right-of-way that has been designated by the City as non-usable or non-passable due to its use in connection with under or above ground utilities.

For the purpose of this Ordinance the phrase "public rights-of-way" shall be defined as set forth in Section 334.03 (22), *Florida Statutes* (2025) as may be amended from time to time.

6. Nothing in this Section shall prohibit the following:
 - a. Law enforcement, fire and rescue, or other government employees or contractors acting within the scope of their lawful authority.
 - b. A person conducting inspection, construction, maintenance, repair, survey, or other legally authorized services.
 - c. A person responding to lend aid during an emergency situation.
 - d. Use of public roads and rights-of-way that have been closed to vehicular traffic for a special event permitted by the appropriate governmental entity.

SECTION 7. ENFORCEMENT AND PENALTIES.

A. The City may enforce the provisions of this Ordinance by any means available to the City under the controlling provisions of federal or state law. The City Manager, in conjunction with Sumter County Law Enforcement, is authorized to direct the pursuit of any legal remedy available under controlling state law.

B. Without limiting the generality of Subsection (a) of this Section, Sumter County Law Enforcement officers may issue citations for each violation with a fine of \$500.00 under the provisions of F.S. § 162.22. Any person desiring to contest such

citation may elect to do so by filing a request for hearing with the City Clerk within five business days of the date that the citation is issued and the City shall schedule a hearing before a hearing officer appointed by the City or Sumter County to hear such cases.

C. Without limiting the generality of Subsection (a) of this Section, the City or any other agency with jurisdiction, in addition to any other remedies provided by law, may seek in a court of competent jurisdiction an injunction against any person or entity who continually violates this Ordinance and, if the City prevails, it shall be entitled to recover reasonable attorney's fees and court costs in addition to any other relief granted.

D. Parents and guardians are responsible for the violations of minors in their legal custody regardless of whether temporary or permanent.

E. It is prohibited and unlawful to fail to comply with the provisions of this Ordinance.

F. The provisions set forth in Section 316.001, et seq., *Florida Statutes*, may be applied, when not inconsistent with the provisions of this Ordinance, to assist in the implementation and administration of this Ordinance.

SECTION 8. DEFINITIONS.

For the purposes of this Ordinance, the following terms shall have the following meanings:

A. *Public right-of-way* means all portions of any public roadway normally available for use by motor vehicles, including turn lanes, marked bicycle lanes, and emergency stopping lanes, as well as all medians or traffic islands within such

roadways. Public right-of-way shall not include sidewalks or other areas adjacent to the roadway.

B. *Median* means a paved, planted, or unimproved area of land dividing lanes of a street.

SECTION 9. IMPLEMENTING ADMINISTRATIVE ACTIONS.

The City Manager is hereby authorized and directed to implement the provisions of this Ordinance in such manner as may be deemed appropriate.

SECTION 10. SAVINGS.

The prior actions of the City relating to the regulation of solicitation and the regulation of rights-of-way are hereby ratified and reaffirmed.

SECTION 11. CONFLICTS.

All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

SECTION 12. 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 13. CODIFICATION.

The provisions of this Ordinance shall become and be made a part of the *Code of Ordinances of the City of Webster, Florida* and the Code Codifier of the City Code is hereby authorized and directed to take all necessary and appropriate actions to ensure

that the provisions of this Ordinance are appropriately codified, provided however, Sections 1, 2, 9, 10, 11, 12, 13 and 14 shall not be codified.

SECTION 14. EFFECTIVE DATE.

This Ordinance shall become effective immediately upon enactment by the City Council and all rates set forth herein shall be applicable to the next billing cycle for each customer following the effective date of this Ordinance.

PASSED AND ENACTED this _____ day of _____, 2025.

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

Anagalys Vigoa, Mayor

ATTEST:

**APPROVED AS TO FORM AND
LEGALITY:**

Amy Flood, City Clerk

, City Attorney

**CITY OF WEBSTER, FLORIDA
BUSINESS IMPACT ESTIMATE**

ORDINANCE NO. 2025-27

**AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA,
AMENDING CHAPTER 30 – PARKS AND RECREATION BY
ADDING A NEW SECTION 30-25 THAT INCLUDES PROVISIONS
PROHIBITING SMOKING, VAPING, AND USE OF SMOKELESS
TOBACCO IN MUNICIPAL PARKS; PROVIDING FOR
IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR
A SAVINGS PROVISION; PROVIDING FOR CONFLICTS,
SEVERABILITY AND SCRIVENERS ERRORS; PROVIDING FOR
CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

This Business Impact Estimate is provided in accordance with Section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City of Webster is of the view that a business impact estimate is not required by state law for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;

c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City of Webster hereby publishes the following information:

- 1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):**

Florida Statutes Section 386.209 preempts the regulation of smoking to the State but allows municipalities to restrict smoking within its public parks. This Ordinance regulates smoking, vaping and use of tobacco products within City parks.

This Ordinance is enacted for the health, safety, and welfare of the citizens of Webster.

- 2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of Webster: (a) An estimate of direct compliance costs that businesses may reasonably incur; (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and (c) An estimate of the City of Webster regulatory costs, including estimated revenues from any new charges or fees to cover such costs.**

The direct economic impact of the proposed ordinance on private, for-profit businesses in the City is indeterminate.

No direct compliance costs are estimated to be incurred by businesses as a result of the adoption of this Ordinance.

There is no anticipated regulatory cost to be incurred by the City associated with this Ordinance and no revenue is expected to be received as a result of this Ordinance.

- 3. A Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:**

It is estimated that there will be no businesses impacted by this Ordinance.

- 4. Additional information the governing body deems useful (if any):**

There is no additional information deemed useful.

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Amy Flood
City of Webster
85 E Central AVE
Webster FL 33597-4701

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Daily Commercial, published in Lake County, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of Lake County, Florida, or in a newspaper by print in the issues of, on:

06/12/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 06/12/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$44.66

Tax Amount: \$0.00

Payment Cost: \$44.66

Order No: 11333752

Customer No: 526687

PO #:

of Copies:
1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin

ORDINANCE NO. 2025-26
AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA RELATING AND PERTAINING TO PARKING AND SOLICITATION ALONG OR ON RIGHTS-OF-WAY; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR PURPOSE AND INTENT; PROVIDING FOR DEFINITIONS; PROVIDING FOR REQUIRED AND PROHIBITED ACTS; PROVIDING FOR REGULATIONS AND ADMINISTRATIVE PROCEDURES; PROVIDING FOR ENFORCEMENT AND PENALTIES; PROVIDING FOR IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR INSTRUCTIONS RELATIVE TO CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

This item will be heard at the Webster City Council Meeting of June 19, 2025, at 6pm. Webster City Hall Council Chambers, 85 E Central Ave., Webster, FL 33597.

#11333752 6/12/2025

**CITY OF WEBSTER, FLORIDA
BUSINESS IMPACT ESTIMATE**

ORDINANCE NO. 2025-27

**AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA,
AMENDING CHAPTER 30 – PARKS AND RECREATION BY
ADDING A NEW SECTION 30-25 THAT INCLUDES PROVISIONS
PROHIBITING SMOKING, VAPING, AND USE OF SMOKELESS
TOBACCO IN MUNICIPAL PARKS; PROVIDING FOR
IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR
A SAVINGS PROVISION; PROVIDING FOR CONFLICTS,
SEVERABILITY AND SCRIVENERS ERRORS; PROVIDING FOR
CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

This Business Impact Estimate is provided in accordance with Section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City of Webster is of the view that a business impact estimate is not required by state law for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;

c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City of Webster hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

Florida Statutes Section 386.209 preempts the regulation of smoking to the State but allows municipalities to restrict smoking within its public parks. This Ordinance regulates smoking, vaping and use of tobacco products within City parks.

This Ordinance is enacted for the health, safety, and welfare of the citizens of Webster.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of Webster: (a) An estimate of direct compliance costs that businesses may reasonably incur; (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and (c) An estimate of the City of Webster regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

The direct economic impact of the proposed ordinance on private, for-profit businesses in the City is indeterminate.

No direct compliance costs are estimated to be incurred by businesses as a result of the adoption of this Ordinance.

There is no anticipated regulatory cost to be incurred by the City associated with this Ordinance and no revenue is expected to be received as a result of this Ordinance.

3. A Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

It is estimated that there will be no businesses impacted by this Ordinance.

4. Additional information the governing body deems useful (if any):

There is no additional information deemed useful.

ORDINANCE NO. 2025-27

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA, AMENDING CHAPTER 30 – PARKS AND RECREATION BY ADDING A NEW SECTION 30-25 THAT INCLUDES PROVISIONS PROHIBITING SMOKING, VAPING, AND USE OF SMOKELESS TOBACCO IN MUNICIPAL PARKS; PROVIDING FOR IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR A SAVINGS PROVISION; PROVIDING FOR CONFLICTS, SEVERABILITY AND SCRIVENERS ERRORS; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Webster ("City Council") has the power and authority to enact this Ordinance under the controlling provisions of State law such as, by way of example only, the provisions of Article VIII, Section 2 of the *Constitution of the State of Florida* and the provisions of Chapter 163, *Florida Statutes*, and Chapter 166, *Florida Statutes*, and other controlling law of the State of Florida; and

WHEREAS, the City enjoys all governmental, corporate and proprietary powers necessary to enact ordinances in order to protect the health, safety and welfare of the City's citizens and residents; and

WHEREAS, the City wishes to address safety concerns and introduce regulations regarding smoking and vaping and use of smokeless tobacco within City parks and recreation areas; and

WHEREAS, pursuant to section 386.209, Florida Statutes, the State legislature preempted the regulation of smoking to the State and prohibits municipalities and counties from regulating smoking within its jurisdiction, however, municipalities are permitted to restrict smoking within public parks that the City owns, but not including the right to restrict the smoking of unfiltered cigars; and

WHEREAS, the City Council finds that all public hearing and notice requirements imposed by general law for the consideration and adoption of this Ordinance have been met.

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

SECTION 1. LEGISLATIVE FINDINGS.

A. The City Council agenda memorandum and City staff report, if any, relating to this matter are hereby adopted as if fully set forth herein.

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

C. The foregoing recitals (whereas clauses) are hereby adopted as the legislative findings of the City Council of the City of Webster and incorporated into this Ordinance as if set forth *in haec verba*.

SECTION 2. AMENDMENT TO CODE OF ORDINANCES.

The City of Webster Code of Ordinances, Chapter 30, ARTICLE II, shall be amended by creating a new **Section 30-25** entitled "**Smoking, Vaping and Use of Smokeless Tobacco Prohibited within Municipal Parks**" which shall read as follows:

Sec. 30-25. – Smoking, Vaping and Use of Smokeless Tobacco Prohibited Within Municipal Parks.

It shall be unlawful for any person to smoke cigarettes, filtered cigars, pipes, use electronic vaporizers, or any other smoking apparatus or vaping device or use smokeless tobacco on playing fields and playgrounds, bleacher areas, dugouts, around team seating areas, concession areas, spectator areas, or any other area not specifically designated as a permitted smoking area within any municipal park or

SECTION 4. SAVINGS.

Any prior actions of the City relating to the regulation of smoking and vaping in City parks are hereby ratified and reaffirmed.

SECTION 5. CONFLICTS.

All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

SECTION 6. 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 7. CODIFICATION.

The provisions set forth in Section 2 of this Ordinance shall become and be made a part of the *Code of Ordinances of the City of Webster, Florida* and the Code Codifier of the City Code is hereby authorized and directed to take all necessary and appropriate actions to ensure that the provisions of this Ordinance are appropriately codified, provided however, Sections 1, 3, 4, 5, 6, 7, and 8 shall not be codified.

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Amy Flood
City of Webster
85 E Central AVE
Webster FL 33597-4701

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Daily Commercial, published in Lake County, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of Lake County, Florida, or in a newspaper by print in the issues of, on:

06/12/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 06/12/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$41.50

Tax Amount: \$0.00

Payment Cost: \$41.50

Order No: 11333779

Customer No: 526687

PO #:

of Copies:

1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

ORDINANCE NO. 2025-27
AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA, AMENDING CHAPTER 30 - PARKS AND RECREATION BY ADDING A NEW SECTION 30-25 THAT INCLUDES PROVISIONS PROHIBITING SMOKING, VAPING, AND USE OF SMOKELESS TOBACCO IN MUNICIPAL PARKS; PROVIDING FOR IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR A SAVINGS PROVISION; PROVIDING FOR CONFLICTS, SEVERABILITY AND SCRIVENERS ERRORS; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

This item will be heard at the Webster City Council Meeting of June 19, 2025, at 6pm. Webster City Hall Council Chambers, 85 E Central Ave., Webster, FL 33597.

#11333779 6/12/2025

KAITLYN FELTY
Notary Public
State of Wisconsin

**CITY OF WEBSTER, FLORIDA
BUSINESS IMPACT ESTIMATE**

ORDINANCE NO. 2025-28

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA, ANNEXING BY VOLUNTARY PETITION CERTAIN REAL PROPERTY TAX IDENTIFICATION PARCEL NUMBERS Q20-016 LOCATED CONTIGUOUS TO THE CITY OF WEBSTER IN ACCORDANCE WITH THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, FLORIDA STATUTES, TOGETHER WITH ASSOCIATED RIGHTS-OF-WAYS; REDEFINING THE BOUNDARIES OF THE CITY OF WEBSTER TO INCLUDE SAID PROPERTY; AMENDING THE BOUNDARIES OF THE CITY IN ACCORDANCE WITH THE PROVISIONS OF SECTION 166.031, FLORIDA STATUTES; PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS; DIRECTING THE CITY CLERK TO RECORD THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT, WITH THE CHIEF ADMINISTRATIVE OFFICE OF SUMTER COUNTY AND WITH THE DEPARTMENT OF STATE; PROVIDING FOR LEGAL DESCRIPTION AND A MAP AND PROVIDING FOR THE INCORPORATION OF THAT EXHIBIT; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND THE TAKING OF ADMINISTRATIVE ACTIONS AND PROVIDING FOR AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with Section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City of Webster is of the view that a business impact estimate is not required by state law for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy,

county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;

b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;

c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City of Webster hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

Annexation from the joint planning area into the city limits as per the provisions of section 166.031, Florida Statutes. This will allow property owners access to city utilities and other city services.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of Webster: (a) An estimate of direct compliance costs that businesses may reasonably incur; (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and (c) An estimate of the City of Webster regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

The direct economic impact of the proposed ordinance on private, for-profit businesses in the City is indeterminate.

No direct compliance costs are estimated to be incurred by businesses as a result of the adoption of this Ordinance.

There is no anticipated regulatory cost to be incurred by the City associated with this Ordinance and no revenue is expected to be received as a result of this Ordinance.

3. A Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

It is estimated that there will be no businesses impacted by this Ordinance.

4. Additional information the governing body deems useful (if any):

There is no additional information deemed useful.

ORDINANCE NO. 2025-28

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA, ANNEXING BY VOLUNTARY PETITION CERTAIN REAL PROPERTY TAX IDENTIFICATION PARCEL NUMBERS Q20-016 LOCATED CONTIGUOUS TO THE CITY OF WEBSTER IN ACCORDANCE WITH THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, *FLORIDA STATUTES*, TOGETHER WITH ASSOCIATED RIGHTS-OF-WAYS; REDEFINING THE BOUNDARIES OF THE CITY OF WEBSTER TO INCLUDE SAID PROPERTY; AMENDING THE BOUNDARIES OF THE CITY IN ACCORDANCE WITH THE PROVISIONS OF SECTION 166.031, *FLORIDA STATUTES*; PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS; DIRECTING THE CITY CLERK TO RECORD THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT, WITH THE CHIEF ADMINISTRATIVE OFFICE OF SUMTER COUNTY AND WITH THE DEPARTMENT OF STATE; PROVIDING FOR LEGAL DESCRIPTION AND A MAP AND PROVIDING FOR THE INCORPORATION OF THAT EXHIBIT; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND THE TAKING OF ADMINISTRATIVE ACTIONS AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Juan Pablo Jr. & Elaine M. Torres., applied for annexation of property into the City of Webster and is hereby determined to be the fee simple title owner of the real property described below; and

WHEREAS, the said applicant petitioned the City of Webster, pursuant to Section 171.044, *Florida Statutes*, for annexation of said property into the municipal limits of the City of Webster; and

WHEREAS, the applicant is the fee simple title owner of all of said property being described by Tax Identification Parcel Numbers as follows:

Tax Identification Parcel Number	Owner
Q20-016	Juan Pablo Jr. & Elaine M. Torres

WHEREAS, the City Council, upon the recommendation of City staff and the City Attorney, has determined that all of the property which is proposed to be annexed into the City of Webster is within an unincorporated area of Sumter County, is reasonably compact and it is further determined that the annexation of said property will not result in the creation of any enclave (and, indeed, logically fills in the City Limits of the City and is consistent with sound principles and practices relating to the delineating of jurisdictional boundaries thereby furthering sound management in terms of the provision of public facilities and services as well as sound land use planning), and it is further determined that the property otherwise fully complies with the requirements of State law and has, further, determined that associated rights-of-way should be annexed hereby; and

WHEREAS, the City Council of the City of Webster, Florida has taken all actions in accordance with the requirements and procedures mandated by State law; and

WHEREAS, the City Council of the City of Webster, Florida hereby determines that it is to the advantage of the City of Webster and in the best interests of the citizens of the City of Webster to annex the aforescribed property; and

WHEREAS, the provisions of Section 166.031(3), *Florida Statutes*, provide that [a] municipality may, by ordinance and without referendum, redefine its boundaries to include only those lands previously annexed and shall file said redefinition with the Department of State pursuant to the provisions of subsection (2); and

WHEREAS, the provisions of Section 171.091, *Florida Statutes*, provide as follows:

Recording.—Any change in the municipal boundaries through annexation or contraction shall revise the charter boundary article and shall be filed as a revision of the charter with the Department of State within 30 days. A copy of such revision must be submitted to the Office of Economic and

Demographic Research along with a statement specifying the population census effect and the affected land area.

WHEREAS, the map and the legal description attached hereto as Exhibit "A" shows, describes, and depicts the property and associated rights-of-ways which are hereby annexed into the City of Webster said Exhibit being incorporated into the substantive provisions of this Ordinance as if fully set forth herein verbatim.

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

SECTION 1. LEGISLATIVE AND ADMINISTRATIVE FINDINGS/ANNEXATION OF PROPERTIES.

(a). The recitals set forth above in the "whereas clauses" are hereby adopted as legislative findings of the City Council of the City of Webster.

(b). The property that is the subject of this Ordinance consists of the following parcel of land assigned the Tax Identification Parcel Number set forth above and being specifically described as set forth below, together with all abutting right-of-way if any such rights-of-ways are not currently located within the City Limits of the City, said property being situated in Sumter County, Florida, and said property is hereby annexed into and are hereby made a part of the City of Webster, Florida pursuant to the voluntary annexation provisions of Section 171.044, *Florida Statutes*:

LEGAL DESCRIPTION

All the above lands and real property being located in Sumter County, Florida. (See Exhibit "A").

(c). The property owner of the annexed property fully understands that all of the costs of routing and installing all utility services to the annexed property that may result and be incurred and the obligation to pay any and all applicable fees in any way

relating to connection to, and provision of services by, the City's utility systems shall be borne totally by the property owner.

(d). Under the authority of Section 166.031 (3), *Florida Statutes*, relating to city charter amendments, "[a] municipality may amend its charter pursuant to this section notwithstanding any charter provisions to the contrary. A municipality may, by ordinance and without referendum, redefine its boundaries to include only those lands previously annexed and shall file said redefinition with the Department of State." This Ordinance shall amend the boundaries of the City to include the property annexed in this Ordinance and all previously annexed properties.

SECTION 2. EFFECT OF ANNEXATION.

Upon this Ordinance becoming effective, the property owner of the said property shall be entitled to all the rights and privileges and immunities as are from time-to-time granted to property owner of the City of Webster, Florida as further provided in Chapter 171, *Florida Statutes*, and shall further be subject to the responsibilities of ownership as may from time-to-time be determined by the governing authority of the City of Webster, Florida and the provisions of said Chapter 171, *Florida Statutes*.

SECTION 3. ADMINISTRATIVE ACTIONS.

(a). Within 7 days of the adoption of this Ordinance, the City Clerk shall file a copy of said Ordinance with the Clerk of the Court (Land Records/Recording), with the Chief Administrative Officer of Sumter County (the County Manager), with the Florida Department of State, and with such other agencies and entities as may be required by law or otherwise desirable.

(b). The City Clerk shall ensure that the property annexed by this Ordinance is incorporated into the *City of Webster Comprehensive Plan* and the Official Zoning Map of the City of Webster in an expeditious manner and, in accordance with, and pursuant

to, the provisions of Under the authority of Section 166.031 (3), *Florida Statutes*, the City Clerk shall amend the boundaries of the City to include the property annexed in this Ordinance and all previously annexed properties in all maps and geographical data relating to the City Limits said properties to include, but not be limited to, annexed rights-of-way and natural features.

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 to be invalid, unlawful, or unconstitutional.

SECTION 6. CODIFICATION.

The provisions of this Ordinance shall not be codified, but the annexed property shall be incorporated and included in all appropriate maps of the City Limits of the City of Webster by the City Clerk who is hereby directed to take any and all appropriate actions relative to the land use planning documents of the City pertaining to the property annexed pursuant to this Ordinance.

SECTION 7. EFFECTIVE DATE.

This Ordinance shall take effect immediately upon passage and adoption.

PASSED AND ENACTED this 17th day of July, 2025.

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

Ana Vigoa, Mayor

ATTEST:

Approved as to form and legality:

Amy Flood

City Clerk

Andrew Hand

City Attorney

Exhibit A
Legal Description

Parcels: (Q16-020)

The South 476.25 feet of a parcel of land lying in the South 1/2 of the West 1/2 of the Northwest 1/4 of Section 20, Township 21 South, Range 23 East, Sumter County, Florida, lying South of the Southerly right of way line of County Road No. 48, described as follows:

Beginning at the intersection of the Southerly right of way of County Road No. 48 and the West line of the Northwest 1/4 of said Section 20, run thence South 89°20'50" East along said Southerly right of way line 457.41 feet; departing said right of way line, run thence South 00°34'45" West parallel with the West line of the Northwest 1/4 of said Section 20 a distance of 1317.37 feet more or less, to a point on the South line of the South 1/2 of the West 1/2 of the Northwest 1/4 of said Section 20; from said point, run thence North 89°19'53" West along the South line of the South 1/2 of the West 1/2 of the Northwest 1/4 of said Section 20, a distance of 457.41 feet, more or less, to the Southwest corner of the Northwest 1/4 of said Section 20; thence North 00°34'45" East along the West line of the Northwest 1/4 of said Section 20, a distance of 1317.25 feet more or less to the Point of Beginning.

TOGETHER WITH AN EASEMENT FOR INGRESS & EGRESS AND UTILITIES AS FOLLOWS: That portion of the South 1/2 of the West 1/2 of the Northwest 1/4 of Section 20, Township 21 South, Range 23 East, Sumter County, Florida, lying South of the Southerly right of way line of County Road No. 48, described as follows:

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All being in Sumter County, Florida



**CITY OF WEBSTER, FLORIDA
BUSINESS IMPACT ESTIMATE**

ORDINANCE NO. 2025-29

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA AMENDING THE CITY OF WEBSTER COMPREHENSIVE PLAN, 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 5 ACRES (TAX PARCEL IDENTIFICATION NUMBER Q20-016), AND DESCRIBED IN THIS ORDINANCE FROM THE AGRICULTURE FUTURE LAND USE DESIGNATION (COUNTY) TO THE RURAL RESIDENTIAL FUTURE LAND USE DESIGNATION; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ASSIGNMENT OF THE LAND USE DESIGNATION FOR THE PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR RATIFICATION OF PRIOR ACTS OF THE CITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with Section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City of Webster is of the view that a business impact estimate is not required by state law for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy,

county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;

b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;

c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City of Webster hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

The amendment is to bring the property into the city's comprehensive plan after annexation.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of Webster: (a) An estimate of direct compliance costs that businesses may reasonably incur; (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and (c) An estimate of the City of Webster regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

The direct economic impact of the proposed ordinance on private, for-profit businesses in the City is indeterminate.

No direct compliance costs are estimated to be incurred by businesses as a result of the adoption of this Ordinance.

There is no anticipated regulatory cost to be incurred by the City associated with this Ordinance and no revenue is expected to be received as a result of this Ordinance.

3. A Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

It is estimated that there will be no businesses impacted by this Ordinance.

4. Additional information the governing body deems useful (if any):

There is no additional information deemed useful.

ORDINANCE NO. 2025-29

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA AMENDING THE CITY OF WEBSTER COMPREHENSIVE PLAN, 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 5 ACRES (TAX PARCEL IDENTIFICATION NUMBER Q20-016), AND DESCRIBED IN THIS ORDINANCE FROM THE AGRICULTURE FUTURE LAND USE DESIGNATION (COUNTY) TO THE RURAL RESIDENTIAL FUTURE LAND USE DESIGNATION; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ASSIGNMENT OF THE LAND USE DESIGNATION FOR THE PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR RATIFICATION OF PRIOR ACTS OF THE CITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Juan Pablo Jr. & Elaine M. Torres mailing address: P.O. Box 123, Center Hill, FL 33514 (Tax Parcel Identification Number Q20-016), is the owner of the property which is the subject of this Ordinance; and

WHEREAS, the real property, totaling 5 +/- acres in size, is located on SE 41st Ter, south of E C 48; and

WHEREAS, Juan Pablo Jr. & Elaine M. Torres initiated voluntary annexation into the municipal limits of the City of Webster, Florida.; and

WHEREAS, the City Manager of the City of Webster pursuant to the controlling provisions of Florida Statutes and the Code of Ordinances of the City of Webster, is petitioning to have the subject property reassigned from the County Agriculture future land use designation to the Rural 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 Florida Statutes.

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 Statutes 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 County Agriculture land use designation to the Rural Residential land use designation regarding the real property which is the subject of this Ordinance as set forth herein (Attachment 1).

(b). The property which is the subject of this *Comprehensive Plan* amendment is as described as provided in Attachment 2:

SECTION 3. CONFLICTS. All ordinances or part of ordinances in conflict with this Ordinance are hereby repealed.

SECTION 4. 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 5. 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 6. EFFECTIVE DATE The small scale *Comprehensive Plan* amendment set forth herein shall not become effective, in accordance with Section 163.3187, *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 Florida Statutes.

PASSED AND ENACTED this 17th day of July, 2025.

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

Ana Vigoa, Mayor

ATTEST:

Approved as to form and
legality:

Amy Flood
City Clerk

Andrew Hand
City Attorney

ATTACHMENT 1
Future Land Use Map




EXISTING FUTURE LAND USE

 County Agriculture



PROPOSED FUTURE LAND USE

 Webster Rural Residential

 County Agriculture

ATTACHMENT 2
Legal Description

The South 476.25 feet of a parcel of land lying in the South 1/2 of the West 1/2 of the Northwest 1/4 of Section 20, Township 21 South, Range 23 East, Sumter County, Florida, lying South of the Southerly right of way line of County Road No. 48, described as follows:

Beginning at the intersection of the Southerly right of way of County Road No. 48 and the West line of the Northwest 1/4 of said Section 20, run thence South 89°20'50" East along said Southerly right of way line 457.41 feet; departing said right of way line, run thence South 00°34'45" West parallel with the West line of the Northwest 1/4 of said Section 20 a distance of 1317.37 feet more or less, to a point on the South line of the South 1/2 of the West 1/2 of the Northwest 1/4 of said Section 20; from said point, run thence North 89°19'53" West along the South line of the South 1/2 of the West 1/2 of the Northwest 1/4 of said Section 20, a distance of 457.41 feet, more or less, to the Southwest corner of the Northwest 1/4 of said Section 20; thence North 00°34'45" East along the West line of the Northwest 1/4 of said Section 20, a distance of 1317.25 feet more or less to the Point of Beginning.

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**CITY OF WEBSTER
SMALL SCALE COMPREHENSIVE PLAN AMENDMENT**

**PLANNING AND ZONING BOARD
June 12, 2025**

**CITY OF WEBSTER CITY COUNCIL
June 19, 2025
July 17, 2025**

CASE NUMBER:	LU25-000015
LANDOWNER:	Juan Pablo Jr. & Elaine M. Torres
REQUESTED ACTION:	Small-scale comprehensive plan amendment to change the future land use from County Agriculture to City of Webster Rural Residential on 5 acres MOL following annexation
PARCEL NUMBERS:	Q20-016
LEGAL DESCRIPTION:	Attachment A
EXISTING ZONING:	County General Agriculture Minimum Ten Acres with Conventional Housing (A10C)
EXISTING USE:	Single Family Residence
FUTURE LAND USE:	County Agriculture, proposed to be City of Webster Rural Residential
PARCEL SIZE:	5 acres MOL
GENERAL LOCATION:	Webster area – on SE 41 st Ter, south of E C 48 (Map 1)

GENERAL DESCRIPTION AND BACKGROUND

The applicant is requesting a Small-Scale Future Land Use Amendment on 5 acres MOL to change the Future Land Use assignment of parcel Q20-016 from County Agriculture to City of Webster Rural Residential, allowing the property owners to subdivide the parcel in order to build a home

for their son. The application site is located within the Webster Joint Planning Area on SE 41st Ter, south of E C 48. The surrounding parcels have a future land use of County Agriculture (Map 2).

LAND USE SUITABILITY

Urban Sprawl

The proposed amendment displays none of the sprawl indicators as identified in Florida Statutes Chapter 163.3177.9(a) and meets four (4) of the sprawl test criteria in Florida Statutes Chapter 163.3177.9(b) (Attachment B). Thereby the proposal does not constitute sprawl.

Environmental Resources

The parcel is located within FEMA Flood Zone A.

Historic Resources

This location does not appear on the Master Site File of Historic Resources.

Population and Housing

The proposed amendment should not adversely impact the availability of housing in the area.

CONCURRENCY ANALYSIS

Potable Water & Sewer

The site will be served by the City of Webster upon development when utilities become available.

Stormwater Drainage

All development must conform to Southwest Florida Water Management District Regulations for stormwater systems.

Solid Waste

Solid Waste services will be provided by the City of Webster upon development.

CONSISTENCY WITH POLICIES OF THE COMPREHENSIVE PLAN

The proposed amendment is consistent with the following policies of the Unified Comprehensive Plan:

Policy 1.2.5 Rural Residential

The "Rural Residential" future land use category is applied to land that is primarily used for or is suitable for residential uses and residential accessory uses. This land use category is typically located within or adjacent to incorporated cities and includes unincorporated residential communities. Accessory uses are limited activities that are customary and incidental to residential use undertaken for the personal use and enjoyment of the residential occupant.

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

The proposed amendment is consistent with the surrounding rural future land uses in the area.

Future Land Use Objective 1.3 Future Land Use Pattern

The future land use pattern shall discourage the proliferation of urban sprawl while promoting orderly compact growth. The County and Cities shall utilize a variety of planning tools to balance efficient economic development and urban growth while maintaining rural and agricultural character.

The use of Joint Planning Areas (JPAs) are a planning tool to ensure annexations of unincorporated areas are coordinated and consistent with planned future service areas, providing for an energy efficient land use pattern and combating urban sprawl. The property is located within the Webster JPA and thus maintains the rural and agricultural character outside the area.

Policy 1.3.8 Compatibility for Rezoning and Amendments

Proposed rezonings and future land use amendment shall be compatible with adjacent land uses and community character. Compatibility shall be achieved through the following measures:

- a. Rezoning and future land use amendments shall consider potential maximum impacts of potential land uses; and

The requested future land use assignment is consistent with the surrounding parcels where rural residential activities are located.

- b. The use of clustering, PUD, or other innovating development techniques shall be considered to assure the compatible transition between differing land uses and zoning districts.

The requested future land use assignment will not allow for clustering, PUD, or other innovating development techniques.

PROPOSED AMENDMENT TO THE TEXT OF THE COMPREHENSIVE PLAN

The proposed amendment does not affect the text of the Comprehensive Plan.

PROPOSED AMENDMENT TO THE CAPITAL IMPROVEMENT PLAN

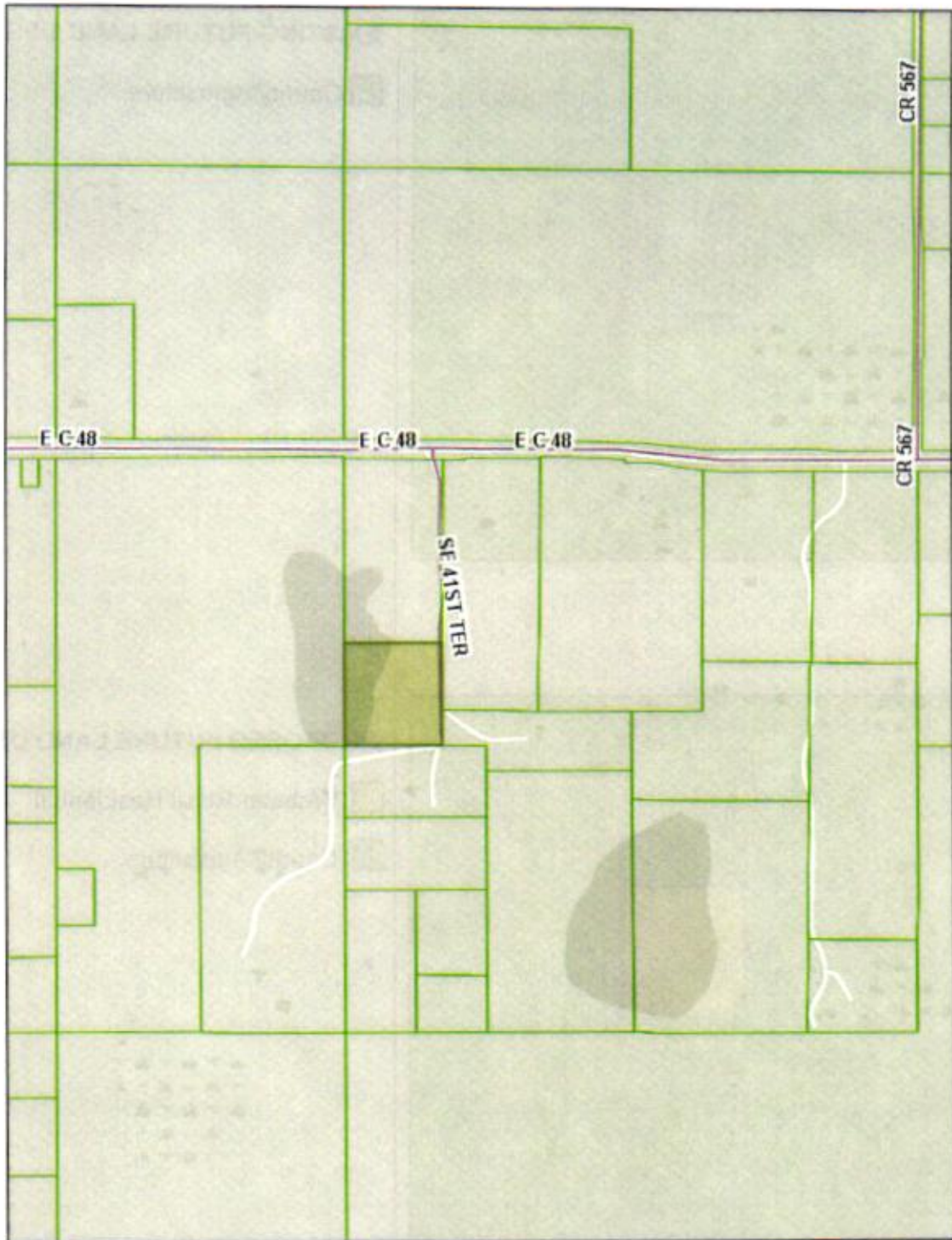
The proposed amendment does not affect the City's Capital Improvements program.

CONCLUSIONS

Staff deemed the application sufficient for review. Staff finds the application in compliance with the minimum requirements of the Comprehensive Plan. Staff recommends APPROVAL

Notices Sent: 10

MAP 1: GENERAL LOCATION



MAP 2: FUTURE LAND USE MAP



EXISTING FUTURE LAND USE

 County Agriculture



PROPOSED FUTURE LAND USE

 Webster Rural Residential

 County Agriculture

Attachment A
Legal Description

The South 476.25 feet of a parcel of land lying in the South 1/2 of the West 1/2 of the Northwest 1/4 of Section 20, Township 21 South, Range 23 East, Sumter County, Florida, lying South of the Southerly right of way line of County Road No. 48, described as follows:

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TOGETHER WITH AN EASEMENT FOR INGRESS & EGRESS AND UTILITIES AS FOLLOWS:
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Attachment B

Urban Sprawl Analysis

The Community Planning Act (Florida Statutes Chapter 163) requires future land use amendments to 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 application site of 5 acres does not comprise a substantial area of the city.
- 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 an area that is already planned for development due to being located within the Webster Joint Planning Area.
- III. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.
The amending of land use for this property should not create any of the design patterns listed above but instead creates a centralized node for development due to being placed in the Webster Joint Planning 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 systems.
The subject property is surrounded by already developed land and so does not interact with any environmentally sensitive areas or major natural systems, and would be developed in a manner that is consistent with the Land Development Code.
- 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 amendment should have no impact on bona-fide agricultural uses and looks to amend the land use that is consistent with the intended use and size of the property.
- VI. Fails to maximize use of existing public facilities and services.
The subject property currently falls within the City of Webster utility service area and Joint Planning Area, and it will be connected should the property be developed.
- VII. Fails to maximize use of future public facilities and services.
The subject property will be expected to connect to current public facilities and services that are developed in the area.

- 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. Fails to provide a clear separation between rural and urban land uses.
The proposed land use amendment should not disproportionately increase the cost of public services in the area.
- IX. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.
The requested amendment should not discourage infill development.
- X. Fails to encourage a functional mix of uses.
The proposed amendment will not discourage a functional mix of uses.
- XI. Results in poor accessibility among linked or related land uses.
The proposed land use amendment will not affect the accessibility of adjacent lands.
- XII. Results in the loss of significant amounts of functional open space.
The proposed land use amendment should not result in the loss of significant amounts of functional open space.

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 property falls in an area where such rural land use is expected, protecting the area outside it.**
- (II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services. **The property falls under an existing utility service area and Joint Planning Area, resulting in efficient and cost-effective provision of public services if the property is developed.**
- (V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils. **By falling within the Webster Joint Planning Area, the amendment will preserve agricultural areas outside the JPA.**
- (VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area. **This amendment would change the land use to a use that can support the residential needs for this area.**

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

NOTICE OF INTENT TO
CONSIDER CITY OF WEBSTER ORDINANCES
FOR LAND USE CHANGE AND REZONING

NOTICE IS HEREBY GIVEN that the City Council of the City of Webster will consider the enactment of City Ordinances on the following subject:

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA AMENDING THE CITY OF WEBSTER COMPREHENSIVE PLAN, 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 32 ACRES (TAX PARCEL IDENTIFICATION NUMBER S01-022), AND DESCRIBED IN THIS ORDINANCE FROM THE RURAL RESIDENTIAL FUTURE LAND USE DESIGNATION (COUNTY) TO THE RURAL RESIDENTIAL 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 PROVIDING FOR AN EFFECTIVE DATE.

and

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA PROVIDING FOR THE REZONING OF REAL PROPERTY TOTALING 32 ACRES, MORE OR LESS, IN SIZE (TAX PARCEL IDENTIFICATION NUMBER S01-022) FROM COUNTY GENERAL AGRICULTURE MINIMUM TEN ACRES WITH CONVENTIONAL HOUSING (A10C) TO CITY OF WEBSTER RURAL RESIDENTIAL MINIMUM ONE ACRE WITH CONVENTIONAL HOUSING (RR1C) 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.

Both ordinances are for property being annexed into the City of Webster, owned by Southern Properties Florida, LLC, generally described as follows:

A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE N. 89°58'40" E., ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 180.01 FEET; THENCE N.

00°01'37" W., DEPARTING FROM SAID SOUTH LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1266.65 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF C-478 A (BEING 40.00 FEET WIDE); THENCE S. 88°37'30" W., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 136.08 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 5769.65 FEET; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE, ALONG THE ARC OF SAID CURVE A DISTANCE OF 43.98 FEET, SAID ARC HAVING A CENTRAL ANGLE OF 00°26'12" AND A CHORD BEARING AND DISTANCE OF S. 88°50'36" W., 43.98 FEET, TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1; THENCE S. 00°01'37" E., DEPARTING FROM SAID SOUTH RIGHT-OF-WAY LINE AND ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1262.57 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 25.00 FEET WIDE SHARED ACCESS DRIVEWAY EASEMENT AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE N. 00°01'37" W., ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1262.57 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF C-478 A (BEING 40.00 FEET WIDE) AND THE POINT OF BEGINNING OF THIS EASEMENT DESCRIPTION, SAID POINT ALSO BEING ON A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 5769.65 FEET; THENCE EASTERLY FROM SAID POINT OF BEGINNING AND ALONG THE SAID SOUTH RIGHT-OF-WAY LINE AN ARC DISTANCE OF 25.00 FEET, SAID ARC HAVING A CENTRAL ANGLE OF 00°14'54" AND A CHORD BEARING AND DISTANCE OF N. 88°56'16" E., 25.00 FEET; THENCE S. 00°01'37" E., DEPARTING FROM SAID RIGHT-OF-WAY LINE, A DISTANCE OF 100.46 FEET; THENCE S. 89°59'26" W., A DISTANCE OF 25.00 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1; THENCE N. 00°01'37" W., ALONG SAID WEST LINE A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

AND

A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE N. 89°58'40" E., ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 180.01 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING, CONTINUE N. 89°58'40" E., ALONG SAID SOUTH LINE A DISTANCE OF 180.01 FEET; THENCE N. 00°01'37" W., DEPARTING FROM SAID SOUTH LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1270.90 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF C-478A (BEING 40.00 FEET WIDE); THENCE S. 88°37'30" W., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 180.06 FEET; THENCE S. 00°01'37" E., DEPARTING FROM SAID SOUTH RIGHT-OF-WAY LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1266.65 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO A 50.00 FEET WIDE SHARED ACCESS DRIVEWAY EASEMENT DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE N. 89°58'40" E., ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 360.02 FEET; THENCE N. 00°01'37" W., DEPARTING FROM SAID SOUTH LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1270.90 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF C-478 A (BEING 40.00 FEET WIDE) AND THE POINT OF BEGINNING OF THIS EASEMENT DESCRIPTION; THENCE FROM SAID POINT OF BEGINNING S. 88°37'30" W., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 25.01 FEET; THENCE S. 00°01'37" E., DEPARTING FROM SAID SOUTH RIGHT-OF-WAY LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 100.00 FEET; THENCE N. 89°59'26" E., A DISTANCE OF 50.00 FEET; THENCE N. 00°01'37" W., A DISTANCE OF 101.19 FEET TO THE AFORESAID SOUTH RIGHT-OF-WAY LINE OF C-478 A; THENCE S. 88°37'30" W., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 25.01 FEET TO THE POINT OF BEGINNING.

AND

A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE N. 89°58'40" E., ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 360.02 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING, CONTINUE N. 89°58'40" E., ALONG SAID SOUTH LINE A DISTANCE OF 180.01 FEET; THENCE N. 00°01'37" W., DEPARTING FROM SAID SOUTH LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1275.15 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF C-478 A (BEING 40.00 FEET WIDE); THENCE S. 88°37'30" W., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 180.06 FEET; THENCE S. 00°01'37" E., DEPARTING FROM SAID SOUTH RIGHT-OF-WAY LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1270.90 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO A 50.00 FEET WIDE SHARED ACCESS DRIVEWAY EASEMENT BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE N. 89°58'40" E., ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 360.02 FEET; THENCE N. 00°01'37" W., DEPARTING FROM SAID SOUTH LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1270.90 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF C-478 A (BEING 40.00 FEET WIDE) AND THE POINT OF BEGINNING OF THIS EASEMENT DESCRIPTION; THENCE FROM SAID POINT OF BEGINNING S. 88°37'30" W., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 25.01 FEET; THENCE S. 00°01'37" E., DEPARTING FROM SAID SOUTH RIGHT-OF-WAY LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE

SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 100.00 FEET; THENCE N. 89°59'26" E., A DISTANCE OF 50.00 FEET; THENCE N. 00°01 '37" W., A DISTANCE OF 101.19 FEET TO THE AFORESAID SOUTH RIGHT-OF-WAY LINE OF C-478 A; THENCE S. 88°37'30" W., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 25.01 FEET TO THE POINT OF BEGINNING.

AND

A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE N. 89°58'40" E., ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 540.03 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING, CONTINUE N. 89°58'40" E., ALONG SAID SOUTH LINE A DISTANCE OF 180.01 FEET; THENCE N. 00°01'37" W., DEPARTING FROM SAID SOUTH LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1279.40 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF C-478 A (BEING 40.00 FEET WIDE); THENCE S. 88°37'30" W., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 180.06 FEET; THENCE S. 00°01'37" E., DEPARTING FROM SAID SOUTH RIGHT-OF-WAY LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1275.15 FEET TO THE POINT OF BEGINNING.

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ALONG SAID SOUTH LINE A DISTANCE OF 180.01 FEET TO THE SOUTHWEST CORNER OF THE EAST 420.00 FEET OF THE SOUTH 630.00 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1; THENCE N. 00°03'21" E., DEPARTING FROM SAID SOUTH LINE AND ALONG THE WEST LINE OF THE EAST 420.00 FEET OF THE SOUTH 630.00 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1 AND A NORTHERLY PROJECTION THEREOF, A DISTANCE OF 1283.69 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF C-478 A (BEING 40.00 FEET WIDE); THENCE S. 88°37'30" W., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 181.91 FEET; THENCE S. 00°01'37" E., DEPARTING FROM SAID SOUTH RIGHT-OF-WAY LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1279.40 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO A 50.00 FEET WIDE SHARED ACCESS DRIVEWAY EASEMENT DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE N. 89°58'40" E., ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 720.04 FEET; THENCE N. 00°01'37" W., DEPARTING FROM SAID SOUTH LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1279.40 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF C-478 A (BEING 40.00 FEET WIDE) AND THE POINT OF BEGINNING OF THIS EASEMENT DESCRIPTION; THENCE FROM SAID POINT OF BEGINNING S. 88°37'30" W., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 25.01 FEET; THENCE S. 00°01'37" E., DEPARTING FROM SAID SOUTH RIGHT-OF-WAY LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 100.00 FEET; THENCE N. 89°59'26" E., A DISTANCE OF 50.00 FEET; THENCE N. 00°01'37" W., A DISTANCE OF 101.19 FEET TO THE AFORESAID SOUTH RIGHT-OF-WAY LINE OF C-478 A; THENCE S. 88°37'30" W., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 25.01 FEET TO THE POINT OF BEGINNING.

AND

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88°37'30" E., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 321.09 FEET; THENCE S. 45°38'50" E., ALONG THE SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 69.81 FEET TO THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 471 (BEING 100.00 FEET WIDE); THENCE S. 00°04'50" W., ALONG THE WEST RIGHT-OF-WAY LINE OF SAID STATE ROAD 471, A DISTANCE OF 612.45 FEET TO THE NORTH LINE OF THE SOUTH 630.00 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1; THENCE S. 89°58'40" W., ALONG SAID NORTH LINE, A DISTANCE OF 370.68 FEET TO THE POINT OF BEGINNING.

Requested Actions:

LU25-000016: Small scale comprehensive plan amendment to change the future land use from County Rural Residential to City of Webster Rural Residential on 32 acres MOL following annexation.

ZON25-000025: Rezone the same property from County General Agriculture Minimum Ten Acres with Conventional Housing (A10C) to City of Webster Rural Residential Minimum One Acre with Conventional Housing (RR1C).

The proposed ordinances will be heard at three (3) public hearings as follows:

Planning and Zoning Board

6:00 PM, June 12, 2025

City Council – First Reading

6:00 PM, June 19, 2025

City Council – Second Reading & Final Vote

6:00 PM, July 17, 2025

The meetings will be held at the Webster City Hall, located at 85 E. Central Ave., Webster, FL 33597.

The proposed ordinances may be inspected at City Hall between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday or at the Sumter County Planning and Floodplain Division located at 7375 Powell Road, Wildwood, FL 34785, between the hours of 8:00 A.M. and 5:00 P.M. Monday through Friday.

All persons are advised that if they decide to appeal any decision made by the Council on this matter, they will need a record of the proceedings, and may need to ensure that a verbatim record is made, which includes testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act (ADA), any person with a disability requiring reasonable accommodations in order to participate in this Public Hearing should call the City Manager at (352) 793-2073 at least 48 hours prior to the meeting time.



OFFICIAL AD PROOF

This is the proof of your ad scheduled to run in **Sumter Sun Times** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(123) 123-4567**.

Notice ID: aMNxJurCmDwuRp7gHHk3 | **Proof Updated: Jun, 03, 2025 at 08:16am EDT**
Notice Name: LU25-000016 ZON25-000025

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Affidavit Fee	2.00

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Processing Fee	\$94.48
Total	\$989.28

**NOTICE OF INTENT TO
CONSIDER CITY OF WEBSTER ORDINANCES
FOR LAND USE CHANGE AND REZONING**

NOTICE IS HEREBY GIVEN that the City Council of the City of Webster will consider the enactment of City Ordinances on the following subject:

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA AMENDING THE CITY OF WEBSTER COMPREHENSIVE PLAN, 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 32 ACRES (TAX PARCEL IDENTIFICATION NUMBER S01-022), AND DESCRIBED IN THIS ORDINANCE FROM THE RURAL RESIDENTIAL FUTURE LAND USE DESIGNATION (COUNTY) TO THE RURAL RESIDENTIAL 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 PROVIDING FOR AN EFFECTIVE DATE.

and

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA PROVIDING FOR THE REZONING OF REAL PROPERTY TOTALING 32 ACRES, MORE OR LESS, IN SIZE (TAX PARCEL IDENTIFICATION NUMBER S01-022) FROM COUNTY GENERAL AGRICULTURE MINIMUM TEN ACRES WITH CONVENTIONAL HOUSING (A10C) TO CITY OF WEBSTER RURAL RESIDENTIAL MINIMUM ONE ACRE WITH CONVENTIONAL HOUSING (RR1C) 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.

Both ordinances are for property being annexed into the City of Webster, owned by Southern Properties Florida, LLC, generally described as follows:

A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE N. 89°58'40" E., ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 180.01 FEET; THENCE N. 00°01'37" W., DEPARTING FROM SAID SOUTH LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1266.65 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF C-478 A (BEING 40.00 FEET WIDE); THENCE S. 88°37'30" W., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 136.08 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 5769.65 FEET; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE, ALONG THE ARC OF SAID CURVE A DISTANCE OF 43.98 FEET, SAID ARC HAVING A CENTRAL ANGLE OF 00°26'12" AND A CHORD BEARING AND DISTANCE OF S. 88°50'36" W., 43.98 FEET, TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1; THENCE S. 00°01'37" E., DEPARTING FROM SAID SOUTH RIGHT-OF-WAY LINE AND ALONG THE WEST LINE OF THE

NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1262.57 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 25.00 FEET WIDE SHARED ACCESS DRIVEWAY EASEMENT AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE N. 00°01'37" W., ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1262.57 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF C-478 A (BEING 40.00 FEET WIDE) AND THE POINT OF BEGINNING OF THIS EASEMENT DESCRIPTION, SAID POINT ALSO BEING ON A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 5769.65 FEET; THENCE EASTERLY FROM SAID POINT OF BEGINNING AND ALONG THE SAID SOUTH RIGHT-OF-WAY LINE AN ARC DISTANCE OF 25.00 FEET, SAID ARC HAVING A CENTRAL ANGLE OF 00°14'54" AND A CHORD BEARING AND DISTANCE OF N. 88°56'16" E., 25.00 FEET; THENCE S. 00°01'37" E., DEPARTING FROM SAID RIGHT-OF-WAY LINE, A DISTANCE OF 100.46 FEET; THENCE S. 89°59'26" W., A DISTANCE OF 25.00 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1; THENCE N. 00°01'37" W., ALONG SAID WEST LINE A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

AND
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Requested Actions:

LU25-000016: Small scale comprehensive plan amendment to change the future land use from County Rural Residential to City of Webster Rural Residential on 32 acres MOL following annexation.

ZON25-000025: Rezone the same property from County General Agriculture Minimum Ten Acres with Conventional Housing (A10C) to City of Webster Rural Residential Minimum One Acre with Conventional Housing (RR1C).

The proposed ordinances will be heard at three (3) public hearings as follows:

Planning and Zoning Board
6:00 PM, June 12, 2025

City Council - First Reading
6:00 PM, June 19, 2025

City Council - Second Reading & Final Vote
6:00 PM, July 17, 2025

The meetings will be held at the Webster City Hall, located at 85 E. Central Ave., Webster, FL 33597.

The proposed ordinances may be inspected at City Hall between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday or at the Sumter County Planning and Floodplain Division located at 7375 Powell Road, Wildwood, FL 34785, between the hours of

8:00 A.M. and 5:00 P.M. Monday through Friday.

All persons are advised that if they decide to appeal any decision made by the Council on this matter, they will need a record of the proceedings, and may need to ensure that a verbatim record is made, which includes testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act (ADA), any person with a disability requiring reasonable accommodations in order to participate in this Public Hearing should call the City Manager at (352) 793-2073 at least 48 hours prior to the meeting time.

Published: 6/05/2025

#132744 LU25-000015 & Zon25-000024

Submitted	Received via	Requester
June 8, 2025 at 18:36	Mail	Jack Arons <csrranch@yahoo.com>

Type	Priority	Group	Assignee	Status category	Ticket status
-	Normal	Planning	-	New	New

About	Planning options	Property Address or Parcel #
Planning & Zoning	Rezoning	Not Yet Known

Jack Arons June 8, 2025 at 18:36

Dear Members of the Board of County Commissioners,

I am writing in response to Notice LU25-000015 / ZON25-000024 regarding the proposed small-scale comprehensive plan amendment and rezoning of Parcel Q20-016 (Juan Pablo Jr. & Elaine M. Torres) from County Agriculture (A10C) to City of Webster Rural Residential (RR1C). As an owner of adjacent property, I respectfully request that you consider the following concerns before taking any action:

1. Parcel Size vs. Essential Infrastructure

- Under the proposed one-acre minimum lot size, there is insufficient room to safely install individual wells and septic systems. Consolidating well/septic fields on lots this small risks contamination and over-use of limited aquifer resources.

2. Traffic and Access

- The only access is via 41st Terrace, which is currently a small rural road of washed-out limestone maintained by the residents, not by the county. Increased traffic from multiple new homes will accelerate road degradation, impede emergency response, and pose safety risks for pedestrians and farm equipment.

3. Flooding and Water Management

- Approximately one-third of Parcel Q20-016 lies within Chandler Pond's floodplain and is regularly inundated during heavy rains. See attached map of flooding
 - Has the Southwest Florida Water Management District (SwiftMUD) been consulted on altering the pond's boundaries or capacity?
 - What mitigation measures (drainage improvements, retention ponds) are proposed to protect both new homes and neighboring properties?

4. Impact on Existing Dual-Family Use

- The property currently supports two family dwellings. Under annexation, how will City of Webster services (fire, police, road maintenance) be provided, and what timelines/costs can existing residents expect for connection to city utilities and emergency services?

5. Compatibility with Surrounding Land Uses

- Adjacent acreage to the west recently transitioned from a single-family homestead to multi-unit development. Since that change, my family has endured weekly loud gatherings and occasional gunfire that damaged our barn.
 - How will the proposed rezoning ensure adequate buffer zones, noise ordinances, and animal-safety measures to protect livestock and rural character?

6. Lot Division Discrepancy

- The proposed rezoning contemplates multiple lots of five acres or less, yet Parcel Q20-016 comprises only eight acres in total. Please clarify:
 - How many one-acre lots are actually planned, and where would the required setbacks, road easements, and infrastructure areas be accommodated?
 - Will the subdivision plan comply with minimum lot-area and access requirements under both county and City of Webster regulations?

I appreciate the Board's careful review of these issues. Ensuring that adequate infrastructure, emergency services, flood mitigation, and rural compatibility are addressed upfront is essential to maintaining public health, safety, and the character of our community.

Thank you for your consideration. I would welcome the opportunity to provide further information or to speak at the public hearing on this matter.

Sincerely,

Jack and Fern Arons
7520 SE 41st Terrace, Center Hill, FL
352-303-2048
Mark.Arons@yahoo.com

Csranch@yahoo.com

Disclaimer

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Jared Oberholtzer June 9, 2025 at 11:20

Good morning Mr. & Mrs. Arons,

I will enter your comments into the public record and pass them on to the Planning & Zoning Board and City Council appropriately. However, I would like to address some of them point-by-point in the meantime.

1. One (1) acre is actually the minimum size of parcel our department recommends if a septic and well are needed. We will not approve lot splits, even in areas that are zoning-compliant in terms of acreage, if a parcel is less than one (1) acre. Additionally, the Health Department (and soon the Florida Department of Environmental Protection) is the authority on septic systems and SWFWMD the authority on wells. If their requirements and regulations are not met, then permits will not be issued. That being said, annexation will require the Torres family to hook up to utilities when available; at the moment, I believe that they might be just outside of range. Please contact the City if you wish to confirm.
2. One of your other neighbors expressed concerns about the non-county/city-maintained road as well. Given that it is privately maintained, that is unfortunately a civil issue amongst neighbors that I cannot really speak to, and I would encourage you to get in touch with each of your neighbors to discuss upkeep and maintenance.
3. The Torres family has not given any indication that they are altering the pond; therefore, SWFWMD's input is not needed. Additionally, the entirety of the parcel is in Flood Zone A, and any and all new construction will need to meet FEMA Flood Zone regulations -- just as the Torres home now does. It will be reviewed during the building permitting process, and our county Floodplain Manager Chris Morrison is here if her resources are needed as they progress toward building that new home for their son.
4. The property contains one family dwelling. I'm not sure where you got that information; please advise. For questions regarding city infrastructure/costs, please contact the City of Webster at 352-793-2073. Webster's emergency services, however, are already contracted with the County.
5. I'm sorry that your neighbors to the west have become problematic for you. If you ever feel unsafe or like someone is violating the law (including the noise ordinance), I sincerely hope you will immediately call 911. Whenever you do so, your information is protected from open record laws (whereas with a code enforcement complaint, your information is public record).
6. The Torres property (5 acres, not 8) is being rezoned to Rural Residential Minimum One Acre with Conventional Housing (RR1C), which I would argue maintains the rural character of the surrounding area; it is not being developed to one of the city's suburban residential districts with a higher density. Suburban residential zoning districts (R2C, etc.) would be incompatible with the surrounding area and not supported by staff, unlike these cases.

They intend to split the property one time, creating a new parcel of at minimum one (1) acre. Their son is returning home, and their intention is for him to live and build on the newly created parcel. Once they are annexed into the City, they will follow Webster's code, not the County's.

Unlike the County Land Development Code (LDC), Webster's LDC does not include RR5C or RR2.5C, so RR1C was my one and only option to recommend at the moment. Those two zoning classifications will be included in the Webster LDC update this fall, and since you also reside within the Webster Joint Planning Area, I would encourage you to visit <https://www.inspire-engagement.com/webster-ldc> to stay up-to-date on their code. The County updated their code as of 1/1/25, and now Center Hill, Coleman, and Webster are utilizing the same company to update each of theirs because they knocked it out of the park with the County update.

Additionally, I would like to put forth one other bit of information: the Torres family can ultimately accomplish their goal without annexing, without rezoning, and without legally notifying their neighbors; however, in my opinion, they are going through the correct process to get everything squared away. They currently have A10C zoning but only 5 acres. This rezoning will make them zoning compliant and actually fix an issue they were not even aware existed. That being said, they could have split the parcel through lineal transfer, which we would have administratively approved, and left their son to annex into Webster alone upon pulling a residential building permit. New residence permits are annexation triggers through the Webster JPA.

I appreciate you sending in your input and will include this in the case file. I hope you have a great day!

Jack Arons June 9, 2025 at 11:30

Please check the property and you will clearly see that an additional residence was erected at the south end of the property with its own water well and septic system that was never permitted. This apartment was originally a car port garage that the previous owner converted and never p permitted.

Jack Arons
Csrranch@yahoo.com

Sent from my Verizon, Samsung Galaxy smartphone

Jared Oberholtzer June 9, 2025 at 11:38

Copy that. I will include this update in our case file as well as any findings our code enforcement inspector Kevin Vann.

That being said, if a code violation does arise from this investigation, splitting the parcel and properly permitting the structure will help rectify the situation.

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