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Violators who remove this agenda could be prosecuted.



AGENDA
CITY OF WEBSTER

Regular Council Meeting
Webster City Hall, 85 E. Central Avenue
July 17, 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

Special Council Meeting – May 1, 2025

M _____ S _____ Roll Call Vote for Approval

Regular Council Meeting – June 19, 2025

M _____ S _____ Roll Call Vote for Approval

III. CONSENT AGENDA

IV. CITIZENS FORUM

V. CORRESPONDENCE TO NOTE

Law Enforcement

Code Compliance Update

City Newsletter Report

VI. PUBLIC HEARINGS

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

M _____ S _____ Roll Call Vote

M _____ S _____ Roll Call Vote for Approval

Second 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

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

M_____S_____Roll Call Vote

M_____S_____Roll Call Vote for Approval

Second 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

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

M_____S_____Roll Call Vote

M_____S_____Roll Call Vote for Approval

Second 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

First Reading of Ordinance 2025-34-P&Z Board to P&Z Special Master

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 1, 2025

Special Council Meeting

5:15 P.M.

I. CALL TO ORDER

Pledge of Allegiance and Invocation.

Mayor Vigoa called the council meeting to order at 5:15p.m. Present were Mayor Vigoa, Mayor Pro-Tem Dorsey, Councilmember Cherry, Councilmember Ramirez, and Councilmember Solomon.

We have a quorum.

II. APPROVAL OF THE MINUTES

Councilmember Cherry made a motion for approval of the minutes for the Citizens Advisory Task Force Meeting, April 4, 2025, seconded by Councilmember Solomon.

Vote was as follows:

Councilmember Cherry-Yes

Councilmember Ramirez-Yes

Councilmember Solomon-Yes

Mayor Pro-Tem Dorsey-Yes

Mayor Vigoa-Yes

Motion passed 5-0

Councilmember Cherry made a motion for approval of the minutes for the Public Hearing on April 4, 2025, seconded by Councilmember Solomon.

Vote was as follows:

Councilmember Cherry-Yes

Councilmember Ramirez-Yes

Councilmember Solomon-Yes

Mayor Pro-Tem Dorsey-Yes

Mayor Vigoa-Yes

Motion passed 5-0

III. PUBLIC HEARINGS

David Fox of Fred Fox Enterprise apprised council about the Small Cities Community Development Block Grant for the FY 2023-2024.

Councilmember Cherry made a motion for Resolution 2025-02-Authorizing the implementation of the long term and short-term objectives of the Community Development Plan, seconded by Councilmember Solomon.

Vote was as follows:

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

Mayor Pro-Tem Dorsey made a motion for Resolution 2025-03-Authorizing the use of \$25,000 as leverage for the CDBG Grant, seconded by Councilmember Solomon.

Vote was as follows:

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

Councilmember Cherry made a motion for Resolution 2025-04-Authorizing the submission of an application for the CDBG Grant, seconded by Councilmember Solomon.

Vote was as follows:

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

XI. ADJOURNMENT

Councilmember Cherry motioned for adjournment, seconded by Councilmember Solomon.

Vote was as follows:

Councilmember Cherry-Yes
Councilmember Ramirez-Yes
Councilmember Solomon-Yes
Mayor Pro-Tem Dorsey-Yes
Mayor Vigoa-Yes
Motion passed 5-0
Meeting adjourned at 5:20 P.M.

Deanna Naugler, City Manager

Attest:

Ginger Howard, HR/Finance Manager



MINUTES

CITY OF WEBSTER

City Hall, 85 E Central Avenue

June 19, 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 was absent.

We have a quorum.

II. APPROVAL OF THE MINUTES

Councilmember Cherry made a motion for approval of the minutes for May 15, 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 Solomon made a motion for approval of Resolution 2025-06, ERP Inspections-Sumter County, seconded by Councilmember Cherry.

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 2025-26 Parking and Solicitation on Rights-of-Ways. 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

City Clerk Amy Flood read the ordinance by title only.

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

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 2025-27 Tobacco Free Parks. 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

City Clerk Amy Flood 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 Vigoa-Yes
Motion passed 4-0

The first reading of Ordinance 2025-28 Annexation-Parcel Id Q20-016 Torres. 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

City Clerk Amy Flood read the ordinance by title only.

Councilmember Solomon made a motion to approve Ordinance 2025-28, seconded by Councilmember Cherry.

County Planner Jared Oberholtzer apprised the council about Ordinance 2025-28.

Vote was as follows:

Councilmember Cherry-Yes

Councilmember Solomon-Yes

Councilmember Ramirez-Yes

Mayor Vigoa-Yes

Motion passed 4-0

The first reading of Ordinance 2025-29 Comp Plan Amendment Parcel Id Q20-016, Torres. 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

City Clerk Amy Flood read the ordinance by title only.

Councilmember Solomon made a motion to approve Ordinance 2025-29, seconded by Councilmember Cherry.

County Planner Jared Oberholtzer apprised the council about Ordinance 2025-29.

Vote was as follows:

Councilmember Cherry-Yes

Councilmember Solomon-Yes

Councilmember Ramirez-Yes

Mayor Vigoa-Yes

Motion passed 4-0

The first reading of Ordinance 2025-30 Rezoning Parcel Id Q20-016, Torres. 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

City Clerk Amy Flood read the ordinance by title only.

Councilmember Cherry made a motion to approve Ordinance 2025-30, seconded by Councilmember Solomon.

County Planner Jared Oberholtzer apprised the council about Ordinance 2025-30.

Vote was as follows:

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

The first reading of Ordinance 2025-31 Annexation-Parcel Id S01-022, Southern Properties Florida, 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

City Clerk Amy Flood read the ordinance by title only.

Councilmember Solomon made a motion to approve Ordinance 2025-31, seconded by Councilmember Cherry.

County Planner Jared Oberholtzer apprised the council about Ordinance 2025-31.

Vote was as follows:

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

The first reading of Ordinance 2025-32 Comp Plan Amendment Parcel Id S01-022, Southern Properties Florida, 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

City Clerk Amy Flood read the ordinance by title only.

Councilmember Cherry made a motion to approve Ordinance 2025-32, seconded by Councilmember Solomon.

County Planner Jared Oberholtzer apprised the council about Ordinance 2025-32.

Vote was as follows:

Councilmember Cherry-Yes

Councilmember Solomon-Yes

Councilmember Ramirez-Yes

Mayor Vigoa-Yes

Motion passed 4-0

The first reading of Ordinance 2025-33 Rezoning Parcel Id S01-022, Southern Properties Florida, 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

City Clerk Amy Flood read the ordinance by title only.

Councilmember Cherry made a motion to approve Ordinance 2025-33, seconded by Councilmember Solomon.

County Planner Jared Oberholtzer apprised the council about Ordinance 2025-33.

Matt Major of 2842 CR 756 inquired about the septic/sewer the property owner will be installing. Mr. Major also mentioned that the property was scraped, and he was concerned there will be flooding. County Planner Jared Oberholtzer and City Manager Deanna Naugler responded.

Vote was as follows:

Councilmember Cherry-Yes

Councilmember Solomon-Yes

Councilmember Ramirez-Yes

Mayor Vigoa-Yes

Motion passed 4-0

VII. NEW BUSINESS

VIII. CITY ATTORNEY'S REPORT AND REQUESTS

City Attorney Andrew Hand is looking forward to working with the City of Webster. He apprised the council that the legislative session has ended, and he will be updating council with updates.

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

Mayor Vigoa apprised everyone about Amnesty Day on August 16, 2025. Webster residents will need to bring a copy of their utility bill.

X. STAFF REPORTS

City Manager Deanna Naugler apprised council and citizens that the meter replacement is coming to an end. The new meters will enable public works to use radio reads.

The phase IIA gravity connections have started, and the pumps are being pulled. Sumter County had additional ARPA funds that were given to the City to continue the gravity connection project.

City Manager Deanna Naugler applied for a CDBG Grant in the amount of 2.9 million dollars for the replacement of the Master Lift Station.

It is Bee City Week and the City Staff has been giving out information and goody bags.

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 6:33 P.M.

Deanna Naugler, City Manager

Attest:

Amy Flood, City Clerk

Incident Number	Primary Unit	Date Time Recieved	Complaint Type	Address	
SCSO25CAD064793	CALEB HARROD, 241	06/03/2025 07:15:41	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001
SCSO25CAD064904	SHAWN DECKARD, B121	06/03/2025 12:27:27	CIVIL-SERV PAPER	139 SW 3RD ST	2201
SCSO25CAD064973	JOSEPH TRIA, T181	06/03/2025 15:49:10	ALARM-COMRCL	349 S MARKET BLVD	1402
SCSO25CAD065012	ANTHONY LEE, 138	06/03/2025 17:47:35	CIVIL-SERV PAPER	864 NW 3RD ST	2201
SCSO25CAD065085	PAUL BARRETO, 222	06/04/2025 00:17:35	ALARM-COMRCL	85 E CENTRAL AVE	1402
SCSO25CAD065132	DENNIS TURNER, 200	06/04/2025 07:06:32	BUILDING CHECK	469 N MARKET BLVD	5602
SCSO25CAD065186	MASON DESFONDS, 211	06/04/2025 10:24:00	TRAFFIC STOP	E CENTRAL AVE	7301
SCSO25CAD065402	DERRICK STOERMER, 224	06/04/2025 22:19:28	EXTRA PATROL	658 E CENTRAL AVE	8901
SCSO25CAD065436	DERRICK STOERMER, 224	06/05/2025 03:32:20	ALARM-COMRCL	329 N MARKET BLVD	1402
SCSO25CAD065492	MASON DESFONDS, 211	06/05/2025 09:20:11	TRAFFIC STOP	N MARKET BLVD	7301
SCSO25CAD065505		06/05/2025 09:57:07	911 HANGUP	7452 SR 471	9201
SCSO25CAD065679	DANIEL FLOYD, 201	06/05/2025 17:25:52	TRAFFIC STOP	S MARKET BLVD	7301
SCSO25CAD065690	DERRICK STOERMER, 224	06/05/2025 18:29:49	TRAFFIC STOP	NW 3RD ST	7301
SCSO25CAD066093	JOSHUA WHITWORTH, 223	06/06/2025 19:32:06	DISTURBANCE-UNK	524 N MARKET BLVD	3102
SCSO25CAD066202		06/07/2025 07:00:46	SICK/INJURED	139 SW 3RD ST	6301
SCSO25CAD066357	TYLER FROELICH, 176	06/07/2025 16:20:50	MENTAL PATIENT	2828 C 478A	5101
SCSO25CAD066412	EDWARD HINDERHOFER, 148	06/07/2025 19:13:58	TRAFFIC STOP	259 SE 5TH ST	7301
SCSO25CAD066494	JOSHUA WHITWORTH, 223	06/08/2025 00:22:34	ALARM-COMRCL	329 N MARKET BLVD	1402
SCSO25CAD066782	JOSHUA WHITWORTH, 223	06/08/2025 21:31:34	PHONE COMPLT	871 NW 6TH ST	2501
SCSO25CAD066842	DENNIS TURNER, 200	06/09/2025 06:57:56	ANIMAL COMPLAINT	524 N MARKET BLVD	1601
SCSO25CAD066939	DENNIS TURNER, 200	06/09/2025 12:05:29	TRESPASSING	524 N MARKET BLVD	7501
SCSO25CAD067137		06/09/2025 21:16:04	911 HANGUP	374 N MARKET BLVD	9201
SCSO25CAD067159	DERRICK STOERMER, 224	06/10/2025 00:53:51	SUSPICIOUS VEH	673 NW 10TH AVE	6603
SCSO25CAD067275	DENNIS TURNER, 200	06/10/2025 11:34:27	ATTEMPT TO CONTACT	212 SW 1ST ST	2501
SCSO25CAD067294	CHRISTIAN CALLAWAY, 183	06/10/2025 12:44:57	TRESPASSING	475 NW 10TH AVE	2501
SCSO25CAD067369		06/10/2025 16:23:44	SICK/INJURED	826 NW 3RD ST	6301
SCSO25CAD067438	DERRICK STOERMER, 224	06/10/2025 20:15:14	DISTURBANCE-VERBAL	236 NE 1ST AVE	7503
SCSO25CAD067488	DANIEL FLOYD, 201	06/11/2025 04:52:50	DISTURBANCE-UNK	811 NW 3RD ST	3102
SCSO25CAD067510	CALEB HARROD, 241	06/11/2025 07:34:59	TRESPASSING	524 N MARKET BLVD	6601
SCSO25CAD067559	TYLER FROELICH, 176	06/11/2025 10:25:27	CITIZENS ASSIST	125 S MARKET BLVD	2501
SCSO25CAD067569	BRYCE WISENBAKER, 242	06/11/2025 10:40:46	SUSPICIOUS PERSON	125 S MARKET BLVD	6601
SCSO25CAD067652	WALTER PETERSON, Z187	06/11/2025 13:53:35	TRAFFIC STOP	NW 6TH AVE	7301
SCSO25CAD067661	WALTER PETERSON, Z187	06/11/2025 14:15:58	TRAFFIC STOP	SE 3RD ST	7301
SCSO25CAD067662		06/11/2025 14:16:26	SICK/INJURED	138 NE 2ND AVE	6301
SCSO25CAD067812	PAUL BARRETO, 222	06/12/2025 00:22:15	ALARM-COMRCL	85 E CENTRAL AVE	1402
SCSO25CAD067819	PAUL BARRETO, 222	06/12/2025 01:05:48	EXTRA PATROL	125 S MARKET BLVD	8901
SCSO25CAD067967		06/12/2025 12:22:16	SICK/INJURED	9009 OAK ALLEY BLVD 547	6301
SCSO25CAD067976		06/12/2025 12:35:58	SICK/INJURED	9009 OAK ALLEY BLVD	6301
SCSO25CAD068044	PETER GLIM, S43	06/12/2025 15:33:59	TRAFFIC STOP	NW 3RD AVE	8801
SCSO25CAD068149		06/12/2025 20:46:17	REPOSSESSION	211 SW 2ND ST	2501
SCSO25CAD068196	JOSHUA WHITWORTH, 223	06/13/2025 02:32:03	MENTAL PATIENT	871 NW 6TH ST	6601
SCSO25CAD068536	DANIELLE ATWOOD, 221	06/14/2025 01:53:33	TRAFFIC STOP	N MARKET BLVD	7301
SCSO25CAD068626	AUSTIN MCCONNELL, 147	06/14/2025 12:15:57	TRAFFIC STOP	469 N MARKET BLVD	7301
SCSO25CAD068634	DENNIS TURNER, 200	06/14/2025 12:31:37	CIVIL	978 NW 4TH ST	2501
SCSO25CAD068777		06/14/2025 21:07:29	SICK/INJURED	848 NW 3RD ST	6301
SCSO25CAD068791	DANIELLE ATWOOD, 221	06/14/2025 22:03:24	OBSTRUCTION ON HWY	SE 4TH ST	4301
SCSO25CAD069348	JOSHUA WHITWORTH, 223	06/16/2025 19:55:24	ALARM-COMRCL	155 E CENTRAL AVE	1402
SCSO25CAD069384	WYATT HUNT, 218	06/16/2025 23:15:16	TRAFFIC STOP	S MARKET BLVD	7301
SCSO25CAD069545	TYLER FROELICH, 176	06/17/2025 12:58:08	TRAFFIC STOP	125 S MARKET BLVD	7301
SCSO25CAD069552	RHONDA ALLEN, A66	06/17/2025 13:12:01	SICK/INJURED	658 E CENTRAL AVE	2501
SCSO25CAD069665	SAMANTHA HAYES, 232	06/17/2025 19:12:48	FCIC/NCIC HIT	633 NW 6TH ST	8801
SCSO25CAD069690	JOSHUA WHITWORTH, 223	06/17/2025 20:51:28	THREATS	9009 OAK ALLEY BLVD 127	2501
SCSO25CAD069729		06/17/2025 23:15:32	SICK/INJURED	826 NW 3RD ST	6301
SCSO25CAD069738	JOSHUA WHITWORTH, 223	06/18/2025 00:07:32	MENTAL PATIENT	871 NW 6TH ST	6601
SCSO25CAD069786	MASON DESFONDS, 211	06/18/2025 07:26:11	SUSPICIOUS INCIDENT	871 NW 6TH ST	6602
SCSO25CAD070164	KYLE LANE, 178	06/19/2025 06:18:04	BUILDING CHECK	447 NW 6TH AVE	5602

SCSO25CAD070166	KYLE LANE, 178	06/19/2025 06:27:06	BUILDING CHECK	658 E CENTRAL AVE	5602
SCSO25CAD070208	KYLE LANE, 178	06/19/2025 08:51:52	TRAFFIC STOP	NW 4TH AVE	7301
SCSO25CAD070311	KYLE LANE, 178	06/19/2025 13:14:23	TRESPASSING	811 NW 3RD ST	7503
SCSO25CAD070396	MICHAEL CASSIDY, L22	06/19/2025 17:47:43	BUSINESS ASSIST	85 E CENTRAL AVE	2501
SCSO25CAD070398		06/19/2025 17:52:52	SICK/INJURED	519 E CENTRAL AVE	6301
SCSO25CAD070495		06/20/2025 00:13:07	SICK/INJURED	826 NW 3RD ST	6301
SCSO25CAD070514	DANIEL FLOYD, 201	06/20/2025 03:17:43	ALARM-COMRCL	522 N MARKET BLVD	1402
SCSO25CAD070587		06/20/2025 09:50:57	911 HANGUP	102 NE 4TH AVE	9201
SCSO25CAD070641	MICHAEL CASSIDY, L22	06/20/2025 11:38:57	BUSINESS ASSIST	85 E CENTRAL AVE	2501
SCSO25CAD070732	KENNETH AMSLER, 162	06/20/2025 15:33:58	TRAFFIC STOP	N MARKET BLVD	7301
SCSO25CAD070788	JOSHUA WHITWORTH, 223	06/20/2025 17:54:40	DISTURBANCE-PHYSICAL	2613 CR 721	1804
SCSO25CAD070825	WYATT HUNT, 218	06/20/2025 21:12:27	TRAFFIC STOP	SE 3RD AVE	7301
SCSO25CAD070841		06/20/2025 22:10:21	911 HANGUP	102 SW 3RD ST	9201
SCSO25CAD070937	KENNETH AMSLER, 162	06/21/2025 09:23:02	DCF/ABUSE REG	2613 CR 721	3801
SCSO25CAD070947	PATRICK FLYNN, K151	06/21/2025 09:46:05	SICK/INJURED	469 N MARKET BLVD	6301
SCSO25CAD071020	KENNETH AMSLER, 162	06/21/2025 13:48:34	ATTEMPT TO CONTACT	2613 CR 721	2501
SCSO25CAD071113	SHAWN WHITE, 206	06/21/2025 20:30:10	EXTRA PATROL	658 E CENTRAL AVE	8901
SCSO25CAD071118	SHAWN WHITE, 206	06/21/2025 20:36:53	BOLO/AREA CHECK	447 NW 6TH AVE	8901
SCSO25CAD071125	WYATT HUNT, 218	06/21/2025 20:56:03	TRAFFIC STOP	S MARKET BLVD	7301
SCSO25CAD071323		06/22/2025 16:26:42	SICK/INJURED	445 NW 10TH AVE	6301
SCSO25CAD071374	TIMOTHY MOYNIHAN, 244	06/22/2025 20:59:29	EXTRA PATROL	447 NW 6TH AVE	8901
SCSO25CAD071414	MATTHEW BONURA, 164	06/23/2025 01:51:41	SUSPICIOUS VEH	N MARKET BLVD	6603
SCSO25CAD071416	WYATT HUNT, 218	06/23/2025 02:00:14	TRAFFIC STOP	S MARKET BLVD	7301
SCSO25CAD071506	KAYLA CRAMER, 186	06/23/2025 10:28:45	TRAFFIC STOP	NW 3RD ST	7301
SCSO25CAD071517	MASON DESFONDS, 211	06/23/2025 11:05:43	TRAFFIC PARKING	190 N MARKET BLVD	7204
SCSO25CAD071664	GABRIELLE ENGLISH, 217	06/23/2025 17:29:29	THEFT	712 N MARKET BLVD	6803
SCSO25CAD071753	GABRIELLE ENGLISH, 217	06/23/2025 22:25:00	TRAFFIC STOP	S MARKET BLVD	7301
SCSO25CAD071948	DERRICK CANNA, K161	06/24/2025 12:00:58	EXTRA PATROL	149 SE 3RD ST	5602
SCSO25CAD071952	DERRICK CANNA, K161	06/24/2025 12:02:26	EXTRA PATROL	173 SE 1ST AVE	5602
SCSO25CAD072056	GABRIELLE ENGLISH, 217	06/24/2025 16:54:34	ANIMAL COMPLAINT	3840 E C 478	1601
SCSO25CAD072069	GABRIELLE ENGLISH, 217	06/24/2025 17:37:20	THEFT	374 N MARKET BLVD	6808
SCSO25CAD072161	GABRIELLE ENGLISH, 217	06/25/2025 00:17:21	ALARM-COMRCL	85 E CENTRAL AVE	1402
SCSO25CAD072282		06/25/2025 11:05:32	SICK/INJURED	2829 FIG RD	6301
SCSO25CAD072611		06/26/2025 10:29:54	SICK/INJURED	74 SW 5TH ST	6301
SCSO25CAD072612	KENNETH AMSLER, 162	06/26/2025 10:36:26	ASSIST OTHER AGENCY	74 SW 5TH ST	4401
SCSO25CAD072799	JUSTIN ST CLAIR, 188	06/26/2025 19:58:30	FCIC/NCIC HIT	3840 E C 478 22	3801
SCSO25CAD072874	MASON DESFONDS, 211	06/27/2025 06:30:22	EXTRA PATROL	173 SE 1ST AVE	8901
SCSO25CAD072881	MASON DESFONDS, 211	06/27/2025 06:46:27	EXTRA PATROL	678 NW 5TH ST	8901
SCSO25CAD072886	MASON DESFONDS, 211	06/27/2025 06:56:45	EXTRA PATROL	133 NW 10TH AVE	8901
SCSO25CAD073023	ROBERT VACHON, 208	06/27/2025 13:51:38	EXTRA PATROL	588 SE 7TH ST	8901
SCSO25CAD073086	JENNIFER ADKINS, 168	06/27/2025 16:24:46	INVESTIGATION FOLLOW	445 NW 10TH AVE	6207
SCSO25CAD073262	MASON DESFONDS, 211	06/28/2025 07:18:16	EXTRA PATROL	173 SE 1ST AVE	8901
SCSO25CAD073309	MASON DESFONDS, 211	06/28/2025 09:56:58	ASSIST OTHER AGENCY	524 N MARKET BLVD	6101
SCSO25CAD073394	MASON DESFONDS, 211	06/28/2025 13:17:44	TRAFFIC STOP	NE 3RD AVE	7301
SCSO25CAD073400	CHRISTIAN MARTINIS, 235	06/28/2025 13:55:13	FCIC/NCIC HIT	331 NE 9TH ST	8801
SCSO25CAD073415	JENNIFER ADKINS, 168	06/28/2025 15:04:39	DCF/ABUSE REG	366 NW 9TH AVE	3801
SCSO25CAD073449	CHRISTOPHER WADDELL, 240	06/28/2025 18:02:26	DISTURBANCE-NOISE	9009 OAK ALLEY BLVD	2501
SCSO25CAD073490	GABRIELLE ENGLISH, 217	06/28/2025 20:28:10	DISTURBANCE-UNK	814 NW 5TH ST	3101
SCSO25CAD073533	GABRIELLE ENGLISH, 217	06/28/2025 22:50:02	ALARM-COMRCL	539 N MARKET BLVD	1402
SCSO25CAD073574	MASON DESFONDS, 211	06/29/2025 05:32:23	MENTAL PATIENT	871 NW 6TH ST	6601
SCSO25CAD073639	MASON DESFONDS, 211	06/29/2025 11:18:52	TRAFFIC STOP	NW 2ND ST	7301
SCSO25CAD073696	ROBERTH MATA, K137	06/29/2025 15:02:23	ELECTR LINES DOWN	N MARKET BLVD	2501
SCSO25CAD073710	CODY MUNSTER, 153	06/29/2025 16:08:11	ATC-WELFARE CHECK	445 NW 10TH AVE	2501
SCSO25CAD073761	CHRISTOPHER MCPETERS, S52	06/29/2025 19:49:56	ALARM-COMRCL	329 N MARKET BLVD	1402
SCSO25CAD073786	GABRIELLE ENGLISH, 217	06/29/2025 21:35:53	ASSIST OTHER AGENCY	N MARKET BLVD	6101
SCSO25CAD073934	CALEB HARROD, 241	06/30/2025 11:22:50	CITIZENS ASSIST	524 N MARKET BLVD	2501
SCSO25CAD074128	ANTHONY LEE, 138	06/30/2025 21:24:37	EXTRA PATROL	447 NW 6TH AVE	8901

SCSO25CAD074285	KENNETH AMSLER, 162	07/01/2025 11:23:51	ATC -WELFARE CHECK	385 NE 3RD ST	2501
SCSO25CAD074389	CARL DUNLAP, B146	07/01/2025 15:48:55	CIVIL-SERV PAPER	604 NW 3RD ST	2201
SCSO25CAD074482	ANTHONY LEE, 138	07/01/2025 22:17:26	ALARM-COMRCL	329 N MARKET BLVD	1402
SCSO25CAD074483	ANTHONY LEE, 138	07/01/2025 22:33:04	BUSINESS ASSIST	447 NW 6TH AVE	8901
SCSO25CAD074545	DANIEL CALHOUN, 182	07/02/2025 05:30:22	ALARM-COMRCL	329 N MARKET BLVD	1402
SCSO25CAD074574	MASON DESFONDS, 211	07/02/2025 08:09:56	TRAFFIC STOP	NW 6TH AVE	7301
SCSO25CAD074587	CARL DUNLAP, B146	07/02/2025 08:49:01	CIVIL-SERV PAPER	604 NW 3RD ST	2201
SCSO25CAD074632	KEAHNA JEFFERSON, 233	07/02/2025 10:16:38	PHONE COMPLT	524 N MARKET BLVD	2501

File#	Owner Name	Address	Parcel#	Description	Open Date	Status
24-006026	DUGGS CARLA R	950 OAK AVE	Q31D020	Trash and debris in backyard - including a mattress and tent	12/20/2024	Closed
24-006422	SUNNY WEBSTER BILLBOARD LLC	S Market Blvd	S01-003	Overgrown	12/30/2024	Closed
25-003589	SUNNY WEBSTER LLC	9009 OAK ALLEY BLVD	Q31-004	CE-24-11184 - Case reported by the City of Webster - structures added w/o permits	07/10/2024	Closed
25-003609	TATE DELORIS P	811 NW 3RD ST	N36-037	CE-24-11501 - Trash/debris, illegal residence	07/03/2024	Closed
25-003685	AYALA JIM & MARY	836 E CENTRAL AVE	Q31D004	CE-24-12048 -(Parcel #Q31-D004)piles of trash and debris in the front yard along the driveway and on the front porch of the house	07/12/2024	Closed
25-004289	REINALDO J ROSE	E C-478	N36-219	Bringing in debris from off property, inops.	03/05/2025	Closed
25-004902	WEBSTER APTS LTD	1010 E CENTRAL AVE Apt 5	Q31-075	Windows don't stay open, outlets sparking/not working - Apt. 5	03/14/2025	Closed
25-011698	SYDNOR KRISTYN M & ROOSEVELT	978 NW 4TH ST	N36B021	Living in an RV	06/11/2025	Closed
25-013348	HOMES IN PARTNERSHIP INC	Vacant CR 749	S01-075	Tall Grass, Trash & Debris	07/07/2025	Closed
25-013349	HOMES IN PARTNERSHIP INC	Vacant CR 749	S01-078	Tall Grass, Trash & Debris	07/07/2025	Closed
25-000490	ESTATE OF SOLOMON IDA C/O THELMA SCOTT	650 NW 3RD ST	N36B254	Grinder pump issue, raw sewage going into ground	01/09/2025	Open
25-000910	STEWART ISAAH & RUEBEN M (JT)	770 NW 4TH ST	N36B188	Living in an RV	01/16/2025	Open
25-003689	HERNANDEZ YANETH & CARBAJAL	8243 SR 471	Q30-009	CE-24-14776 - Running granite countertop business prior to receiving site plan approval from P&Z.	02/25/2025	Open
25-004291	REINALDO J ROSE	2484 E C 478	N36-101	New roof w/o permits	03/05/2025	Open
25-004602	WILLIAMS CLIFFORD & CORETHA	445 NW 10TH AVE	N36B025	Trash & Debris - no utilities connected per City of Webster	03/11/2025	Open
25-011697	RAULERSON WAYNE A	139 SW 3RD ST	S01-039	Trash, inops	06/11/2025	Open
25-011699	BOX TRINITY MADISON	468 SE 3RD AVE	T06A002	Trash and debris	06/11/2025	Open
25-011700	BOX THOMAS M	285 SE 5TH ST	T06A001	Trash and debris	06/11/2025	Open
25-011703	MOBLEY QUENTIN T	791 NW 4TH ST	N36B166	Trash, overgrown, unsafe structure	06/11/2025	Open
25-012121	SOLOMON IDA ESTATE OF	650 NW 3RD ST	N36B254	Living in shed, shed installed w/o permits	06/17/2025	Open
25-013333	GAVIN LAFREDA D & VIVIAN (TIC)	725 NW 7TH ST	N36B212	Home appears to be unstable & unsafe	07/07/2025	Open
25-013334	WALLER FERRIS (TTEE)	37 SW 3RD ST	S01-045	Home appears to be unstable & unsafe	07/07/2025	Open
25-013335	HALL BREANNAH N	312 S MARKET BLVD	S01-134	Home appears to be unstable & unsafe	07/07/2025	Open
25-013336	HALL BREANNAH N	326 S MARKET BLVD	S01-133	Home appears to be unstable & unsafe	07/07/2025	Open
25-013343	WARTHEN JOHN R SR & ROSIE M (L	265 NW 10TH AVE	N36A004	Home appears to be unstable & unsafe	07/07/2025	Open
25-013345	HARDY SANDRA	341 E CENTRAL AVE	T06A058	Home appears to be unstable & unsafe	07/07/2025	Open



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	7	1	2

Important dates

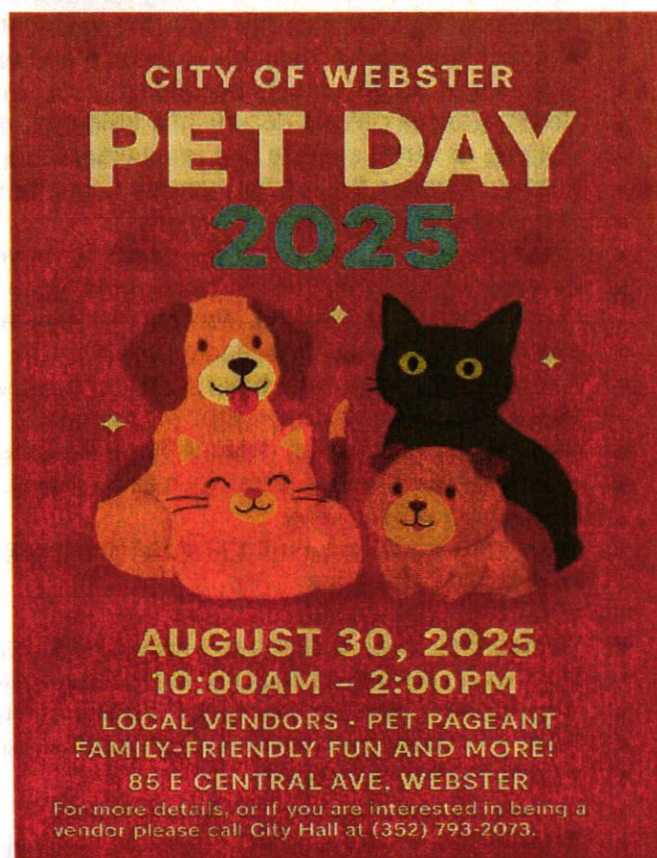
7/22 Utility Turn-off for non-payment
8/18 Utility Payment Deadline to prevent late fees
8/21 6pm City Council Meeting City Hall
8/21 Utility Turn-off for non-payment

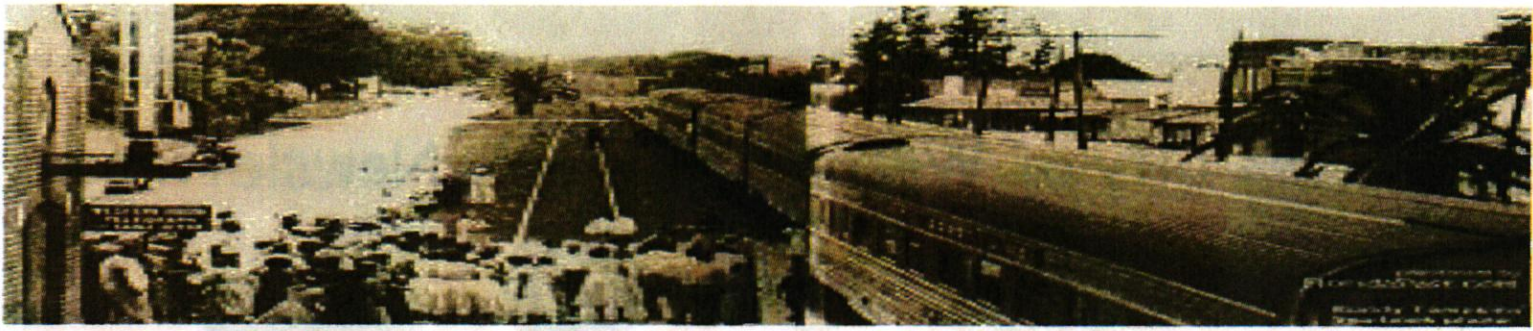


shutterstock.com - 2318255091

During this month, organizations and individuals raise awareness about sarcoma, a rare type of cancer that affects the bones, muscles, and connective tissues. The goal is to educate the public about the signs and symptoms of sarcoma, promote early detection, and support research and treatment efforts.

<https://www.acco.org/sarcoma-awareness-month/>





Operational Activities—Administration

On-line payment processing—122

In office Payment Processing—291

New Accounts—9

Closed Accounts—4

Late Fee Assessments—83

Turn-offs—26

Locates—14

Work orders created—152

Work Orders closed—143

Utility Batches/Balancing—41

Checks Processed for Payments—62

Purchase Orders—52

Notaries—8

Faxes—5

Copy Requests—8

Public Records Request—6

Community Hall Rental—2

Container Permit Renewals—0

Business License Processed—5

New Account Impact Fees—2

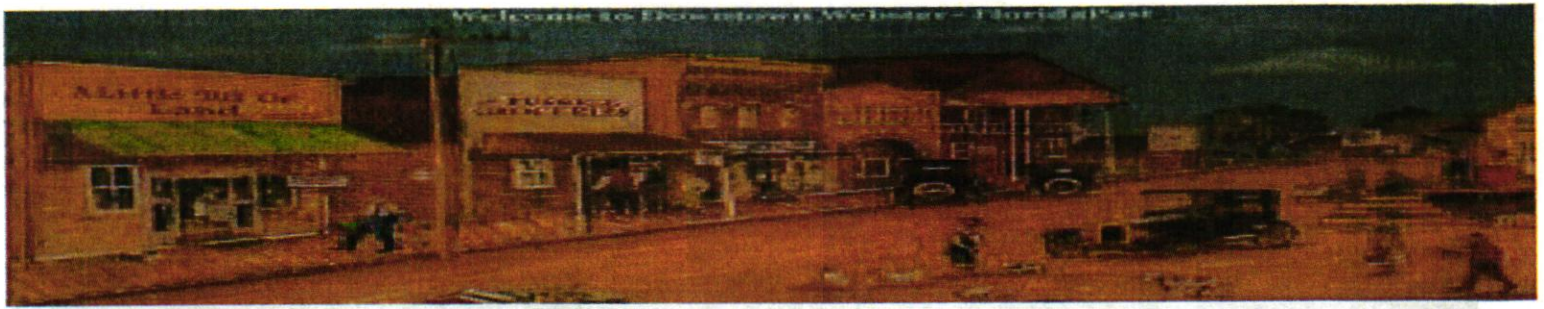
New Code Enforcement Cases—1

Follow-up on existing Code Enforcement Cases—1

Code Enforcement Liens—0

Code Enforcement Foreclosures—0

- Entered Meter Reads and processed utility bills for 529 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 bi-weekly
- Calculate and enter 941 tax payments for payroll period-quarterly RT^941
- 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.
- Preparing for Bee Week
- Work with FEMA to submit Cat Z for Hurricane Milton
- 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
- Records Request Webinar and Municode Webinar
- Attended Hurricane and Flooding trainings



Operational Activities—Public Works

Work orders processed—152

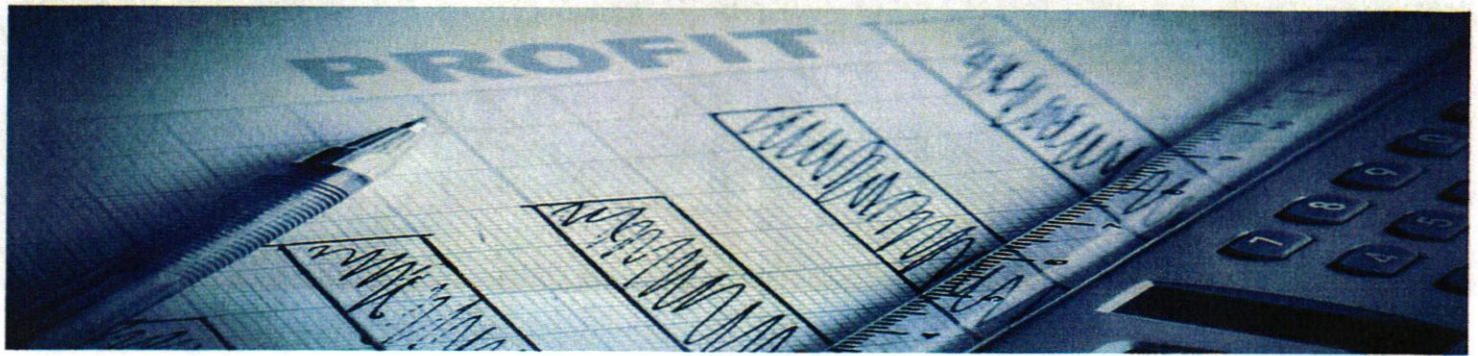
Utility turn-off —26

Utility account turn-on—18

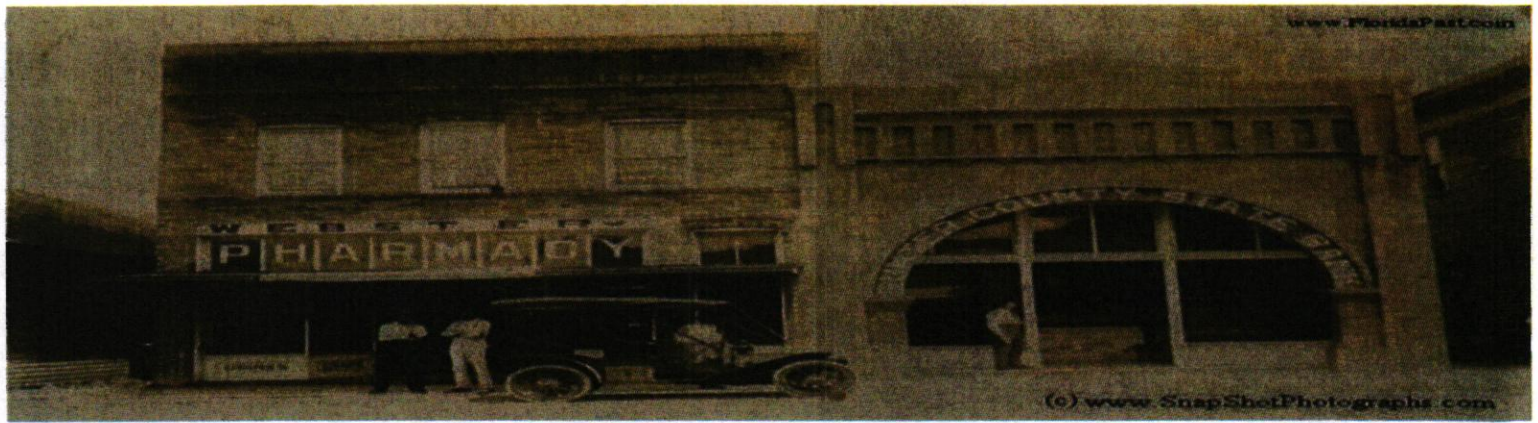
Locates—14

Other—94

- 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.
- 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.
- Contacted OMNI tech support about issues with the OMNI units at Lift Stations #7, 3 and 10 as pump 2 is not reporting.
- 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.
- Replaced starter at lift station 11.

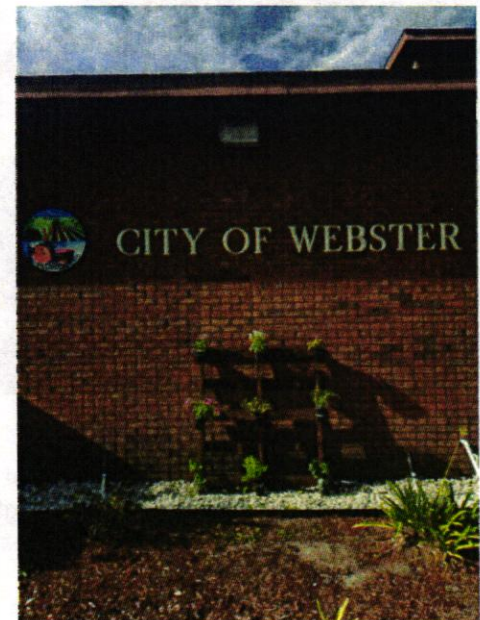


REVENUE AND LOSS 2025		
FUND	REVENUE	JUNE
101	GENERAL FUND	\$75,466.46
104	TRANSPORTATION	\$9,860.98
105	CDBG GRANT	\$0.00
430	WATER	\$21,853.65
440	GARBAGE	\$20,342.45
450	SEWER	\$36,081.02
460	IMPACT FEES	\$9,000.00
	TOTAL REVENUE	\$172,604.56
	EXPENSE	
101-1011	GENERAL FUND-ADMIN	\$29,615.58
101-2021	GENERAL FUND-SCSO	\$15,607.04
101-7072	GENERAL FUND-PW	\$14,848.36
104	TRANSPORTATION	\$5,502.37
105	CDBG GRANT	\$0.00
430	WATER	\$24,893.71
440	GARBAGE	\$22,110.45
450	SEWER	\$39,674.47
460	IMPACT FEES	
	TOTAL EXPENSE	\$152,251.98
	REVENUE/LOSS	\$20,352.58



Pollinator Week at the City of Webster

Pollinator Week was initiated and is managed by Pollinator Partnership, and in 2008, the U.S. Senate's unanimous approval and designation of a week in June as "National Pollinator Week" marked a necessary step toward addressing the urgent issue of declining pollinator populations. Pollinator Week has now grown into an international celebration, promoting the valuable ecosystem services provided by bees, birds, butterflies, bats, beetles, moths, wasps, and flies.



You + Fair Housing A Better Community



The solution to housing discrimination starts with you. If you have been trying to buy or rent a house or apartment and you believe your rights have been violated, contact HUD or your local fair housing center. The Fair Housing Act prohibits housing discrimination because of race, color, sex, religion, national origin, familial status or disability.

Fair Housing Is Your Right. Use It.

Visit www.hud.gov/fairhousing or call the HUD Hotline
1-800-669-9777 (English/Español) **1-800-927-9275** (TTY)



The City of Webster is a fair housing advocate.
If you feel that you've been denied the sale, rental or financing of
a home because of race, color, religion, national origin, sex,
familial status or disability, contact the City at (352) 793-2073.



**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. & Elain 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

Legal Description

THE S 476.25 FT OF PARCEL LYING IN S 1/2 OF W 1/2 OF NW 1/4 LYING S OF S/LY R/W FOR CR 48 DESC AS BEG AT INTERSECTION OF S/LY R/W OF CR 48 AND W LINE OF NW 1/4 RUN S 89 DEG 20'50"E 457.41 FT S 00 DEG 34'45"W 1317.37 FT +/- TO PT ON S LINE OF S 1/2 OF W 1/2 OF NW 1/4 N 89 DEG 19'53"W 457.41 FT +/- TO SW COR OF NW 1/4 N 00 DEG 34'45"E 1317.25 FT +/- TO POB



**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**

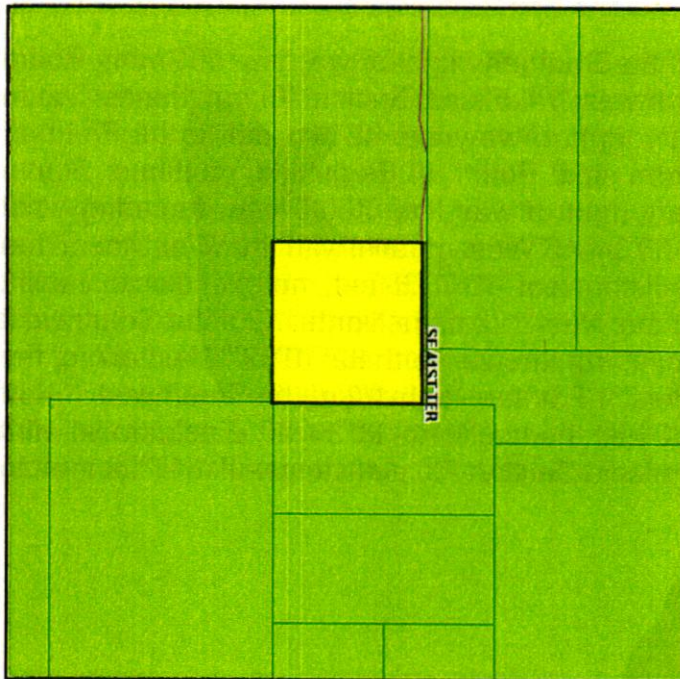
**Andrew Hand
City Attorney**

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.

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:

Commencing at the intersection of the Southerly right of way line 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 427.41 feet to the Point of Beginning of this description; from said Point of Beginning continue South 89°20'50" East along said Southerly right of way line 60.00 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 1317.38 feet, more or less to a point on the North line of the West 1/2 of the West 1/2 of the North 1/2 of the Southwest 1/4 of said Section 20; from said point, run thence North 89°19'53" West along the North line of the West 1/2 of the West 1/2 of the North 1/2 of the Southwest 1/4 of said Section 20, a distance of 60.00 feet; thence North 00°34'45" East parallel with the West line of the Northwest 1/4 of said Section 20, a distance of 1317.36 feet to the Point of Beginning.

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 41st 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

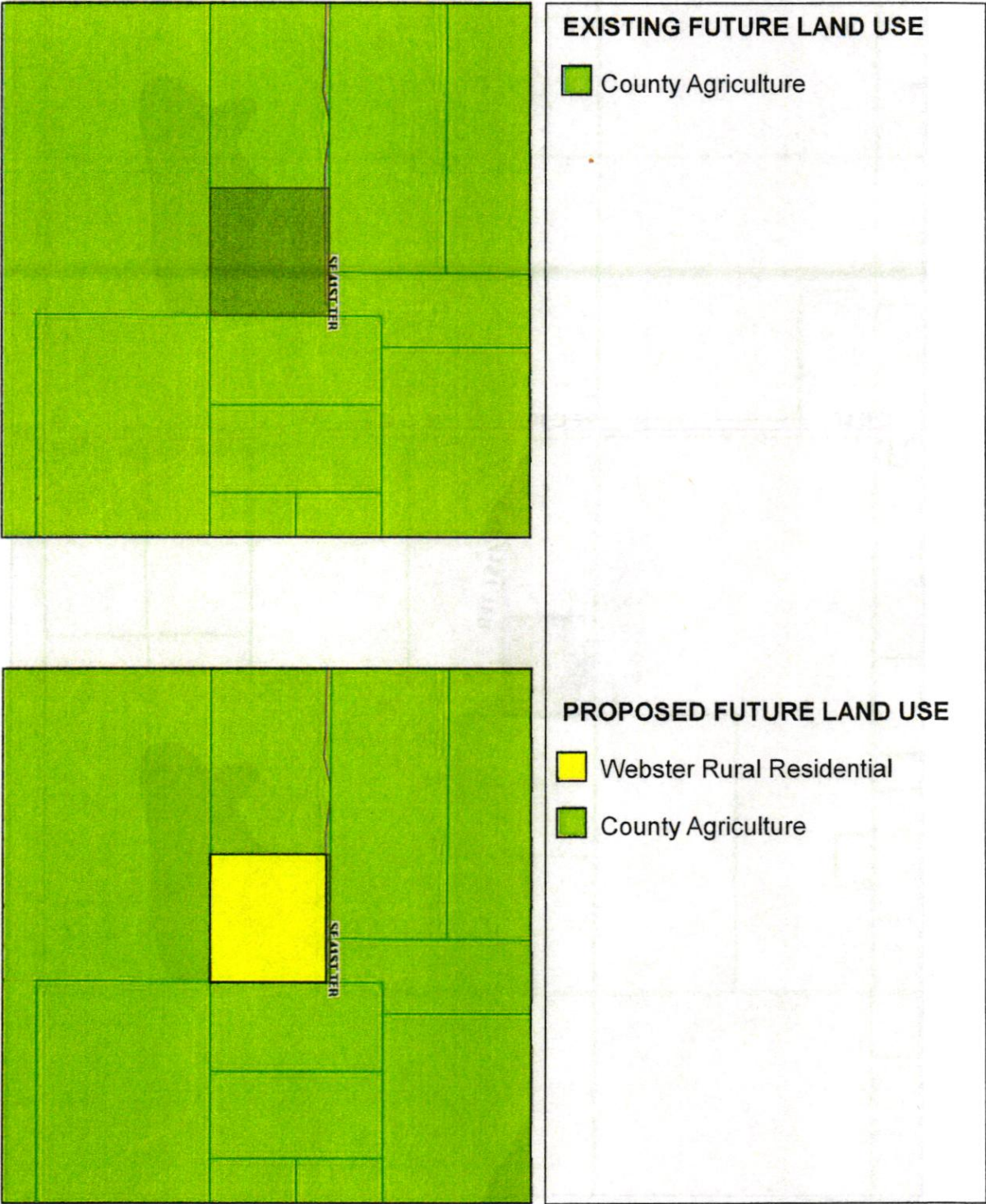
Staff deemed the application sufficient for review. Staff finds the application in compliance with the minimum requirements of the Comprehensive Plan. Staff recommends APPROVAL

Notices Sent: 10

MAP 1: GENERAL LOCATION



MAP 2: FUTURE LAND USE MAP



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:

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:

Commencing at the intersection of the Southerly right of way line 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 427.41 feet to the Point of Beginning of this description; from said Point of Beginning continue South 89°20'50" East along said Southerly right of way line 60.00 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 1317.38 feet, more or less to a point on the North line of the West 1/2 of the West 1/2 of the North 1/2 of the Southwest 1/4 of said Section 20; from said point, run thence North 89°19'53" West along the North line of the West 1/2 of the West 1/2 of the North 1/2 of the Southwest 1/4 of said Section 20, a distance of 60.00 feet; thence North 00°34'45" East parallel with the West line of the Northwest 1/4 of said Section 20, a distance of 1317.36 feet to the Point of Beginning.

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.

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

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 720.04 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 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

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 900.06 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, DISTANCE OF 630.00 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE NORTHWEST 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 FROM SAID POINT OF BEGINNING, N. 00°03'21" E., ALONG THE WEST LINE OF THE EAST 420.00 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 653.69 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF C-478 A (BEING 40.00 FEET WIDE); THENCE N.

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**.

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Processing Fee	\$94.48
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See Proof on Next Page

**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

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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

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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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