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**AGENDA
CITY OF WEBSTER**

Regular Council Meeting
Webster City Hall, 85 E. Central Avenue
November 20, 2025 - 6:00 P.M.

I. CALL TO ORDER

Pledge of Allegiance, Invocation
Roll Call and Determination of Quorum

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

II. APPROVAL OF MINUTES

Regular Council Meeting – October 16, 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

First Reading of Ordinance 2025-36- Annexation Parcel ID N25-141 – Emiliano Ray Zapata

M_____S_____ Roll Call Vote to Read by Title

M_____S_____ Roll Call Vote for Approval

First Reading of Ordinance 2025-37- Comprehensive Plan Amendment Parcel ID N25-141 – Emiliano Ray Zapata

M_____S_____ Roll Call Vote to Read by Title

M_____S_____ Roll Call Vote for Approval

First Reading of Ordinance 2025-38- Rezoning - Parcel ID N25-141 – Emiliano Ray Zapata

M_____S_____ Roll Call Vote to Read by Title

M_____S_____ Roll Call Vote for Approval

VII. NEW BUSINESS

Code Compliance-Shadae Solomon

M_____S_____ Roll Call Vote

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

October 16, 2025

Council Meeting

6:00 P.M.

I. CALL TO ORDER

Mayor Vigoa called the city council meeting to order at 6:00 p.m.

Pledge of Alliance and Invocation

HR/Finance Manager Ginger Howard conducted the roll call.

Present were Mayor Pro-Tem Dorsey, Councilmember Cherry, Councilmember Solomon, Councilmember Ramirez, and Mayor Vigoa. We have a quorum.

HR/Finance Manager Ginger Howard read information pertaining to protocol for public speakers

II. APPROVAL OF MINUTES

Councilmember Solomon made a motion for the approval of the council meeting minutes for the September 18, 2025, meeting, seconded by Councilmember Cherry.

Vote was as follows:

Councilmember Cherry-Yes

Councilmember Malott-Yes

Councilmember Solomon-Yes

Mayor Pro-Tem Dorsey-Yes

Mayor Vigoa-Yes

Motion passed 5-0

III. CONSENT AGENDA

Mayor Pro-Tem Dorsey motioned to approve the following consent agenda items:

- Amended Utility Service Area Agreement with City of Center Hill

- Solid Waste Contract Renewal with Waste Connections

- FlaWARN Agreement

- Resolution 2024-14 – Surplus Equipment and Motor Vehicles

Seconded by Councilmember Solormon.

Vote was as follows:

Councilmember Cherry-Yes

Councilmember Malott-Yes

Councilmember Solomon-Yes

Mayor Pro-Tem Dorsey-Yes

Mayor Vigoa-Yes

Motion passed 5-0

IV. CITIZENS FORUM

Citizens Sandra McClanahan and Carol Hall spoke during Citizens Forum about naming roads after long time contributing citizens.

V. CORRESPONDENCE TO NOTE

Law Enforcement

Code Compliance Update

City Newsletter Report

VI. PUBLIC HEARINGS

Councilmember Solomon motioned to read by title only Ordinance 2025-35 - Land Development Code Update, seconded by Councilmember Cherry.

Vote was as follows:

Councilmember Cherry-Yes

Councilmember Malott-Yes

Councilmember Solomon-Yes

Mayor Pro-Tem Dorsey-Yes

Mayor Vigoa-Yes

Motion passed 5-0

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

Councilmember Solomon motioned to approve Ordinance 2025-35 - Land Development Code Update, seconded by Councilmember Cherry.

Vote was as follows:

Councilmember Cherry-Yes

Councilmember Malott-Yes

Councilmember Solomon-Yes

Mayor Pro-Tem Dorsey-Yes

Mayor Vigoa-Yes

Motion passed 5-0

VII. NEW BUSINESS

City Manager Naugler apprised council in reference to two code cases that were pending foreclosure. Council instructed City Manager Naugler to draft a Standard Operating Procedure to address code cases and track those whose fines come within 60% of the property value before starting foreclosure proceedings.

Citizen Shadae Solomon addressed council in reference to her code compliance cases. Council asked that the case be addressed at the October council meeting.

VIII. CITY ATTORNEY'S REPORT AND REQUESTS

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

Mayor Pro-Tem Dorsey thanked the Sheriff's Office for patrolling speeders on Middle School Road.

X. STAFF REPORTS

City Manager Naugler asked about the possibility of keeping the doors closed to the office from 8:00 until 8:30 a.m. and from 4:30 p.m. until 5:00 p.m. to allow staff time to count and balance their cash draw, get their systems up and running prior to customers coming into the office to conduct business. Council requested the doors open to the public from 8:00 a.m. until 5:00 pm. Mrs. Naugler will work with staff on an alternate method to address issues they have been encountering.

City Manager Naugler spoke to council about the possibility of moving to e-bills only and if any customer wanted to paper bill that there would be an additional charge for the paper bill. Mrs. Naugler stated due to the rising cost of postage, envelopes, paper, ink, etc. Council did not support going in this direction at this time as they felt a lot of customers still prefer the paper bills.

Citizen Sandra McClannahan addressed the council stating this was one of the reasons for going to Alert Sumter so that any of the elderly population that may not be that computer savvy, their children could help them with paying their bills online when the alerts went out about the bill due dates.

XI. ADJOURNMENT

Councilmember Cherry motioned for adjournment, seconded by Councilmember Solomon.

Vote was as follows:

Councilmember Cherry-Yes

Councilmember Malott-Yes

Councilmember Solomon-Yes

Mayor Pro-Tem Dorsey-Yes

Mayor Vigoa-Yes

Motion passed 5-0

Meeting adjourned at 6:50 p.m.

Deanna Naugler, City Manager

Attest:

Ginger Howard, HR/Finance Manager

Incident Number	Primary Unit	Date Time Recieved	Complaint Type	Address	DispCode1	DispCode2	DispCode22	Offense Number
SCSO25CAD107517	YAMIL ORTEGA, 248	09/29/2025 01:29:27	EXTRA PATROL	524 N MARKET BLVD	8901	C4		
SCSO25CAD107518	PAUL BARRETO, 222	09/29/2025 01:32:33	BUILDING CHECK	85 E CENTRAL AVE	5602	C4		
SCSO25CAD107527	KYLE LANE, 178	09/29/2025 06:15:01	BUILDING CHECK	658 E CENTRAL AVE	5602	C1		
SCSO25CAD107538	KYLE LANE, 178	09/29/2025 07:22:15	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001	C1		
SCSO25CAD107544	KYLE LANE, 178	09/29/2025 07:56:50	TRAFFIC ENFORCEMENT	773 NW 10TH AVE	7001	C1		
SCSO25CAD107564	KYLE LANE, 178	09/29/2025 08:59:29	BUSINESS ASSIST	85 E CENTRAL AVE	2501	C1		
SCSO25CAD107636		09/29/2025 11:47:39	911 HANGUP	522 N MARKET BLVD	9201	C5		
SCSO25CAD107637		09/29/2025 11:48:05	911 HANGUP	522 N MARKET BLVD	9201	C4		
SCSO25CAD107701	CHRISTIAN CALLAWAY, 183	09/29/2025 14:19:23	TRESPASS LOG	524 N MARKET BLVD	7501	R6		
SCSO25CAD107784		09/29/2025 17:45:17	CITIZENS ASSIST	469 N MARKET BLVD	2501	C5		
SCSO25CAD107787	DANIELLE ATWOOD, 221	09/29/2025 17:51:45	VIN VERIFICATION	9009 OAK ALLEY BLVD 478	7704	C1		
SCSO25CAD107802	CHRISTIAN CALLAWAY, 183	09/29/2025 18:46:29	ATTEMPT TO CONTACT	814 NW 5TH ST	2501	C6		
SCSO25CAD107816	DANIELLE ATWOOD, 221	09/29/2025 19:24:39	ATC -WELFARE CHECK	347 N MARKET BLVD	2501	C4		
SCSO25CAD107844	DANIELLE ATWOOD, 221	09/29/2025 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	8901	C1		
SCSO25CAD107876	DANIELLE ATWOOD, 221	09/30/2025 01:36:43	SUSPICIOUS PERSON	2810 C 478A	6602	C4		
SCSO25CAD107912	KYLE LANE, 178	09/30/2025 06:15:01	BUILDING CHECK	658 E CENTRAL AVE	5602	C1		
SCSO25CAD107916	ROBERT HANSEN, X128	09/30/2025 07:14:55	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001	C1		
SCSO25CAD107921	ROBERT HANSEN, X128	09/30/2025 07:37:59	TRAFFIC STOP	SE 1ST AVE	7301	T1		
SCSO25CAD107932	KYLE LANE, 178	09/30/2025 08:06:35	TRAFFIC ENFORCEMENT	773 NW 10TH AVE	7001	C1		
SCSO25CAD107952	KYLE LANE, 178	09/30/2025 08:57:15	DISTURBANCE DOMESTIC	349 S MARKET BLVD	1102	R1		SCSO25OFF005664
SCSO25CAD107966		09/30/2025 09:35:18	911 HANGUP	102 NE 4TH AVE	9201	C5		
SCSO25CAD107997	AUSTIN MCCONNELL, C147	09/30/2025 10:55:13	ANIMAL COMPLAINT	486 NW 9TH AVE	1601	R6		
SCSO25CAD108034	KYLE LANE, 178	09/30/2025 12:06:20	DCF/ABUSE REG	349 S MARKET BLVD	3801	R5		
SCSO25CAD108043	DONALD FENDER JR, D104	09/30/2025 12:26:53	BUSINESS ASSIST	329 N MARKET BLVD	6101	C4		
SCSO25CAD108197	DANIELLE ATWOOD, 221	09/30/2025 16:36:58	INFORMATION	88 SW 3RD ST	8501	R1	A1	SCSO25OFF005678
SCSO25CAD108283	CHRISTIAN CALLAWAY, 183	09/30/2025 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C1		
SCSO25CAD108291	CHRISTIAN CALLAWAY, 183	09/30/2025 21:44:45	TRESPASSING	524 N MARKET BLVD	7501	C6		
SCSO25CAD108331	DANIELLE ATWOOD, 221	10/01/2025 02:16:28	SUSPICIOUS VEH	329 N MARKET BLVD	6603	C4		
SCSO25CAD108347	MATTHEW BONURA, 164	10/01/2025 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	2501	C1		
SCSO25CAD108437	MATTHEW BONURA, 164	10/01/2025 10:52:26	SUSPICIOUS INCIDENT	871 NW 6TH ST	4402	R1		SCSO25OFF005691
SCSO25CAD108447		10/01/2025 11:14:37	REPOSSESSION	248 SW 6TH ST	7701	C4		
SCSO25CAD108525	TREVOR LAVIANO, T156	10/01/2025 14:35:26	ASSIST OTHER AGENCY	773 NW 10TH AVE	5101	M8	Z1	
SCSO25CAD108540	DENNIS HENRY, K141	10/01/2025 15:15:16	TRAFFIC STOP	NE 3RD ST	7301	T1		
SCSO25CAD108548	KENNETH AMSLER, X162	10/01/2025 15:29:39	TRAFFIC ENFORCEMENT	773 NW 10TH AVE	7001	C4		
SCSO25CAD108576	DENNIS HENRY, K141	10/01/2025 16:35:17	SUSPICIOUS VEH	1010 E CENTRAL AVE	6603	C9		
SCSO25CAD108640	PAUL BARRETO, 222	10/01/2025 20:09:04	TRAFFIC STOP	S MARKET BLVD	7301	T1		
SCSO25CAD108655	PAUL BARRETO, 222	10/01/2025 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C4		
SCSO25CAD108698		10/02/2025 01:13:53	911 HANGUP	102 NE 4TH AVE	9201	C5		
SCSO25CAD108707	PAUL BARRETO, 222	10/02/2025 02:22:21	BUILDING CHECK	125 S MARKET BLVD	5602	C4		
SCSO25CAD108728	MATTHEW BONURA, 164	10/02/2025 05:52:52	MENTAL PATIENT	871 NW 6TH ST	2501	C5	B1	
SCSO25CAD108729	WYATT HUNT, 218	10/02/2025 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	8901	C4		
SCSO25CAD108743	MATTHEW BONURA, 164	10/02/2025 07:44:38	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001	C4		
SCSO25CAD108756	TREVOR LAVIANO, T156	10/02/2025 08:29:11	SICK/INJURED	773 NW 10TH AVE	2501	M8		

SCSO25CAD108767		10/02/2025 09:05:48	ALARM-COMRCL	85 E CENTRAL AVE	1402	K1	
SCSO25CAD108832	DENNIS HENRY, K141	10/02/2025 12:14:26	THREATS	159 NW 2ND ST	2501	C1	
SCSO25CAD108836		10/02/2025 12:25:25	THREATS	159 NW 2ND ST	2501	C4	
SCSO25CAD108841	SHAWN DECKARD, B121	10/02/2025 12:38:22	CIVIL-SERV PAPER	380 NE 2ND AVE	2201	C7	
SCSO25CAD108856	DENNIS HENRY, K141	10/02/2025 13:02:43	DCF/ABUSE REG	349 S MARKET BLVD	6101	R1	SCSO25OFF005721
SCSO25CAD108900	ROBERT HANSEN, X128	10/02/2025 14:24:48	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001	C1	
SCSO25CAD109043	PAUL BARRETO, 222	10/02/2025 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C4	
SCSO25CAD109100	KYLE LANE, 178	10/03/2025 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C1	
SCSO25CAD109168	ALBERT RAY, X130	10/03/2025 10:29:23	PHONE COMPLT	349 S MARKET BLVD	7203	C1	
SCSO25CAD109276		10/03/2025 14:46:33	911 HANGUP	773 NW 10TH AVE	9201	C4	
SCSO25CAD109323	KYLE LANE, 178	10/03/2025 16:02:36	SUSPICIOUS PERSON	475 NW 10TH AVE	6601	C11	
SCSO25CAD109440	DANIELLE ATWOOD, 221	10/03/2025 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	8901	C4	
SCSO25CAD109497	KYLE LANE, 178	10/04/2025 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C1	
SCSO25CAD109667	DANIELLE ATWOOD, 221	10/04/2025 17:54:31	SICK/INJURED	234 NE 9TH ST	1101	R1	SCSO25OFF005764
SCSO25CAD109668		10/04/2025 17:54:33	ANIMAL COMPLAINT	234 NE 9TH ST	1101	L1	
SCSO25CAD109731	DANIELLE ATWOOD, 221	10/04/2025 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	8901	C4	
SCSO25CAD109785		10/05/2025 00:40:59	ALARM FIRE	263 NW 2ND ST	1403	M8	
SCSO25CAD109812	KYLE LANE, 178	10/05/2025 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	2501	C1	
SCSO25CAD109828	KYLE LANE, 178	10/05/2025 08:47:17	ANIMAL COMPLAINT	812 JODY LN	1601	R6	
SCSO25CAD110004	DANIELLE ATWOOD, 221	10/05/2025 18:40:17	ATC -WELFARE CHECK	174 S MARKET BLVD	2501	R6	
SCSO25CAD110009	DANIEL FLOYD, 201	10/05/2025 19:05:58	911 HANGUP	836 E CENTRAL AVE	9201	C4	
SCSO25CAD110038		10/05/2025 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	8901	C4	
SCSO25CAD110059	DANIELLE ATWOOD, 221	10/05/2025 22:50:05	SUSPICIOUS PERSON	125 S MARKET BLVD	6602	C11	
SCSO25CAD110062	DANIELLE ATWOOD, 221	10/05/2025 23:09:42	SUSPICIOUS PERSON	469 N MARKET BLVD	2501	R4	
SCSO25CAD110079	DANIELLE ATWOOD, 221	10/06/2025 01:13:49	SUSPICIOUS VEH	524 N MARKET BLVD	6603	R4	
SCSO25CAD110102	PAUL BARRETO, 222	10/06/2025 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C1	
SCSO25CAD110191		10/06/2025 11:28:57	ANIMAL COMPLAINT	E CENTRAL AVE	1601	M5	
SCSO25CAD110271	BRANDON CLARK, 251	10/06/2025 13:57:47	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001	C1	
SCSO25CAD110382	TAMMY LOGGINS, A82	10/06/2025 18:15:45	CITIZENS ASSIST	673 NW 7TH ST	2501	C1	
SCSO25CAD110408	JUSTIN ST CLAIR, 188	10/06/2025 19:30:17	DISTURBANCE-PHYSICAL	836 E CENTRAL AVE	3101	R1	SCSO25OFF005816
SCSO25CAD110428	JUSTIN ST CLAIR, 188	10/06/2025 20:33:11	EXTRA PATROL	658 E CENTRAL AVE	2501	C4	
SCSO25CAD110429	JUSTIN ST CLAIR, 188	10/06/2025 20:36:01	BUILDING CHECK	447 NW 6TH AVE	2501	C4	
SCSO25CAD110443		10/06/2025 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	2501	C4	
SCSO25CAD110500	WYATT HUNT, 218	10/07/2025 02:14:24	TRAFFIC STOP	N MARKET BLVD	7301	T3	
SCSO25CAD110515	PAUL BARRETO, 222	10/07/2025 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C1	
SCSO25CAD110521	ROBERT HANSEN, X128	10/07/2025 07:11:53	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001	C1	
SCSO25CAD110526	PAUL BARRETO, 222	10/07/2025 07:27:22	MISSING PERSON	99 NW 4TH AVE	5201	R1	SCSO25OFF005827
SCSO25CAD110525	ROBERT HANSEN, X128	10/07/2025 07:28:05	TRAFFIC STOP	NE 2ND AVE	7301	T3	
SCSO25CAD110527	ENMANUEL SURIEL, X194	10/07/2025 07:30:39	TRAFFIC STOP	SE 1ST AVE	7301	T2	
SCSO25CAD110606	PAUL BARRETO, 222	10/07/2025 11:16:44	INVESTIGATION FOLLOW	99 NW 4TH AVE	5201	R5	
SCSO25CAD110676	SAMANTHA HAYES, 232	10/07/2025 14:09:41	CITIZENS ASSIST	349 S MARKET BLVD	2501	C4	
SCSO25CAD110677	SAMANTHA HAYES, 232	10/07/2025 14:12:30	TRAFFIC CONTROL	349 S MARKET BLVD	7001	C1	
SCSO25CAD110773	JUSTIN ST CLAIR, 188	10/07/2025 18:04:06	CITIZENS ASSIST	236 NE 1ST AVE	2501	R6	
SCSO25CAD110797	JUSTIN ST CLAIR, 188	10/07/2025 19:52:58	RECKLESS DRIVER	NE 4TH AVE	2501	C11	

SCSO25CAD110809	JUSTIN ST CLAIR, 188	10/07/2025 20:19:29	TRAFFIC STOP	NW 6TH AVE	7301	T4		
SCSO25CAD110820	JUSTIN ST CLAIR, 188	10/07/2025 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	2501	C4		
SCSO25CAD110828	JUSTIN ST CLAIR, 188	10/07/2025 21:33:56	BUILDING CHECK	447 NW 6TH AVE	8901	C4		
SCSO25CAD110854	WYATT SHAW, 234	10/07/2025 23:46:02	TRAFFIC STOP	SE 4TH ST	7301	T4		
SCSO25CAD110871	WYATT SHAW, 234	10/08/2025 03:03:56	SUSPICIOUS VEH	278 NW 4TH AVE	6603	R6		
SCSO25CAD110892	KAYLA CRAMER, 186	10/08/2025 06:07:43	SUSPICIOUS PERSON	599 N MARKET BLVD	6602	C9		
SCSO25CAD110893	KAYLA CRAMER, 186	10/08/2025 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	8901	C4		
SCSO25CAD110897	MASON DESFONDS, 211	10/08/2025 06:40:48	SUSPICIOUS PERSON	329 N MARKET BLVD	6602	R4		
SCSO25CAD110952	ALBERT RAY, X130	10/08/2025 08:38:06	TRAFFIC ENFORCEMENT	773 NW 10TH AVE	7001	C1		
SCSO25CAD110993	MASON DESFONDS, 211	10/08/2025 09:46:56	ANIMAL COMPLAINT	1ST AVE	1601	R6		
SCSO25CAD111143	ROBERT HANSEN, X128	10/08/2025 15:17:27	TRAFFIC ENFORCEMENT	773 NW 10TH AVE	7001	C1		
SCSO25CAD111204	CHRISTIAN MARTINIS, 235	10/08/2025 18:29:54	CIVIL	236 NE 1ST AVE	2501	R6		
SCSO25CAD111227	DANIELLE ATWOOD, 221	10/08/2025 20:25:28	SUSPICIOUS PERSON	125 S MARKET BLVD	5404	R2	A1	SCSO25OFF005867
SCSO25CAD111233		10/08/2025 20:38:11	SICK/INJURED	9009 OAK ALLEY BLVD 349	6301	M8		
SCSO25CAD111243	CHRISTIAN MARTINIS, 235	10/08/2025 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	8901	C4		
SCSO25CAD111304	MASON DESFONDS, 211	10/09/2025 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	2501	C4		
SCSO25CAD111337		10/09/2025 08:41:07	911 HANGUP	SE 3RD AVE	9201	C4		
SCSO25CAD111362	DERRICK CANNA, 161	10/09/2025 09:28:32	PHONE COMPLT	263 NE 2ND ST	2501	C1		
SCSO25CAD111426	MASON DESFONDS, 211	10/09/2025 12:29:22	CIVIL	468 SE 3RD AVE	2501	R6		
SCSO25CAD111499	TREVOR LAVIANO, T156	10/09/2025 15:21:22	INFORMATION	773 NW 10TH AVE	7501	R6	Z1	
SCSO25CAD111543	TREVOR LAVIANO, T156	10/09/2025 16:46:04	JUVENILE	773 NW 10TH AVE	2501	C1		
SCSO25CAD111618	CHRISTIAN MARTINIS, 235	10/09/2025 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	8901	C4		
SCSO25CAD111688	PAUL BARRETO, 222	10/10/2025 06:10:51	ALARM-COMRCL	469 N MARKET BLVD	1402	C4		
SCSO25CAD111690	PAUL BARRETO, 222	10/10/2025 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C1		
SCSO25CAD111704	SAMANTHA HAYES, 232	10/10/2025 07:17:27	TRAFFIC CONTROL	349 S MARKET BLVD	7001	C1		
SCSO25CAD111784	PAUL BARRETO, 222	10/10/2025 11:01:45	CIVIL	236 NE 2ND ST	2501	C2		
SCSO25CAD111806	SAMANTHA HAYES, 232	10/10/2025 11:58:01	TRAFFIC STOP	N MARKET BLVD	7301	T3		
SCSO25CAD111889	PAUL BARRETO, 222	10/10/2025 14:20:15	TRAFFIC STOP	190 N MARKET BLVD	7301	T3		
SCSO25CAD111898	KENNETH AMSLER, X162	10/10/2025 14:37:39	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001	C4		
SCSO25CAD111913	KENNETH AMSLER, X162	10/10/2025 15:07:52	TRAFFIC ENFORCEMENT	773 NW 10TH AVE	7001	C4		
SCSO25CAD112048	JUSTIN ST CLAIR, 188	10/10/2025 21:05:04	BUILDING CHECK	658 E CENTRAL AVE	2501	C4		
SCSO25CAD112051	JUSTIN ST CLAIR, 188	10/10/2025 21:11:55	BUILDING CHECK	447 NW 6TH AVE	2501	C1		
SCSO25CAD112053	JUSTIN ST CLAIR, 188	10/10/2025 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	2501	Z1		
SCSO25CAD112069	JUSTIN ST CLAIR, 188	10/10/2025 21:51:09	TRAFFIC STOP	N MARKET BLVD	7301	T4		
SCSO25CAD112098	WYATT SHAW, 234	10/10/2025 22:57:53	TRAFFIC STOP	N MARKET BLVD	7301	T4		
SCSO25CAD112124	MATTHEW BONURA, 164	10/11/2025 01:06:06	SUSPICIOUS INCIDENT	349 S MARKET BLVD	2501	C4		
SCSO25CAD112149	PAUL BARRETO, 222	10/11/2025 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C4		
SCSO25CAD112204	SAMANTHA HAYES, 232	10/11/2025 10:58:32	CITIZENS ASSIST	349 S MARKET BLVD	2501	R4		
SCSO25CAD112280	PAUL BARRETO, 222	10/11/2025 14:16:02	DISTURBANCE-UNK	1010 E CENTRAL AVE	3101	R6		
SCSO25CAD112359	RILEY TONER, 215	10/11/2025 18:24:51	DISTURBANCE-UNK	650 NW 3RD ST	3102	R6	Z1	
SCSO25CAD112381	RILEY TONER, 215	10/11/2025 19:29:58	BUILDING CHECK	658 E CENTRAL AVE	2501	C4		
SCSO25CAD112406	RILEY TONER, 215	10/11/2025 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	2501	C4		
SCSO25CAD112466	PAUL BARRETO, 222	10/12/2025 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C1		
SCSO25CAD112586		10/12/2025 14:24:32	911 HANGUP	102 NE 4TH AVE	9201	C11		

SCSO25CAD112682	JUSTIN ST CLAIR, 188	10/12/2025 20:39:22	BUILDING CHECK	658 E CENTRAL AVE	2501	C4	
SCSO25CAD112686	JUSTIN ST CLAIR, 188	10/12/2025 20:49:01	BUILDING CHECK	447 NW 6TH AVE	2501	C4	
SCSO25CAD112692		10/12/2025 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	9901	L1	
SCSO25CAD112758	MASON DESFONDS, 211	10/13/2025 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	2501	C4	
SCSO25CAD112781	ALBERT RAY, X130	10/13/2025 08:25:52	TRAFFIC ENFORCEMENT	773 NW 10TH AVE	7001	C1	
SCSO25CAD112789	JOHN ADAMS, S55	10/13/2025 08:50:35	JUVENILE	349 S MARKET BLVD	2501	C4	
SCSO25CAD112809	WILLIAM LAMB, K101	10/13/2025 09:46:20	SICK/INJURED	349 S MARKET BLVD	6301	M8	Z1
SCSO25CAD112825		10/13/2025 10:41:19	OBSTRUCTION ON HWY	577 NW 3RD ST	2501	C5	
SCSO25CAD112855	ALBERT RAY, X130	10/13/2025 12:07:36	OBSTRUCTION ON HWY	577 NW 3RD ST	2501	C1	
SCSO25CAD112859		10/13/2025 12:14:30	911 HANGUP	349 S MARKET BLVD	9201	C4	
SCSO25CAD112912	ALBERT RAY, X130	10/13/2025 14:01:46	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001	C1	
SCSO25CAD112949	ALBERT RAY, X130	10/13/2025 15:32:53	TRAFFIC ENFORCEMENT	773 NW 10TH AVE	7001	C1	
SCSO25CAD113041	DANIELLE ATWOOD, 221	10/13/2025 20:05:43	DISTURBANCE-UNK	836 E CENTRAL AVE	3101	R6	
SCSO25CAD113056	DANIELLE ATWOOD, 221	10/13/2025 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C4	
SCSO25CAD113093	DANIELLE ATWOOD, 221	10/13/2025 23:37:05	SUSPICIOUS VEH	125 S MARKET BLVD	6603	C4	
SCSO25CAD113127	MASON DESFONDS, 211	10/14/2025 05:52:51	911 HANGUP	1010 E CENTRAL AVE	9201	R6	
SCSO25CAD113130	MASON DESFONDS, 211	10/14/2025 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	8901	C4	
SCSO25CAD113162	ALBERT RAY, X130	10/14/2025 08:27:20	TRAFFIC ENFORCEMENT	773 NW 10TH AVE	7001	C4	
SCSO25CAD113200		10/14/2025 09:57:00	SICK/INJURED	S MARKET BLVD	6301	M8	
SCSO25CAD113317	ALBERT RAY, X130	10/14/2025 14:03:19	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001	C1	
SCSO25CAD113343	ALBERT RAY, X130	10/14/2025 15:31:36	TRAFFIC ENFORCEMENT	773 NW 10TH AVE	7001	C1	
SCSO25CAD113402		10/14/2025 17:55:42	REPOSSESSION	178 SW 1ST AVE	7703	K1	
SCSO25CAD113432	DANIELLE ATWOOD, 221	10/14/2025 19:36:14	TRAFFIC STOP	120 N MARKET BLVD	7301	T3	
SCSO25CAD113466	DANIELLE ATWOOD, 221	10/14/2025 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C4	
SCSO25CAD113467	DANIEL FLOYD, 201	10/14/2025 21:17:13	911 HANGUP	325 NW 8TH AVE	9201	C4	
SCSO25CAD113566	PAUL BARRETO, 222	10/15/2025 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C1	
SCSO25CAD113585	SAMANTHA HAYES, 232	10/15/2025 07:26:24	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001	C1	
SCSO25CAD113666	TREVOR LAVIANO, T156	10/15/2025 11:00:29	ASSIST OTHER AGENCY	773 NW 10TH AVE	6101	R1	SCSO25OFF005992
SCSO25CAD113707	CARL DUNLAP, B146	10/15/2025 12:00:00	CIVIL-SERV PAPER	601 NW 4TH ST	2201	C7	
SCSO25CAD113785	SAMANTHA HAYES, 232	10/15/2025 14:20:20	TRAFFIC CONTROL	349 S MARKET BLVD	7001	C1	
SCSO25CAD113804	ROBERT HANSEN, X128	10/15/2025 14:47:11	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001	C1	
SCSO25CAD113807	ROBERT HANSEN, X128	10/15/2025 14:56:07	TRAFFIC STOP	N MARKET BLVD	7301	T3	
SCSO25CAD113818	KENNETH AMSLER, X162	10/15/2025 15:41:41	TRAFFIC ENFORCEMENT	773 NW 10TH AVE	7001	C4	
SCSO25CAD113820	TAYLOR VIEU, T202	10/15/2025 15:46:21	INFORMATION	349 S MARKET BLVD	4402	R1	Z1 SCSO25OFF006005
SCSO25CAD113822	SAMANTHA HAYES, 232	10/15/2025 15:47:10	CITIZENS ASSIST	524 N MARKET BLVD	2501	C1	
SCSO25CAD113890	PAUL BARRETO, 222	10/15/2025 18:01:06	CITIZENS ASSIST	SE 1ST AVE	2501	C1	
SCSO25CAD113894	ENMANUEL SURIEL, X194	10/15/2025 18:06:07	CITZ ASST-ESCRT	99 NW 4TH AVE	2501	C1	
SCSO25CAD113956	RILEY TONER, 215	10/15/2025 20:23:07	SUSPICIOUS PERSON	3118 E C 48	6602	C4	
SCSO25CAD113966	CARLOS SANTANA, C177	10/15/2025 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	8901	C4	
SCSO25CAD114028	PAUL BARRETO, 222	10/16/2025 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C1	
SCSO25CAD114037	SAMANTHA HAYES, 232	10/16/2025 07:18:24	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001	C1	
SCSO25CAD114046	PAUL BARRETO, 222	10/16/2025 07:38:58	TRAFFIC ENFORCEMENT	773 NW 10TH AVE	7001	C4	
SCSO25CAD114109	PAUL BARRETO, 222	10/16/2025 09:51:18	TRESPASSING	125 S MARKET BLVD	7501	C6	
SCSO25CAD114218	SAMANTHA HAYES, 232	10/16/2025 14:06:13	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001	C1	

SCSO25CAD114233	TREVOR LAVIANO, T156	10/16/2025 14:50:57	INFORMATION	773 NW 10TH AVE	2501	R6	Z1	
SCSO25CAD114372	ANTHONY LEE, 138	10/16/2025 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	8901	C4		
SCSO25CAD114374	ANTHONY LEE, 138	10/16/2025 21:21:52	ACCIDENT	292 SE 3RD ST	7105	T8		
SCSO25CAD114404	MATTHEW BONURA, 164	10/17/2025 00:39:11	TRAFFIC STOP	469 N MARKET BLVD	7301	T3		
SCSO25CAD114442	MASON DESFONDS, 211	10/17/2025 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	2501	C4		
SCSO25CAD114451	ROBERT HANSEN, X128	10/17/2025 07:18:30	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001	C1		
SCSO25CAD114472	ALBERT RAY, X130	10/17/2025 08:37:44	TRAFFIC ENFORCEMENT	773 NW 10TH AVE	7001	C1		
SCSO25CAD114568	SHAWN DECKARD, B121	10/17/2025 11:35:25	CIVIL-SERV PAPER	85 E CENTRAL AVE	2201	C7		
SCSO25CAD114652	ALBERT RAY, X130	10/17/2025 14:25:41	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001	C1		
SCSO25CAD114835	CHRISTIAN MARTINIS, 235	10/17/2025 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	8901	C4		
SCSO25CAD114911		10/18/2025 02:13:36	SICK/INJURED	155 SW 2ND AVE	6301	M8		
SCSO25CAD114913		10/18/2025 02:20:21	911 HANGUP	155 SW 2ND AVE	9201	C4		
SCSO25CAD114933	MASON DESFONDS, 211	10/18/2025 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	2501	C1		
SCSO25CAD114986		10/18/2025 10:47:22	SICK/INJURED	9009 OAK ALLEY BLVD	6301	M8		
SCSO25CAD115214	CHRISTIAN MARTINIS, 235	10/18/2025 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	8901	C4		
SCSO25CAD115259	DANIELLE ATWOOD, 221	10/19/2025 00:05:08	SICK/INJURED	475 NW 10TH AVE	2501	C4		
SCSO25CAD115285		10/19/2025 02:17:05	INFORMATION	NW 4TH ST	2501	C1		
SCSO25CAD115309	MASON DESFONDS, 211	10/19/2025 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	2501	C4		
SCSO25CAD115382	MASON DESFONDS, 211	10/19/2025 11:54:55	SHOTS HRD- AREA	73 SW 5TH ST	9101	R6		
SCSO25CAD115538	CHRISTIAN MARTINIS, 235	10/19/2025 18:37:02	DISTURBANCE-PHYSICAL	48 NE 1ST AVE	1804	R2	A2	SCSO25OFF006095
SCSO25CAD115569	DANIELLE ATWOOD, 221	10/19/2025 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C4		
SCSO25CAD115625	PAUL BARRETO, 222	10/20/2025 04:31:42	DISTURBANCE-VERBAL	40 SE 1ST ST	3102	R6		
SCSO25CAD115639	PAUL BARRETO, 222	10/20/2025 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C4		
SCSO25CAD115796	SAMANTHA HAYES, 232	10/20/2025 13:02:36	MENTAL PATIENT	871 NW 6TH ST	6601	R6		
SCSO25CAD115847	SAMANTHA HAYES, 232	10/20/2025 14:40:37	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001	C1		
SCSO25CAD115870		10/20/2025 16:03:01	SICK/INJURED	2884 SE 75TH AVE	6301	M8		
SCSO25CAD115944	STEVEN NEUMANN, K170	10/20/2025 18:57:50	FCIC/NCIC HIT	662 NW 9TH AVE	8801	C11		
SCSO25CAD115967	MATTHEW BONURA, 164	10/20/2025 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	2501	C1		
SCSO25CAD115974	WYATT HUNT, 218	10/20/2025 21:57:46	TRAFFIC STOP	SE 5TH ST	7301	R2	A2	SCSO25OFF006126
SCSO25CAD116032	PAUL BARRETO, 222	10/21/2025 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C1		
SCSO25CAD116035	SAMANTHA HAYES, 232	10/21/2025 07:22:14	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001	C1		
SCSO25CAD116360	ANTHONY LEE, 138	10/21/2025 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	8901	C4		
SCSO25CAD116440	MASON DESFONDS, 211	10/22/2025 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	2501	C4		
SCSO25CAD116764	CHRISTIAN MARTINIS, 235	10/22/2025 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	8901	C4		
SCSO25CAD116823	MASON DESFONDS, 211	10/23/2025 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	8901	C4		
SCSO25CAD116859		10/23/2025 08:58:27	SICK/INJURED	353 E CENTRAL AVE	6301	M8		
SCSO25CAD116897	MASON DESFONDS, 211	10/23/2025 10:41:50	TRAFFIC STOP	N MARKET BLVD	7301	T1		
SCSO25CAD116899	ROBERT VACHON, 208	10/23/2025 10:42:22	DCF/ABUSE REG	773 NW 10TH AVE	3801	R5		
SCSO25CAD116912	TREVOR LAVIANO, T156	10/23/2025 11:33:09	CIVIL	773 NW 10TH AVE	2201	E2		SCSO25OFF006179
SCSO25CAD117105	CHRISTIAN MARTINIS, 235	10/23/2025 18:36:51	THEFT	285 SE 5TH ST	2501	R6		
SCSO25CAD117111	KENNETH AMSLER, X162	10/23/2025 19:01:11	DISTURBANCE-PHYSICAL	836 E CENTRAL AVE	5101	R1	Z1	SCSO25OFF006189
SCSO25CAD117117	CORBIN HRADECKY, 210	10/23/2025 19:19:54	DISTURBANCE-UNK	332 SE 1ST AVE	1804	R2	A2	SCSO25OFF006191
SCSO25CAD117125	CODY MUNSTER, 153	10/23/2025 19:50:59	BATTERY	836 E CENTRAL AVE	1804	R1	Z1	SCSO25OFF006190
SCSO25CAD117145	CODY MUNSTER, 153	10/23/2025 21:15:01	BUILDING CHECK	658 E CENTRAL AVE	8901	C4		

SCSO25CAD117216	PAUL BARRETO, 222	10/24/2025 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C1	
SCSO25CAD117233	PAUL BARRETO, 222	10/24/2025 07:18:17	TRAFFIC ENFORCEMENT	E C 478	7001	C1	
SCSO25CAD117266		10/24/2025 09:05:40	TEST - DO NOT DISP.	349 S MARKET BLVD	9901	M8	
SCSO25CAD117275		10/24/2025 09:21:39	SICK/INJURED	9009 OAK ALLEY BLVD	6301	M8	
SCSO25CAD117474	SHAWN DECKARD, B121	10/24/2025 17:10:44	CIVIL-SERV PAPER	37 NW 3RD AVE	2201	C7	
SCSO25CAD117554	ANTHONY LEE, 138	10/24/2025 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	8901	C4	
SCSO25CAD117575	ANTHONY LEE, 138	10/24/2025 22:32:35	INFORMATION	751 NW 7TH ST	2501	C4	
SCSO25CAD117633	PAUL BARRETO, 222	10/25/2025 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C1	
SCSO25CAD117775		10/25/2025 14:10:27	911 MISDIAL	280 SW 6TH ST	9201	C4	
SCSO25CAD117861	CHELSEA ELLIS, 195	10/25/2025 18:55:15	DISTURBANCE-UNK	16	5101	R1	SCSO25OFF006238
SCSO25CAD117917	CHELSEA ELLIS, 195	10/25/2025 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C4	
SCSO25CAD117938	MATTHEW BONURA, 164	10/25/2025 22:58:49	DISTURBANCE-UNK	751 NW 7TH ST	1101	C4	
SCSO25CAD117980	PAUL BARRETO, 222	10/26/2025 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C1	
SCSO25CAD118040	PAUL BARRETO, 222	10/26/2025 11:51:05	ATTEMPT TO CONTACT	836 E CENTRAL AVE	2501	R6	
SCSO25CAD118074	SAMANTHA HAYES, 232	10/26/2025 13:28:52	CIVIL	326 S MARKET BLVD	2501	R6	
SCSO25CAD118138		10/26/2025 18:12:53	SICK/INJURED	673 NW 10TH AVE	6301	M8	
SCSO25CAD118154	SHAWN WHITE, 206	10/26/2025 19:26:42	EXTRA PATROL	447 NW 6TH AVE	8901	C4	
SCSO25CAD118161	SHAWN WHITE, 206	10/26/2025 19:53:37	EXTRA PATROL	658 E CENTRAL AVE	8901	C4	
SCSO25CAD118162	WYATT HUNT, 218	10/26/2025 19:54:38	TRAFFIC STOP	E CENTRAL AVE	7301	T4	
SCSO25CAD118173		10/26/2025 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	8901	C4	
SCSO25CAD118233	MYLES DUNLAP, 213	10/27/2025 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C4	
SCSO25CAD118248	ROBERT HANSEN, X128	10/27/2025 07:22:19	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001	C4	
SCSO25CAD118256	MYLES DUNLAP, 213	10/27/2025 07:42:46	PHONE COMPLT	349 S MARKET BLVD	2501	C1	
SCSO25CAD118277	SHAWN DECKARD, B121	10/27/2025 08:40:12	CIVIL-SERV PAPER	37 NW 3RD AVE	2201	C7	
SCSO25CAD118321		10/27/2025 10:27:53	SICK/INJURED	9009 OAK ALLEY BLVD	6301	M8	
SCSO25CAD118328		10/27/2025 10:46:00	911 HANGUP	773 NW 10TH AVE	9201	C4	
SCSO25CAD118388	ROBERT VACHON, 208	10/27/2025 12:51:39	DCF/ABUSE REG	773 NW 10TH AVE	1102	R1	Z1 SCSO25OFF006258
SCSO25CAD118428	ALBERT RAY, X130	10/27/2025 14:13:19	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001	C1	
SCSO25CAD118453	ROBERTH MATA, K137	10/27/2025 14:48:02	DCF/ABUSE REG	64 SE 2ND ST	2501	C1	
SCSO25CAD118466	DANIELLE ATWOOD, 221	10/27/2025 15:28:43	DCF/ABUSE REG	836 E CENTRAL AVE	6101	R1	SCSO25OFF006268
SCSO25CAD118470	ALBERT RAY, X130	10/27/2025 15:40:29	TRAFFIC ENFORCEMENT	773 NW 10TH AVE	7001	C1	
SCSO25CAD118521	CODY MUNSTER, 153	10/27/2025 17:42:06	DCF/ABUSE REG	36 NW 3RD AVE	4401	R1	SCSO25OFF006271
SCSO25CAD118573	DANIELLE ATWOOD, 221	10/27/2025 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	2501	C4	
SCSO25CAD118574	CODY MUNSTER, 153	10/27/2025 21:21:55	SUSPICIOUS VEH	260 SE 3RD ST	2501	C2	
SCSO25CAD118576	DANIELLE ATWOOD, 221	10/27/2025 21:33:40	BUILDING CHECK	658 E CENTRAL AVE	5602	C4	
SCSO25CAD118633	ROBERT VACHON, 208	10/28/2025 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	2501	C1	
SCSO25CAD118754	MASON DESFONDS, 211	10/28/2025 12:55:58	ATC -WELFARE CHECK	36 NW 3RD AVE	2501	R6	
SCSO25CAD118784		10/28/2025 14:15:24	TEST - DO NOT DISP.	773 NW 10TH AVE	9901	Z1	

Code Cases by Jurisdiction

From Date: 11/13/2024

To Date: 11/13/2025

Jurisdiction: Webster

File#	Owner Name	Address	Parcel#	Jurisdiction	Description	Open Date	Status
24-006026	DUGGS CARLA R	950 OAK AVE	Q31D020	Webster	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	Webster	Overgrown	12/30/2024	Closed
25-000490	ESTATE OF SOLOMON IDA C/O THELMA SCOTT	650 NW 3RD ST	N36B254	Webster	Grinder pump issue, raw sewage going into ground	01/09/2025	Open
25-000910	STEWART ISIAH & RUEBEN M (JT)	770 NW 4TH ST	N36B188	Webster	Living in an RV	01/16/2025	Closed
25-003589	SUNNY WEBSTER LLC	9009 OAK ALLEY BLVD	Q31-004	Webster	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	Webster	CE-24-11501 - Trash/debris, illegal residence	07/03/2024	Closed
25-003685	AYALA JIM & MARY	836 E CENTRAL AVE	Q31D004	Webster	CE-24-12048 - 836 E Central Avenue (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
25-003689	HERNANDEZ YANETH & CARBAJAL	8243 SR 471	Q30-009	Webster	CE-24-14776 - Running granite countertop business prior to receiving site plan approval from Planning and Zoning.	02/25/2025	Closed
25-004289	REINALDO J ROSE	E C-478	N36-219	Webster	Bringing in debris from off property, inops.	03/05/2025	Closed
25-004291	REINALDO J ROSE	2484 E C 478	N36-101	Webster	New roof w/o permits	03/05/2025	Closed
25-004602	WILLIAMS CLIFFORD & CORETHA	445 NW 10TH AVE	N36B025	Webster	Trash & Debris - no utilities connected per City of Webster	03/11/2025	Open
25-004902	WEBSTER APTS LTD	1010 E CENTRAL AVE Apt 5	Q31-075	Webster	Windows don't stay open, outlets sparking/not working - Apt. 5	03/14/2025	Closed
25-011697	RAULERSON WAYNE A	139 SW 3RD ST	S01-039	WEBSTER	Trash, inops	06/11/2025	Open

25-011698	SYDNOR KRISTYN M & ROOSEVELT	978 NW 4TH ST	N36B021	WEBSTER	Living in an RV	06/11/2025	Closed
25-011699	BOX TRINITY MADISON	468 SE 3RD AVE	T06A002	WEBSTER	Trash and debris	06/11/2025	Closed
25-011700	BOX THOMAS M	285 SE 5TH ST	T06A001	WEBSTER	Trash and debris	06/11/2025	Closed
25-011703	MOBLEY QUENTIN T	791 NW 4TH ST	N36B166	WEBSTER	Trash, overgrown, unsafe structure	06/11/2025	Open
25-012121	SOLOMON IDA ESTATE OF	650 NW 3RD ST	N36B254	WEBSTER	Living in shed, shed installed w/o permits	06/17/2025	Open
25-013333	GAVIN LAFREDA D & VIVIAN (TIC)	725 NW 7TH ST	N36B212	WEBSTER	Home appears to be unstable & unsafe	07/07/2025	Open
25-013334	WALLER FERRIS (TTEE)	37 SW 3RD ST	S01-045	WEBSTER	Home appears to be unstable & unsafe	07/07/2025	Open
25-013335	HALL BREANNAH N	312 S MARKET BLVD	S01-134	WEBSTER	Home appears to be unstable & unsafe	07/07/2025	Open
25-013336	HALL BREANNAH N	326 S MARKET BLVD	S01-133	WEBSTER	Home appears to be unstable & unsafe	07/07/2025	Open
25-013343	WARTHEN JOHN R SR & ROSIE M (L	265 NW 10TH AVE	N36A004	WEBSTER	Home appears to be unstable & unsafe	07/07/2025	Closed
25-013345	HARDY SANDRA	341 E CENTRAL AVE	T06A058	WEBSTER	Home appears to be unstable & unsafe	07/07/2025	Closed
25-013348	HOMES IN PARTNERSHIP INC	Vacant CR 749	S01-075	Webster	Tall Grass, Trash & Debris	07/07/2025	Closed
25-013349	HOMES IN PARTNERSHIP INC	Vacant CR 749	S01-078	Webster	Tall Grass, Trash & Debris	07/07/2025	Closed
25-014129	RIVERA MARIA M RIVERA	814 NW 5TH ST	N36B110	WEBSTER	FREE RANGE CHICKENS	07/18/2025	Open
25-016629	DUTCHESS ALEX M & FISH CELESTE	167 SW 6TH ST	S01J045	WEBSTER	Inops, overgrown	08/27/2025	Closed
25-018709	MOAKLEY JAMES W	23 SW 1ST ST	S01D001	WEBSTER	Possible unsafe structure and tall grass/weeds	09/29/2025	Open
25-021349	DIAMOND JEFFERY ASA	262 NE 2ND ST	Q31C040	WEBSTER	Trash, abandoned trailer, debris, unregistered VIN	11/10/2025	Open
25-021352	MAIA-GONCALVES JOSE & DASILVA	260 NE 3RD ST	Q31C052	WEBSTER	Abandoned house, debris, unkept yard	11/10/2025	Open

25-021353	COLEMAN GRADY D JR & SANDRA (L	187 NE 2ND AVE	Q31C085	WEBSTER	Debris, unregistered vehicle	11/10/2025	Open
25-021354	BREWER SUE ANN	69 SE 3RD ST	T06A052	WEBSTER	Abandoned and unsafe structure	11/10/2025	Open
25-021356	BEDGOOD ANNA M (LE)	61 SE 4TH ST	T06A026	WEBSTER	Abandoned and unsafe	11/10/2025	Open
25-021357	GPZ PROPERTIES LLC	333 E CENTRAL AVE	T06A058	WEBSTER	Abandoned unsafe mobile home, debris/trash in the yard.	11/10/2025	Open
25-021370	BEULAH BAPTIST CHURCH	483 NW 9TH AVE	N36B116	WEBSTER	Church has roof damage and debris flies off during storms into neighboring homes	11/10/2025	Open
25-021376	HAWK SCHICKLER SHYLOW	232 SW 6TH ST	S01J058	WEBSTER	Overgrown Lawn, trash in driveway, broken appliances	11/10/2025	Open

MONTHLY CITY CODE CASE REPORT

AS OF 11/14/2025

CODE CASE	STATUS	NAME	PARCEL	ADDRESS	ADDITIONAL INFO
25-021376	OPEN	HAWK SCHICKLEDR, SHYLOW	S01J058	232 SW 6 ST	OVERGROWN LAWN, TRASH, BROKEN APPLIANCES. SUBMITTED 11/10/25
25-021370	OPEN	BEULAH BAPTIST CHURCH	N36B116	483 NW 9 AVE	ROOF DAMAGE SUBMITTED 11/10/25
25-021357	OPEN	GPZ PROPERTIES LLC	T06A058	333 E CENTRAL AVE	ABANDONED UNSAFE SUBMITTED 11/10/25
25-021356	OPEN	BEDGOOD ANNA M (LE)	T06A026	61 SE 4 ST	ABANDONED UNSAFE SUBMITTED 11/10/25
25-021354	OPEN	BREWER SUE ANN	T06A052	69 SE 3 ST	ABANDONED UNSAFE SUBMITTED 11/10/25
25-021353	OPEN	COLEMAN GRADY D JR & SANDRA L	Q31C085	187 NE 2 AVE	DEBRIS UNREIGSTED VIN SUBMITTED 11/10/25
25-021352	OPEN	MAIA-GONCALVES JOSE & DASILVA	Q31C052	260 NE 3 ST	ABANDONED UNSAFE SUBMITTED 11/10/25
25-021349	OPEN	DIAMOND JEFFERY ASA	Q31C040	262 NE 2 ST	DEBRIS UNREIGSTED VIN SUBMITTED 11/10/25
CE-24-01165	OPEN	CARBAJAL-HERNANDEZ, YANETH		8243 SR 471	
CE-25-012121	OPEN	SOLOMON, ESTATE OF IDA	N36B254	650 NW 3 ST	LIVING IN SHED, SHED INSTALLED W/O PERMITS
CE-25-011697	OPEN	RAULERSON, WAYNE A	S01-039	139 SW 3 ST	TRASH AND INOP CAR
CE-25-011703	OPEN	MOBLEY QUENTIN T	N36B166	791 NW 4 ST	TRASH OVERGROWN UNSAFE STRUCTURE
CE-25-013333	OPEN	GAVIN LAFREDA D & VIVIAN (TIC)	N36B212	725 NW 7 ST	HOME APPEARS TO BE UNSTABLE AND UNSAFE
CE-25-013335	OPEN	HALL BREANNAH N	S01-134	312 S MARKET BLVD	HOME APPEARS TO BE UNSTABLE AND UNSAFE
CE-25-013336	OPEN	HALL BREANNAH N	S01-133	326 S MARKET BLVD	HOME APPEARS TO BE UNSTABLE AND UNSAFE
CE-25-014129	OPEN	RIVERA MARIA M RIVERIA	N36B110	814 NW 5 ST	FREE RANGE CHICKENS
CE-25-01879	OPEN	MOAKLEY JAMES	S01D001	23 SW 1ST ST	POSSIBLE UNSAFE STRUCTURE/TALL GRASS
CE-25-013334	AWAITING LIEN AS OF 10/30/25	WALLER FERRIS (TTEE)	S01-014	37 SW 3 ST	HOME APPEARS TO BE UNSTABLE AND UNSAFE
CE-25-000490	LIEN FILED	SOLOMON, ESTATE OF IDA C/O THELMA SCOTT		650 NW 3 ST	COUNTY REQUESTED LIEN 05/19/2025
CE-24-11184	LIEN FILED	SUNNY WEBSTER, LLC (OAK ALLEY)	Q31-004	9009 OAK ALLEY BLVD	
CE-24-11501					
CE25-003609	LIEN FILED	TATE, DELORIS	N36-037	811 NW 3 ST	
CE-25-000910	LIEN FILED	STEWART, ISIAH & RUEBEN	N36B188	770 NW 4 ST	CE-23-20374 & W2020-0026
CE-24-14776					
CE25-003689	LIEN FILED	CARBAJAL-HERNANDEZ, YANETH	Q30-009	8243 SR 471	90 DAYS
CE-23-20662	LIEN FILED	RIVERA, MARIA M RIVERA		814 NW 5 ST	COMPLIANT, PERMIT 08/20/2024
CE-23-11878	LIEN FILED	GIFFORD, LAURIE A	N36D003	LOT NW 4 AVE	COMPLIANT OWES FEES
CE-23-11879	LIEN FILED	GIFFORD, LAURIE A	N36D003	LOT NW 4 AVE	COMPLIANT OWES FEES
CE-23-05099	LIEN FILED	SOWINSKI, JOSEPH	Q31D024	854 OAK AVE	COMPLIANT OWES FEES
CE-24-12048	LIEN FILED	AYALA JIM & MARY	Q31D004	836 E CENTRAL AVE	COMPLIANT OWES FEES
CE-W2019-0023	FORECLOSURE STARTED	BURGOHY, GENEVA	N36A033	577 NW 3 ST	
CE-W2020-0010	FORECLOSURE STARTED	ESTATE OF IDA SOLOMON	N36B254	650 NW 3 ST	
CE-W2016-0038	FORECLOSURE STARTED	SOLOMON, SHADAE (QUICK DEED FROM ANTHONY SOLOMON)	N36B240A	UNASSIGNED LOCATION RE	COMPLIANT 12/31/2018 BUT NOW BACK OUT OF COMPLIANCE
CE-W2016-0037	FORECLOSURE STARTED	SOLOMON, SHADAE (QUICK DEED FROM ANTHONY SOLOMON)	N36B241A	UNASSIGNED LOCATION RE	COMPLIANT 12/31/2018 BUT NOW BACK OUT OF COMPLIANCE
CE-W2016-0036	FORECLOSURE STARTED	SOLOMON, SHADAE (QUICK DEED FROM ANTHONY SOLOMON)	N36B241	UNASSIGNED LOCATION RE	
CE-23-20374	FORECLOSURE STARTED	STEWART, ISIAH & RUEBEN	N36D006	85 NW 4 AVE	
CE-W2017-0009	FORECLOSURE STARTED	THOMAS, MARIE V	N36A006	199 NW 9 AVE	COMPLIANT OWES FEES
CE-25-004801	TAX DEED SALE	WILLIAMS, CLIFFORD & CORETHA	H31A06	445 NW 10 AVE	
CE-25-004602	TAX DEED SALE	WILLIAMS, CLIFFORD & CORETHA	H31A06	445 NW 10 AVE	

REVENUE AND LOSS 2025		
FUND	REVENUE	OCTOBER
101	GENERAL FUND	\$195,169.50
104	TRANSPORTATION	\$4,463.50
105	CDBG GRANT	\$0.00
430	WATER	\$20,642.60
440	GARBAGE	\$21,843.47
450	SEWER	\$35,703.02
460	IMPACT FEES	\$4,760.00
	TOTAL REVENUE	\$282,582.09
	EXPENSE	
101-1011	GENERAL FUND-ADMIN	\$94,002.08
101-2021	GENERAL FUND-SCSO	\$16,919.10
101-7072	GENERAL FUND-PW	\$30,908.51
104	TRANSPORTATION	\$3,727.35
105	CDBG GRANT	\$0.00
430	WATER	\$25,164.67
440	GARBAGE	\$21,451.46
450	SEWER	\$45,393.33
460	IMPACT FEES	
	TOTAL EXPENSE	\$237,566.50
	REVENUE/LOSS	\$45,015.59

ORDINANCE NO. 2025-36

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA, ANNEXING BY VOLUNTARY PETITION CERTAIN REAL PROPERTY TAX IDENTIFICATION PARCEL NUMBERS N25-141 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, Emiliano Ray Zapata, 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
N25-141	Emiliano Ray Zapata

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 18th day of December, 2025.

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

Ana Vigoa, Mayor

ATTEST:

Approved as to form and legality:

Amy Flood

City Clerk

Andrew Hand

City Attorney

Exhibit A
Legal Description and Map

Parcels: (N25-141)

Commence at the Northwest corner of Section 25, Township 21 South, Range 22 East, Sumter County, Florida; Thence South $00^{\circ}10'15''$ West, along the West line of said Section 25, a distance of 1668.67 feet; thence South $89^{\circ}51'05''$ East, departing from said West line, a distance of 227.77 feet; thence South $00^{\circ}10'15''$ West, a distance of 747.96 feet to the Point of Beginning; thence continue South $00^{\circ}10'15''$ West, a distance of 208.36 feet to a point on the North right-of-way line of County Road 722, thence South $89^{\circ}43'55''$ East, along said North right-of-way line, a distance of 208.91 feet; thence North $00^{\circ}05'58''$ East, a distance of 208.92 feet to a point on the North line of the South 230.00 feet of the West 1/2 of the West 1/2 of the Northwest 1/4 of said Section 25; thence North $89^{\circ}53'09''$ West, along said North line, a distance of 208.65 feet, to the Point of Beginning. All lying and being in Sumter County, Florida.



PETITION FOR VOLUNTARY ANNEXATION

(Sec. 171.044, Florida Statutes)

TO: THE WEBSTER CITY COMMISSION
City of Webster
State of Florida

Come now the Owner or Legal Representative whose name(s) appear below:

Emiliano Rey Zabala

being all of the owner(s) of the following described property:

SUMTER COUNTY
PARCEL NUMBER

N 25-141

and petition the City Commissioner for the City of Webster, Florida, to annex the described property into the City of Webster, and to redefine the City limits of the City of Webster in such manner as to include such property.

Petitioner(s) hereby state:

1. That the described real property is in an unincorporated area of Sumter County, Florida, which is, or will be, contiguous to the City of Webster at the time of final annexation, and;
2. That the real property sought to be annexed to the City of Webster is, or will be, reasonably compact within the meaning of the law at the time of final annexation, and;
3. That an annexation of the described real property will not result in the creation of an enclave, in violation of law at the time of final annexation.
4. I understand that all rules, regulations and taxation of the City will apply upon annexation into the City.

This petition has been executed on the 10 day of October, 2025.

OWNER(S) OR LEGAL REPRESENTATIVE

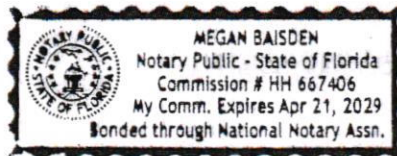
[Signature]
Signature

[Signature]
Witness

Signature

Witness

This petition was acknowledged before me on 10 day of October, 2025. Personally known to me or identification provided Drivers License.



[Signature]
Notary Signature

OFFICIAL USE ONLY:

Received: City of Webster, Florida, on 21st day of October, 2025

Present City Zoning November 13, 2025



ORDINANCE NO. 2025-37

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 1 ACRE (TAX PARCEL IDENTIFICATION NUMBER N25-141), 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, Emiliano Ray Zapata, mailing address: 2401 CR 722, Webster, FL 33597 (Tax Parcel Identification Number N25-141), is the owner of the property which is the subject of this Ordinance; and

WHEREAS, the real property, totaling 1 +/- acre in size, is located on the north side of CR 722 and between CR 747 and SE 23rd Dr.; and

WHEREAS, Emiliano Ray Zapata 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 18th day of December, 2025.

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

Ana Vigoa, Mayor

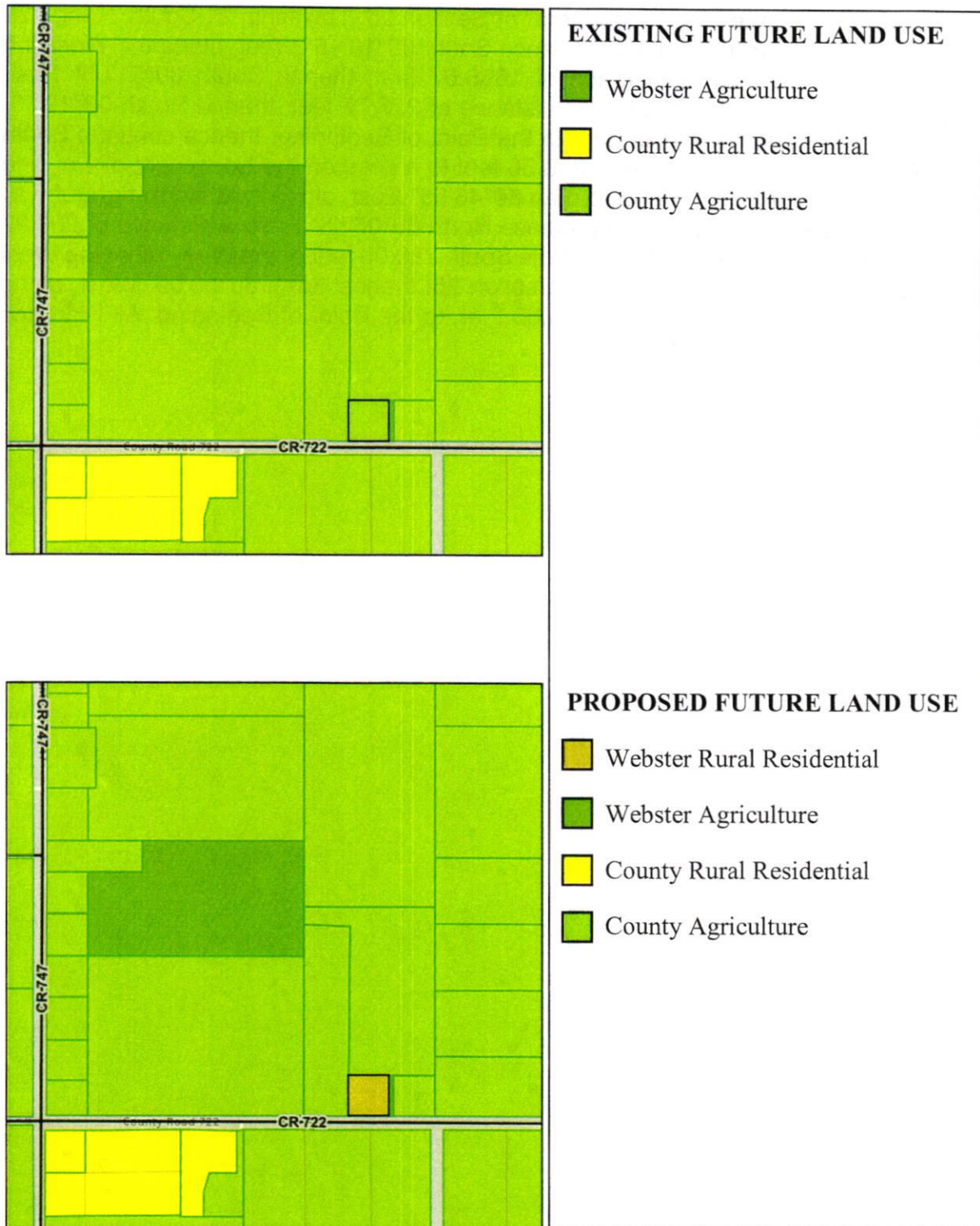
ATTEST:

**Approved as to form and
legality:**

**Deanna Naugler
City Manager**

**William L. Colbert
City Attorney**

ATTACHMENT 1
Future Land Use Map



ATTACHMENT 2
Legal Description

Commence at the Northwest corner of Section 25, Township 21 South, Range 22 East, Sumter County, Florida; Thence South 00°10'15" West, along the West line of said Section 25, a distance of 1668.67 feet; thence South 89°51'05" East, departing from said West line, a distance of 227.77 feet; thence South 00°10'15" West, a distance of 747.96 feet to the Point of Beginning; thence continue South 00°10'15" West, a distance of 208.36 feet to a point on the North right-of-way line of County Road 722, thence South 89°43'55" East, along said North right-of-way line, a distance of 208.91 feet; thence North 00°05'58" East, a distance of 208.92 feet to a point on the North line of the South 230.00 feet of the West 1/2 of the West 1/2 of the Northwest 1/4 of said Section 25; thence North 89°53'09" West, along said North line, a distance of 208.65 feet, to the Point of Beginning. All lying and being in Sumter County, Florida.

CITY OF WEBSTER
SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT

PLANNING AND ZONING BOARD

November 13, 2025

CITY OF WEBSTER CITY COUNCIL

November 20, 2025

December 18, 2025

CASE NUMBER:	LU25-000026
LANDOWNER:	Emiliano Ray Zapata
REQUESTED ACTION:	Small-scale comprehensive plan amendment to change the future land use from County Agriculture to City of Webster Rural Residential on 1 acre MOL following annexation
PARCEL NUMBERS:	N25-141
LEGAL DESCRIPTION:	Attachment A
EXISTING ZONING:	County General Agriculture Minimum Ten Acres with Conventional Housing (A10C)
EXISTING USE:	Vacant
FUTURE LAND USE:	County Agriculture, proposed to be City of Webster Rural Residential
PARCEL SIZE:	1 acre MOL
GENERAL LOCATION:	Webster area – on the north side of CR 722 and between CR 747 and SE 23rd Dr. (Map 1)

GENERAL DESCRIPTION AND BACKGROUND

The applicant is requesting a Small-Scale Future Land Use Amendment on 1 acre MOL to change the Future Land Use assignment of parcel N25-141 from County Agriculture to City of Webster Rural Residential, allowing them to build a new home on the parcel. The application site is located within the Webster Joint Planning Area on the north side of CR 722 and between CR 747 and SE

23rd Dr. The surrounding parcels have a future land use of County Agriculture and County Rural Residential (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

None of the property is within the flood zone.

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.

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

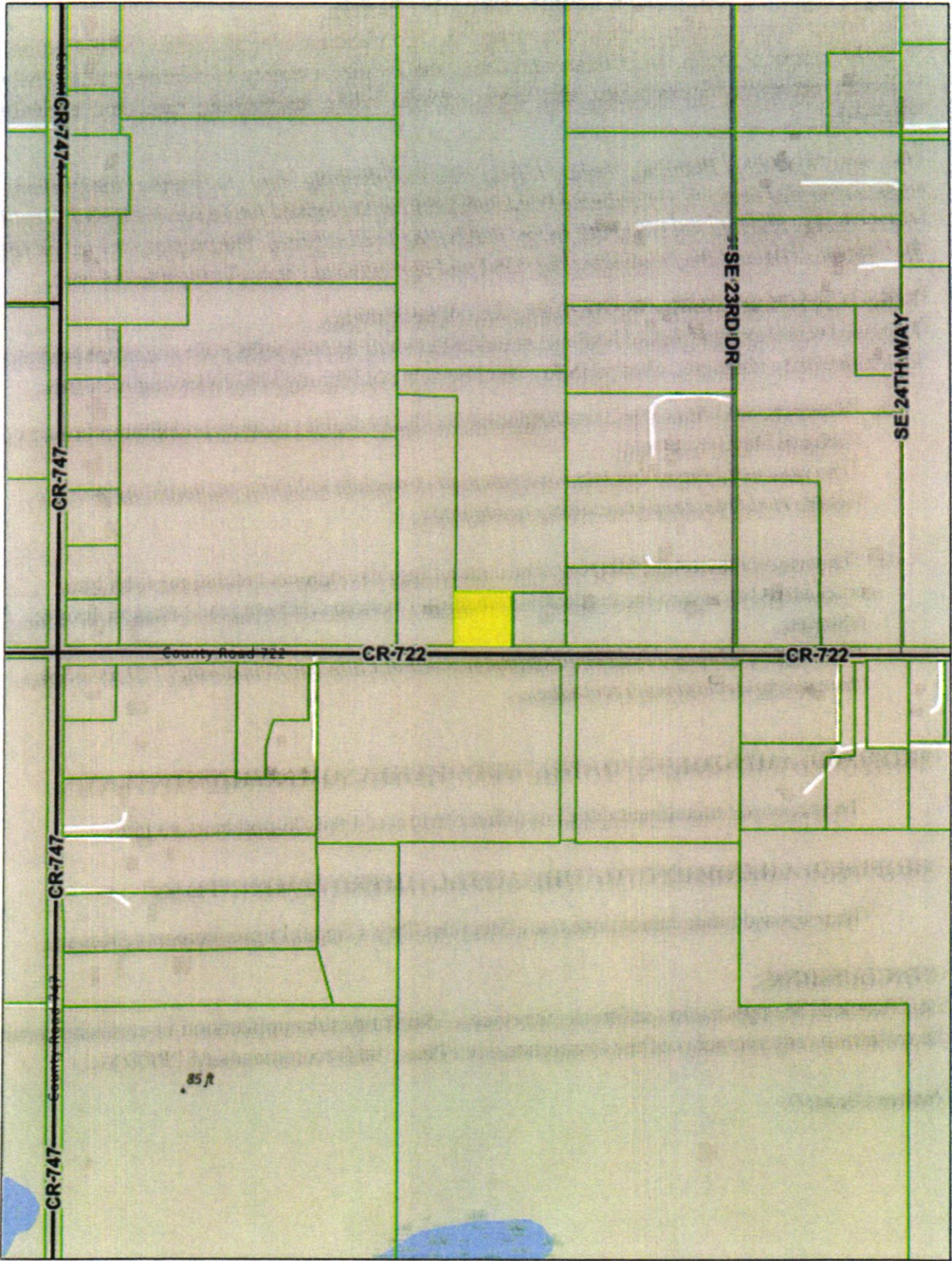
The proposed amendment does not affect the City's Capital Improvements program.

CONCLUSIONS

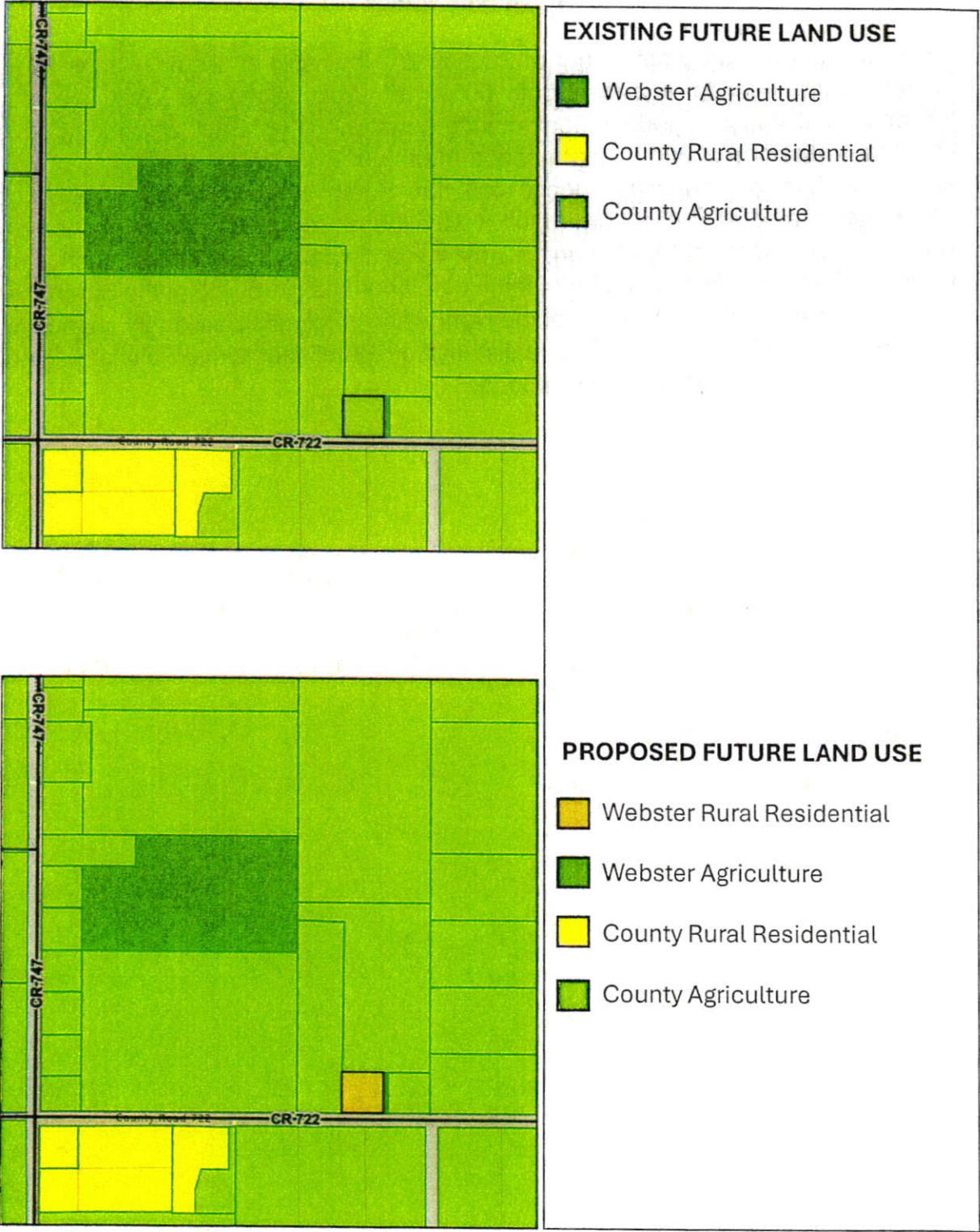
Staff deemed the application sufficient for review. Staff finds the application in compliance with the minimum requirements of the Comprehensive Plan. Staff recommends APPROVAL

Notices Sent: 9

MAP 1: GENERAL LOCATION



MAP 2: FUTURE LAND USE MAP



Attachment A

Legal Description

Commence at the Northwest corner of Section 25, Township 21 South, Range 22 East, Sumter County, Florida; Thence South $00^{\circ}10'15''$ West, along the West line of said Section 25, a distance of 1668.67 feet; thence South $89^{\circ}51'05''$ East, departing from said West line, a distance of 227.77 feet; thence South $00^{\circ}10'15''$ West, a distance of 747.96 feet to the Point of Beginning; thence continue South $00^{\circ}10'15''$ West, a distance of 208.36 feet to a point on the North right-of-way line of County Road 722, thence South $89^{\circ}43'55''$ East, along said North right-of-way line, a distance of 208.91 feet; thence North $00^{\circ}05'58''$ East, a distance of 208.92 feet to a point on the North line of the South 230.00 feet of the West 1/2 of the West 1/2 of the Northwest 1/4 of said Section 25; thence North $89^{\circ}53'09''$ West, along said North line, a distance of 208.65 feet, to the Point of Beginning. All lying and being in Sumter County, Florida.

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 1 acre 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 the property will 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 both the City of Webster utility service area and Joint Planning Area and 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.

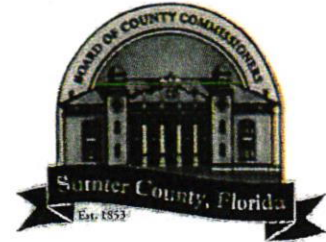
Further, a future land use amendment is required to meet four or more criteria listed in FS 163.3177.9.b. The proposed land use amendment meets the following four listed criteria:

- (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.

Board of County Commissioners
Sumter County, Florida
Development Services Department
Planning Services

7375 Powell Road, Suite 115 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountvfl.gov>



City of Webster

Case No. LU25-000026
2025-00051
Date Rec'd _____
Planner Jared Oberholzer

Hearing Dates:
PZB PZSM 11/13/25
Council 1st 11/20/25
Council Final 12/10/25

LAND USE AMENDMENT AND/OR REZONING APPLICATION

Check Requested Application(s)

- ☒ Rezoning
☐ Small Land Use Amendment (< 50 acres)
☐ Large Land Use Amendment (50 acres or more)

Applicant Information

Name of Property Owner(s) Emiliano Zapata
Address 2401 CR 722 Webster FL 33597
Owner Phone 352 431 9850 Email milizapata2002@gmail.com
Name of Agent _____
Address _____
Agent Phone _____ Email _____

Property Information

Legal Description of the property (provide below or attach)

Attached*

Street Address _____

Parcel(s) # N-25141 N25-141 Current Use _____

Current Future Land Use County Ag Current Zoning County AIOC

Requested Future Land Use City RR Requested Zoning RRIC

Acreage Requested 1

Reason for the Request (be specific)

To Build a Home

Please Provide

- Recorded deed or other proof of ownership
- Signed authorization if applicant is not the landowner
- Legal description of the area under application. (lengthy or complex legal descriptions may be required in digital/text format)
- Applicable Application Fee (fee schedule on Page 3)
 - Payment may be made by cash, check, or credit/debit card. Checks shall be made payable to BOCC Sumter County. A convenience fee will be added to the total for credit/debit card payment.
 - Application fees are considered non-refundable at the time of application. Exceptions may be considered on a case by case basis by the County Administrator.

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

As the owner/lessee/tenant/agent, I understand any action on my application will be governed by the City of Webster's Comprehensive Plan and Land Development Code, and my payment of the non-refundable application fee will not guarantee approval.

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

Signature

Date

Print Name

Signature

Date

Print Name

The public hearing for the PZB will be scheduled once the application is found to be complete. The PZB hearing will be at 6:00 p.m. at Webster City Hall 85 E Central Ave., Webster, FL 33597. The property owner's appearance or authorized representative's appearance is required at the LPA hearing. Failure of the property owner's attendance or the authorized representative's attendance will cause the application to be handled in accordance with the policy adopted in the Webster Land Development Code. Hearings may be postponed

This instrument prepared by:
Felix M. Adams, Attorney
218 East Noble Avenue
Bushnell, Florida 33513
352-793-6900

ExN
Rec 18.50
Doc 170
Int
CC 19.20

Erin C Munz, Sumter County Clerk of Court
Inst: 202560037254 Date: 07/31/2025 Time: 1:49PM
Page 1 of 2 B: 4918 P: 373 By: TY
Doc Stamp-Deed: 0.70

CORRECTIVE WARRANTY DEED

(Correcting the legal description which was recorded April 16, 2025
in Official Records Book 4844, Page 25)

THIS WARRANTY DEED made this 31 day of July, 2025, between

R- GRANTOR(S): EMILIANO RAY ZAPATA, a single man, Conveying Non-Homestead Property

Address: 2401 County Road 722
Webster, Florida 33597

AND

GRANTEE(S): TRAVIS B. ROGERS, and DEE PRISCILLA ROGERS, husband and wife

Address: 1801 4th Street
Richmond, California 94801

WITNESSETH, That the said Grantor, for and in consideration of the sum of TEN and 00/100 (\$10.00) Dollars, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sumter County, Florida, to wit:

Parcel Number: N25-140

Commence at the Northwest corner of Section 25, Township 21 South, Range 22 East, Sumter County, Florida; thence South 00°10'15" West, along the West line of said Section 25, a distance of 1668.67 feet to the Point of Beginning; thence South 89°51'05" East, departing from said West line, a distance of 227.77 feet; thence South 00°10'15" East, a distance of 956.32 feet to a point on the North right of way line of County Road 722; thence South 89°43'55" East, along said North right of way line, a distance of 227.00 feet to a point on the West line of East 208.71 feet of the West ½ of the West ½ of the Northwest ¼ of said Section 25; thence North 00°05'58" East, along said West line, a distance of 208.97 feet to a point on the North line of the South 230.00 feet of the West ½ of the West ½ of the Northwest ¼ of said Section 25; thence South 89°53'09" East, along said North line a distance of 208.59 feet to the East line of the West ½ of the West ½ of the Northwest ¼ of said Section 25; thence North 00°08'27" East, along said East line, a distance of 843.38 feet to the South line of the North 1575.00 feet of the West ½ of the West ½ of the Northwest ¼ of said Section 25; thence South 89°58'25" West, along said North line and departing from said East line, a distance of 662.66 feet to the West line of said Section 25; thence South 00°10'15" West, along said West line, a distance of 93.66 feet to the Point of Beginning;

LESS

Commence at the Northwest corner of Section 25, Township 21 South, Range 22 East, Sumter County, Florida; Thence South 00°10'15" West, along the West line of said Section 25, a distance of 1668.67 feet; thence South 89°51'05" East, departing from said West line, a distance of 227.77 feet; thence South 00°10'15" West, a distance of 747.96 feet to the Point of Beginning; thence continue South 00°10'15" West, a distance of 208.36 feet to a point on the North right-of-way line of County Road 722, Thence South 89°43'55" East, along said North right-of-way line, a distance of 208.91 feet; thence North 00°05'58" East, a distance of 208.92 feet to a point on the North line of the South 230.00 feet of the West ½ of the West ½ of the Northwest ¼ of said Section 25; thence North 89°53'09" West, along said North line, a distance of 208.65 feet, to the Point of Beginning. All lying and being in Sumter County, Florida.

GRANTOR GRANTS AND GIVES THIS CORRECTIVE WARRANTY DEED TO CLARIFY AND MEMORIALIZE GRANTOR'S INTENT TO CONVEY TO GRANTEEES THE ABOVE-DESCRIBED REAL PROPERTY.

SUBJECT to any declarations, covenants, restrictions, reservations, and easements of record, if any.


TO HAVE AND TO HOLD, the same in fee simple forever; together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, lien, interest, and claim whatsoever of Grantor, either in law or equity, to the proper use, benefit, and behalf of Grantee, and to Grantee's successors, heirs, and assigns, forever; subject to taxes for the current year, if any, and subject to taxes for subsequent years.

GRANTOR does hereby covenants with Grantee that the Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey the land; and that Grantor hereby fully warrants the title to the land and that the Grantor will defend the same against the lawful claims of all persons whomsoever.

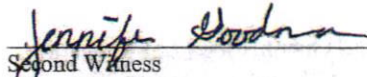
THE PREPARER OF THIS DOCUMENT NEITHER WARRANTS THE ACCURACY OF THE DESCRIPTION OF THE PROPERTY NOR THE MARKETABILITY OF TITLE, THE DESCRIPTION HAVING BEEN FURNISHED BY GRANTOR.

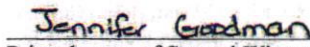
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.


First Witness

 (SEAL)
Emiliano Ray Zapata


Printed name of First Witness
218 E. Noble Ave. Bushnell FL 33513


Second Witness


Printed name of Second Witness
218 E. Noble Ave. Bushnell, FL 33513

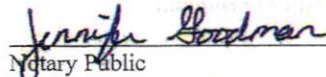
**STATE OF FLORIDA
COUNTY OF SUMTER**

The foregoing instrument was sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 31 day of July, 2025 by Emiliano Ray Zapata, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



JENNIFER GOODMAN
Commission #HH 510161
Expires April 1, 2028


Notary Public

Printed Name: Jennifer Goodman

My Commission Expires: 4-1-28

**Legal
Description**

COMM AT THE NW THENCE S 00 DEG 10'15"W 1668.67 FT S 89 DEG 51'05"E 227.77 FT THENCE S 00 DEG 10'15"W 747.96 FT TO POB CONT S 00 DEG 10'15"W 208.36 FT TO A PT ON THE N R/W LINE OF CR 722 THENCE S 89 DEG 43'55"E ALONG SAID N R/W 208.91 FT N 00 DEG 05'58"E 208.92 FT TO A POINT ON THE N LINE OF THE S 230 FT OF THE W 1/2 OF THE W 1/2 OF THE NW 1/4 THENCE N 89 DEG 53'09"W 208.

SKETCH OF SURVEY

TYPE OF SURVEY: BOUNDARY

Legal Description:

COMMENCE AT THE N.W. CORNER OF SECTION 25, TOWNSHIP 21 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE S. 00°10'15"W., ALONG THE WEST LINE OF SAID SECTION 25, A DISTANCE OF 1668.67 FEET; THENCE S. 89°51'05" E., DEPARTING FROM SAID WEST LINE, A DISTANCE OF 227.77 FEET; THENCE S. 00°10'15" W., A DISTANCE OF 747.96 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S. 00°10'15" W., A DISTANCE OF 208.36 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD 722; THENCE S. 89°43 '55" E., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 208.91 FEET THENCE N. 00°05'58" E., A DISTANCE OF 208.92 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 230.00 FEET OF THE W. 1/2 OF THE W. 1/2 OF THE N.W.1/4 OF SAID SECTION 25; THENCE N. 89°53'09" W., ALONG SAID NORTH LINE, A DISTANCE OF 208.65 FEET; TO THE POINT OF BEGINNING.

Property Address:

CR 722

Webster, Florida 33597

24-1558
PAGE 1 OF 2

GENERAL NOTES:

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS
- 2) UNDERGROUND FEATURES, SUCH AS IMPROVEMENTS, ENCROACHMENTS, FOUNDATIONS OR UTILITIES, IF EXISTENT, WERE NOT LOCATED AS A PART OF THIS SURVEY.
- 3) BUILDING TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES. THE DIMENSIONS OF BUILDING(S) AS SHOWN HEREON DO NOT INCLUDE AN EAVE OVERHANG UNLESS NOTED.
- 4) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS OTHERWISE SHOWN.
- 5) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 6) BEARINGS SHOWN HEREON ARE REFERENCED TO THE LINE NOTED B.R.
- 7) THE SURVEY DEPICTED HEREON FORMS A CLOSED GEOMETRIC FIGURE.
- 8) THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.
- 9) THIS DRAWING MAY NOT BE TO SCALE DUE TO ELECTRONIC TRANSFER OR COPY.
- 10) THIS SURVEY DOES NOT REFLECT OR DETERMINE PROPERTY OWNERSHIP OWNERSHIP OF FENCES, IF ANY, WERE NOT DETERMINED AS A PART OF THIS SURVEY.
- 11) THE SURVEY DEPICTED HEREON IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY WETLAND OR JURISDICTIONAL AREAS. THERE MAY BE AREAS WITHIN THE BOUNDARIES OF THIS SURVEY THAT MAY BE CONSIDERED JURISDICTIONAL BY VARIOUS AGENCIES.
- 12) THIS SURVEY IS VALID IN ACCORDANCE WITH F.S. 827.7842, FOR A PERIOD OF 30 DAYS FROM THE DATE OF CERTIFICATION.
- 13) THIS SURVEY IS INTENDED FOR MORTGAGE OR REFINANCE PURPOSES ONLY, AND IS EXCLUSIVELY FOR THIS USE BY THOSE TO WHOM IT IS CERTIFIED. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION, PERMITTING, DESIGN OR ANY OTHER USE WITHOUT THE WRITTEN CONSENT OF THE ATTESTING SURVEYOR.
- 14) THIS IS NOT AN ALTA/CMS/LAND TITLE SURVEY. NO EXAMINATION OF TITLE WAS MADE BY THE SURVEYOR.
- 15) THESE LANDS MAY BE SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS, AND/OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.

FLOOD ZONE

(FOR INFORMATIONAL PURPOSES ONLY)

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "7", PER F.L.R.M. COMMUNITY & PANEL NUMBER 120296-0239 D, LAST REVISION DATE 09/27/2013. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. IT IS SUGGESTED THAT A FLOOD ZONE DETERMINATION BE VERIFIED FROM THE COUNTY IN WHICH THE SUBJECT PROPERTY LIES.

THIS SURVEY SKETCH IS COPYRIGHTED MATERIAL. ©

LEGEND & ABBREVIATIONS

A/C	AIR CONDITIONER	M.E.	MAINTENANCE EASEMENT	S.W.	SIDEWALK
B.R.	BEARING REFERENCE	N.	NORTH	SEC.	SECTION
C.	CALCULATED	N&D	NAIL & DISC	TEL.	TELEPHONE FACILITIES
C.M.	CONCRETE MONUMENT	N.R.	NON RADIAL	T.O.B.	TOP OF BANK
CONC.	CONCRETE	O.H.L.	OVERHEAD LINES	TX	TRANSFORMER
CALC.	CALCULATED	O.R.B.	OFFICIAL RECORDS BOOK	TY	TYPICAL
CATV	CABLE TELEVISION RISER	P.	PLAT	U/E	UTILITY EASEMENT
CB	CHORD BEARING	P.B.	PLAT BOOK	W.	WEST
CH	CHORD	P.C.	POINT OF CURVATURE	W.M.	WATER METER
COR	CORNER	P.C.C.	POINT OF COMPOUND CURVATURE	W.V.	WATER VALVE
D	DRAINAGE EASEMENT	P.C.P.	PERMANENT CONTROL POINT		
D.E.	DRAINAGE EASEMENT	P.G.	PIGE		
BL.	ELEVATION	P.I.	POINT OF INTERSECTION		
ELEV.	ELEVATION	P.K.	PARKER-KAYLON NAIL		
E.	EAST	P.O.L.	POINT ON LINE		
E.O.P.	EDGE OF PAVEMENT	P.P.	UTILITY POLE		
E.Q.W.	EDGE OF WATER	P.V.C.	POLYVINYL CHLORIDE		
E.P.U.E.	ELECTRIC POWER	P.O.B.	POINT OF BEGINNING		
ESMT.	EASEMENT	P.O.C.	POINT OF COMMENCEMENT		
F.F.	FINISHED FLOOR	P.R.C.	POINT OF REVERSE CURVE		
FD.	FOUND	P.R.M.	PERMANENT REFERENCE MONUMENT		
F.H.	FIRE HYDRANT	P.T.	POINT OF TANGENCY		
IR.	IRON PIPE	R.	RADIUS		
L.	ARC LENGTH	RAD.	RADIAL		
M.	FIELD MEASURED	RAD. PT.	RADIUS POINT		
N.A.V.D. 1983	NORTH AMERICAN VERTICAL DATUM 1983	R.W.	RIGHT OF WAY		
N.G.V.D. 1929	NATIONAL GEODETIC VERTICAL DATUM 1929	S.	SOUTH		
G.P.S.	GLOBAL POSITIONING SYSTEM				
N.A.D. 27	NORTH AMERICAN HORIZONTAL DATUM 1927				
N.A.D. 83	NORTH AMERICAN HORIZONTAL DATUM 1983				

CERTIFIED TO:

Emiliano Zapata

NOTE:
IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.052 (2)(b), IF LOCATION OF EASEMENTS OR RIGHT-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORD PLAT IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER.

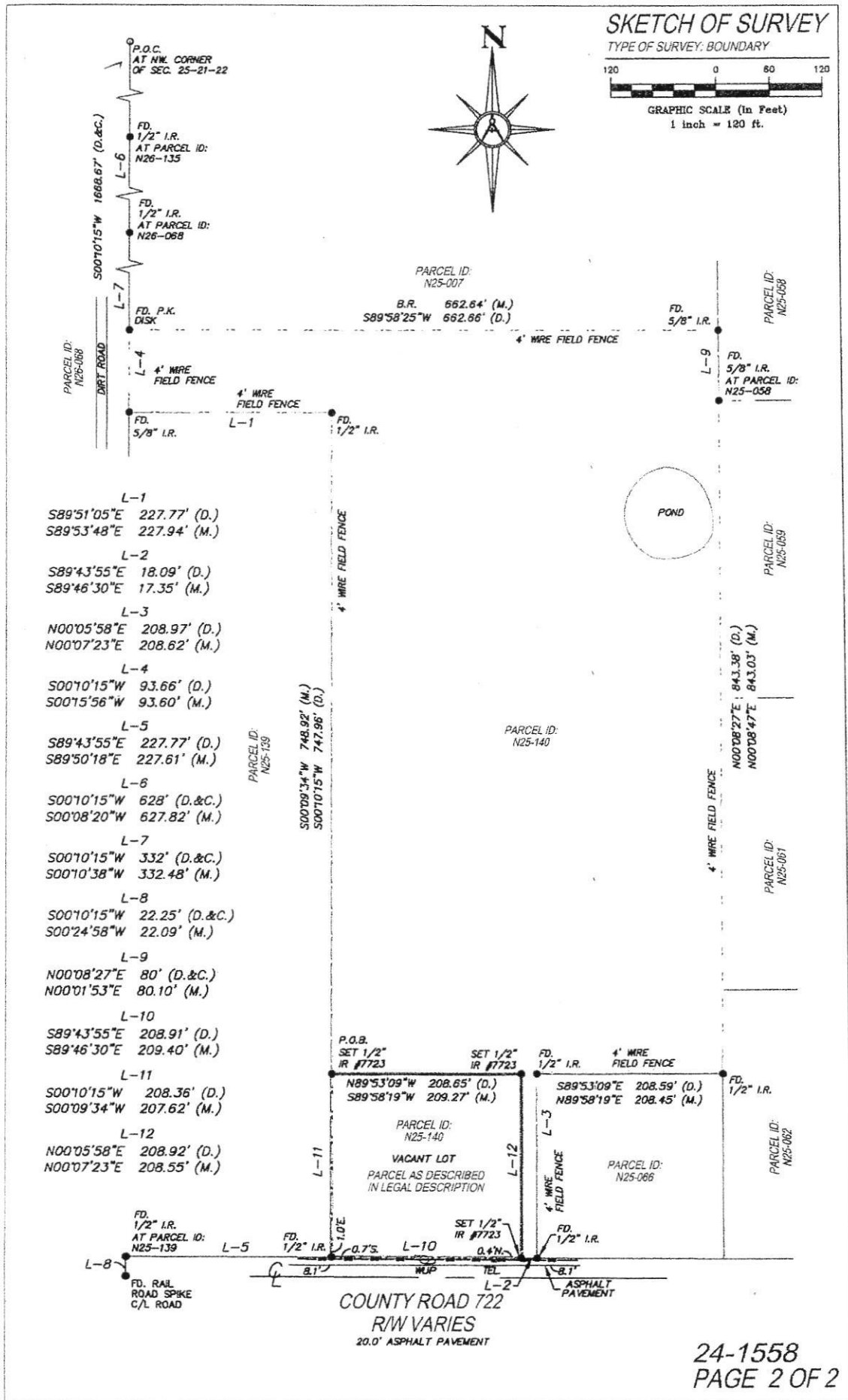
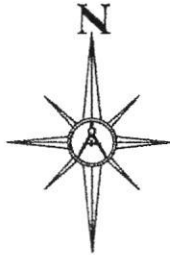
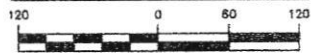
SHEET 1 OF 2

Section 25, Township 11 South, Range 22 East			
Drawn By: AV	Survey Number: 24-1558		
4			
3			
2			
1			
NO.	REVISIONS	BY	DATE
Prepared By LakeRidge Surveying & Mapping, LLC 17316 DEER ISLAND ROAD DEER ISLAND, FL 32778 PHONE 407-385-3151 407-385-3152 FAX 1-866-941-8789 CERTIFICATE OF AUTHORIZATION LB7723			

SURVEYOR'S CERTIFICATION	
I, THE UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF IS A TRUE AND ACCURATE PRESENTATION OF THE INFORMATION SHOWN HEREON.	
LAST DATE OF FIELD SURVEY	05-01-2024
Digitally signed by Robert w	
Richmond	
Date: 2024.05.13 16:36:43	
-04'00'	
ROBERT W. RICHMOND, Professional Land Surveyor & Mapper No. 5616, State of Florida	
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AND/OR AN AUTHENTICATED ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.	

SKETCH OF SURVEY

TYPE OF SURVEY: BOUNDARY



AFFIDAVIT OF PUBLICATION

State of Florida, County of Broward, ss:

Anjana Bhadoriya, being first duly sworn, deposes and says:
That (s)he is a duly authorized signatory of Column Software,
PBC, duly authorized agent of Sumter Sun Times, a newspaper
printed and published in the City of Bushnell, County of Sumter,
State of Florida, and that this affidavit is Page 1 of 2; that the
attached copy or reprint of the advertisement, to the right, being
a Public Notice, was published in said newspaper by print in the
issues of or by publication on the newspaper's website, if
authorized, on:

PUBLICATION DATES:

- Nov 6, 2025

NOTICE ID: 6CWZX7mbH23BnCMNsDRp

NOTICE NAME: LU25-000026 & ZON25-000051 Zapata Legal
Ad

Publication Fee: \$279.12

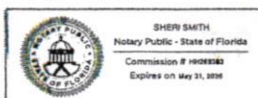
Affiant further says that the Sumter Sun Times newspaper
complies with all legal requirements for publication in chapter
50, Florida Statutes.

Anjana Bhadoriya

(Signed) _____

VERIFICATION

State of Florida
County of Broward



Subscribed in my presence and sworn to before me on this:
11/06/2025



Notary Public

Notarized remotely online using communication technology via Proof.

**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 1 ACRE (TAX PARCEL IDENTIFICATION NUMBER N25-141), AND DESCRIBED IN THIS ORDINANCE FROM THE AGRICULTURE 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 1 ACRE, MORE OR LESS, IN SIZE (TAX PARCEL IDENTIFICATION NUMBER N25-141) 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 Emiliano Ray Zapata, generally described as follows:

Commence at the Northwest corner of Section 25, Township 21 South, Range 22 East, Sumter County, Florida; Thence South 00°10'15" West, along the West line of said Section 25, a distance of 1668.67 feet; thence South 89°51'05" East, departing from said West line, a distance of 227.77 feet; thence South 00°10'15" West, a distance of 747.96 feet to the Point of Beginning; thence continue South 00°10'15" West, a distance of 208.36 feet to a point on the North right-of-way line of County Road 722, thence South 89°43'55" East, along said North right-of-way line, a distance of 208.91 feet; thence North 00°05'58" East, a distance of 208.92 feet to a point on the North line of the South 230.00 feet of the West 1/2 of the West 1/2 of the Northwest 1/4 of said Section 25; thence North 89°53'09" West, along said North line, a distance of 208.65 feet, to the Point of Beginning. All lying and being in Sumter County, Florida.

Requested action:

LU25-000026: Small scale comprehensive plan amendment to change the future land use from County Agriculture to City of Webster Rural Residential on 1 acre MOL following annexation.
ZON25-000017: 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 & Zoning Special Master
6:00 PM, November 13, 2025

City Council - First Reading
6:00 PM, November 20, 2025

City Council - Second Reading & Final Vote
6:00 PM, December 18, 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: 11/06/2025

ORDINANCE NO. 2025-38

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA PROVIDING FOR THE REZONING OF REAL PROPERTY TOTALING 1 ACRE, MORE OR LESS, IN SIZE (TAX PARCEL IDENTIFICATION NUMBER N25-141) FROM COUNTY GENERAL AGRICULTURE MINIMUM TEN ACRES WITH CONVENTIONAL HOUSING (A10C) TO 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.

WHEREAS, Emiliano Ray Zapata, mailing address: 2401 CR 722, Webster, FL 33597 (Tax Parcel Identification Number N25-141), is the owner of the property which is the subject of this Ordinance; and

WHEREAS, the real property, totaling 1 +/- acre in size, is located on the north side of CR 722 between CR 747 and SE 23rd Dr; and

WHEREAS, Emiliano Ray Zapata 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 A10C (County) zoning assignment to the RR1C zoning assignment; and

WHEREAS, the City Council of the City of Webster, Florida has taken, as implemented by City staff, all actions relating to the 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 as well as the recitals (whereas clauses) to this Ordinance.

(b). The subject property, which is 1 acre MOL in size, is located on the north side of CR 722 between CR 747 and SE 23rd Dr (Tax Parcel Number N25-141). The legal description of the subject property is provided in Attachment A.

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

SECTION 2. REZONING OF REAL PROPERTY/IMPLEMENTING ACTIONS.

(a). Upon enactment of this Ordinance the following described property, as depicted in Attachment A of this Ordinance, and totaling is 1 acre MOL in size, shall be rezoned from A10C (County) zoning district/classification to RR1C (City) zoning district/classification.

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

SECTION 3. INCORPORATION OF MAP. The map attached to this Ordinance as Attachment B is hereby ratified and affirmed and incorporated into this Ordinance as a substantive part of this Ordinance.

SECTION 4. CONFLICTS. All ordinances or part of ordinances in conflict with this Ordinance are hereby repealed.

SECTION 5. SEVERABILITY. If any section, sentence, phrase, word, or portion of this Ordinance is determined to be invalid, unlawful or unconstitutional, said determination shall not be held to invalidate or impair the validity, force or effect of any other section, sentence, phrase, word, or portion of this Ordinance not otherwise determined to be invalid, unlawful, or unconstitutional.

SECTION 6. NON-CODIFICATION. This Ordinance shall not be codified in the *City Code of the City of Webster* or the *Land Development Code of the City of Webster*; provided, however, that the actions taken herein shall be depicted on the zoning maps of the City of Webster by the City Manager, or designee.

SECTION 7. EFFECTIVE DATE. This Ordinance shall take effect immediately upon enactment provided, however, that the rezoning of property herein set forth shall not take effect until Ordinance Number 2025-37 relating to the Comprehensive amendment becomes effective.

PASSED AND ENACTED this 18th day of December, 2025.

CITY COUNCIL OF THE CITY
OF WEBSTER, FLORIDA

Ana Vigoa, Mayor

ATTEST:

Approved as to form and
legality:

Deanna Naugler
City Manager

Andrew Hand
City Attorney

Attachment A
Legal Description

Commence at the Northwest corner of Section 25, Township 21 South, Range 22 East, Sumter County, Florida; Thence South $00^{\circ}10'15''$ West, along the West line of said Section 25, a distance of 1668.67 feet; thence South $89^{\circ}51'05''$ East, departing from said West line, a distance of 227.77 feet; thence South $00^{\circ}10'15''$ West, a distance of 747.96 feet to the Point of Beginning; thence continue South $00^{\circ}10'15''$ West, a distance of 208.36 feet to a point on the North right-of-way line of County Road 722, thence South $89^{\circ}43'55''$ East, along said North right-of-way line, a distance of 208.91 feet; thence North $00^{\circ}05'58''$ East, a distance of 208.92 feet to a point on the North line of the South 230.00 feet of the West 1/2 of the West 1/2 of the Northwest 1/4 of said Section 25; thence North $89^{\circ}53'09''$ West, along said North line, a distance of 208.65 feet, to the Point of Beginning. All lying and being in Sumter County, Florida.

1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 26



**CITY OF WEBSTER
REZONING APPLICATION**

PLANNING & ZONING SPECIAL MASTER

November 13, 2025

CITY OF WEBSTER CITY COUNCIL

November 20, 2025

December 18, 2025

CASE NUMBER: ZON25-000051

LANDOWNER: Emiliano Ray Zapata

REQUESTED ACTION: Rezone 1 acre MOL from County General Agriculture Minimum Ten Acres with Conventional Housing (A10C) to City of Webster Rural Residential Minimum One Acre with Conventional Housing (RR1C).

PARCEL NUMBERS: N25-141

LEGAL DESCRIPTION: Attachment A

EXISTING ZONING: County General Agriculture Minimum Ten Acres with Conventional Housing (A10C)

EXISTING USE: Vacant

FUTURE LAND USE: County Agriculture, proposed to be City of Webster Rural Residential (LU25-000026)

PARCEL SIZE: 1 acre MOL

GENERAL LOCATION: Webster area – on the north side of CR 722 between CR 747 and SE 23rd Dr.

SURROUNDING FUTURE LAND USE AND ZONING

The application site is located outside of the City of Webster municipal boundary but inside the Joint Planning Area (JPA) of Webster. The surrounding parcels are zoned County Rural Residential Minimum One Acre with Conventional Housing, County Rural Residential Minimum Five Acres with Conventional Housing, County General Agriculture Minimum Ten Acres with Conventional Housing, and City of Webster General Agriculture Minimum Ten Acres with Conventional Housing (Map 1).

CASE SUMMARY

The applicant is seeking to build a new home on the subject parcel. At present, the subject parcel is considered undersized and not buildable per the Sumter County Land Development Code and Comprehensive Plan, having a maximum density of 1 dwelling unit per 5 acres with its Future Land Use assignment of Agriculture inside of the Urban Development Area. Subject parcel is outside the Webster municipal boundary, within the Webster Joint Planning Area (JPA), and within Webster's Utility Service Area. The application site is currently zoned as County General Agriculture Minimum Ten Acres with Conventional Housing.

CASE ANALYSIS

City of Webster Land Development Code (LDC) Sec. 13-323 provides for the following review criteria for LDC)and zoning map amendments:

- a) Change of conditions, or absence of changed conditions.
The subject parcel changed hands in 2024. The new owner is seeking to build a home on the parcel.
- b) Community need, or lack of community need.
The requested rezoning addresses a personal need and not a community need.
- c) Benefits to the community.
The rezoning will allow consistency with the City's Comprehensive Plan and the implementing zoning district.
- d) The rights of private property owners.
The rezoning should not impinge on the rights of adjacent property owners.

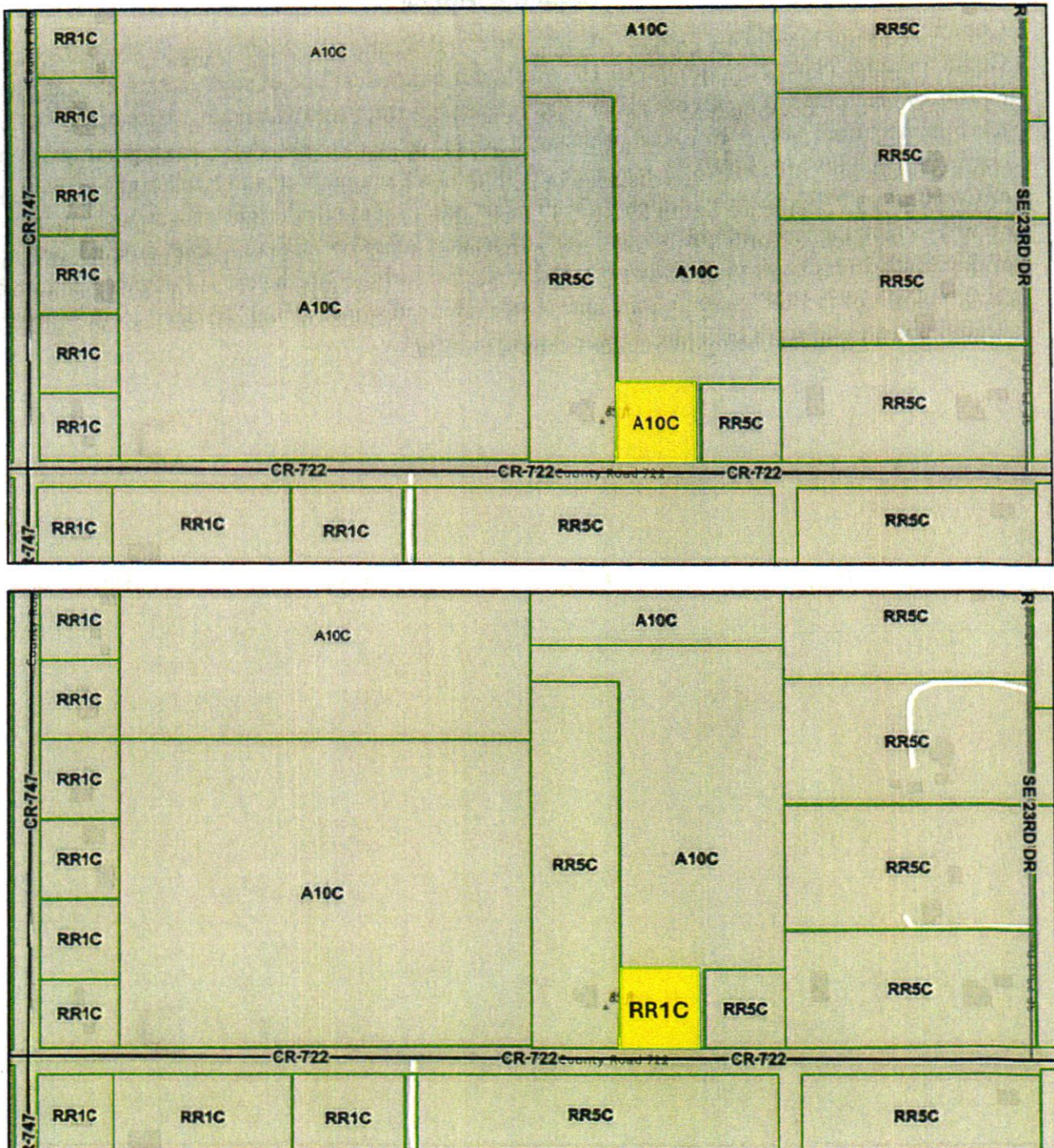
Staff reviewed land ownership and authorization through deeds, and the consent and designation of agent form submitted and signed by an authorized signer for the entity that owns the properties.

PLANNING DIVISION STAFF CONCLUSION

Staff deemed the application sufficient for review. Staff finds the application in compliance with the minimum requirements of the City of Webster Land Development Code and Comprehensive Plan. Staff recommends APPROVAL.

Notices Sent: 9

MAP 1: SURROUNDING AREA WITH PROPOSED CHANGES



Attachment A
Legal Description

Commence at the Northwest corner of Section 25, Township 21 South, Range 22 East, Sumter County, Florida; Thence South $00^{\circ}10'15''$ West, along the West line of said Section 25, a distance of 1668.67 feet; thence South $89^{\circ}51'05''$ East, departing from said West line, a distance of 227.77 feet; thence South $00^{\circ}10'15''$ West, a distance of 747.96 feet to the Point of Beginning; thence continue South $00^{\circ}10'15''$ West, a distance of 208.36 feet to a point on the North right-of-way line of County Road 722, thence South $89^{\circ}43'55''$ East, along said North right-of-way line, a distance of 208.91 feet; thence North $00^{\circ}05'58''$ East, a distance of 208.92 feet to a point on the North line of the South 230.00 feet of the West 1/2 of the West 1/2 of the Northwest 1/4 of said Section 25; thence North $89^{\circ}53'09''$ West, along said North line, a distance of 208.65 feet, to the Point of Beginning. All lying and being in Sumter County, Florida.

Board of County Commissioners
Sumter County, Florida
Development Services Department
Planning Services

7375 Powell Road, Suite 115 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountvfl.gov/>



City of Webster

Case No. LU25-000026
2025-000051
Date Rec'd _____
Planner Jared Oberholtzer

Hearing Dates:
PZB 11/13/25
Council 1st 11/20/25
Council Final 12/18/25

LAND USE AMENDMENT AND/OR REZONING APPLICATION

Check Requested Application(s)

- ☒ Rezoning
☐ Small Land Use Amendment (< 50 acres)
☐ Large Land Use Amendment (50 acres or more)

Applicant Information

Name of Property Owner(s) Emiliano Zapata
Address 2401 CR 722 Webster FL 33597
Owner Phone 352 431 9850 Email milizapata2002@gmail.com
Name of Agent _____
Address _____
Agent Phone _____ Email _____

Property Information

Legal Description of the property (provide below or attach)

Attached*

Street Address _____

Parcel(s) # N-25141 N25-141 Current Use _____

Current Future Land Use County Ag Current Zoning County AIDC

Requested Future Land Use City RR Requested Zoning RR1C

Acreage Requested 1

Reason for the Request (be specific)

To Build a Home


Please Provide

- Recorded deed or other proof of ownership
- Signed authorization if applicant is not the landowner
- Legal description of the area under application. (lengthy or complex legal descriptions may be required in digital/text format)
- Applicable Application Fee (fee schedule on Page 3)
 - Payment may be made by cash, check, or credit/debit card. Checks shall be made payable to BOCC Sumter County. A convenience fee will be added to the total for credit/debit card payment.
 - Application fees are considered non-refundable at the time of application. Exceptions may be considered on a case by case basis by the County Administrator.

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

As the owner/lessee/tenant/agent, I understand any action on my application will be governed by the City of Webster's Comprehensive Plan and Land Development Code, and my payment of the non-refundable application fee will not guarantee approval.

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



Signature

10/10/25

Date

Emilia Zarate

Print Name

Signature

Date

Print Name

The public hearing for the PZB will be scheduled once the application is found to be complete. The PZB hearing will be at 6:00 p.m. at Webster City Hall 85 E Central Ave., Webster, FL 33597. The property owner's appearance or authorized representative's appearance is required at the LPA hearing. Failure of the property owner's attendance or the authorized representative's attendance will cause the application to be handled in accordance with the policy adopted in the Webster Land Development Code. Hearings may be postponed

This instrument prepared by:
Felix M. Adams, Attorney
218 East Noble Avenue
Bushnell, Florida 33513
352-793-6900

ExN
Rec 18.30
Doc 170
Int
CC 19.20

Erin C Munz, Sumter County Clerk of Court
Inst: 202560037254 Date: 07/31/2025 Time: 1:49PM
Page 1 of 2 B: 4918 P: 373 By: TT
Doc Stamp-Deed: 0.70

CORRECTIVE WARRANTY DEED

(Correcting the legal description which was recorded April 16, 2025
in Official Records Book 4844, Page 25)

THIS WARRANTY DEED made this 31 day of July, 2025, between

R- GRANTOR(S): **EMILIANO RAY ZAPATA, a single man, Conveying Non-Homestead Property**

Address: 2401 County Road 722
Webster, Florida 33597

AND

GRANTEE(S): **TRAVIS B. ROGERS, and DEE PRISCILLA ROGERS, husband and wife**

Address: 1801 4th Street
Richmond, California 94801

WITNESSETH, That the said Grantor, for and in consideration of the sum of TEN and 00/100 (\$10.00) Dollars, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sumter County, Florida, to wit:

Parcel Number: N25-140

Commence at the Northwest corner of Section 25, Township 21 South, Range 22 East, Sumter County, Florida; thence South 00°10'15" West, along the West line of said Section 25, a distance of 1668.67 feet to the Point of Beginning; thence South 89°51'05" East, departing from said West line, a distance of 227.77 feet; thence South 00°10'15" East, a distance of 956.32 feet to a point on the North right of way line of County Road 722; thence South 89°43'55" East, along said North right of way line, a distance of 227.00 feet to a point on the West line of East 208.71 feet of the West ½ of the West ½ of the Northwest ¼ of said Section 25; thence North 00°05'58" East, along said West line, a distance of 208.97 feet to a point on the North line of the South 230.00 feet of the West ½ of the West ½ of the Northwest ¼ of said Section 25; thence South 89°53'09" East, along said North line a distance of 208.59 feet to the East line of the West ½ of the West ½ of the Northwest ¼ of said Section 25; thence North 00°08'27" East, along said East line, a distance of 843.38 feet to the South line of the North 1575.00 feet of the West ½ of the West ½ of the Northwest ¼ of said Section 25; thence South 89°58'25" West, along said North line and departing from said East line, a distance of 662.66 feet to the West line of said Section 25; thence South 00°10'15" West, along said West line, a distance of 93.66 feet to the Point of Beginning;

LESS

Commence at the Northwest corner of Section 25, Township 21 South, Range 22 East, Sumter County, Florida; Thence South 00°10'15" West, along the West line of said Section 25, a distance of 1668.67 feet; thence South 89°51'05" East, departing from said West line, a distance of 227.77 feet; thence South 00°10'15" West, a distance of 747.96 feet to the Point of Beginning; thence continue South 00°10'15" West, a distance of 208.36 feet to a point on the North right-of-way line of County Road 722, Thence South 89°43'55" East, along said North right-of-way line, a distance of 208.91 feet; thence North 00°05'58" East, a distance of 208.92 feet to a point on the North line of the South 230.00 feet of the West ½ of the West ½ of the Northwest 1/4 of said Section 25; thence North 89°53'09" West, along said North line, a distance of 208.65 feet, to the Point of Beginning. All lying and being in Sumter County, Florida.

GRANTOR GRANTS AND GIVES THIS CORRECTIVE WARRANTY DEED TO CLARIFY AND MEMORIALIZE GRANTOR'S INTENT TO CONVEY TO GRANTEEES THE ABOVE-DESCRIBED REAL PROPERTY.

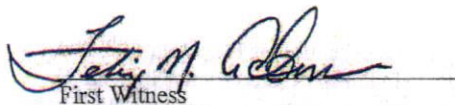
SUBJECT to any declarations, covenants, restrictions, reservations, and easements of record, if any.

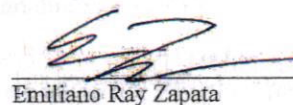
TO HAVE AND TO HOLD, the same in fee simple forever; together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, lien, interest, and claim whatsoever of Grantor, either in law or equity, to the proper use, benefit, and behalf of Grantee, and to Grantee's successors, heirs, and assigns, forever; subject to taxes for the current year, if any, and subject to taxes for subsequent years.

GRANTOR does hereby covenants with Grantee that the Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey the land; and that Grantor hereby fully warrants the title to the land and that the Grantor will defend the same against the lawful claims of all persons whomsoever.

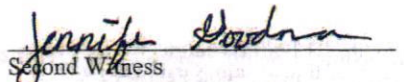
THE PREPARER OF THIS DOCUMENT NEITHER WARRANTS THE ACCURACY OF THE DESCRIPTION OF THE PROPERTY NOR THE MARKETABILITY OF TITLE, THE DESCRIPTION HAVING BEEN FURNISHED BY GRANTOR.


IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.


First Witness

 (SEAL)
Emiliano Ray Zapata


Printed name of First Witness
218 E. Noble Ave. Bushnell, FL 33513


Second Witness


Printed name of Second Witness
218 E. Noble Ave. Bushnell, FL 33513

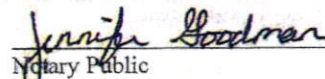
**STATE OF FLORIDA
COUNTY OF SUMTER**

The foregoing instrument was sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 31 day of July, 2025 by Emiliano Ray Zapata, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



JENNIFER GOODMAN
Commission # HH 510161
Expires April 1, 2028


Notary Public

Printed Name: Jennifer Goodman

My Commission Expires: 4-1-28

**Legal
Description**

COMM AT THE NW THENCE S 00 DEG 10'15"W 1668.67 FT S 89 DEG 51'05"E 227.77 FT THENCE S 00 DEG 10'15"W 747.96 FT TO POB CONT S 00 DEG 10'15"W 208.36 FT TO A PT ON THE N R/W LINE OF CR 722 THENCE S 89 DEG 43'55"E ALONG SAID N R/W 208.91 FT N 00 DEG 05'58"E 208.92 FT TO A POINT ON THE N LINE OF THE S 230 FT OF THE W 1/2 OF THE W 1/2 OF THE NW 1/4 THENCE N 89 DEG 53'09"W 208.

SKETCH OF SURVEY

TYPE OF SURVEY: BOUNDARY

Legal Description:

COMMENCE AT THE N.W. CORNER OF SECTION 25, TOWNSHIP 21 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE S. 00°10'15"W., ALONG THE WEST LINE OF SAID SECTION 25, A DISTANCE OF 1668.67 FEET; THENCE S. 89°51'05" E., DEPARTING FROM SAID WEST LINE, A DISTANCE OF 227.77 FEET; THENCE S. 00°10'15" W., A DISTANCE OF 747.96 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S. 00°10'15" W., A DISTANCE OF 208.36 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD 722; THENCE S. 89°43 '55" E., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 208.91 FEET THENCE N. 00°05'58" E., A DISTANCE OF 208.92 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 230.00 FEET OF THE W. 1/2 OF THE W. 1/2 OF THE N.W.1/4 OF SAID SECTION 25; THENCE N. 89°53'09" W., ALONG SAID NORTH LINE, A DISTANCE OF 208.65 FEET; TO THE POINT OF BEGINNING.

Property Address:

CR 722

Webster, Florida 33597

24-1558
PAGE 1 OF 2

GENERAL NOTES:

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS.
- 2) UNDERGROUND FEATURES, SUCH AS, IMPROVEMENTS, ENCROACHMENTS, FOUNDATIONS OR UTILITIES, IF EXISTENT, WERE NOT LOCATED AS A PART OF THIS SURVEY.
- 3) BUILDING TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES. THE DIMENSIONS OF BUILDING(S) AS SHOWN HEREON DO NOT INCLUDE AN EAVE OVERHANG UNLESS NOTED.
- 4) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS OTHERWISE SHOWN.
- 5) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 6) BEARINGS SHOWN HEREON ARE REFERENCED TO THE LINE NOTED B.R.
- 7) THE SURVEY DEPICTED HEREON FORMS A CLOSED GEOMETRIC FIGURE.
- 8) THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.
- 9) THIS DRAWING MAY NOT BE TO SCALE DUE TO ELECTRONIC TRANSFER OR COPY.
- 10) THIS SURVEY DOES NOT REFLECT OR DETERMINE PROPERTY OWNERSHIP OR OWNERSHIP OF FENCES, IF ANY, WERE NOT DETERMINED AS A PART OF THIS SURVEY.
- 11) THE SURVEY DEPICTED HEREON IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY WETLAND OR JURISDICTIONAL AREAS. THERE MAY BE AREAS WITHIN THE BOUNDARIES OF THIS SURVEY THAT MAY BE CONSIDERED JURISDICTIONAL BY VARIOUS AGENCIES.
- 12) THIS SURVEY IS VALID IN ACCORDANCE WITH F.S. 827.1842, FOR A PERIOD OF 90 DAYS FROM THE DATE OF CERTIFICATION.
- 13) THIS SURVEY IS INTENDED FOR MORTGAGE OR REFERENCE PURPOSES ONLY, AND IS EXCLUSIVELY FOR THIS USE BY THOSE TO WHOM IT IS CERTIFIED. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION, PERMITTING, DESIGN OR ANY OTHER USE WITHOUT THE WRITTEN CONSENT OF THE ATTESTING SURVEYOR.
- 14) THIS IS NOT AN ALTA/MSM LAND TITLE SURVEY, NO EXAMINATION OF TITLE WAS MADE BY THE SURVEYOR.
- 15) THESE LANDS MAY BE SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS, AND/OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.

FLOOD ZONE

(FOR INFORMATIONAL PURPOSES ONLY)

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "7", PER F.I.R.M. COMMUNITY & PANEL NUMBER 120296-0239 D, LAST REVISION DATE 08/27/2013. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION, IT IS SUGGESTED THAT A FLOOD ZONE DETERMINATION BE VERIFIED FROM THE COUNTY IN WHICH THE SUBJECT PROPERTY LIES.

THIS SURVEY SKETCH IS COPYRIGHTED MATERIAL. ©

Section 25, Township 11 South, Range 22 East

Drawn By: AV	Survey Number: 24-1558		
4			
3			
2			
1			
NO.	REVISIONS	BY	DATE

Prepared By
LakeRidge Surveying & Mapping, LLC
17316 DEER ISLAND ROAD
DEER ISLAND, FL 32778
CERTIFICATE OF AUTHORIZATION LB7723

PHONE 407-385-3151
407-385-3152
FAX 1-866-941-8789

LEGEND & ABBREVIATIONS

A/C	AIR CONDITIONER	M.E.	MAINTENANCE EASEMENT	SW	SIDEWALK
B.R.	BEARING REFERENCE	N.	NORTH	SEC.	SECTION
C	CALCULATED	N.D.	NAIL & DISC	TEL.	TELEPHONE FACILITIES
C.M.	CONCRETE MONUMENT	N.R.	NON-RADIAL	T.O.B.	TOP OF BANK
CONC.	CONCRETE	O.H.L.	OVERHEAD LINES	TY	TRANSFORMER
CALC.	CALCULATED	O.R.B.	OFFICIAL RECORDS BOOK	TYP.	TYPICAL
CATV	CABLE TELEVISION RISER	P.	PLAT	U.E.	UTILITY EASEMENT
CB	CHORD BEARINGS	P.B.	PLAT BOOK	W.	WEST
CH	CHORD	P.C.	POINT OF CURVATURE	W.M.	WATER METER
COR	CORNER	P.C.C.	POINT OF COMPOUND CURVATURE	W.V.	WATER VALVE
D	DESCRIPTION OR DEED	P.C.P.	PERMANENT CONTROL POINT		
D.E.	DRAINAGE EASEMENT	P.G.	PAGE		
E	ELEVATION	P.I.	POINT OF INTERSECTION		
ELEV.	ELEVATION	P.K.	PARKER-KAY ON NAIL		
E	EAST	P.O.L.	POINT ON LINE		
E.O.P.	EDGE OF PAVEMENT	P.P.	UTILITY POLE		
E.O.W.	EDGE OF WATER	P.V.C.	POLYVINYL CHLORIDE		
E.P.U.E.	ELECTRIC UTILITY EASEMENT	P.O.B.	POINT OF BEGINNING		
ESMT	EASEMENT	P.O.C.	POINT OF COMMENCEMENT		
F.F.	FINISHED FLOOR	P.R.C.	POINT OF REVERSE CURVE		
FD	FOUND	P.R.M.	PERMANENT REFERENCE MONUMENT		
F.H.	FIRE HYDRANT	P.T.	POINT OF TANGENCY		
I.P.	IRON PIPE	R.	RADIUS		
I.R.	IRON ROD	RAD. PT.	RADIUS POINT		
L	LINE LENGTH	R/R	RIGHT OF WAY		
M.	MEASURED	S.	SOUTH		
N.A.V.D. 1983	NORTH AMERICAN VERTICAL DATUM 1983				
N.G.V.D. 1929	NATIONAL GEODETIC VERTICAL DATUM 1929				
G.P.S.	GLOBAL POSITIONING SYSTEM				
N.A.D. 27	NORTH AMERICAN HORIZONTAL DATUM 1927				
N.A.D. 83	NORTH AMERICAN HORIZONTAL DATUM 1983				

CERTIFIED TO:
Emiliano Zapata

SURVEYOR'S CERTIFICATION

I, THE UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF IS A TRUE AND ACCURATE PRESENTATION OF THE INFORMATION SHOWN HEREON.

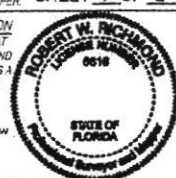
LAST DATE OF FIELD SURVEY: 05-01-2024

Robert w
Richmond

Digitally signed by Robert w
Richmond
Date: 2024.05.13 16:36:43
-04'00'

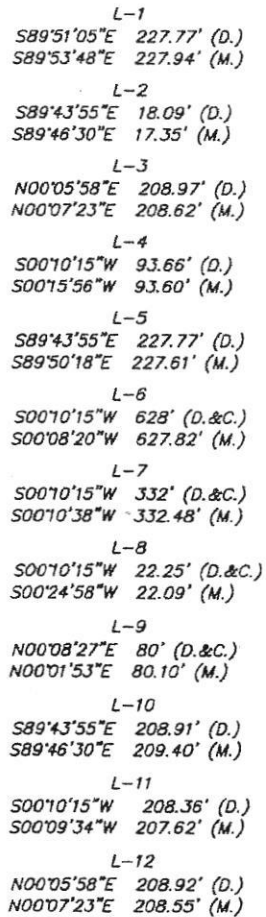
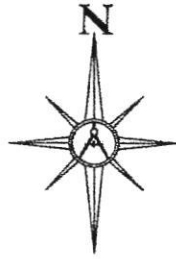
ROBERT W. RICHMOND, Professional Land Surveyor & Mapper No. 6616, State of Florida

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AND/OR AN AUTHENTICATED ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.



SHEET 1 OF 2

TYPE OF SURVEY: BOUNDARY



24-1558
PAGE 2 OF 2

AFFIDAVIT OF PUBLICATION

State of Florida, County of Broward, ss:

Anjana Bhadoriya, being first duly sworn, deposes and says:
That (s)he is a duly authorized signatory of Column Software,
PBC, duly authorized agent of Sumter Sun Times, a newspaper
printed and published in the City of Bushnell, County of Sumter,
State of Florida, and that this affidavit is Page 1 of 2; that the
attached copy or reprint of the advertisement, to the right, being
a Public Notice, was published in said newspaper by print in the
issues of or by publication on the newspaper's website, if
authorized, on:

PUBLICATION DATES:

- Nov 6, 2025

NOTICE ID: 6CWZX7mbH23BnCMNsDRp

NOTICE NAME: LU25-000026 & ZON25-000051 Zapata Legal
Ad

Publication Fee: \$279.12

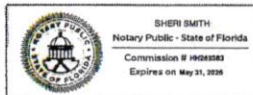
Affiant further says that the Sumter Sun Times newspaper
complies with all legal requirements for publication in chapter
50, Florida Statutes.

Anjana Bhadoriya

(Signed) _____

VERIFICATION

State of Florida
County of Broward



Subscribed in my presence and sworn to before me on this:
11/06/2025


Notary Public

Notarized remotely online using communication technology via Proof.

**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 1 ACRE (TAX PARCEL IDENTIFICATION NUMBER N25-141), AND DESCRIBED IN THIS ORDINANCE FROM THE AGRICULTURE 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 1 ACRE, MORE OR LESS, IN SIZE (TAX PARCEL IDENTIFICATION NUMBER N25-141) 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 Emiliano Ray Zapata, generally described as follows:

Commence at the Northwest corner of Section 25, Township 21 South, Range 22 East, Sumter County, Florida; Thence South 00°10'15" West, along the West line of said Section 25, a distance of 1668.67 feet; thence South 89°51'05" East, departing from said West line, a distance of 227.77 feet; thence South 00°10'15" West, a distance of 747.96 feet to the Point of Beginning; thence continue South 00°10'15" West, a distance of 208.36 feet to a point on the North right-of-way line of County Road 722; thence South 89°43'55" East, along said North right-of-way line, a distance of 208.91 feet; thence North 00°05'58" East, a distance of 208.92 feet to a point on the North line of the South 230.00 feet of the West 1/2 of the West 1/2 of the Northwest 1/4 of said Section 25; thence North 89°53'09" West, along said North line, a distance of 208.65 feet, to the Point of Beginning. All lying and being in Sumter County, Florida.

Requested action:

LU25-000026: Small scale comprehensive plan amendment to change the future land use from County Agriculture to City of Webster Rural Residential on 1 acre MOL following annexation.
ZON25-000017: 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 & Zoning Special Master
6:00 PM, November 13, 2025

City Council - First Reading
6:00 PM, November 20, 2025

City Council - Second Reading & Final Vote
6:00 PM, December 18, 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: 11/06/2025