

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



**AGENDA
PLANNING & ZONING
SPECIAL MASTER MEETING
CITY OF WEBSTER**

Webster City Hall, 85 E. Central Avenue
September 11, 2025 - 6:00 P.M.

I. CALL TO ORDER

Pledge of Allegiance, Invocation

Note. All public comment will be limited to 3 minutes per speaker. Anyone wishing to speak 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 on a particular agenda item.

II. APPROVAL OF MINUTES

Approval of Planning & Zoning minutes – July 10, 2025

III. PUBLIC HEARINGS

Approval of Ordinance 2025-35 - Land Development Code Update

IV. NEW BUSINESS

V. ADJOURNMENT

Approval of adjournment

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

July 10, 2025

Planning and Zoning Meeting

6:00 P.M.

I. CALL TO ORDER

Chairwoman Green called the meeting of the City of Webster Planning and Zoning Board to order at 6:00p.m. Present were board members: Kristin Green, Garth Thompson and Ginny Browning.

We have a quorum.

II. APPROVAL OF THE MINUTES

Chairwoman Green made a motion for approval of the minutes for June 12, 2025, seconded by Board Member Thompson.

Vote was as follows:

Chairwoman Green-Yes

Board Member Thompson-Yes

Board Member Browning-Yes

Motion passed 3-0

III. PUBLIC HEARING

Chairwoman Green made a motion for approval of Ordinance 2025-34 Planning & Zoning Board to Planning & Zoning Special Master seconded by Board Member Browning.

County Planner Jared Oberholtzer and City Manager Naugler apprised the board about Ordinance 2025-34.

City Manager Naugler and Chairwoman Green addressed resident Sandra McClanahan's comments.

Vote was as follows:

Chairwoman Green-Yes

Board Member Thompson-Yes

Board Member Browning-Yes

Motion passed 3-0

IV. NEW BUSINESS

IV. ADJOURNMENT

Chairwoman Green made a motion to adjourn, seconded by Board Member Thompson.

Vote was as follows:

Chairwoman Green-Yes

Board Member Thompson-Yes

Board Member Browning-Yes

Motion passed 3-0

Meeting adjourned at 6:26 P.M.

Deanna Naugler, City Manager

Attest:

Amy Flood, City Clerk

**CITY OF WEBSTER, FLORIDA
ORDINANCE NO. 2025-35**

**AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA, AMENDING
THE WEBSTER LAND DEVELOPMENT CODE; MORE
SPECIFICALLY, AMENDING ALL ARTICLES AND DIVISIONS AS
PROVIDED HEREIN; PROVIDING FOR CODIFICATION; PROVIDING
FOR CONFLICTS AND SEVERABILITY; AND PROVIDING FOR AN
EFFECTIVE DATE.**

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

- ☐ The proposed ordinance is required for compliance with federal or state law or regulation
- ☐ The proposed ordinance relates to the issuance or refinancing of debt
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any federal, state, local, or private grant, or other financial assistance accepted by a municipal government
- ☐ The proposed ordinance is an emergency ordinance
- ☐ The proposed ordinance relates to procurement
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Development orders and development permits, as those terms are defined in s. 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243
 - b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality
 - c. Sections 190.005 and 190.046
 - d. Section 553.73, relating to the Florida Building Code
 - e. Section 633.202, relating to the Florida Fire Prevention Code

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

1. SUMMARY OF THE PROPOSED ORDINANCE

The LDC update will ensure consistency with the adopted comprehensive plan. Additionally, the proposed amendments eliminate obsolete regulations and cross-references and include a reorganization of the LDC for ease of use. The proposed

LDC update adds new definitions, eliminates zoning districts not currently utilized, adds new zoning districts, consolidates Planned Development districts, adds clarity to the lineal descent subdivision provisions, changes building height for single use buildings in CN, combines provisions for guest cottages with Accessory Dwelling Units, adds standards for swimming pool enclosures, adds farm animal density provisions, reduces the size of grass parking spaces, adds provisions for parking of commercial vehicles in residential areas, adds standards for drive-through stacking lanes, adds visibility triangle standards, incorporates standards for Conservation Subdivisions and replaces buffer tables with streamlined versions.

2. STATEMENT OF THE PUBLIC PURPOSE TO BE SERVED BY THE PROPOSED ORDINANCE

The amendment serves as a clean-up and reorganization to make the LDC easier to use, interpret, and enforce, and to achieve consistency with the adopted unified comprehensive plan and Sumter County's Land Development Code.

3. ESTIMATE OF THE DIRECT ECONOMIC IMPACT OF THE PROPOSED ORDINANCE ON PRIVATE, FOR-PROFIT BUSINESSES IN THE MUNICIPALITY, INCLUDING THE FOLLOWING, IF ANY:

- a. An estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted: **None**
- b. Identification of any new charge or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible: **None**
- c. An estimate of the municipality's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs: **None**

4. GOOD FAITH ESTIMATE OF THE NUMBER OF BUSINESSES LIKELY TO BE IMPACTED BY THE ORDINANCE. **None will have a direct economic impact**

5. ADDITIONAL INFORMATION THE GOVERNING BODY DETERMINES MAY BE USEFUL. **None**

ORDINANCE NO. 2025-35

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA, AMENDING THE CITY OF WEBSTER LAND DEVELOPMENT CODE; MORE SPECIFICALLY, AMENDING ALL ARTICLES AND DIVISIONS AS PROVIDED HEREIN; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Webster desires to provide for the maximum freedom of use of private property and the greatest economic opportunity for its citizens and property owners as is consistent with the health, safety and welfare of the public; and,

WHEREAS, the City's Land Development Code is the principal authority for regulation of the use of private property and the primary instrument for the implementation of City policies related to development control, growth management and land use; and,

WHEREAS, the City Council of the City of Webster desires and has directed the periodic review of all chapters of the City's Land Development Code and Official Zoning Map to eliminate redundancies, conflicts, inconsistencies and ambiguities, and to ensure that all statutory references are current and accurate; and,

WHEREAS, City staff has reviewed the Land Development Code and Official Zoning Map, identified deficiencies and has proposed amendments, revisions and changes necessary to ensure clarity, accuracy, efficiency and enforceability of the Code and Map, and has prepared documents incorporating these changes for Council review; and,

WHEREAS, the City Council of the City of Webster has determined, for the reasons stated herein, that amending the current Land Development Code and Official Zoning Map is reasonable, appropriate and necessary; and,

WHEREAS, the Council, after the appropriate publication of notice of its intention to consider this Ordinance, has determined that in consideration of the health, safety and welfare of its citizens, it is in the best interests of the City of Webster, Florida to approve this Ordinance.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Webster, Florida as follows:

SECTION 1. PURPOSE.

The purpose of this Ordinance is to Amend the City of Webster Land Development Code and Official Zoning Map, as incorporated by reference; amending specific articles, divisions and sections for the reasons set forth in the above Whereas clauses, which are incorporated herein, *in haec verba*.

SECTION 2. AUTHORITY.

Pursuant to Article VIII, Section I of the Florida Constitution and Sections 125.01 and 125.66 of the Florida Statutes, the City Council of the City of Webster has all powers of local self-government to perform county functions and render county services and facilities except when prohibited by law, including the authority to establish and amend its Land Development Code and Official Zoning Map.

SECTION 3. AMENDMENT TO THE "LAND DEVELOPMENT CODE".

The City Council of the City of Webster hereby amends the City of Webster Land Development Code as shown attached hereto as Exhibit "A", and incorporated herein, *in haec verba*.

SECTION 4. CODIFICATION.

It is the intention of the City Council of the City of Webster, and it is hereby ordained that the provisions of this Ordinance shall be reflected and made a part of the Land Development Code of the City of Webster, Florida, with the exception of Sections 2, 4, 5 and 6. The word "Ordinance," or similar words may be changed to "section," "article," or other appropriate word or phrase and the sections of this Ordinance may be renumbered or re-lettered to accomplish such intention. The Code codifier is granted liberal authority to rescind those sections of the Code declared null and void as set forth herein.

SECTION 5. CONFLICTS AND REPEALER.

This Ordinance shall be cumulative of all provisions of the Ordinances of the City of Webster, Florida, except where the provisions of this Ordinance are in direct conflict with the provisions of such Ordinances, in which event all Ordinances or parts thereof in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION 6. SEVERABILITY.

If any section, subsection, sentence, clause, phrase or portion of this Ordinance, or application hereof, is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion or application shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions thereof.

SECTION 7. EFFECTIVE DATE.

Once adopted by the City Council of the City of Webster, this Ordinance shall become effective immediately upon enactment, or as otherwise provided for by law.

PASSED AND ADOPTED at a duly called session of the City Council of the City of Webster, this ____ day of _____ 2025.

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

Anagalys Vigoa, Mayor

ATTEST:

**APPROVED AS TO FORM AND
LEGALITY:**

Amy Flood, City Clerk

Andrew J. Hand, City Attorney



TO: City of Webster Planning & Zoning Special Master
FROM: Patricia A. Tyjeski, AICP, Inspire Project Manager
CC: Bradley Arnold, Sumter County Administrator
DATE: September 11, 2025
SUBJECT: City of Webster Land Development Code Update

Sumter County retained Inspire Placemaking Collective, Inc. to assist with the update of the City of Webster's Land Development Code (LDC) for consistency with the recently updated Comprehensive Plan and Sumter County's LDC. This memorandum summarizes the update and review process, the public input received, and the major changes proposed. The full draft LDC (showing the changes in strike-through and underline) may be downloaded from the project website at <https://www.inspire-engagement.com/webster-ldc-update>.

Process

Inspire held stakeholder interviews on April 16, 2025, and facilitated a workshop with City Council on August 28, 2024, to obtain initial input.

Inspire also created a project website that included a description of the project, a timeline that was regularly updated, and documents available for download. The website also hosted an online community survey, which ran from February 10 to July 11, 2025.

The full Draft LDC was also made available through the project website. The release date was August 2, 2025.

The City Council first hearing for adoption of the LDC is tentatively scheduled for September 18, 2025, and the second reading for October 16, 2025.

Public Input

Online Survey. The consulting team, in conjunction with County staff, developed an Online Survey and uploaded it to the project website to help gather public sentiments, ideas, and preferences regarding the update of the Land Development Code. Seventy people took the survey online. The survey results summary is available on the project website. The following are the main takeaways from the survey.

1. Webster should preserve its rural and small-town character.
2. Growth should be smart, limited, and low-density.
3. Infrastructure should be in place before new development occurs.

4. Downtown should be revitalized with support for small businesses.
5. Essential services and amenities such as grocery stores, healthcare, parks, and restaurants are needed.
6. Residents want more input and transparency in the development process.
7. Agriculture and the natural environment should be protected.
8. Webster should maintain its own distinct identity and not become another Villages.

LDC Major Changes

Reorganization. Article V (General Development Standards) was split into several articles to make it easier to find the standards. The current and proposed outlines are shown below:

CURRENT

Article I.	General Provisions
Article II.	Definitions
Article III.	Administration
Article IV.	Zoning
Article V.	General Development Standards
Article VI.	Accessory, Temporary, and Specific Use Standards
Article VII.	Floodplain Management

PROPOSED

Article I.	General Provisions
Article II.	Definitions
Article III.	Administration
Article IV.	Zoning
Article V.	Accessory, Temporary, and Specific Use Standards
Article VI.	Access, Circulation, Parking
Article VII.	Development, Design, and Utilities
Article VIII.	Landscaping Standards
Article IX.	Resource Protection Standards
Article X.	Sign Standards
Article XI.	Floodplain Management

Article I. General Provisions. Few changes made, including replacing references to "Director" to "City Manager or designee." Also cleaned up the non-conforming sections to address lots, uses, and structures separately. Removed vesting projects if plans are submitted.

Article II. Definitions. Deleted terms no longer used in the LDC, moved standards out of definitions, added a new section listing abbreviations, and added or updated the following definitions:

- | | | |
|------------------------------------|--|---------------------------------------|
| • Accessory dwelling unit | • Bona fide agricultural purposes | • Dwelling unit – clarified "kitchen" |
| • Accessory use or structure | • Bond or irrevocable letter of credit | • Family day care home |
| • Agricultural classification | • Business service | • Farm |
| • Agricultural pole barn | • Campground | • Farm operation |
| • Agritourism | • City | • Flag lot |
| • Agritourism operator | • City engineer | • Hardscape |
| • Alcoholic beverage establishment | • Council | • Imperiled Species |
| • Assisted living facility | • County | • Kennel |
| | | • Livestock |

- Lot front
- Maintenance agreement
- Mobile vendor
- Nonresidential farm building
- Personal services
- Planning and Zoning Special Master
- Poultry
- Protected tree
- Recreational vehicle (RV) park
- Road setback – clarified measurements
- Sign-added temporary displays
- Significant tree
- Special public assembly events
- Townhouse
- Understory tree
- Undesirable trees
- Unreasonably burdened

Article III. Administration. The following changes are proposed.

- Revised list of developments that are exempt from development review
- Added submittal requirements for PUD requests
- Revised Table 13-313A Development Reviews and Approvals
- Cleaned up review criteria for various applications
- Specified the number of extensions allowed for use permits (two 1-year extensions)
- Allow de minimis code deviations
- Clarified that Preliminary Plat review is optional
- Changed Final Plat review process (per statutes)
- Added “recreation” to activities subject to concurrency
- Address FS requirement to establish a process to review special accommodation requests for certified recovery residences

Article IV. Zoning. The following changes are proposed.

- Revised Future Land Use and Zoning District correlation table
- Eliminated AC, R6W & REC districts. REC combined with PIE
- Consolidated PUD districts (WMPUD, RPUD, RVPUD, CP, and IP)
- Added R2C & R2M, RR2.5, RR2.5C, RR5, and RR5C zoning districts
- Renamed suburban residential to urban residential
- Clarified lineal descent subdivision standards
- Eliminated joint ownership provisions
- Added Conservation Subdivision standards
- Revised R/W Table and removed measurement from Centerline
- Clarified lot front (shortest distance along road)
- Consolidated R6M and R6C to have the same lot standard

- Added 2 columns to table of uses – cross-reference to standards and NAICS code
- Revised setbacks of RR1 & RR1C to align with Sumter
- Clarified maximum building height for Neighborhood Commercial District (20' single use and 35' vertical mixed use)
- Allow Multifamily in commercial districts; restrict to 4 units in R2C, R4C, R6C districts
- Added Economic Activity Center Overlay Zone

Article V. Accessory, Temporary and Specific Use Standards. The following changes are proposed.

- Revised Accessory Family Cottages section to Accessory Dwelling Units (ADUs)
- Revised the following:
 - RV parks and accessory structures in RV parks (clarify)
 - Home Occupations (consistency with FS)
 - Alcoholic beverage (clean up)
 - Bed & Breakfast (consistency with Sumter)
 - Swimming pool enclosures
- Added standards for:
 - Accessory racetracks
 - Internet cafes
 - Existing motion picture arcade booths
 - Yard sales (3-day in 30-day period)
- Allow the use of an RV as a temporary dwelling
- Added animal density equivalencies
- Removed animal control provisions

Article VI. Access, Circulation, and Parking. The following changes are proposed.

- Require traffic impact analysis for minor development
- Updated references to the County's Engineering Standards Manual and eliminated references to FDOT's Green Book
- Clarify that the design requirements apply to public streets only
- Removed bike path requirement
- Added sight triangle (visibility) standards

- Reduced the size of grass parking spaces (12x24 to standard)
- Added minimum standard for drive-through lane stacking (5 spaces)

Article VII. Development, Design, and Utilities. The following changes are proposed.

- Noted that non-platted sites may provide access through private easements
- Clarified that PUDs, RV parks, and individual RV sites are required to be served by central water & sewer systems if available
- Added RV parks to list of development required to provide a fire protection system
- Provides standards for rural fire protection (areas outside service area of pressurized source)
- Added subsection prohibiting illicit discharge into stormwater system
- Revised minimum lighting intensity for parking areas from 2 to 1 foot-candle

Article VIII. Landscaping. The following changes are proposed.

- Moved definitions to Art. II.
- New, simplified table of required buffers
- Added buffer type D (brought in from another chapter)
- Simplify the right-of-way buffer table

Article IX. Resource Protection Standards.

- Streamlined list of requirements major development need to identify and protect to focus on the environmental aspects that are regulated (listed species and jurisdictional wetlands)
- Added language on non-conforming uses regarding sludge and septage
- Added new language to clarify the Historic Preservation requirements & require a letter of clearance

Article X. Sign Standards. The following changes are proposed.

- Added cross-reference to sight triangle
- Clarified Billboard regulations are handled by FDOT

Article XI. Floodplain Management. No changes.

City of Webster

Land Development Code Update

Online Survey Summary



SURVEY INFORMATION

Start - Close: February 10, 2025, to July 11, 2025

An Online Survey was developed and uploaded to the project website to help gather public sentiments, ideas, and preferences regarding the update of the City's Land Development Code. There were 70 contributions to the survey.

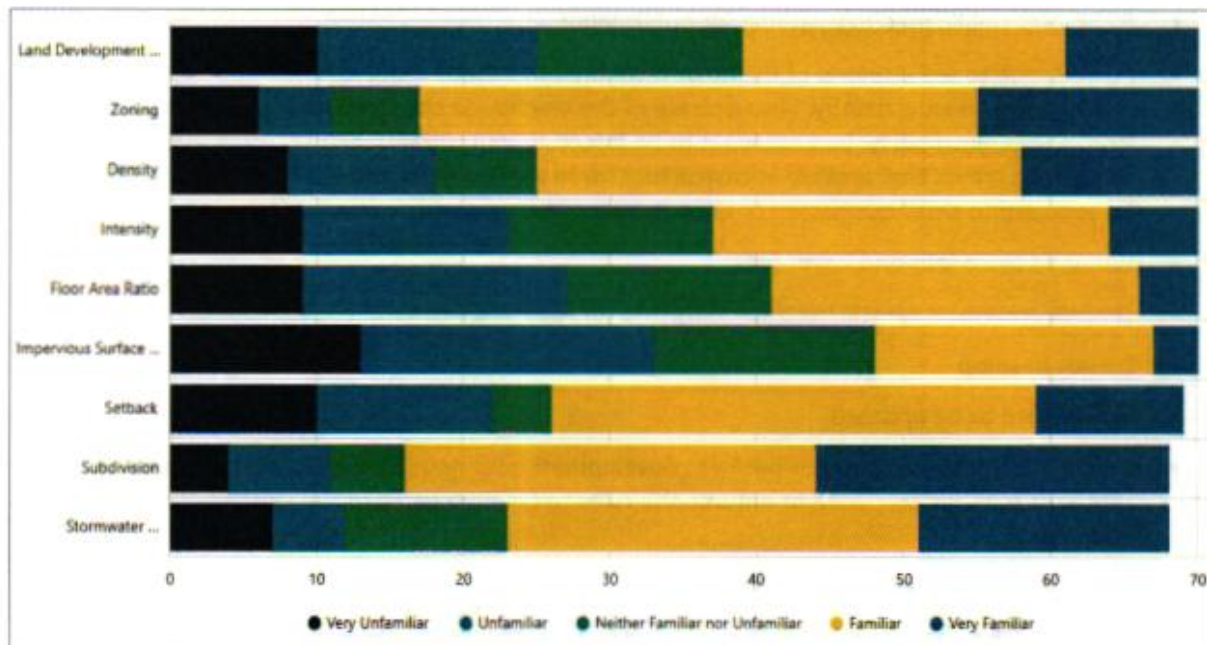
SURVEY RESULTS

The survey included seven questions. The following section provides the answers received. Many of the questions were optional and some respondents did not provide answers to all questions.

Question 1.: What is your zip code?

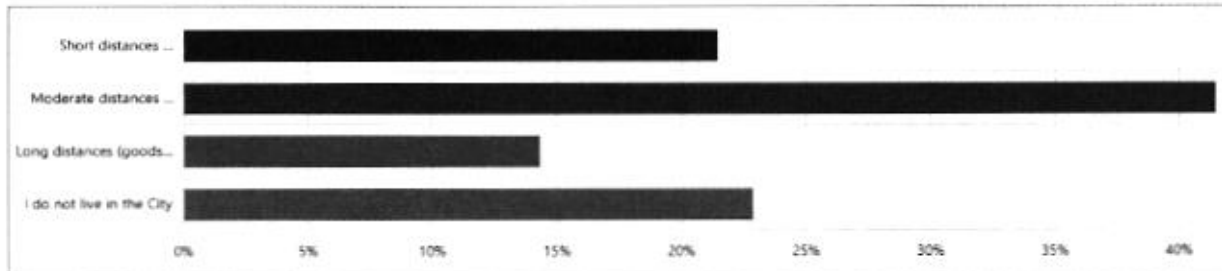
Zip code	Total
33513	1
33597	66
33625	1
33597	1

Question 2. How familiar are you with the following terminology? (Very Unfamiliar, Unfamiliar, Neither Familiar nor Unfamiliar, Familiar, Very Familiar)



The survey responses indicate varying levels of familiarity with terminology commonly used in land development regulations. Most respondents understand basic terms such as subdivision and zoning. Terms like setback, stormwater management, and density are somewhat understood, while more technical terms such as development code, impervious surface ratio, intensity, and floor area ratio are the least familiar. The actual percentages can be found in the appendix.

Question 3. If you live in the City of Webster, how far do you think it is ok to travel to receive basic goods and services (e.g., grocery stores, gas stations, barber shops, etc.)?



When asked about acceptable travel distances for basic goods and services, 41% of respondents favored moderate distances, believing that goods and services should be available in select rural locations. The rest of the respondents were split between short (21%) and long (14%) distances for basic goods and services. Several respondents (22%) do not live within the City limits. Overall, most respondents showed preference for having some level of services available within rural communities.

Question 4. How can the City ensure that new development occurs in a manner which retains what you feel makes Webster an ideal place to live, work, play, and grow?

- By holding public meetings, asking for public input
- I would love to see a revival of the downtown area to include more businesses and potentially multi-family housing nearby. I live outside of the developed city limits, but across the street from annexed property. I do not want to be forced to join city water or sewer. Webster should be seeking grants that provide infrastructure for more residents and traffic, and grants that can be awarded to small businesses to encourage business growth.
- We need more jobs and lower bills
- Limited growth as we still need the farmland for food and animals.
- Do not develop
- Roads need to be updated
- I think the city should plan for business development plus housing development for new residents to move to. Make or enforce the rules to Cleanup some of the existing homes and lots.
- Not build! Restore and keep it a small city.
- I love Webster the way it is, I don't mind traveling to a larger city to buy what I need. I can do without the big city traffic, and crime that comes with big cities.

Webster Land Development Code Update
Online Survey Summary

- Keep residents informed of land that has been sold with a purpose other than what it was being used, i.e. pasture farmland bought by developers for the purpose of building houses. How many and impact to community.
- Limit the number of new homes being built. Maintain small town living with paced growth.
- Make it a work, live and play community.
- Ask the Residents before approving development. Webster is such a beautiful place and the farmland should be left alone. I for one do not want to see the villages take over our beautiful quiet city. Would like to see a grocery store like Publix nearby.
- Clean up the buildings, allow golf cart use, add manufacturing, add grocery
- No subdivisions! Too many people in one spot causes traffic and hardship on the few retail places we have. More development of larger parcels. We also need more restaurants.
- More shopping plazas ... grocery stores, pharmacies etc. Restaurants and parks
- Specific standards should be laid out for incoming developments that bring in a mix of uses to prevent the small community from being overrun by houses. Commercial and open spaces are also needed.
- I purchased some land near the center of town in June 2024. I love the small tight nucleus of Webster and the rural feel when you drive out a couple minutes from the city proper. I don't wish to see the development sprawl into a bunch of subdivisions with generic grocery-anchored shopping centers. I love the charm of local business in the City of Webster. I am content with the school locations and fire station location. Perhaps a police annex would fit well near the fire station.
- More safe pedestrian and bike crossings/lanes would also be nice.
- Leave farmland alone. No major big box stores. No huge, overpriced, or gated communities. I hope the "downtown" area along 471 stays "small town"
- Proper infrastructure before building subdivisions
- Don't let it get all the growth like the villages. Some growth is okay but not like the villages The Villages is overrated
- Add in more provisions but keep subdivisions out. Allow some modern amenities but keep it rural and farm community.
- As long as you don't let The Villages come in and take over, I'm fine with small, smart growth. We chose this area several years ago to get away from busy, overgrowth and too fast paced development.
- Require a hospital be built, some storefronts for businesses, set aside 20 acres for a beautiful park before it is all developed. Set subdivisions as 1 house per 1/2 acre, no smaller. Keep it upscale nice, not crammed all together, something special to set this area apart from typical growth areas. Set aside another large plat of acreage for concerts, etc. Make this a place people like to come to. Fix up downtown Webster and Bushnell together. Landscape it, make it attractive. Some is here already but it could be much better. Give Webster a main street that can be shops and a large walkable shopping area off away from 471. Same for Bushnell. And do

not raise property taxes for the existing people, the developers need to pay for the roads/infrastructure as it is usually done, not the cities.

- Keep it rural. It's already too crowded.
- People move to Webster to get away from the hustle and bustle. Bringing the hustle and bustle to Webster is the opposite of what people want. The rural area of Webster is what makes it an ideal place to live, work, play and grow. People move to Webster to raise their children away from the city. For a slower pace of life. Just like it always has been. We do not want the city life brought into Webster. Webster needs to remain rural. We already have plenty of stores that are close by in The Villages. We do not need to bring The Villages to Webster. 471 is already jam packed with traffic from the increase of people. The last thing we need is more housing developments. KEEP WEBSTER RURAL!!!!
- Build roads before building homes
- I didn't move here to have all the comforts of a large city. There are basic needs met withing a 15-20 min drive and major cities with everything I need within 45-60 min. Ensuring that quiet country life stays possible here is the most important to me.
- Ensure there is no encroachment that jeopardizes agricultural land
- Stop approving every single development. [Evaluate] how to keep Webster's rural charm by maybe approving 1 house per acre or two. We don't want or need any more HOA communities with high density population of several houses per acre. Most move to this area because it's rural. We don't mind driving to already established areas to go shopping.
- Keep the rural, small-town feel, even with development. There are many new development concepts that include communal gardens, farm to table, which align with the existing environment.
- Do not allow subdivision, no home sites under 2 1/2 acres, no strip malls. No new chain stores (mom and pop type stores only).
- There are many communities that the live, work and play have been successful. Webster needs to study these areas and copy a plan that is suitable.
- It can allow business to grow
- traffic flow is very important; widen roads
- Limit growth. Keep agricultural zoning agricultural. Limit the density of building to low density. Retain the rural setting of Webster. We do want to be The Villages. Pay the fire. department, EMT and law enforcement more. Unprivatize the library. Publicize events better for city events and library events. Very poor marketing for both. Keep Beville's Corner as it is. Webster government has gotten greedy and uncaring. The destruction of that land is not necessary; nor is removing it from the tax roll.
- Do not allow subdivisions anywhere near webster. We don't need or want to be like Zephyrhills or Wesley chapel or anything like the Villages! This is a farming community not a city!
- Leave Webster as a rural area, no more buying up land here, leave it as it is, so we can enjoy the land where cattle roam and the trees give us shade and fresh air and kids can play outdoors

Webster Land Development Code Update
Online Survey Summary

- Keep development concentrated within the ACTUAL city limits and stop annexing and approving dense development for properties 1+ miles outside the contiguous city limits. People who live outside the city limits live there for a reason - to be away from dense development.
- Stop buying up all the land and putting building after building or house after house. I moved to Webster to not have neighbors on top of me! And every time I turn around something is being built or new houses going in, that are supposed to be "low income" for low-income families!!! But that hasn't happened! You find out how much rent is and it's like you have to choose to have a roof over your head or food in your belly!!!
- Keep The Villages from encroaching too much on the city and surrounding areas.
- Don't bring the chain restaurants and box stores. We moved into the country for a reason. Don't want more development and cookie cutter no-name towns.
- By honoring its small-town charm.
- Leave it alone! At this point Sumter County is becoming something that we were born and raised in a cesspool of housing! Farming land and cattle land will soon be a thing a new generation will not witness here! Sad
- No more RV parks, more normal streets with houses on small plots. More choice of stores.
- Determine what you want the City to look and feel like; create an overlay for the core area to help direct new and re-development. Make zoning consistent -- keep residential in residential areas.
- Webster is a beautiful farm community with the availability of fresh produce and farm goods. We love the country feel and wide-open spaces. Subdivisions and strip malls would be a huge deterrent. We don't mind traveling a little for the bigger stores to keep the rural atmosphere.
- Keep it small
- Not developed mass residential housing projects.
- Keep cookie cutter development out. Make it where you can only build on an acre or more of land. Keep big retail out!
- Start by improving the road to accommodate the growth that has already happened. The roads do it reflect the growth in and out of city limits.
- Don't change it. Leave it how it is. We do not want growth. Please stop ruining animals' habitat for your greed.
- Do NOT put in a bunch of houses
- Do not take away all of the open pasture lands away just to build housing and/or more stores.
- Don't allow the villages to take over
- Keep it rural
- Stop developing! No one wants more growth! We want our small towns that our children can grow up in not overrun with strangers! Bringing more people brings more crime! Our children that show 4h and ffa the land is being ripped from under them! Water plant? Why! To accommodate people that don't belong here! Stop the growth! Leave Sumter the way it is!

- Listen to the people who live here and stop trying to grow so fast. No more RV parks!
- Keep any new growth in the old storefront locations with keeping the town's historic looks. No new growth should occur within city limits.
- Webster is just fine the way it is; the growth of the villages has caused a hardship on the rural nature of this county. From traffic to crime, destruction of trees essential as a buffer from high winds, encroaching on critters habitat, and the environment. We do not need any more growth here!!
- No development. People like the rural feel to our city.

Question 5. What uses would you like to see developed more often within the City moving forward? Please provide up to three answers. (Short Answer)

- | | |
|--|---|
| • homesteading properties, grocery store, shopping center | • Golf cart use, clean up buildings, lot where food trucks can go |
| • Restaurants that are open in the evening. Unique shopping experiences. Fun outdoor spaces that are not parks for kids. | • Wider road through town instead of a bike lane that nobody uses. More eating establishments. More industrial companies for income |
| • grocery store | • Restaurants, grocery stores and parks with a track |
| • Important government facilities, social security office, parks, | • Commercial |
| • Sidewalks | • Restaurants, parks, a community pool. Maybe a pharmacy. |
| • Leave it alone | • Farmland |
| • Restaurants, grocery stores, and community buildings and playgrounds | • Publix, Urgent Care and a freestanding ER |
| • Grocery store but not to run Jackie's out of business, Pharmacy of some sort and small fine dining restaurants. | • More grocery options, restaurant, and store diversity. |
| • None | • Parks, multi-use trailways, something to help small businesses. |
| • Restaurants that serve the evening dinner, Aldi grocery store. | • Park area, concert area, walkable shopping in shaded acreage |
| • Housing, good grocery stores, good department stores. | • Agriculture |
| • Nothing | • Instead of building any new businesses, refurbish the existing, empty buildings. The city doesn't need any more housing developments. Farmland is the biggest use and should be left as is. |
| • Grocery stores, restaurants and shopping areas | • Grocery |
| • Pharmacy / doctor office-PCP | • green space |
| • Grocery, medical, shopping | |
| • Restaurant that is open past lunch time. | |

Webster Land Development Code Update
Online Survey Summary

- | | |
|--|--|
| <ul style="list-style-type: none"> • None- leave open green spaces. Keep Webster rural! • Additional restaurants. • Updated child centered field/playgrounds. That's it. We live Webster the way it is now. • Grocery store, Community activities, Volunteer services • Publix, Publix and Publix • grocery stores, retail stores, restaurants • More events in the median besides The Florida Native. Red, white and blue decorations for patriotic days. • NOTHING! • More activities for kids, Mom and Pop restaurants • Agritourism. Refurbishing the downtown. • Little shops, sandwich shop, drive in • Restaurants • NONE!! • Recreational locations • Decent park for children, a nice track for walkers, the existence of old oak trees! | <ul style="list-style-type: none"> • Commercial stores and restaurants • destination retail; commercial core; industrial area • Would love to see a family park and playground. • None • Small business • None • Nothing, I like rural webster • Absolutely nothing; leave it alone. • A grocery store, another park, the town square • A better park in Webster for kids and maybe more things for kids to do within the community • Food • Stop the growth! We don't want anything developed! • Better park • None • Better use of the market property, |
|--|--|

Question 6. If you have been involved in processing a development application in Webster, how do you feel about the current development review and approval process? How can it be improved? If this does not apply to you, please respond with 'N/A' (Short answer)

The majority of respondents selected N/A, Not Applicable. However, there were a few that had comments and those are listed below.

- Have experienced people sit on the approval committee that do not have special interests or ties to The Villages.
- Simple. Stop developing
- It's growing too fast!
- Please stop allowing growth in this community!

Question 7. Are there any other items you wish to discuss relating to the Land Development Code or about future development within the City? (Short answer)

Webster Land Development Code Update
Online Survey Summary

- would like to see fencing specifications. There are different types of fencing within the city, some I do not feel should be allowed like field fencing and there also needs to be setbacks, etc.
- While it's obvious that upgrades are being made to water/sewer- will those upgrades provide for continued development?
- Save the land
- Leave it alone, leave it all in The Villages
- Stop building so many subdivisions, however, we do need more affordable housing for low-income families such as apartment complexes
- Keep the Villages from taking over our little town.
- Don't sell out! Keep it a quiet small city.
- Please don't put apartments, townhomes, or subdivisions
- Leave south Sumter alone.
- Bring business in, clean up town
- Like to see a hotel for people's guests to stay
- Older homes need to be up to code or remodeled/restored. The new growth will make Webster thrive and more appealing
- More direction regarding tiny homes
- Again, keep the city proper tight with goods and services. Please don't sprawl it out with a ton of single-family residential subdivisions and shopping centers. South Sumter would lose its AG and rural charm.
- Slow down
- Subdivisions with 1-acre plots, keep it somewhat rural
- We need sidewalks put in on all the major roads
- No subdivisions taking over farmland
- Keep the cancer spreading Villages Corp out!!!
- Please don't let developers put in cookie cutter subdivisions with 5 ft setbacks. The better homes on more land can sell for enough to make up the difference in property taxes for homes crammed in.
- Retain the rural character. We don't want the Villages in our back yard.
- There are plenty of other housing developments in the area that are already going up at rapid pace. The roadways are clogged, the farmland is disappearing, rural area is what makes this area so special. There are multigenerational farms that are disappearing, parts of our Florida history, gone. Webster is a special, historic place and also a huge cattle market hub. It does not need to be turned into thousands of residential homes. We already have lots of flooding from poorly planned developments. Flooding that has ruined people's homes that have been there for

generations. Well, some areas of Webster can use improvement, we do not want any more cookie cutter homes.

- Just build the roads before the homes or businesses. Add turn lane on SR471. Lower speed to 45 south of town to 50.
- Limit growth of commercial uses and allow for agricultural ways to continue
- Residents speak out multiple times about wanting to keep Webster small and rural. Why do we need to develop like Ocala/ Brooksville, etc.? Why can't Webster remain the small town that it is that draws in residents because of how it is? Stop letting the villages run the entire county. South Sumter matters too. Once pandoras development box has been opened, that can't be undone.
- Please do not turn Webster into a cookie-cutter development community. Emphasize the history and heritage and keep some sense of the original culture. That's where the charm and appeal is.
- Prevent urban sprawl. Leave our area rural (no villages or anything associated with that type of growth).
- positive progress
- Control it and stop being greedy! We moved to rural for a reason. Stop removing the grandfather oaks, the wildlife habitat.
- leave Webster alone
- Stop the development
- Stop building in rural areas... let people have their space! Stop the villages from taking over!!
- Don't bring the chain restaurants and box stores. We moved into the country for a reason. Don't want more development and cookie cutter no name towns.
- We don't need more houses, maybe just something like to do to draw people to our town... we're only known for a flea market open on Mondays...
- Stop the greed and insanity of cookie cutter houses and golf carts! That's not our life
- A health center would be good for older residents
- Clean up the junky lots and unused commercial areas; encourage re-development and new development to provide economic growth and real jobs.
- A nice dinner restaurant would be ideal.
- Keep it rural no cookie cutter development
- Yes. Please keep your greed somewhere else. Stop ruining our home and the wildlife's homes to fill your pockets up.
- I do not want a bunch of houses, dump, or water treatment plant near webster.
- Don't let us become the next villages

- Leave it rural! We want farm Animals! We want 100-year-old oak trees! We want land! Not houses! Development and more people! Crime! Sex offenders! Stop the growth!
- Don't take property from your citizens
- Leave Webster like it is before we know it The villages will take over.

Key Takeaways

The following are the main takeaways from the survey.

1. Webster should preserve its rural and small-town character.
2. Growth should be smart, limited, and low-density.
3. Infrastructure should be in place before new development occurs.
4. Downtown should be revitalized with support for small businesses.
5. Essential services and amenities such as grocery stores, healthcare, parks, and restaurants are needed.
6. Residents want more input and transparency in the development process.
7. Agriculture and the natural environment should be protected.
8. Webster should maintain its own distinct identity and not become another Villages.

The main concerns expressed by the survey participants reflect their vision for the city to maintain a rural feel. This vision was already addressed in the update of the comprehensive plan. The update of the LDC will ensure that vision is implemented as directed by the Plan.

Inspire Engagement

Form Results Summary

May 01, 2025 - Jun 11, 2025

Project: City of Webster Land Development Code

Form: Webster LDC Survey

Tool Type: Form

Activity ID: 110

Exported: Aug 18, 2025, 03:21 PM

Exported By: gcastro

Filter By: No filters applied.

Closed

Webster LDC Survey
City of Webster Land Development Code

67
Contributors

70
Contributions

Contribution Summary

1. What is your ZIP Code?

Short Text | Skipped: 1 | Answered: 69 (98.6%)

Sentiment

No sentiment data

Tags

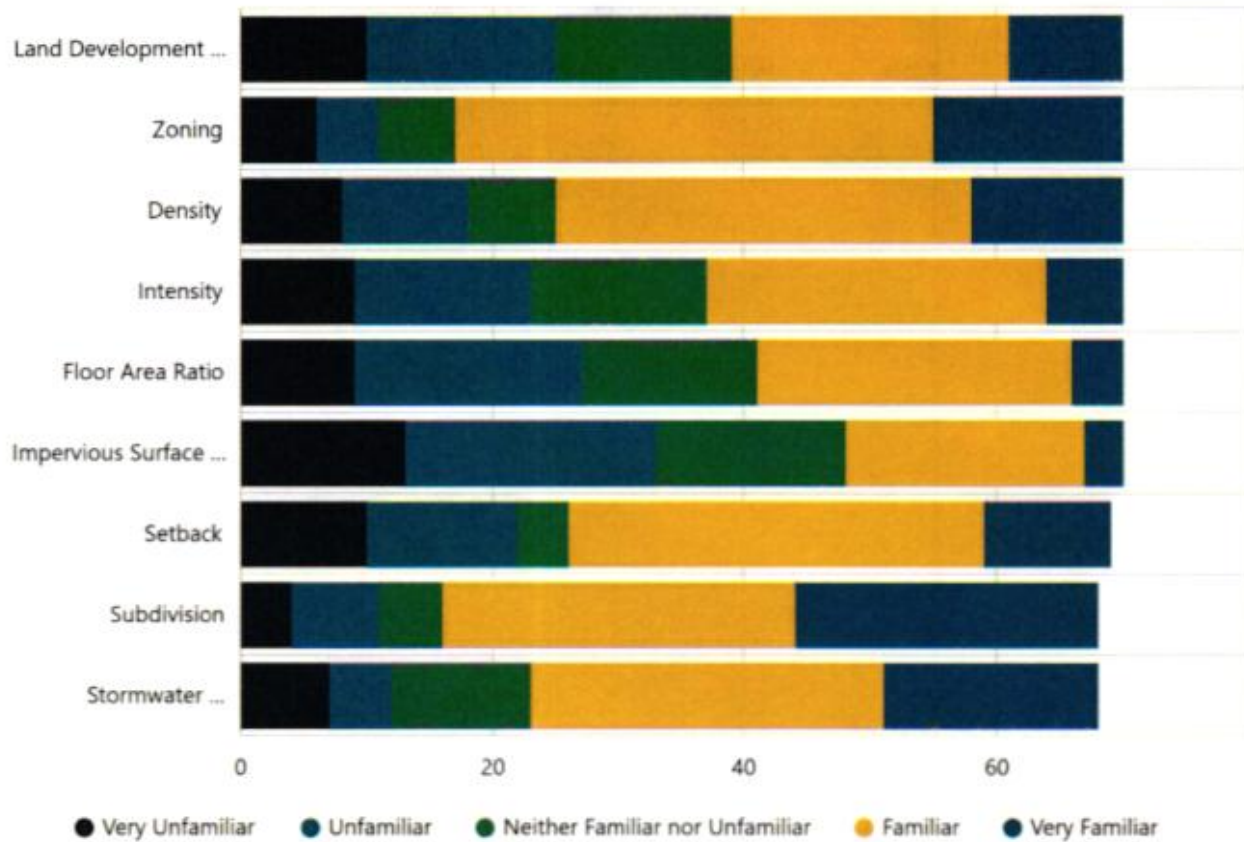
No tag data

Featured Contributions

No featured contributions

2. How familiar are you with the following terminology?

Matrix | Skipped: 0 | Answered: 70 (100%)

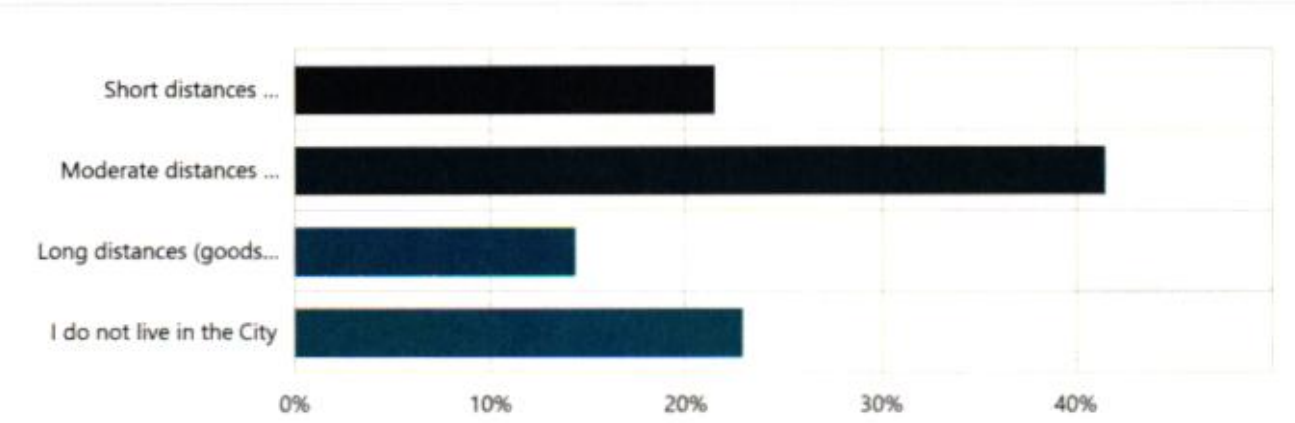


	Very Unfamiliar	Unfamiliar	Neither Familiar nor Unfamiliar	Familiar	Very Familiar	Count	Score
Land Development Code	14.29% 10	21.43% 15	20.00% 14	31.43% 22	12.86% 9	70	3.07
Zoning	8.57% 6	7.14% 5	8.57% 6	54.29% 38	21.43% 15	70	3.73
Density	11.43% 8	14.29% 10	10.00% 7	47.14% 33	17.14% 12	70	3.44
Intensity	12.86% 9	20.00% 14	20.00% 14	38.57% 27	8.57% 6	70	3.10
Floor Area Ratio	12.86% 9	25.71% 18	20.00% 14	35.71% 25	5.71% 4	70	2.96
Impervious Surface Ratio	18.57% 13	28.57% 20	21.43% 15	27.14% 19	4.29% 3	70	2.70
Setback	14.49% 10	17.39% 12	5.80% 4	47.83% 34	14.49% 10	69	3.30

	10	12	4	33	10		
Subdivision	5.88% 4	10.29% 7	7.35% 5	41.18% 28	35.29% 24	68	3.90
Stormwater Managemen t	10.29% 7	7.35% 5	16.18% 11	41.18% 28	25.00% 17	68	3.63

3. If you live in the City of Webster, how far do you think it is ok to travel to receive basic goods and services (e.g., grocery stores, gas stations, barber shops, etc.)?

Multi Choice | Skipped: 0 | Answered: 70 (100%)



Answer choices	Percent	Count
Short distances (goods and services should be provided in rural areas)	21.43%	15
Moderate distances (goods and services should be provided in select locations within rural areas)	41.43%	29
Long distances (goods and services should never be located in rural areas)	14.29%	10
I do not live in the City	22.86%	16
Total	100.00%	70

4. How can the City ensure that new development occurs in a manner which retains what you feel makes Webster an ideal place to live, work, play, and grow?

Long Text | Skipped: 9 | Answered: 61 (87.1%)

Sentiment

No sentiment data

Tags

No tag data

Featured Contributions

No featured contributions

5. What uses would you like to see developed more often within the City moving forward? Please provide up to three answers.

Short Text | Skipped: 10 | Answered: 60 (85.7%)

Sentiment

No sentiment data

Tags

No tag data

Featured Contributions

No featured contributions

6. If you have been involved in processing a development application in Webster, how do you feel about the current development review and approval process? How can it be improved? If this does not apply to you, please respond with 'N/A'

Long Text | Skipped: 12 | Answered: 58 (82.9%)

Sentiment

No sentiment data

Tags

No tag data

Featured Contributions

No featured contributions

7. Are there any other items you wish to discuss relating to the Land Development Code or about future development within the City?

Long Text | Skipped: 17 | Answered: 53 (75.7%)

Sentiment

No sentiment data

Tags

No tag data

Featured Contributions

No featured contributions

8. Thank you for taking the survey. If you would like to be notified about upcoming project-related information and events, please provide your email below.

Short Text | Skipped: 35 | Answered: 35 (50%)

Sentiment

No sentiment data

Tags

No tag data

Featured Contributions

No featured contributions