

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



**AGENDA**  
**CITY OF WEBSTER**  
Regular Council Meeting  
Webster City Hall, 85 E. Central Avenue  
March 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 – February 20, 2025  
M \_\_\_\_\_ S \_\_\_\_\_ Roll Call Vote for Approval

**III. CONSENT AGENDA**

Swear in Council Seat 4-Loretta Ramirez  
  
2023-2024-Accountant Report

**IV. CITIZENS FORUM**

**V. CORRESPONDENCE TO NOTE**

Law Enforcement                      Code Compliance Update                      City Newsletter Report

**VI. PUBLIC HEARINGS**

Second Reading of Ordinance 2025-01-Annexation-Parcel ID Q30-011, Q30-014, Q30-015, North Farm Real Estate, LLC

M \_\_\_\_\_ S \_\_\_\_\_ Roll Call Vote  
M \_\_\_\_\_ S \_\_\_\_\_ Roll Call Vote for Approval

Second Reading of Ordinance 2025-02-Comp Plan Amendment-Parcel ID Q30-011, Q30-014, Q30-015, North Farm Real Estate, LLC

M \_\_\_\_\_ S \_\_\_\_\_ Roll Call Vote  
M \_\_\_\_\_ S \_\_\_\_\_ Roll Call Vote for Approval

Second Reading of Ordinance 2025-03-Rezoning-Parcel ID Q30-011, Q30-014, Q30-015, North Farm Real Estate, LLC

M \_\_\_\_\_ S \_\_\_\_\_ Roll Call Vote  
M \_\_\_\_\_ S \_\_\_\_\_ Roll Call Vote for Approval

Second Reading of Ordinance 2025-10-Annexation-Parcel ID N35-124, Adams

M \_\_\_\_\_ S \_\_\_\_\_ Roll Call Vote  
M \_\_\_\_\_ S \_\_\_\_\_ Roll Call Vote for Approval

Second Reading of Ordinance 2025-11-Comp Plan Amendment-Parcel ID N35-124, Adams

M \_\_\_\_\_ S \_\_\_\_\_ Roll Call Vote  
M \_\_\_\_\_ S \_\_\_\_\_ Roll Call Vote for Approval

Second Reading of Ordinance 2025-12-Rezoning-Parcel ID N35-124, Adams

M \_\_\_\_\_ S \_\_\_\_\_ Roll Call Vote  
M \_\_\_\_\_ S \_\_\_\_\_ Roll Call Vote for Approval

Second Reading of Ordinance 2025-13-Annexation-Parcel ID S13-034, Warren

M \_\_\_\_\_ S \_\_\_\_\_ Roll Call Vote  
M \_\_\_\_\_ S \_\_\_\_\_ Roll Call Vote for Approval

Second Reading of Ordinance 2025-14-Comp Plan Amendment-Parcel ID S13-034, Warren

M \_\_\_\_\_ S \_\_\_\_\_ Roll Call Vote  
M \_\_\_\_\_ S \_\_\_\_\_ Roll Call Vote for Approval

Second Reading of Ordinance 2025-15-Rezoning-Parcel ID S13-034, Warren

M \_\_\_\_\_ S \_\_\_\_\_ Roll Call Vote  
M \_\_\_\_\_ S \_\_\_\_\_ Roll Call Vote for Approval

Second Reading of Ordinance 2025-16-Annexation-Parcel ID N26-068, Hall

M \_\_\_\_\_ S \_\_\_\_\_ Roll Call Vote  
M \_\_\_\_\_ S \_\_\_\_\_ Roll Call Vote for Approval

Second Reading of Ordinance 2025-17-Comp Plan Amendment-Parcel ID N26-068, Hall

M \_\_\_\_\_ S \_\_\_\_\_ Roll Call Vote  
M \_\_\_\_\_ S \_\_\_\_\_ Roll Call Vote for Approval

Second Reading of Ordinance 2025-18-Rezoning-Parcel ID N26-068, Hall

M \_\_\_\_\_ S \_\_\_\_\_ Roll Call Vote  
M \_\_\_\_\_ S \_\_\_\_\_ Roll Call Vote for Approval

**VII. NEW BUSINESS**

City Property Rental Agreement

**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.

City Clerk Amy Flood read the ordinance by title only.

Mayor Pro-Tem Dorsey made a motion to approve Ordinance 2025-06, seconded by Mayor Vigoa.

County Planner Bradley Arnold apprised the council about Ordinance 2025-06.

Vote was as follows:

Councilmember Cherry-Yes

Mayor Pro-Tem Dorsey-Yes

Mayor Vigoa-Yes

Motion passed 3-0

The second reading of Ordinance 2025-07 Annexation Parcel Id T07-068, Alagna. Councilmember Cherry motioned to read by title only, seconded by Mayor Pro-Tem Dorsey.

Vote was as follows:

Councilmember Cherry-Yes

Mayor Pro-Tem Dorsey-Yes

Mayor Vigoa-Yes

Motion passed 3-0

City Clerk Amy Flood read the ordinance by title only.

Mayor Pro-Tem Dorsey made a motion to approve Ordinance 2025-07, seconded by Councilmember Cherry.

County Planner Bradley Arnold apprised the council about Ordinance 2025-07.

Vote was as follows:

Councilmember Cherry-Yes

Mayor Pro-Tem Dorsey-Yes

Mayor Vigoa-Yes

Motion passed 3-0

The second reading of Ordinance 2025-08 Comp Plan Amendment, Parcel Id T07-068, Alagna. Councilmember Cherry motioned to read by title only, seconded by Mayor Pro-Tem Dorsey.

Vote was as follows:

Councilmember Cherry-Yes

Mayor Pro-Tem Dorsey-Yes

Mayor Vigoa-Yes

Motion passed 3-0

City Clerk Amy Flood read the ordinance by title only.

Mayor Pro-Tem Dorsey made a motion to approve Ordinance 2025-08, seconded by Mayor Vigoa.

County Planner Bradley Arnold apprised the council about Ordinance 2025-08.

Vote was as follows:

Councilmember Cherry-Yes

Mayor Pro-Tem Dorsey-Yes

Mayor Vigoa-Yes

Motion passed 3-0

The second reading of Ordinance 2025-09 Rezoning, Parcel Id T07-068, Alagna. Councilmember Cherry motioned to read by title only, seconded by Mayor Pro-Tem Dorsey.

Vote was as follows:

Councilmember Cherry-Yes

Mayor Pro-Tem Dorsey-Yes

Mayor Vigoa-Yes

Motion passed 3-0

City Clerk Amy Flood read the ordinance by title only.

Mayor Pro-Tem Dorsey made a motion to approve Ordinance 2025-09, seconded by Councilmember Cherry.

County Planner Bradley Arnold apprised the council about Ordinance 2025-09.

Vote was as follows:

Councilmember Cherry-Yes

Mayor Pro-Tem Dorsey-Yes

Mayor Vigoa-Yes

Motion passed 3-0

The first reading of Ordinance 2025-10 Annexation Parcel Id N35-124-Adams. Councilmember Cherry motioned to read by title only, seconded by Mayor Pro-Tem Dorsey.

Vote was as follows:

Councilmember Cherry-Yes

Mayor Pro-Tem Dorsey-Yes

Mayor Vigoa-Yes

Motion passed 3-0

City Clerk Amy Flood read the ordinance by title only.

Mayor Pro-Tem Dorsey made a motion to approve Ordinance 2025-10, seconded by Mayor Vigoa.

County Planner Bradley Arnold apprised the council about Ordinance 2025-10.

Vote was as follows:

Councilmember Cherry-Yes

Mayor Pro-Tem Dorsey-Yes

Mayor Vigoa-Yes

Motion passed 3-0

The first reading of Ordinance 2025-11 Comp Plan Amendment, Parcel Id N35-124-Adams. Councilmember Cherry motioned to read by title only, seconded by Mayor Pro-Tem Dorsey.

Vote was as follows:

Councilmember Cherry-Yes

Mayor Pro-Tem Dorsey-Yes

Mayor Vigoa-Yes

Motion passed 3-0

City Clerk Amy Flood read the ordinance by title only.

Mayor Pro-Tem Dorsey made a motion to approve Ordinance 2025-11, seconded by Mayor Vigoa.

County Planner Bradley Arnold apprised the council about Ordinance 2025-11.

Vote was as follows:

Councilmember Cherry-Yes  
Mayor Pro-Tem Dorsey-Yes  
Mayor Vigoa-Yes  
Motion passed 3-0

The first reading of Ordinance 2025-12 Rezoning, Parcel Id N35-124-Adams. Councilmember Cherry motioned to read by title only, seconded by Mayor Pro-Tem Dorsey.

Vote was as follows:

Councilmember Cherry-Yes  
Mayor Pro-Tem Dorsey-Yes  
Mayor Vigoa-Yes  
Motion passed 3-0

City Clerk Amy Flood read the ordinance by title only.

Mayor Pro-Tem Dorsey made a motion to approve Ordinance 2025-12, seconded by Councilmember Cherry.

County Planner Bradley Arnold apprised the council about Ordinance 2025-12.

Vote was as follows:

Councilmember Cherry-Yes  
Mayor Pro-Tem Dorsey-Yes  
Mayor Vigoa-Yes  
Motion passed 3-0

The first reading of Ordinance 2025-13 Annexation Parcel Id S13-034 Warren. Councilmember Cherry motioned to read by title only, seconded by Mayor Pro-Tem Dorsey.

Vote was as follows:

Councilmember Cherry-Yes  
Mayor Pro-Tem Dorsey-Yes  
Mayor Vigoa-Yes  
Motion passed 3-0

City Clerk Amy Flood read the ordinance by title only.

Mayor Pro-Tem Dorsey made a motion to approve Ordinance 2025-13, seconded by Councilmember Cherry.

County Planner Bradley Arnold apprised the council about Ordinance 2025-13.

Vote was as follows:

Councilmember Cherry-Yes  
Mayor Pro-Tem Dorsey-Yes

Mayor Vigoa-Yes  
Motion passed 3-0

The first reading of Ordinance 2025-14 Comp Plan Amendment, Parcel Id S13-034 Warren. Councilmember Cherry motioned to read by title only, seconded by Mayor Pro-Tem Dorsey.

Vote was as follows:  
Councilmember Cherry-Yes  
Mayor Pro-Tem Dorsey-Yes  
Mayor Vigoa-Yes  
Motion passed 3-0

City Clerk Amy Flood read the ordinance by title only.

Mayor Vigoa made a motion to approve Ordinance 2025-14, seconded by Mayor Pro-Tem Dorsey.

County Planner Bradley Arnold apprised the council about Ordinance 2025-14.

Vote was as follows:  
Councilmember Cherry-Yes  
Mayor Pro-Tem Dorsey-Yes  
Mayor Vigoa-Yes  
Motion passed 3-0

The first reading of Ordinance 2025-15 Rezoning, Parcel Id S13-034 Warren. Councilmember Cherry motioned to read by title only, seconded by Mayor Vigoa.

Vote was as follows:  
Councilmember Cherry-Yes  
Mayor Pro-Tem Dorsey-Yes  
Mayor Vigoa-Yes  
Motion passed 3-0

City Clerk Amy Flood read the ordinance by title only.

Mayor Pro-Tem Dorsey made a motion to approve Ordinance 2025-15, seconded by Mayor Vigoa.

County Planner Bradley Arnold apprised the council about Ordinance 2025-15.

Vote was as follows:  
Councilmember Cherry-Yes  
Mayor Pro-Tem Dorsey-Yes  
Mayor Vigoa-Yes  
Motion passed 3-0

The first reading of Ordinance 2025-16 Annexation Parcel Id N26-068, Hall. Mayor Pro-Tem Dorsey motioned to read by title only, seconded by Mayor Vigoa.

Vote was as follows:  
Councilmember Cherry-Yes  
Mayor Pro-Tem Dorsey-Yes  
Mayor Vigoa-Yes

Motion passed 3-0

City Clerk Amy Flood read the ordinance by title only.

Mayor Pro-Tem Dorsey made a motion to approve Ordinance 2025-16, seconded by Mayor Vigoa.

County Planner Bradley Arnold apprised the council about Ordinance 2025-16.

Vote was as follows:

Councilmember Cherry-Yes

Mayor Pro-Tem Dorsey-Yes

Mayor Vigoa-Yes

Motion passed 3-0

The first reading of Ordinance 2025-17 Comp Plan Amendment, Parcel Id N26-068, Hall. Councilmember Cherry motioned to read by title only, seconded by Mayor Pro-Tem Dorsey.

Vote was as follows:

Councilmember Cherry-Yes

Mayor Pro-Tem Dorsey-Yes

Mayor Vigoa-Yes

Motion passed 3-0

City Clerk Amy Flood read the ordinance by title only.

Mayor Pro-Tem Dorsey made a motion to approve Ordinance 2025-17, seconded by Mayor Vigoa.

County Planner Bradley Arnold apprised the council about Ordinance 2025-17.

Vote was as follows:

Councilmember Cherry-Yes

Mayor Pro-Tem Dorsey-Yes

Mayor Vigoa-Yes

Motion passed 3-0

The first reading of Ordinance 2025-18 Rezoning, Parcel Id N26-068, Hall. Councilmember Cherry motioned to read by title only, seconded by Mayor Pro-Tem Dorsey.

Vote was as follows:

Councilmember Cherry-Yes

Mayor Pro-Tem Dorsey-Yes

Mayor Vigoa-Yes

Motion passed 3-0

City Clerk Amy Flood read the ordinance by title only.

Mayor Pro-Tem Dorsey made a motion to approve Ordinance 2025-18, seconded by Councilmember Cherry.

County Planner Bradley Arnold apprised the council about Ordinance 2025-18.



Vote was as follows:  
Councilmember Cherry-Yes  
Mayor Pro-Tem Dorsey-Yes  
Mayor Vigoa-Yes  
Motion passed 3-0

**VII. NEW BUSINESS**

Mayor Pro-Tem Dorsey made a motion to appoint Loretta Ramirez to Council Seat 4, seconded by Mayor Vigoa.

Vote was as follows:  
Councilmember Cherry-Yes  
Mayor Pro-Tem Dorsey-Yes  
Mayor Vigoa-Yes  
Motion passed 3-0

City Manager Deanna Naugler stated that Loretta Ramirez will be sworn in at the next Council meeting.

Councilmember Cherry made a motion to appoint Garth Thompson to the Planning and Zoning Board, seconded by Mayor Pro-Tem Dorsey.

Vote was as follows:  
Councilmember Cherry-Yes  
Mayor Pro-Tem Dorsey-Yes  
Mayor Vigoa-Yes  
Motion passed 3-0

Councilmember Joe Elliott from Wildwood gave a presentation on the Florida League of Cities.

**VIII. CITY ATTORNEY'S REPORT AND REQUESTS**

Attorney David Hall apprised that their firm is closing at the end of May.

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

Mayor Vigoa enjoyed Founder's Day and is hoping we have a better turn out next year.

**X. STAFF REPORTS**

County Planner Bradley Arnold apprised the board about the Land Development Code and the Industrial property with the Webster city limits.

City Manager Deanna Naugler apprised the board about Founder's Day turnout and the issues with the utility bill mentioned at the last council meeting.

***XI. ADJOURNMENT***

Councilmember Cherry motioned for adjournment, seconded by Mayor Pro-Tem Dorsey.

Vote was as follows:

Councilmember Cherry-Yes

Mayor Pro-Tem Dorsey-Yes

Mayor Vigoa-Yes

Motion passed 3-0

Meeting adjourned at 7:20 P.M.

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Deanna Naugler, City Manager

Attest:

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Amy Flood, City Clerk

Primary Unit	Date Time Recieved	Complaint Type	Address	
! TAYLOR PREVATT, C166	01/28/2025 00:06:25	ALARM-COMRCL	329 N MARKET BLVD	1402
SCSO25CAD011876	01/28/2025 00:07:04	ALARM-COMRCL	329 N MARKET BLVD	1402
! MASON DESFONDS, 252	01/28/2025 04:29:39	MENTAL PATIENT	10539 CR 727	1801
! TEONDRE WILSON, 217	01/28/2025 05:44:43	TRAFFIC CONTROL	773 NW 10TH AVE	7001
! ROBERT HANSEN, X133	01/28/2025 06:03:26	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001
SCSO25CAD011944	01/28/2025 06:10:20	TRAFFIC STOP	NE 1ST AVE	7301
! JOSEPH TRIA, T202	01/28/2025 06:41:51	EXTRA PATROL	658 E CENTRAL AVE	5602
! DERRICK STOERMER, 277	01/28/2025 06:43:00	EXTRA PATROL	447 NW 6TH AVE	8901
SCSO25CAD011995	01/28/2025 07:35:09	SUSPICIOUS VEH	469 N MARKET BLVD	2501
! PAUL BARRETO, 275	01/28/2025 12:07:23	CITIZENS ASSIST	85 E CENTRAL AVE	2501
! CALEB ROSS, T139	01/28/2025 12:46:34	SICK/INJURED	349 S MARKET BLVD	6301
! RILEY TONER, 260	01/28/2025 15:45:59	PHONE COMPLT	85 E CENTRAL AVE	2501
SCSO25CAD012237	01/28/2025 16:13:43	ACCIDENT	7 NW 4TH AVE	7102
! MASON DESFONDS, 252	01/28/2025 20:19:50	PHONE COMPLT	1010 E CENTRAL AVE 5	2501
! CORBIN HRADECKY, 249	01/29/2025 12:33:08	ALARM-COMRCL	524 N MARKET BLVD	1402
SCSO25CAD012565	01/29/2025 13:15:26	911 MISDIAL	349 S MARKET BLVD	9201
SCSO25CAD012679	01/29/2025 16:10:43	SICK/INJURED	468 N MARKET BLVD	6301
! DANIELLE ATWOOD, 274	01/29/2025 22:10:51	MENTAL PATIENT	811 NW 3RD ST	5101
! ROBERT HANSEN, X133	01/30/2025 07:21:36	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001
! DENNIS TURNER, 228	01/30/2025 07:34:43	RECOVERED PROPERTY	469 N MARKET BLVD	5702
! CALEB ROSS, T139	01/30/2025 09:04:01	INFORMATION	349 S MARKET BLVD	9901
! CHRISTIAN CALLAWAY, 204	01/30/2025 21:44:43	DISTURBANCE-PHYSICAL	171 SW 1ST ST	1804
! RILEY TONER, 260	01/31/2025 05:05:01	EXTRA PATROL	658 E CENTRAL AVE	8901
! RILEY TONER, 260	01/31/2025 08:19:33	INFORMATION	331 NE 9TH ST	6601
! RILEY TONER, 260	01/31/2025 09:50:05	DCF/ABUSE REG	773 NW 10TH AVE	3101
SCSO25CAD013414	01/31/2025 11:17:23	ALARM FIRE	9009 OAK ALLEY BLVD	1402
! LARRY BUTLER, T280	01/31/2025 11:31:28	MENTAL PT-TRANS	773 NW 10TH AVE	5101
! KENNETH AMSLER, 175	01/31/2025 23:44:08	ATTEMPT TO CONTACT	171 SW 1ST ST	4402
! RILEY TONER, 260	02/01/2025 06:25:30	ALARM-COMRCL	374 N MARKET BLVD	1402
! RILEY TONER, 260	02/01/2025 09:50:19	SUSPICIOUS PERSON	125 S MARKET BLVD	8801
SCSO25CAD013873	02/01/2025 10:16:48	SICK/INJURED	243 SW 1ST ST	6301
! KENNETH AMSLER, 175	02/02/2025 01:49:45	SUSPICIOUS INCIDENT	871 NW 6TH ST	6601
! KENNETH AMSLER, 175	02/02/2025 04:23:13	SUSPICIOUS INCIDENT	871 NW 6TH ST	6601
! ROBERT BAZATA, 240	02/02/2025 05:44:35	CITIZENS ASSIST	447 NW 6TH AVE	8901
! ROBERT BAZATA, 240	02/02/2025 05:45:39	CITIZENS ASSIST	658 E CENTRAL AVE	2501
! ROBERT BAZATA, 240	02/02/2025 06:19:30	ALARM-COMRCL	522 N MARKET BLVD	1402
SCSO25CAD014292	02/02/2025 12:04:10	SICK/INJURED	250 SW 5TH ST	6301
! ROBERT HANSEN, X133	02/02/2025 14:04:52	TRAFFIC ENFORCEMENT	773 NW 10TH AVE	7001
! ERICA HILLMAN, 205	02/02/2025 14:56:21	THEFT	317 SW 1ST ST	7502
! KENNETH AMSLER, 175	02/02/2025 17:11:45	INFORMATION	290 SW 1ST ST	2501
! KENNETH AMSLER, 175	02/02/2025 18:37:00	INFORMATION	WEBSTER PARK	2501
SCSO25CAD014469	02/02/2025 20:32:44	INFORMATION	773 NW 10TH AVE	1101
SCSO25CAD014515	02/02/2025 22:56:18	SICK/INJURED	9009 OAK ALLEY BLVD	6301
SCSO25CAD014587	02/03/2025 08:11:57	INFORMATION	7368 SR 471	9901
! DERRICK CANNA, K174	02/03/2025 08:35:55	TRESPASS LOG	524 N MARKET BLVD	7501
! CODY MUNSTER, 165	02/03/2025 09:11:47	TRESPASS LOG	7368 SR 471	7501
! ROBERT HANSEN, X133	02/03/2025 09:33:40	ACCIDENT	SE 3RD AVE	7102
! ANTHONY LEE, 144	02/03/2025 09:43:53	JUVENILE	836 E CENTRAL AVE	5202

! ANTHONY LEE, 144	02/03/2025 10:14:05	DISTURBANCE-VERBAL	331 NE 9TH ST	3102
SCSO25CAD014640	02/03/2025 10:30:53	911 MISDIAL	773 NW 10TH AVE	9201
! CODY MUNSTER, 165	02/03/2025 12:33:57	INVESTIGATION FOLLOW	10539 CR 727	3801
! DERRICK STOERMER, 277	02/03/2025 22:13:31	SUSPICIOUS INCIDENT	773 NW 10TH AVE	6602
SCSO25CAD015106	02/04/2025 11:23:54	SICK/INJURED	449 E CENTRAL AVE	6301
SCSO25CAD015123	02/04/2025 11:57:45	911 HANGUP	773 NW 10TH AVE	9201
! DENNIS TURNER, 228	02/04/2025 13:16:41	RECOVERED PROPERTY	2810 C 478A	2501
SCSO25CAD015282	02/04/2025 16:11:34	SICK/INJURED	171 SW 1ST ST	6301
! RILEY TONER, 260	02/05/2025 05:59:08	EXTRA PATROL	658 E CENTRAL AVE	8901
! ROBERT HANSEN, X133	02/05/2025 07:28:30	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001
SCSO25CAD015488	02/05/2025 08:44:20	911 MISDIAL	9009 OAK ALLEY BLVD	9201
SCSO25CAD015644	02/05/2025 14:14:34	SICK/INJURED	88 SW 3RD ST	6301
SCSO25CAD015653	02/05/2025 14:28:48	911 MISDIAL	218 SW 5TH ST	9201
! MICHAEL BISHOP, S40	02/05/2025 15:51:31	PHONE COMPLT	3840 E C 478	2501
SCSO25CAD015718	02/05/2025 16:16:01	PHONE COMPLT	3840 E C 478	2501
! RILEY TONER, 260	02/06/2025 05:12:58	EXTRA PATROL	658 E CENTRAL AVE	8901
! RILEY TONER, 260	02/06/2025 09:16:41	PHONE COMPLT	290 SW 1ST ST	2501
! JUSTIN ST CLAIR, 210	02/06/2025 11:59:52	VIN VERIFICATION	NE 1ST AVE	7704
SCSO25CAD016112	02/06/2025 15:20:54	911 HANGUP	349 S MARKET BLVD	9901
! KENNETH AMSLER, 175	02/06/2025 21:45:08	TRAFFIC STOP	349 S MARKET BLVD	7301
! KENNETH AMSLER, 175	02/06/2025 23:58:16	ALARM-COMRCL	469 N MARKET BLVD	1402
! CALEB ROSS, T139	02/07/2025 08:58:57	SICK/INJURED	349 S MARKET BLVD	6301
! DENNIS TURNER, 228	02/07/2025 14:17:35	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001
! DERRICK STOERMER, 277	02/07/2025 21:52:28	SUSPICIOUS INCIDENT	211 SW 2ND ST	2501
SCSO25CAD016713	02/07/2025 23:24:00	911 HANGUP	164 SW 1ST ST	9201
! DERRICK STOERMER, 277	02/08/2025 00:56:49	TRAFFIC STOP	SE 1ST AVE	7301
! DENNIS TURNER, 228	02/08/2025 08:53:11	SHOTS HRD- AREA	NW 5TH ST	6601
! CHRISTOPHER MCPETERS, S55	02/08/2025 10:59:14	ACCIDENT	S MARKET BLVD	9201
SCSO25CAD017294	02/09/2025 17:28:36	INFORMATION	134 NE 9TH ST	2501
! DERRICK STOERMER, 277	02/09/2025 17:30:45	VIN VERIFICATION	134 NE 9TH ST	7704
! DERRICK STOERMER, 277	02/10/2025 00:40:06	SHOTS FIRED	791 NW 4TH ST	6601
SCSO25CAD017386	02/10/2025 01:17:05	SICK/INJURED	530 NW 7TH AVE	6301
SCSO25CAD017472	02/10/2025 09:30:29	SICK/INJURED	102 NE 4TH AVE	2501
! TRENT TRACY, D130	02/10/2025 09:44:24	INVESTIGATION FOLLOW	325 NW 8TH AVE	3801
! RILEY TONER, 260	02/10/2025 10:46:23	EXTRA PATROL	658 E CENTRAL AVE	9901
! KENNETH AMSLER, 175	02/10/2025 18:20:54	VIN VERIFICATION	134 NE 9TH ST	7104
SCSO25CAD017734	02/10/2025 18:38:01	CITIZENS ASSIST	2828 C 478A	2501
! EDWARD HINDERHOFER, 158	02/10/2025 22:54:05	911 HANGUP	477 NW 7TH AVE	9201
! KENNETH AMSLER, 175	02/10/2025 22:57:59	DISTURBANCE-UNK	477 NW 7TH AVE	1804
! EDWARD HINDERHOFER, 158	02/10/2025 23:58:28	THREATS	477 NW 7TH AVE	6901
! RILEY TONER, 260	02/11/2025 04:57:44	ALARM-COMRCL	522 N MARKET BLVD	1402
! CALEB ROSS, T139	02/11/2025 12:19:52	DIST-O/W	349 S MARKET BLVD	1801
! RILEY TONER, 260	02/11/2025 12:31:28	DCF/ABUSE REG	477 NW 7TH AVE	6101
SCSO25CAD017978	02/11/2025 12:39:14	SICK/INJURED	524 N MARKET BLVD	6301
! DENNIS HENRY, K148	02/11/2025 14:25:57	RECOVERED PROPERTY	2810 C 478A	5702
SCSO25CAD018065	02/11/2025 16:21:22	ATC -WELFARE CHECK	978 NW 4TH ST	2501
! RILEY TONER, 260	02/11/2025 16:36:25	CITIZENS ASSIST	477 NW 7TH AVE	2501
! KENNETH AMSLER, 175	02/11/2025 17:06:20	CITZ ASST-ESCRT	477 NW 7TH AVE	2501
! EDWARD HINDERHOFER, 158	02/11/2025 18:12:55	TRAFFIC STOP	125 S MARKET BLVD	7301

! EDWARD HINDERHOFER, 158	02/11/2025 19:09:09	EXTRA PATROL	477 NW 7TH AVE	8901
SCSO25CAD018145	02/11/2025 20:36:48	FIRE-UNKNOWN	184 NE 3RD AVE	2501
SCSO25CAD018144	02/11/2025 20:36:58	FIRE-UNKNOWN	255 NE 3RD ST	3702
! EDWARD HINDERHOFER, 158	02/12/2025 01:08:37	EXTRA PATROL	477 NW 7TH AVE	8901
! ROBERT HANSEN, X133	02/12/2025 07:18:12	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001
! CALEB ROSS, T139	02/12/2025 09:20:48	SICK/INJURED	349 S MARKET BLVD	6301
! LARRY BUTLER, T280	02/12/2025 10:32:01	INFORMATION	773 NW 10TH AVE	8702
! DENNIS TURNER, 228	02/12/2025 14:09:19	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001
! CONNOR HARM, D170	02/13/2025 13:25:03	INVESTIGATION FOLLOW	477 NW 7TH AVE	3801
! DERRICK STOERMER, 277	02/13/2025 19:24:51	JUVENILE	871 NW 6TH ST	2501
! DERRICK STOERMER, 277	02/13/2025 22:35:31	SUSPICIOUS PERSON	40 SE 1ST ST	6602
! RILEY TONER, 260	02/14/2025 05:14:00	EXTRA PATROL	658 E CENTRAL AVE	8901
! RILEY TONER, 260	02/14/2025 06:32:00	EXTRA PATROL	477 NW 7TH AVE	8901
! ROBERT HANSEN, X133	02/14/2025 07:18:18	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001
! DONOVAN REYNOLDS, 176	02/14/2025 13:41:57	ALARM-COMRCL	524 N MARKET BLVD	1402
! CONNOR HARM, D170	02/14/2025 13:54:44	INVESTIGATION FOLLOW	477 NW 7TH AVE	3801
! KENNETH AMSLER, 175	02/14/2025 18:47:57	RECKLESS DRIVER	SE 1ST AVE	6601
! KENNETH AMSLER, 175	02/14/2025 19:33:56	UNSECU DOOR/GATE	317 SW 1ST ST	6601
! EDWARD HINDERHOFER, 158	02/14/2025 19:59:04	TRAFFIC STOP	524 N MARKET BLVD	7301
! EDWARD HINDERHOFER, 158	02/14/2025 20:10:29	TRAFFIC STOP	NW 6TH AVE	7301
! EDWARD HINDERHOFER, 158	02/14/2025 20:14:55	TRAFFIC STOP	626 NW 6TH ST	7301
SCSO25CAD019597	02/15/2025 06:24:54	911 HANGUP	673 NW 4TH ST	9201
! CALEB ROSS, T139	02/15/2025 08:36:12	SICK/INJURED	349 S MARKET BLVD	6301
! JOSEPH TRIA, T202	02/15/2025 09:54:08	EXTRA PATROL	658 E CENTRAL AVE	5602
! RILEY TONER, 260	02/15/2025 11:21:11	EXTRA PATROL	477 NW 7TH AVE	8901
! JONATHAN LACKNER, 285	02/15/2025 12:34:16	SICK/INJURED	9009 OAK ALLEY BLVD 83	6301
! KENNETH AMSLER, 175	02/16/2025 02:39:12	SUSPICIOUS INCIDENT	826 NW 3RD ST	6601
! KENNETH AMSLER, 175	02/16/2025 02:51:10	PHONE COMPLT	826 NW 3RD ST	2501
! JOSEPH TRIA, T202	02/16/2025 07:35:16	VIN VERIFICATION	419 N MARKET BLVD	7704
SCSO25CAD020169	02/16/2025 13:29:58	911 HANGUP	8947 RECREATION CIR	9201
! RILEY TONER, 260	02/16/2025 13:58:10	ALARM-COMRCL	524 N MARKET BLVD	1402
! EDWARD HINDERHOFER, 158	02/16/2025 17:42:48	TRAFFIC STOP	NW 6TH AVE	7301
! KENNETH AMSLER, 175	02/16/2025 21:42:15	SUICIDE THREATS	260 SE 3RD ST	3101
! KENNETH AMSLER, 175	02/17/2025 01:01:37	THREATS	751 NW 7TH ST	3101
! DENNIS TURNER, 228	02/17/2025 05:28:01	FIRE-UNKNOWN	NE 3RD AVE	3701
! DENNIS TURNER, 228	02/17/2025 07:25:28	SUSPICIOUS VEH	469 N MARKET BLVD	6602
SCSO25CAD020415	02/17/2025 10:15:41	REPOSSESSION	846 NW 4TH ST	7703
SCSO25CAD020498	02/17/2025 13:48:49	SICK/INJURED	524 N MARKET BLVD	6301
! DERRICK STOERMER, 277	02/17/2025 18:48:23	CIVIL	331 NE 9TH ST	2501
! DENNIS TURNER, 228	02/18/2025 07:24:50	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001
! DENNIS TURNER, 228	02/18/2025 08:02:40	ANIMAL COMPLAINT	349 S MARKET BLVD	1601
! LARRY HIGGINS, C114	02/18/2025 12:37:08	DCF/ABUSE REG	349 S MARKET BLVD	3801
SCSO25CAD020914	02/18/2025 14:19:59	SICK/INJURED	125 S MARKET BLVD	6301
! CONNOR HARM, D170	02/18/2025 16:06:34	INVESTIGATION FOLLOW	477 NW 7TH AVE	3801
! DERRICK STOERMER, 277	02/18/2025 19:21:48	INFORMATION	871 NW 6TH ST	2501
! DERRICK STOERMER, 277	02/18/2025 21:06:00	SUSPICIOUS INCIDENT	605 NW 10TH AVE	6601
! ERICA HILLMAN, 205	02/19/2025 06:32:13	EXTRA PATROL	658 E CENTRAL AVE	8901
! DONOVAN REYNOLDS, 176	02/20/2025 12:30:14	CITIZENS ASSIST	9009 OAK ALLEY BLVD	2501
! DONOVAN REYNOLDS, 176	02/20/2025 12:32:57	ATTEMPT TO CONTACT	248 SW 6TH ST	2501

! KELSEY BRIDGEMAN, D171	02/20/2025 13:31:32	ATC-REG OFF CK	9009 OAK ALLEY BLVD 400	2501
! ROBERT BAZATA, 240	02/20/2025 14:24:16	EXTRA PATROL	658 E CENTRAL AVE	2501
SCSO25CAD021765	02/20/2025 15:52:01	TRAFFIC CONTROL	349 S MARKET BLVD	7001
SCSO25CAD021789	02/20/2025 16:31:03	SICK/INJURED	158 NE 3RD ST	6301
! JOSHUA WHITWORTH, 276	02/20/2025 20:58:11	TRAFFIC STOP	N MARKET BLVD	7301
! JOSHUA WHITWORTH, 276	02/21/2025 01:26:46	SUSPICIOUS INCIDENT	871 NW 6TH ST	6601
! DENNIS TURNER, 228	02/21/2025 07:38:38	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001
SCSO25CAD022176	02/21/2025 13:03:30	911 MISDIAL	950 OAK AVE	9201
! DENNIS TURNER, 228	02/21/2025 14:56:02	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001
! DENNIS TURNER, 228	02/21/2025 15:13:44	THEFT	185 SW 5TH ST	2501
SCSO25CAD022274	02/21/2025 15:59:48	SICK/INJURED	360 SE 3RD AVE	6301
! TAYLOR VIEU, 232	02/22/2025 17:36:13	PHONE COMPLT	9009 OAK ALLEY BLVD 102	2501
! DANIEL FLOYD, 229	02/22/2025 23:56:09	SUSPICIOUS VEH	349 S MARKET BLVD	6602
SCSO25CAD022729	02/23/2025 01:37:27	MENTAL PATIENT	871 NW 6TH ST	2501
! DENNIS TURNER, 228	02/23/2025 14:20:50	RECKLESS DRIVER	NW 8TH AVE	7204
! MYLES DUNLAP, 256	02/23/2025 17:45:55	SUSPICIOUS INCIDENT	233 SW 1ST ST	2501
! DANIEL FLOYD, 229	02/23/2025 19:34:04	TRAFFIC STOP	S MARKET BLVD	7301
! DANIEL FLOYD, 229	02/23/2025 19:41:14	SUSPICIOUS PERSON	154 SW 5TH ST	6602
! ERICA HILLMAN, 205	02/24/2025 06:37:54	EXTRA PATROL	658 E CENTRAL AVE	8901
! ERICA HILLMAN, 205	02/24/2025 07:05:31	MENTAL PATIENT	871 NW 6TH ST	2501
! ROBERT BAZATA, 240	02/24/2025 09:23:48	EXTRA PATROL	658 E CENTRAL AVE	2501
! ROBERT BAZATA, 240	02/24/2025 09:28:12	EXTRA PATROL	447 NW 6TH AVE	8901
! ROBERT HANSEN, X133	02/24/2025 09:35:59	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001
! DONOVAN REYNOLDS, 176	02/24/2025 09:46:15	CIVIL	419 N MARKET BLVD	2501
! LARRY BUTLER, T280	02/24/2025 12:29:27	SICK/INJURED	773 NW 10TH AVE	6301
! KENNETH AMSLER, 175	02/25/2025 00:49:06	TRAFFIC STOP	S MARKET BLVD	7301
! ERICA HILLMAN, 205	02/25/2025 06:55:27	EXTRA PATROL	658 E CENTRAL AVE	8901
SCSO25CAD023682	02/25/2025 08:24:46	SICK/INJURED	256 NE 1ST ST	6301
! ANTHONY LEE, 144	02/25/2025 14:20:16	ARMED & DANGEROUS	CR 740	6601
SCSO25CAD023931	02/25/2025 15:08:20	REPOSSESSION	9009 OAK ALLEY BLVD	7703
! JONATHAN LACKNER, 285	02/25/2025 16:29:14	THEFT	836 E CENTRAL AVE	6808
SCSO25CAD024009	02/25/2025 16:33:11	SICK/INJURED	773 NW 4TH ST C	6301
! KENNETH AMSLER, 175	02/25/2025 21:21:48	TRAFFIC STOP	NW 4TH AVE	7301
! KENNETH AMSLER, 175	02/25/2025 21:32:32	TRAFFIC STOP	N MARKET BLVD	7301

# WEBSTER CODE CASES

Owner Name	Address	Parcel#	Description	Open Date	Status
SUNNY WEBSTER BILLBOARD LLC	S Market Blvd	S01-003	Overgrown	12/30/2024	Open
ESTATE OF SOLOMON IDA	650 NW 3RD ST	N36B254	Grinder pump issue, raw sewage going into ground	01/09/2025	Open
STEWART ISAIAH & RUEBEN M (JT)	770 NW 4TH ST	N36B188	Living in an RV	01/16/2025	Open
SUNNY WEBSTER LLC	9009 OAK ALLEY BLVD	Q31-004	CE-24-11184 - Case reported by the City of Webster - structures added w/o permits	07/10/2024	Open
HERNANDEZ YANETH & CARBAJAL	8243 SR 471	Q30-009	CE-24-14776 - Running granite countertop business prior to receiving site plan approval from P&Z	02/25/2025	Open
REINALDO J ROSE	E C-478	N36-219	Bringing in debris from off property, inops.	03/05/2025	Open
REINALDO J ROSE	2484 E C 478	N36-101	New roof w/o permits	03/05/2025	Open



# City of Webster Monthly Newsletter



## City Manager's Office

**Deanna Naugler, City Manager**



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

### Personnel

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

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

### Important Dates:

- 3/21 Utility Turn-off for non-payment
- 4/10 6pm City P&Z Meeting City Hall
- 4/15 Utility Payment Deadline to prevent late fees
- 4/17 6pm City Council Meeting City Hall

## For Your Information

Mark your calendars and get your fishing poles ready. Florida's spring license-free freshwater fishing weekend is coming up.

On April 5 and 6, Florida residents and visitors can reel in their freshwater catch without having to pop for the \$17 license. All other rules, such as seasons, bag and size limits apply, the Florida Fish and Wildlife Conservation Commission said.

There are two big family fishing events that weekend:

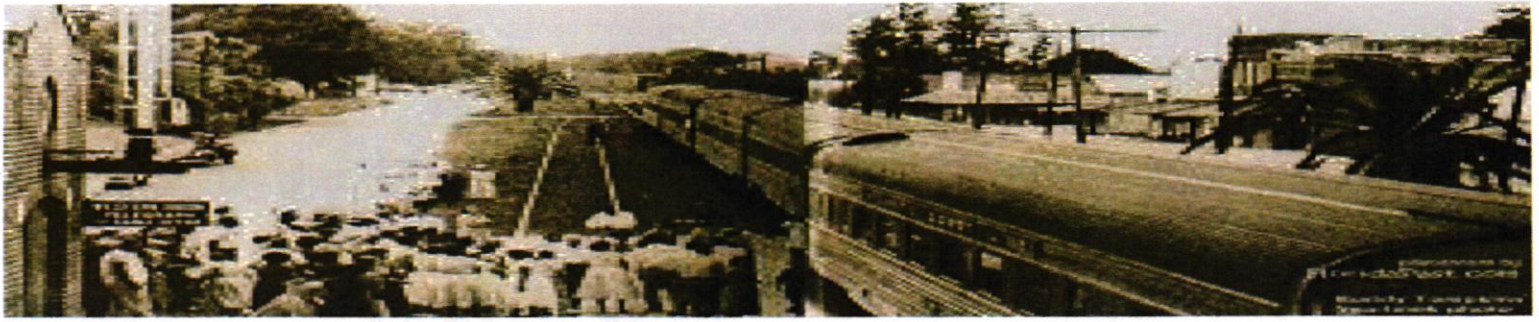
- Tenoroc Fish Management Area, 3829 Tenoroc Mine Road, Lakeland, FL 33805, April 5, 8 a.m – 1 p.m.
- Florida Bass Conservation Center, 3583 County Road 788, Webster, FL 33597, April 5, 9 a.m. – 2 p.m.



May your troubles be less.  
And your blessings be more.  
And nothing but happiness  
come through your door.

Irish Blessing

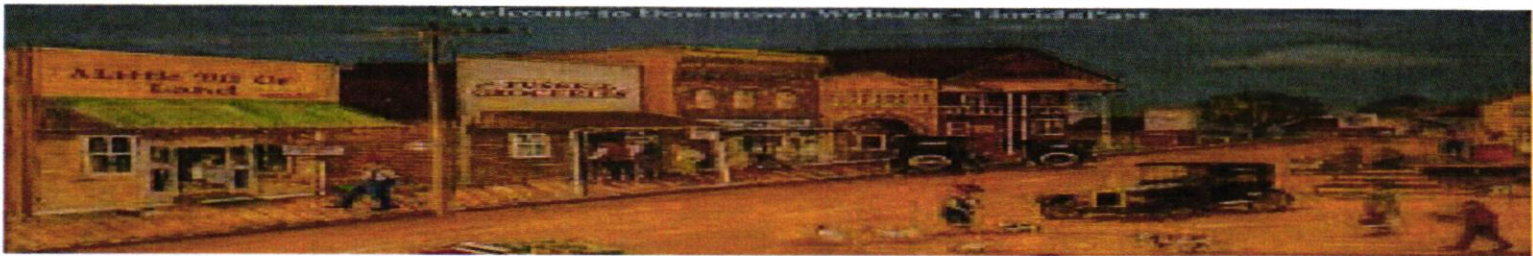




## Operational Activities—Administration

On-line payment processing—95	Notaries—4
In office Payment Processing—304	Faxes—9
New Accounts—10	Copy Requests—13
Closed Accounts—3	Public Records Request—7
Late Fee Assessments—103	Community Hall Rental—1
Turn-offs—33	Container Permit Renewals—0
Locates—24	Business License Processed—29
Work orders created—145	New Account Impact Fees—2
Work Orders closed—145	New Code Enforcement Cases—0
Utility Batches/Balancing—37	Follow-up on existing Code Enforcement Cases—0
Checks Processed for Payments—38	Code Enforcement Liens—0
Purchase Orders—40	Code Enforcement Foreclosures—0

- Entered Meter Reads and processed utility bills for 536 utility accounts
- Reviewed Waste Management Bill for accuracy of billed/type of accounts
- Processed Bureau of Labor and Statistics Report
- Worked with council members and city attorney for ordinances related to the city
- Opened and disbursed incoming mail
- Created/Processed P&Z and Council agendas, minutes, and packets
- Attended City Manager meeting with County and other municipalities
- Discussions/meetings with County, Public and Developers on upcoming ordinances
- Verifying charges on invoices for payment, matching receipts for fuel and creating payments
- Entering GL Entries for all income on FLAIR Report
- Entering any GL Entries for payments processed electronically
- Updating the Utilities (Duke/SECO) spreadsheet
- Processed PO's for monthly recurring payments
- Reconciliation or verification of income and expenses on bank statements
- Scanning of all documents pertaining to GL Entry and Payments processed
- Verification of correct documents, amounts, etc. for daily deposits
- Helping to verify charges and reimbursements on credit cards
- Prepare Finance Report for monthly Council meeting
- Processing payroll checks for all employees
- Calculate and enter 941 tax payments for payroll period
- Completing GL entry for 941 taxes and FRS paid
- Verifying and entering FRS Monthly payment for employees
- Processing Council checks and direct deposits
- Review and update transfers for City of Bushnell Utilities and update spreadsheet
- Updated a monthly staff report for Admin
- Working with county on Grinder Pump Replacement project
- Advertised for CDBG Meter Replacement, Road Paving, and Master Lift Station Project
- Gathering Documentation for Auditors to complete Annual Audit.
- Work with vendors for items such as employee uniforms, Wi-Fi, IT services, etc..
- Prepare and issue W2's and 1099's
- Quarterly RT6 and 941 Forms
- Neptune Webinar
- Follow-up FEMA meetings
- SECO meeting-Annexations
- Work on ball park contracts and scheduling



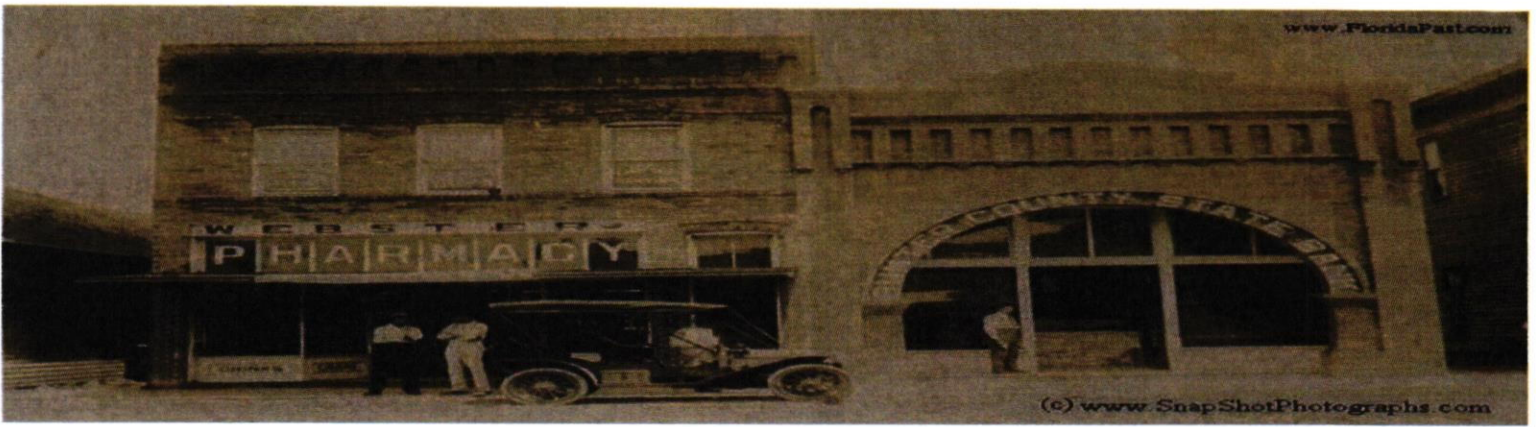
## Operational Activities—Public Works

Work orders processed—145  
Utility turn-off —33  
Utility account turn-on—34  
Locates—24  
Other— 54

- Right of way trimming around the city continuous throughout the month.
- Used automatic meter reading system to conduct Data Logs of various meters throughout the city. Doing this enables Public Works staff to better explain water usage to the customer.
- Automatic meter reading system used to do meter reading.
- Conducted multiple utility locates throughout the city.
- Performed routine service on public works trucks.
- Performed routine service on mower. Sharpened blades.
- Checked chemical levels at North and South wells.
- Ran portable generators to ensure they work properly.
- Ran generators at north well and master lift station to ensure they work properly.
- Lift station route ran two times each week of the month to ensure proper operation and document station operations.
- Park checks conducted daily at Sam Harris Park and Hewitt Park to ensure areas are clean and address any issues.
- Extra garbage and debris pick-up around the city.
- Monthly Webster/Bushnell Interconnect sample for sewer.
- Monthly meter readings for interconnect, master lift station and circle-K were conducted. This ensures proper tracking of wastewater sent from our system to Bushnell.
- Met with several customers to discuss concerns about their water use.
- Water turn-offs for non-payment.
- Turn Ons after repayment.
- Site visits for the Northwest sewer project were conducted. Met with contractors and county inspector.
- Northwest gravity sewer project is progressing. Peak Power has all manhole structures. All but one sewer stub out has been installed. Peak Power has started the required testing of the sewer lines. The video inspection of all sewer lines installed has been completed with no issues found. Pressure testing of the lines will be scheduled for March. Once completed and passed the conversion from grinder pumps to gravity sewer will begin.
- Worked Founders Day blocking off roads, setting up trash cans and assisting city hall staff with getting vendors to their locations.
- Cleaned up after Founders Day.
- Water service line leak on NW 10th Ave. Dug up and inspected the issue and found an old meter service being used as a tie in for a new meter service. Removed the old meter service and repaired the leak.
- Emailed FDOT about damage to storm drain located at the intersection of SE 1st Street and Hwy 471, next to Family Dollar, as well as the storm drain located across Hwy 471 from Family Dollar. The storm drain by Family Dollar has been an ongoing issue with damage. We will monitor it and report further damage.
- Spoke with Trilogy Homes in reference to two new homes they are building on West Central Ave. They will need to have a sewer stub out installed for one home since the property was split into two parcels. Contractors were contacted for quotes for installing new sewer stub out which Trilogy Homes will pay for.
- Dan Kemper with Green Equipment Company came to the city to provide training for the Public Works Department on the RD7100 DL Receiver. This is used to locate underground utilities throughout the city. This training is free of charge for as long as we have the device and as often as reasonably needed.
- Lift station #6 had multiple issues during the month with pump #1 getting clogged with debris which caused the pump to stop working. The pump was pulled 3 to 4 times during the month to clean and check for issues. Each time a stringy mop head type material was found inside the pump. The clog was cleared, and the pump functioned normally. The decision was made to call American Pipe and Tank to pump out and clean the lift station. This will ensure debris on the bottom of the wet well is removed allowing the pumps to function better.



<b>REVENUE AND LOSS 2025</b>		
<b>FUND</b>	<b>REVENUE</b>	<b>FEBRUARY</b>
101	GENERAL FUND	\$105,542.22
104	TRANSPORTATION	\$3,573.75
105	CDBG GRANT	\$0.00
430	WATER	\$28,094.44
440	GARBAGE	\$21,010.27
450	SEWER	\$48,677.67
460	IMPACT FEES	\$9,000.00
	<b>TOTAL REVENUE</b>	<b>\$215,898.35</b>
	<b>EXPENSE</b>	
101-1011	GENERAL FUND-ADMIN	\$26,742.03
101-2021	GENERAL FUND-SCSO	\$15,612.04
101-7072	GENERAL FUND-PW	\$17,862.65
104	TRANSPORTATION	\$1,027.02
105	CDBG GRANT	\$0.00
430	WATER	\$23,643.75
440	GARBAGE	\$14,762.89
450	SEWER	\$15,139.42
460	IMPACT FEES	
	<b>TOTAL EXPENSE</b>	<b>\$114,789.80</b>
	<b>REVENUE/LOSS</b>	<b>\$17,343.11</b>



## Meet our newest team member- Isabelle Zapata



Administrative Assistant Isabelle Zapata was born in Leesburg, FL and raised in Sumter County. Isabelle graduated from South Sumter High School. She and her partner raise two sons together. Her favorite thing to do is spend quality time with her family and create memories to look back at. A fun fact about Isabelle is that she loves to cook. Learning recipes that are homemade allows her to express creativity with flavors that she and her family will enjoy.

Isabelle has 5+ years of experience in customer service. Working in a dental office as a receptionist to then being honored to a promotion as a Treatment Coordinator. The job tasks included filing, money handling, problem solving etc. Although the job had many tasks, interacting with the patients is one of the many favored roles she played in. She understands having open communication with them prevents misunderstandings or errors.

Isabelle finds it rewarding when goals are met. She is a very hard worker and strives to do her best in everything that comes her way. She is very honored to be an employee for the City of Webster and eager to expand her skills that will benefit the city.

## Did you know?

[Floridapast.com/sumter-county-virtual-museum.html](http://Floridapast.com/sumter-county-virtual-museum.html)

If you are interested in Florida's past, specifically Sumter county history, there is a great website available to you!

This website has a lot of information on Sumter County and it's cities.



**ORDINANCE NO. 2025-01**

**AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA, ANNEXING BY VOLUNTARY PETITION CERTAIN REAL PROPERTY TAX IDENTIFICATION PARCEL NUMBERS Q30-011, Q30-014, Q30-015 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**, North Farm Real Estate, LLC, 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:

<b>Tax Identification Parcel Number</b>	<b>Owner</b>
<b>Q30-011, Q30-014, Q30-015</b>	<b>North Farm Real Estate, LLC</b>

**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 \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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

\_\_\_\_\_  
Anagalys Vigoa, Mayor

**APPROVED AS TO FORM AND  
LEGALITY:**

**ATTEST:**

\_\_\_\_\_  
Amy Flood, City Clerk

\_\_\_\_\_  
William L. Colbert, City Attorney



City of Webster  
85 East Central Ave  
Webster, FL 33597  
(352) 793-2073

January 2, 2025

Bradley Arnold  
Sumter County Administrator  
7375 Powell Road  
Wildwood, FL 34785

Re: Annexation of Parcel Q30-011, Q30-014 and Q30-015

Mr. Arnold:

The City is in receipt of a voluntary annexation application for the above parcel. Parcel Q30-011, Q30-014 and Q30-015 is approximately 195.5 acres.

I have attached a copy of the application, location map, and boundary map for your records.

Pursuant to Florida Statutes 171.004(6), please accept this letter as notification of the City's intent to annex the property.

Regards,

Amy Flood  
City Clerk  
City of Webster  
352-797-2073

**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:**

**North Farm Real Estates, LLC**

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

**SUMTER COUNTY**  
**PARCEL NUMBER:**

1. Q30-014
2. Q30-015
3. Q30-011

**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 18<sup>th</sup> day of Sept, 2024.

OWNER(S) OR LEGAL REPRESENTATIVE

[Signature] \_\_\_\_\_ Signature      Carl Reel \_\_\_\_\_ Witness

This petition was acknowledged before me on 18 day of Sept, 2024. Personally known to me or identification provided personally known



Catherine A. Reel \_\_\_\_\_ Notary Signature

OFFICIAL USE ONLY:

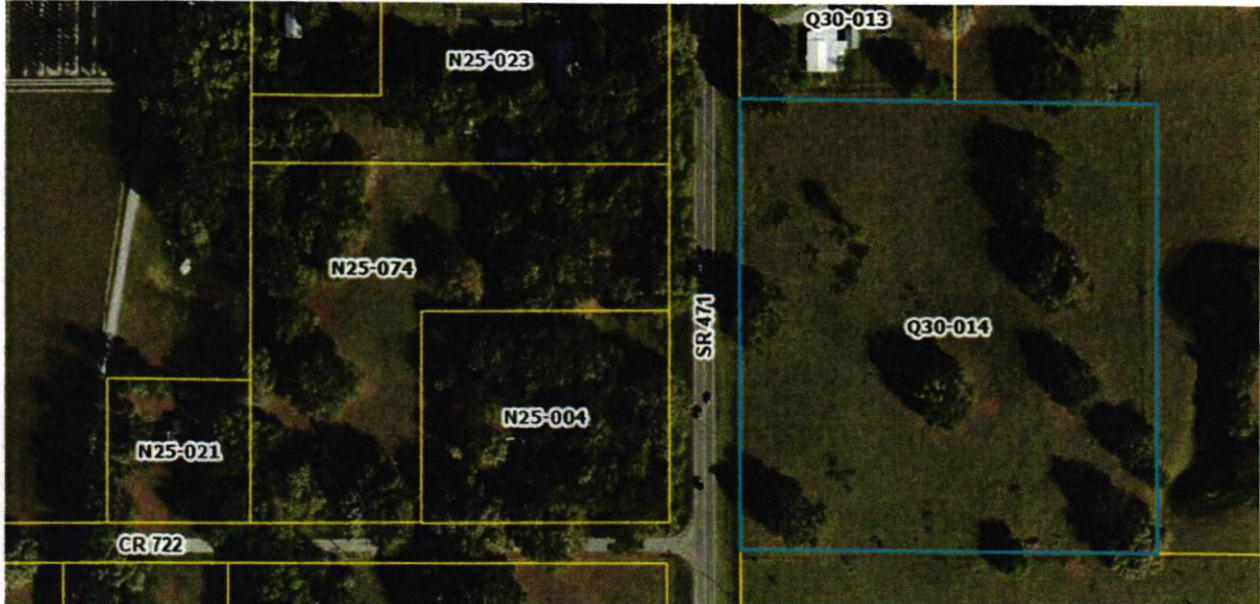
Received : City of Webster, Florida, on \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Present City Zoning \_\_\_\_\_.

Parcel Number Q30-014

Legal Description SW1/4 OF SW1/4 OF NW1/4

Acres 9



Parcel Number Q30-011

Legal Description N1/2 OF SW1/4 OF NW1/4 & SE1/4 OF SW1/4 OF NW1/4 & LESS BEG 663.5 FT N & 50 FT E OF SW COR OF NW1/4 RUN E 316.5 FT N 240 FT W 316.5 FT S 240 FT TO BEG

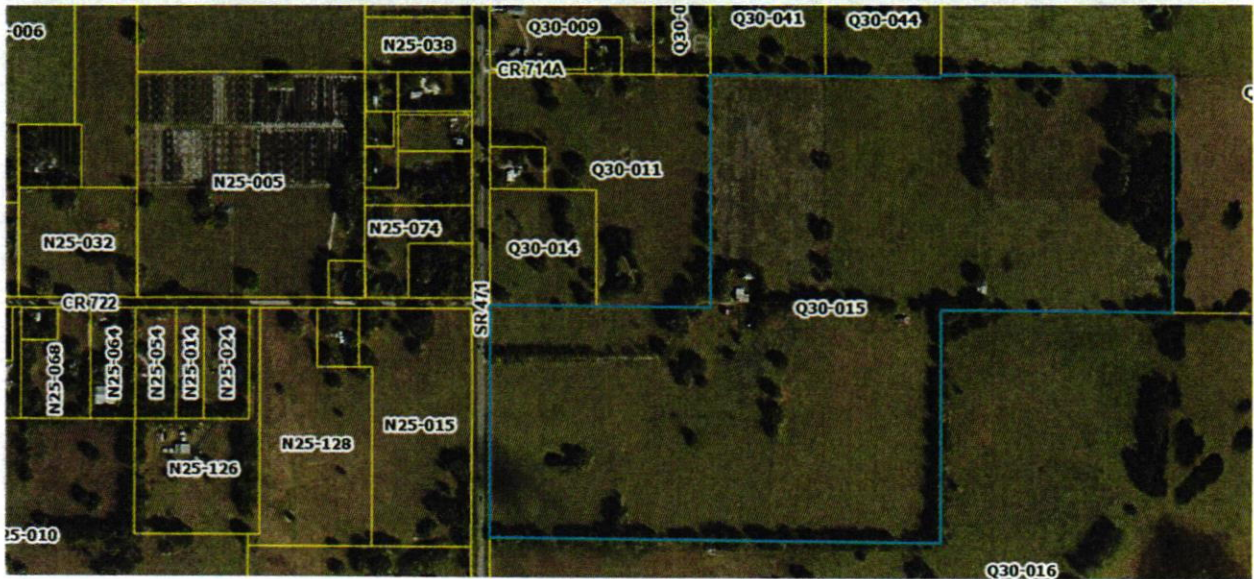
Acres 27.5



Parcel Number Q30-015

Legal Description SW1/4 OF NE1/4 & SE1/4 OF NW1/ 4 & N1/2 OF SW1/4 LESS RD RWY

Acres 159



# LOCALiQ

FEB 18 PM 1:19

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

PO Box 631244 Cincinnati, OH 45263-1244

## AFFIDAVIT OF PUBLICATION

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

STATE OF WISCONSIN, COUNTY OF BROWN

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

02/13/2025

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 02/13/2025

Legal Clerk

Notary, State of WI, County of Brown

3-7-27

My commission expires

Publication Cost:	\$81.00	
Tax Amount:	\$0.00	
Payment Cost:	\$81.00	
Order No:	10981196	# of Copies:
Customer No:	526687	1
PO #:	ORDINANCE NO 2025-01	

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

ORDINANCE NO. 2025-01

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA, ANNEXING BY VOLUNTARY PETITION CERTAIN REAL PROPERTY TAX IDENTIFICATION PARCEL NUMBERS Q30-011, Q30-014, Q30-015 LOCATED CONTIGUOUS TO THE CITY OF WEBSTER IN ACCORDANCE WITH THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, FLORIDA STATUTES, TOGETHER WITH ASSOCIATED RIGHTS-OF-WAYS; REDEFINING THE BOUNDARIES OF THE CITY OF WEBSTER TO INCLUDE SAID PROPERTY; AMENDING THE BOUNDARIES OF THE CITY IN ACCORDANCE WITH THE PROVISIONS OF SECTION 166.031, FLORIDA STATUTES; PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS; DIRECTING THE CITY CLERK TO RECORD THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT, WITH THE CHIEF ADMINISTRATIVE OFFICE OF SUMTER COUNTY AND WITH THE DEPARTMENT OF STATE; PROVIDING FOR LEGAL DESCRIPTION AND A MAP AND PROVIDING FOR THE INCORPORATION OF THAT EXHIBIT; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND THE TAKING OF ADMINISTRATIVE ACTIONS AND PROVIDING FOR AN EFFECTIVE DATE.

This item will be heard at the Webster City Council Meeting of February 20, 2025, at 6pm. Webster City Hall Council Chambers, 85 E Central Ave., Webster, FL 33597.

2/13/25

KAITLYN FELTY  
Notary Public  
State of Wisconsin



**ORDINANCE NO. 2025-02**

**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 195.5 ACRES (TAX PARCEL IDENTIFICATION NUMBERS Q30-011, Q30-014 & Q30-015), AND DESCRIBED IN THIS ORDINANCE FROM THE AGRICULTURE FUTURE LAND USE DESIGNATION (COUNTY) TO THE MIXED USE 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**, North Farm Real Estate, LLC mailing address: 6831 Lake View Dr, Yalaha, FL 34797 (Tax Parcel Identification Numbers Q30-011, Q30-014 & Q30-015), is the owner of the property which is the subject of this Ordinance; and

**WHEREAS**, the real property, totaling 195.5 +/- acres in size, is located on the Southeastern corner of SR 471 and CR 714A; and

**WHEREAS**, North Farm Real Estate, LLC 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 Mixed Use 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 Mixed Use 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 large 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 large scale amendment set forth in this Ordinance shall not become effective until the State land planning agency or the Administration Council, respectively, issues a final order determining that the subject large scale amendment is in compliance with controlling Florida Statutes.

**PASSED AND ENACTED this 20th day of February 2025.**

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

\_\_\_\_\_  
**Ana Vigoa, Mayor**

**ATTEST:**

**Approved as to form and  
legality:**

\_\_\_\_\_  
**Amy Flood  
City Clerk**

\_\_\_\_\_  
**William L. Colbert  
City Attorney**



ATTACHMENT 2  
Legal Description

Parcel #1 (Q30-011): NE 1/4 OF SW 1/4 OF NW 1/4 AND SE 1/4 OF SW 1/4 OF NW 1/4 AND NW 1/4 OF SW 1/4 OF NW 1/4 IN SECTION 30, TOWNSHIP 21 SOUTH, RANGE 23 EAST, LYING IN SUMTER COUNTY FLORIDA; LESS: BEGIN AS A POINT 783.05 FEET NORTH AND 50 FEET EAST OF SW CORNER OF NW 1/4 SECTION 30, TOWNSHIP 21 SOUTH, RANGE 23 EAST, RUN 181.50 FEET, NORTH 120 FEET, WEST 181.50 FEET, SOUTH 120 FEET TO P.O.B.; LESS: BEGIN AT A POINT 663.05 FEET NORTH AND 50 EAST OF SW CORNER OF NW 1/4 SECTION 30, TOWNSHIP 21 SOUTH, RANGE 23 EAST, RUN EAST 181.50 FEET, NORTH 120 FEET, WEST 181.50 FEET, SOUTH 120 FEET TO P.O.B.; LESS: ROAD RIGHT-OF-WAY; LESS: BEGIN AT A POINT 663.05 FEET NORTH AND 231.50 FEET EAST OF THE SW CORNER OF THE NW 1/4 OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 23 EAST, RUN THENCE EAST 135.0 FEET, THENCE NORTH 240.0 FEET, THENCE WEST 135.0 FEET, THENCE SOUTH 240.0 FEET, TO THE POINT OF BEGINNING.

Parcel #2 (Q30-014): SW 1/4 OF SW 1/4 OF NW 1/4, DIXIE HIGHWAY GARDENS IN SECTION 30, TOWNSHIP 21 SOUTH, RANGE 23 EAST, LYING IN SUMTER COUNTY, FLORIDA; LESS: ROAD RIGHT-OF-WAY.

Parcel #3 (Q30-015): N 1/2 OF SW 1/4 AND SE 1/4 OF NW 1/4 AND SW 1/4 OF NE 1/4 IN SECTION 30, TOWNSHIP 21 SOUTH, RANGE 23 EAST, LYING IN SUMTER COUNTY, FLORIDA; LESS: ROAD RIGHT-OF-WAY

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

**PLANNING AND ZONING BOARD  
January 9, 2025**

**CITY OF WEBSTER CITY COUNCIL  
January 16, 2025  
March 20, 2025**

<b>CASE NUMBER:</b>	LU24-000017
<b>LANDOWNER:</b>	North Farm Real Estate LLC
<b>REQUESTED ACTION:</b>	Large-scale comprehensive plan amendment to change the future land use from County Agriculture to City of Webster Mixed Use on 195.5 acres MOL following annexation
<b>PARCEL NUMBERS:</b>	Q30-011, Q30-014 & Q30-015
<b>LEGAL DESCRIPTION:</b>	Attachment A
<b>EXISTING ZONING:</b>	County Agriculture Minimum Ten Acres with Conventional Housing (A10C), County Rural Residential Minimum Five Acres with Conventional Housing (RR5C), County Residential Six Units per Acre with Conventional Housing (R6C)
<b>EXISTING USE:</b>	Agricultural
<b>FUTURE LAND USE:</b>	County Agricultural, proposed to be City of Webster Mixed Use
<b>PARCEL SIZE:</b>	195.5 acres MOL
<b>GENERAL LOCATION:</b>	Webster area – Southeastern corner of SR 471 & CR 714A (Map 1)

## **GENERAL DESCRIPTION AND BACKGROUND**

The applicant is requesting a Large-Scale Future Land Use Amendment on 195.5 acres MOL to change the Future Land Use assignment of parcels Q30-011, Q30-014 & Q30-015 from County Agriculture to City of Webster Mixed Use, allowing them to develop the parcels into mix of housing types and commercial uses on the parcels. The application site is located within the Webster Joint Planning Area in the Southeastern corner of SR 471 & CR 714A. The surrounding parcels have a future land use of County Agriculture, Webster Rural Residential, and Webster Heavy Commercial (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

Eastern portions of the site are located within FEMA Flood Zone A. A nesting habitat for the Florida sandhill crane was identified on the site. The site also contains approximately 2.6 acres of wetlands.

### 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 1.1.2 Development Pattern**

Land development regulations shall encourage a development pattern that maximizes the utilization of existing and planned infrastructure, promotes a vibrant economy, and protects agricultural and natural resources. Such regulations shall address the following:

- a. Focus urban development to areas with appropriate existing or planned centralized water and sewer infrastructure;
- b. Encourage adaptive reuse and/or redevelopment of existing facilities;
- c. Promote a diverse economy by providing appropriate and adaptable development standards that encourage economic development in areas most suitable for development;
- d. Preserve the scenic character of rural roads by specifying setbacks and buffers along collector and arterial roads, as defined by Sumter County Engineering Manual 2015;
- e. Encourage higher densities and intensities of development to be located in Urban Areas, inside the Urban Development Area (UDA) where centralized water and sewer facilities and services are available.
- f. Encourage the clustering of dwellings by providing incentives such as allowing shared access drives, zero lot lines, and density bonuses;
- g. Require that allowable development be located on the least sensitive portion of the site, considering natural resources and areas of special flood hazard;
- h. Require minimum open space for subdivisions in agricultural and rural residential land use areas; and
- i. Protect natural resources such as wetlands, 100-year floodplains, rivers, streams, natural aquifer recharge areas, and other significant natural systems.

*The proposed Master Planned Development meets FLU Policy 1.1.2(a), (c), (e), and (i). The site is located within both the Webster Joint Planning Area (JPA) as well as Sumter County's Urban Development Area. The development will utilize the City's centralized water and sewer facilities. The applicant also submitted a conceptual plan that displays the clustering of a range of housing types, incorporation of wetlands with buffer area, and a diverse array commercial uses to promote economic growth.*

### **Policy 1.2.1 Density and Intensity**

The Future Land Use Maps for the County (Map 1-1), Center Hill (Map 1-2), Coleman (Map 1-3), and Webster (Map 1-4) shall designate areas for the uses listed in Table 1.1 and shall not exceed the maximum development potential contained in the table. The maximum density or intensity shown in the table is subject to limitations of the other policies of this comprehensive plan, land development regulations, and availability of central water and sewer services.

*The proposed development will be phased so that it does not exceed maximum densities and intensities. The development meets the limitations of the comprehensive plan and land development*

*regulations. Additionally, the City has indicated to the applicant that it will work with them to serve the proposed centralized water and sewer services.*

**Policy 1.2.2 Gross Land Area for Density and Intensity Calculations**

Unless otherwise specified in a specific policy of this comprehensive plan, gross land area shall be construed to represent all land under common ownership proposed for development and shall be used to calculate densities and intensities.

*The proposed amendment area is 195.5 acres MOL, consisting of three contiguous parcels under a single common owner. Wetlands make up approximately 2.6 acres and are shown within the applicant's conceptual plan as being preserved along with a 50-foot buffer area.*

**Policy 1.2.8 Mixed-use**

The "Mixed-use" future land use category is designed for Development of Regional Impact (DRI) projects or Planned Unit Development (PUD) projects and shall be applied only upon approval of a Development Order (DO) approved by the local governing board. A master plan of development that meets the PUD standards within the land development regulations and this comprehensive plan must be approved by the local governing board. This land use will be authorized through a Future Land Use Map Amendment processed concurrently with the DRI or PUD application.

- a. This land use category may be located within or outside the UDA;
- b. Central water and sewer must be available;
- c. The master site plan for the related DRI or PUD must include a minimum of three (3) distinct land uses (residential, commercial, office, industrial, institutional, public services, parks and open). No one land use may exceed 70% of the total land uses and no one land use may be less than 15% of the total land uses. However, if the DRI or PUD is within a designated Economic Activity Center on the Future Land Use Map, then the mix of land uses shall be exempt from the above land use percentages and shall provide an appropriate mix of land uses to promote the economic development intent of the project. In no case shall a DRI or PUD be fully residential.
- d. Density, intensity, appropriate land uses, and open space shall be in accordance with adopted PUD standards in Policies 1.4.1 through 1.4.8.

*The proposed amendment is consistent with the Mixed Use future land use designation. The proposed development will be connected to centralized water and sewer services, which the City has committed to serving in phases. The proposed uses within the development includes single family residential, multifamily units, a variety of commercial uses, office space, and storage.*

**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. Additionally, the proposed development maximizes compact growth of both residential and commercial properties.*

**Policy 1.3.4 Urban Development Area**

An Urban Development Area (UDA) is established and depicted on the Future Land Use Map. The UDA encompasses those lands that are or expected to become urban through 2045. The UDA shall encompass the city boundaries, MSAs adopted by the Interlocal Service Boundary Agreements, pursuant to Chapter 171, Part II, Florida Statutes, and those lands appropriate for urbanization and are able to be served or planned to be served by appropriate public infrastructure.

- a. Economic development activities and the provision of urban infrastructure within the UDA shall be strongly encouraged;
- b. The Urban Residential future land use category shall only be located within the UDA;
- c. Agriculture land use category may only be located outside the UDA or within the UDA where it:
  - i. serves as a holding area in anticipation of future annexation consistent with the MSAs approved between the County and the cities of Bushnell, Center Hill, Coleman, Webster, and Wildwood,
  - ii. if it is within the jurisdiction of the Cities; or
  - iii. is held under a perpetual conservation easement, or similar legal instrument, dedicated to a public agency for resource conservation purposes while allowing for continued agricultural uses.
- d. Developments within the UDA shall connect to central water and sewer if available by a municipality, a private not-for-profit utility, or other off-site utility provider. Where central water or sewer is not available within the UDA, on-site facilities shall be provided in accordance with the provisions of Chapter 64E-6, Florida Administrative Code. Use of wells, septic tanks or package treatment plants in these areas shall be considered a temporary measure and future connection to central water and sewer shall be required when available.

*The City of Webster has indicated to the applicant that they will serve the proposed phased development with central water and sewer as they become available.*

**Policy 1.3.6 Protection of Rural Areas**

Rural and agricultural areas shall be protected from premature urbanization by managing the UDA restrictions. Areas shall be provided outside this UDA where agriculture and rural land uses can coexist and flourish without mandating the preservation of agriculture through government regulations.

- a. Urban and suburban uses incompatible with agricultural uses shall be directed toward areas appropriate for urban development such as within UDA, MSAs, and Economic Activity Centers (Map 8-1 – Economic Development Element);
- b. Small-scale agribusinesses (neighborhood commercial and industrial) shall be encouraged within rural and agricultural areas where there is direct access to a collector or arterial road. The agribusiness must directly support the surrounding agricultural uses; and
- c. Home occupations and cottage industries that complement the rural character of the agricultural area and promote self-sufficiency shall be encouraged when compatible with surrounding land uses.

*The proposed development meets FLU Policy 1.3.6(a) as the site is located within Sumter County's Urban Development Area (UDA). The site is also located approximately one quarter mile south of a designated Economic Activity Center.*

**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 will affect the City's Capital Improvements program, requiring an amendment to the Capital Improvement Plan at the Development Order approval stage.

**WEBSTER CITY COUNCIL**

Webster City Council held a public hearing on the proposed amendment on January 16, 2025 and recommended approval to transmit the item to the Florida Department of Commerce.

**FLORIDA DEPARTMENT OF COMMERCE**

The Florida Department of Commerce sent a letter dated February 21, 2025 containing (1) Technical Assistance Comment suggesting intergovernmental coordination with both the Southwest Florida Water Management District (SWFWMD) and the Florida Fish and Wildlife Conservation Commission (FWC) to incorporate comments from their respective letters dated January 29, 2025 and February 7, 2025.

The City of Webster acknowledged the comments supplied by the SWFWMD and has already begun to work with their engineer of record, Mittauer and Associates, to provide an updated Water Supply Plan to submit to SWFWMD.

The applicant addressed the comments submitted by FWC and the Florida Department of Transportation (FDOT) in an attached letter dated March 10, 2025.

#### **PLANNING DIVISION STAFF CONCLUSIONS**

Staff has reviewed proof of ownership and authorizations. The proposed amendment is consistent with the applicable policies of the Unified Comprehensive Plan. Staff recommends APPROVAL.

#### **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: 24**

February 21, 2025

The Honorable Don Wiley  
Chairman, Sumter County  
Board of County Commissioners  
7375 Powell Road  
Wildwood, Florida 34785

Dear Chairman Wiley,

FloridaCommerce has reviewed Sumter County's ("County") proposed comprehensive plan amendment (Amendment No. 25-02ESR), received on January 22, 2025, pursuant to the expedited state review process in section 163.3184(2) and (3), Florida Statutes (F.S.). FloridaCommerce has identified no comment related to adverse impacts to important state resources and facilities within FloridaCommerce's authorized scope of review.

FloridaCommerce is, however, providing a technical assistance comment consistent with section 163.3168(3), F.S. The technical assistance comment will not form the basis of a challenge. It is offered either as a suggestion which can strengthen the County's comprehensive plan in order to foster a vibrant, healthy community or is technical in nature and designed to ensure consistency with the Community Planning Act in Chapter 163, Part II, F.S. The technical assistance comment is:

**Technical Assistance Comment [1]: Intergovernmental Coordination**

FloridaCommerce suggests that Sumter County coordinate with the Southwest Florida Water Management District to incorporate the comments from their January 29, 2025 correspondence into the adopted amendment. Furthermore, FloridaCommerce suggest the County coordinate with Florida Fish and Wildlife Conservation Commission to incorporate the comments from their February 7, 2025 correspondence into the adopted amendment.

The County should act by choosing to adopt, adopt with changes or not adopt the proposed amendment. For your assistance, the procedures for adoption and transmittal of the comprehensive plan amendment are enclosed. In addition, the County is reminded that:

- Section 163.3184(3)(b), F.S., authorizes other reviewing agencies to provide comments directly to the County. **If the County receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption.**
- **The second public hearing**, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to FloridaCommerce and any affected party that provided comment on the amendment pursuant to section 163.3184(3)(c)1., F.S.

- **The adopted amendment must be transmitted to FloridaCommerce within ten working days after the final adoption hearing or the amendment shall be deemed withdrawn pursuant to 163.3184(3)(c)2., F.S. Under section 163.3184(3)(c)2. and 4., F.S., the amendment effective date is 31 days after FloridaCommerce notifies the County that the amendment package is complete or, if challenged, until it is found to be in compliance by FloridaCommerce or the Administration Commission.**

If you have any questions concerning this review, please contact Avian Williams, Planning Analyst, at (850)-717-8504 or via email at Avian.Williams@Commerce.fl.gov.

Sincerely,



James D. Stansbury, Chief  
Bureau of Community Planning and Growth

JDS/aw

Enclosure(s): Procedures for Adoption  
Agency Comments

cc: Jared Oberholtzer, Planner, Sumter County  
John Patterson, AICP, East Central Florida Regional Planning Council  
Tara McCue, Executive Director, East Central Florida Regional Planning Council



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# Southwest Florida Water Management District

2379 Broad Street, Brooksville, Florida 34604-6899  
(352) 796-7211 or 1-800-423-1476 (FL only)  
WaterMatters.org

**Bartow Office**  
170 Century Boulevard  
Bartow, Florida 33830-7700  
(863) 534-1448 or  
1-800-492-7862 (FL only)

**Sarasota Office**  
78 Sarasota Center Boulevard  
Sarasota, Florida 34240-9770  
(941) 377-3722 or  
1-800-320-3503 (FL only)

**Tampa Office**  
7601 U.S. 301 North  
Tampa, Florida 33637-6759  
(813) 985-7481 or  
1-800-836-0797 (FL only)

**Michelle Williamson**  
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**John Mitten**  
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**Jack Bispham**  
Secretary, Manatee

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Pasco

**Robert Stern**  
Hillsborough

**Nancy Watkins**  
Hillsborough, Pinellas

**Brian J. Armstrong, P.G.**  
Executive Director

January 29, 2025

Mr. Jared Oberholtzer, Planner  
Sumter County  
7375 Powell Road, Suite 115  
Wildwood, FL 34785

Subject: **Sumter 25-2ESR**

Dear Mr. Oberholtzer:

The Southwest Florida Water Management District (District) has reviewed the proposed amendment package which includes a map amendment identified as North Farm Real Estate, LLC. We offer the following technical assistance comment for consideration.

### Regional Water Supply

1. Section 163.3177(6)(c)4, F.S., requires that local governments update their Ten-Year Water Supply Facility Work Plans (Work Plans) within 18 months of the local water management district's approval of its Regional Water Supply Plan (RWSP). The District last updated its RWSP in November of 2020; however, we still have not received the City of Webster's Work Plan update. District staff is available to provide technical assistance in this effort.

### Floodplains and Floodprone Areas/Wetlands and Other Surface Waters

2. No comments.

The following comments address regulatory matters:

- District records indicate a Water Use Permit (WUP) was issued for agricultural activities on the site (WUP No. 20004644.004). If any changes in permitted land use or ownership are proposed, early coordination with the District's WUP staff is encouraged. For assistance or additional information concerning the District's WUP program, please contact Jerry Harding, water use evaluation and compliance manager, at (813) 985-7481 or [jerry.harding@swfwmd.state.fl.us](mailto:jerry.harding@swfwmd.state.fl.us).
- According to District records, there are existing wells on the site. If these wells are no longer proposed for use, they would need to be properly abandoned in accordance with the requirements of Rule 40D-3.531, F.A.C. For assistance or additional information, please contact Dave Arnold, well construction manager, at (813) 985-7481 or [davidn.arnold@watermatters.org](mailto:davidn.arnold@watermatters.org).

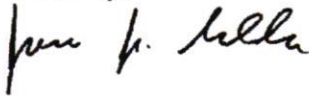


Mr. Jared Oberholtzer, Planner  
January 29, 2025  
Page 2

- A preapplication meeting with District Environmental Resource Permit (ERP) staff is encouraged prior to any site work. For assistance or additional information concerning the District's ERP program, please contact Rob McDaniel, ERP valuation manager, at (813) 985-7481 or [rob.mcdaniel@watermatters.org](mailto:rob.mcdaniel@watermatters.org).

We appreciate this opportunity to participate in the review process. If you have any questions or require further assistance, please do not hesitate to contact me at (352) 269-6937 or [james.golden@watermatters.org](mailto:james.golden@watermatters.org).

Sincerely,



James J. Golden, AICP  
Senior Planner

JG

cc: Barbara Powell, DOC  
Lindsay Weaver, DEP  
Carriann Adkins, SWFWMD  
Dave Arnold, SWFWMD  
Jerry Harding, SWFWMD  
Rob McDaniel, SWFWMD



March 10, 2025

Mr. Jared Oberholtzer  
Sumter County Development Services  
7375 Powell Road  
Wildwood, FL 34785

**Re: Drawdy (#2026-1)  
North Farm Responses**

Dear Mr. Oberholtzer:

Pursuant to your request via email dated March 5, 2025 please find below our firm's responses regarding FWC, FDOT, and FloridaCommerce comments.

We agree with the response provided by Stillwater Environmental dated March 7, 2025 regarding the comments made by FWC. We also concur with the comments provided by FDOT and the owner/applicant will coordinate with FDOT during the development permitting process and will provide a copy of the Transportation Impact Analysis at that time. We also do not object that the comments made by FloridaCommerce regarding incorporation of the comments from FWC and FDOT be incorporated into the adopted amendment.

Should you have any questions, please contact our office.

Sincerely,

Michael W. Rankin

cc: John Drawdy  
Dan Tatro  
File



**Florida Fish and Wildlife Conservation Commission**

Commissioners  
**Rodney Barreto**  
Chairman  
Coral Gables

**Steven Hudson**  
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**Sonya Rood**  
St. Augustine

Office of the  
Executive Director  
**Roger A. Young**  
Executive Director

**Charles "Ret" Boyd**  
Assistant Executive Director

**George Warthen**  
Chief Conservation Officer

**Jessica Crawford**  
Chief of Staff

Division of Habitat and  
Species Conservation  
**Melissa Tucker**  
Director

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Hearing/speech-impaired:  
800-955-8771 (T)  
800 955-8770 (V)

MyFWC.com

February 7, 2025

Jared Oberholtzer  
Sumter County Board of County Commissioners  
7375 Powell Rd, Suite 115  
Wildwood, Florida 34785  
[Jared.oberholtzer@sumtercounty.gov](mailto:Jared.oberholtzer@sumtercounty.gov)

Re: Sumter County 25-02ESR (LU24-000017 City of Webster), Comprehensive Plan Amendment

Dear Mr. Oberholtzer:

Florida Fish and Wildlife Conservation Commission (FWC) staff reviewed the above-referenced comprehensive plan amendment package and provides the following comments and recommendations for your consideration in accordance with Chapter 163.3184, Florida Statutes. While there are no objections to the amendment, the following technical assistance information is provided to assist Florida Commerce, the County, and any applicants during the amendment review and future project planning.

**Project Description**

Sumter County transmitted a privately initiated comprehensive plan map amendment to change the Future Land Use Map designation from Sumter County-Agriculture to City of Webster-Mixed Use on approximately 195.5 acres. The site is located along the east side of State Road 471, approximately one mile south of the intersection with County Road 48. The dominant land covers on the project site consist of approximately 180 acres of improved pasture, 15 acres of fallow cropland, and less than one acre of marshes.

**Potentially Affected Resources**

A field review for the occurrence of protected flora and fauna on the site was conducted in August of 2024 by Stillwater Environmental Consultants. The *Environmental Analysis* states that no gopher tortoise (*Gopherus polyphemus*, State Threatened [ST]) burrows were observed and recommended that a survey of 100% of the suitable habitat be conducted prior to the initiation of construction activities. Nesting habitat for the Florida sandhill crane (*Antigone canadensis pratensis*, ST) was also observed on the site by the consultant, and surveys during the breeding season between February and April were recommended.

FWC staff conducted a geographic information system (GIS) analysis of the project area which confirmed the consultant's findings and also found that the project area is located near, within, or adjacent to:

- U.S. Fish and Wildlife Service (USFWS) Consultation Areas for the Everglade snail kite (*Rostrhamus sociabilis plumbeus*, Federally Endangered) and Florida scrub-jay (*Aphelocoma coerulescens*, Federally Threatened [FT])

- Potential habitat for the following species:
  - Wood stork (*Mycteria americana*, FT)
  - Eastern indigo snake (*Drymarchon couperi*, FT)
  - Southeastern American kestrel (*Falco sparverius paulus*, ST)
  - Florida burrowing owl (*Athene cunicularia floridana*, ST)

## Comments and Recommendations

### Gopher Tortoise

The project area may have potential habitat for the gopher tortoise. The applicant should refer to the *Gopher Tortoise Permitting Guidelines* (revised April 2023) (<http://www.myfwc.com/license/wildlife/gopher-tortoise-permits/>) for survey methodology and permitting guidance prior to any development activity. Specifically, the permitting guidelines include methods for avoiding impacts (such as preservation of occupied habitat) as well as options and state requirements for minimizing, mitigating, and permitting potential impacts of the proposed activities. Any commensal species observed during burrow excavation should be handled in accordance with Appendix 9 of the *Guidelines*. For questions regarding gopher tortoise permitting, please contact Erik Phillips by phone at (850) 921-1020 or at [Erik.Phillips@MyFWC.com](mailto:Erik.Phillips@MyFWC.com).

### Florida Sandhill Crane

As noted by Stillwater Environmental Consultants, the site may provide foraging habitat for Florida sandhill crane, and the marshes onsite may provide potential nesting habitat for this species. FWC staff recommends that surveys for nesting Florida sandhill cranes be conducted prior to construction activities and during the December through August breeding season. If construction occurs over several years, it may be necessary to conduct surveys each year as Florida sandhill cranes do not nest in the same location every year. If active nests are identified onsite, the *Species Conservation Measures and Permitting Guidelines for Florida Sandhill Crane* (<https://myfwc.com/media/11565/florida-sandhill-crane-guidelines.pdf>) recommends that the nest site be buffered by 400 feet (122 meters) to avoid disturbance by human activities. If nesting is discovered after construction has begun or if maintaining the recommended buffer is not possible, the applicant can contact FWC staff identified below to discuss potential permitting needs. Additional information and guidance for conducting Florida sandhill crane surveys can be found in the *Guidelines*.

### Florida Burrowing Owl

Suitable habitat for Florida burrowing owls may be found on the project site. Burrowing owls typically occupy areas with short groundcover such as agricultural fields and prairies. FWC staff recommends that pre-construction surveys be conducted to ensure that no burrowing owl burrows occur onsite. Additional information and guidance for conducting burrowing owl surveys can be found in the *Species Conservation Measures and Permitting Guidelines for the Florida Burrowing Owl* (<https://myfwc.com/media/2028/florida-burrowing-owl-guidelines.pdf>). If burrowing owls are observed onsite, the applicant should coordinate with FWC staff identified at the close of this letter to discuss avoidance, minimization, and permitting options.

### Southeastern American Kestrel

Suitable habitat for southeastern American kestrels may be found within the proposed project area. FWC staff recommends that kestrel surveys be conducted from April to August within potentially suitable foraging habitat according to the methodology outlined in FWC's *Species*

*Conservation Measures and Permitting Guidelines for the Southeastern American Kestrel* (<https://myfwc.com/media/24482/seamkestrelgl.pdf>). Surveys from May to July are ideal to avoid confusion with the migratory subspecies of American kestrel (*Falco sparverius sparverius*). Surveys may be completed outside of the April to August survey season when necessary, with any kestrels observed assumed to be southeastern American kestrels. Surveys are valid until the beginning of the following breeding season (March). If surveys encounter active nest cavities, FWC staff recommends avoiding project activities within 490 feet (150 meters) of the nest during the breeding season (March through July) to avoid disturbance. In areas of suitable kestrel habitat, the *Guidelines* also recommend retaining snags whenever possible.

If southeastern American kestrels are present and less than 124 acres of suitable foraging habitat will remain after project activities, Appendix A in the *Guidelines* should be consulted to determine if Significant Habitat Modification will occur. If nesting is discovered after construction has begun, if maintaining the recommended buffer is not possible, or if Significant Habitat Modification will occur, the applicant may contact FWC staff identified below to discuss potential permitting needs.

#### Lakes and Ponds

According to materials provided with the transmittal package, multiple stormwater ponds would be created and a recreational trail is planned in close proximity to the existing natural marsh. The creation of these ponds and trails could provide potential wildlife habitat as well as a recreational area for fishing and wildlife viewing. Ponds can be managed for wildlife habitat, including wading birds and waterfowl. To best mimic natural pond conditions and provide potential habitat, the ponds should be constructed at no greater than a 4:1 slope, descending to two (2) feet below normal water levels. The addition of native wetland plants along this gradual slope could provide a vegetated littoral fringe which could increase the habitat value of the site and provide foraging or nesting areas for several wading bird species. Littoral fringe habitat may also provide spawning habitat for fish which would enhance future recreational fishing opportunities for the community. FWC staff recommends a commitment to long-term maintenance and development of a plan for managing exotic invasive plant species that can significantly degrade habitat values and impact ponds, wetlands and nearby natural areas. The Florida Wildlife Conservation Guide provides more information on this topic with suggested guidelines for construction and management of stormwater ponds (<https://myfwc.com/conservation/you-serve/recreation/pond-management/>).

#### Federal Species

This site may also contain habitat suitable for the federally listed species identified above. FWC staff recommends coordination with the USFWS Florida Ecological Services Office (ESO) as necessary for information regarding potential impacts to this species. The USFWS Florida ESO can be contacted by email at [fw4flesregs@fws.gov](mailto:fw4flesregs@fws.gov).

Jared Oberholtzer  
Page 4  
February 7, 2025

FWC staff appreciates the opportunity to provide input on this project and looks forward to working with the applicant throughout the permitting process. For specific technical questions regarding the content of this letter, please contact Catherine Hannan at (850) 491-9765 or by email at [Catherine.Hannan@MyFWC.com](mailto:Catherine.Hannan@MyFWC.com). All other inquiries may be sent to [ConservationPlanningServices@MyFWC.com](mailto:ConservationPlanningServices@MyFWC.com).

Sincerely,



Josh Cucinella  
Land Use Planning Program Administrator  
Office of Conservation Planning Services

jc/ch

Sumter County 25-02ESR\_60895\_02072025

Cc: Donna Harris, Department of Florida Commerce, [DCPexter@Commerce.fl.gov](mailto:DCPexter@Commerce.fl.gov)  
James Stansbury, Department of Florida Commerce, [james.stansbury@commerce.fl.gov](mailto:james.stansbury@commerce.fl.gov)



## Florida Department of Transportation

RON DESANTIS  
GOVERNOR

719 S. Woodland Boulevard  
DeLand, Florida 32720

JARED W. PERDUE, P.E.  
SECRETARY

February 21, 2025

Mr. David Rodriguez  
Planner  
Sumter County  
7375 Powell Road, Suite 115  
Wildwood, Florida 34785

Subject: Sumter County Proposed Comprehensive Plan Amendment 25-02ESR

Dear Mr. Rodriguez,

Pursuant to Section 163.3184(3), Florida Statutes (F.S.), in its role as a reviewing agency as identified in Section 163.3184(1)(c), F.S., the Florida Department of Transportation (FDOT) reviewed proposed text amendment Sumter 25-02ESR.

The amendment (locally known as LU24-000017) pertains to a map amendment to amend the Sumter County's Future Land Use Map (FLUM) to change the adopted Future Land Use (FLU) designation of 195.5+/- acres from Sumter County Agriculture to City of Webster Mixed Use. The affected parcels are within the Urban Development Area and located on the east side of SR 471, just east of CR 722 in Sumter County, Florida.

The proposed amendment is not in conflict with the Future Land Use Element or with the Transportation Element.

### **Data and Analysis:**

LU24-000017 is a map amendment to change the future land use designation from Sumter County Agriculture (at 0.2 dwelling units per acre) to City of Webster Mixed-Use (at 8.0 dwelling units per acre and a 0.75 FAR), which will result in a significant increase in traffic impacts. Based on the *Traffic Impact Analysis Methodology Memo* dated October 15, 2024, by Walsh Traffic Engineering, the Maximum Potential Development is approximately 1,456 dwelling units, 400,000 square feet of shopping center and 40,000 square feet of office. The proposed will result in a potential increase of 24,313 daily trips, when compared to the adopted land use designation.

Table 1 summarizes the maximum potential development trips for the adopted and proposed FLU designations.

**Table 1: Trip Generation Comparison**

Future Land Use		Density/Intensity		Acreage	ITE LUC		Maximum Yield	Units	Total Daily Trips
Adopted	Sumter County Agriculture	0.2	DU/Acre	195.5	210	Single-Family Residential	39	DUs	424
	<b>Total Gross Trips</b>								<b>424</b>
Proposed <sup>1</sup>	City of Webster Mixed Use	8	DU/Acre	182.0	220	Residential	1,456	DUs	9,410
		0.75	FAR	12.2	820	Shopping Center	400	KSF	14,804
		0.75	FAR	1.2	710	General Office	40	KSF	523
	<b>Total Gross Trips</b>								<b>24,737</b>
<b>Net Gross Trips</b>									<b>24,313</b>

Notes: <sup>1</sup> Potential Development based on Traffic Impact Analysis Methodology Memo dated October 15, 2024, by Walsh Traffic Engineering assuming the shopping center (400KSF) and office (40KSF) proposed square footages.

Within a three-mile radius, the only state facility is SR 471. Based on the 2045 background projected volumes (*not* accounting for the proposed CPA), SR 471 between SR 50 and NW 4<sup>th</sup> Avenue will exceed the adopted LOS capacity as summarized in Table 2 (below).

**Table 2: Segment Analysis**

Facility	From	To	Lanes 2023	Lanes 2045	Context Class. Future	AADT 2023	MSV Daily 2023	LOS Daily 2023	AADT 2045	MSV Daily 2045	LOS Daily 2045
SR 471	SR 50	CR 478A	2	2	C2	6000	16560	C	18000	16560	E
	CR 478A	SE 1 <sup>st</sup> Ave	2	2	C2T	9400	11040	C	21000	11040	F
	SE 1 <sup>st</sup> Ave	NW 4 <sup>th</sup> Ave	2	2	C3C	9400	12240		21000	12240	
	NW 4 <sup>th</sup> Ave	NW 10 <sup>th</sup> Ave	2	2	C3C	9400	15300	C	14000	15300	C
	NW 10 <sup>th</sup> Ave	CR 708	2	2	C2	9400	16560	D	16000	16560	D
	CR 708	CR 48	2	4	C3C	9400	12240	C	16000	24560	C
	CR 48	0.25 mi N of CR 48	2	4	C3C	8900	15300	C	22000	30700	
	0.25 mi N of CR 48	CR 476	2	4	C2	8900	8200	D	22000	45800	
CR 476	US 301	2	4	C2	8500	8200	D	29000	45800	B	

Source: SHS 2024 LOS Report – 202411115-D5

The Department recommends that the County and City coordinate with the Department, as the development moves into the zoning and/or planning phase. This would provide the Department with the opportunity to review any traffic-related documentation (i.e., traffic studies, potential SHS impacts and resulting mitigation) for the proposed development.



We appreciate the opportunity to review the proposed amendment. Please transmit a copy of the amendment, along with the supporting data and analysis, to the District upon its adoption. The Department reserves the right to comment if the proposed amendment changes between transmittal and adoption.

Thank you for coordinating the review of this proposed amendment with FDOT. If you have any questions, you may contact me at 386-943-5457 or by email at [james.rodriquez@dot.state.fl.us](mailto:james.rodriquez@dot.state.fl.us).

Sincerely,

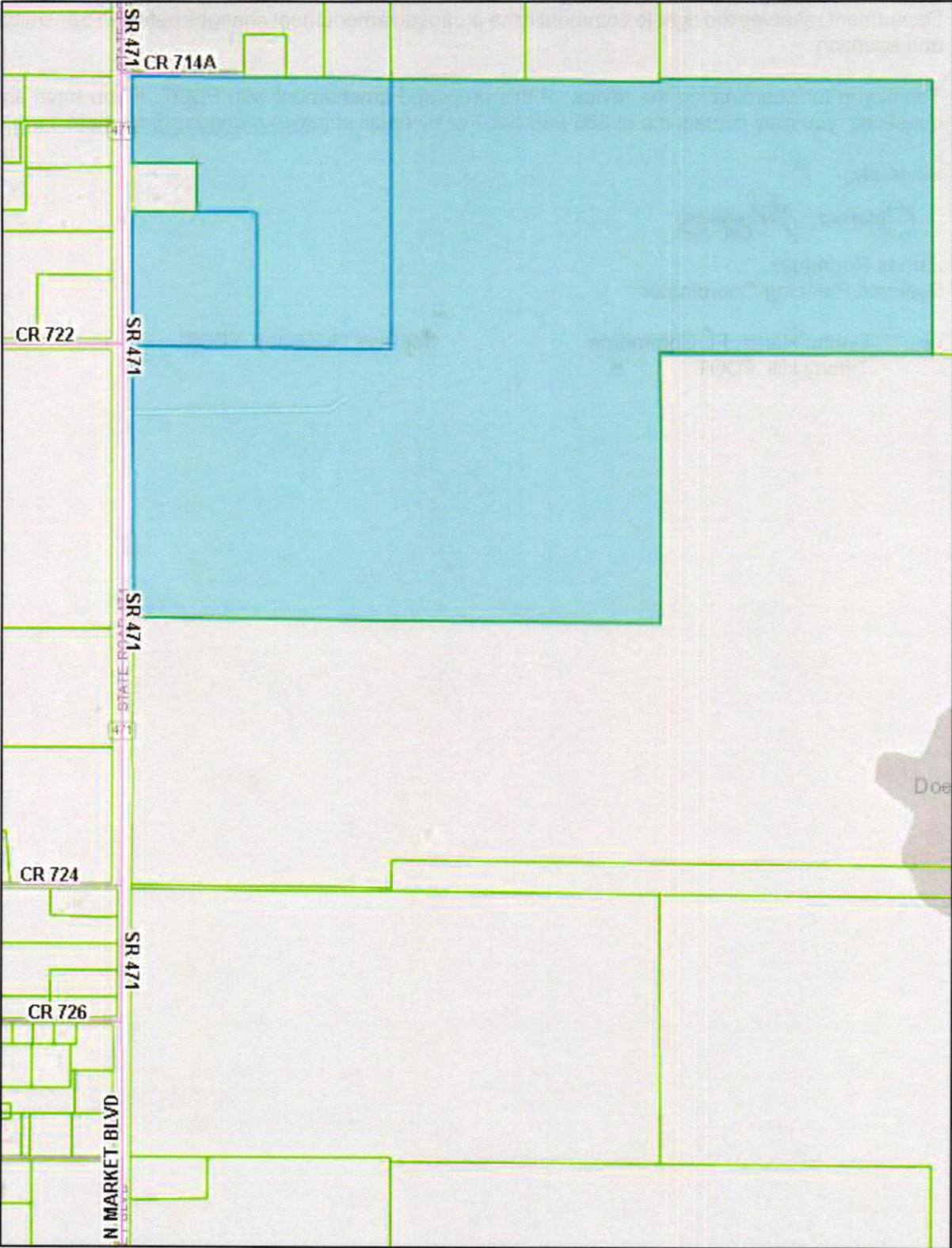
A handwritten signature in black ink that reads "James Rodriguez". The signature is written in a cursive style with a large initial "J" and "R".

James Rodriguez  
Systems Planning Coordinator

cc: Donna Harris, FL Commerce  
Tiffany Hill, FDOT

Melissa McKinney, FDOT

MAP 1: GENERAL LOCATION





**Attachment A**  
**Legal Description**

Parcel #1 (Q30-011): NE 1/4 OF SW 1/4 OF NW 1/4 AND SE 1/4 OF SW 1/4 OF NW 1/4 AND NW 1/4 OF SW 1/4 OF NW 1/4 IN SECTION 30, TOWNSHIP 21 SOUTH, RANGE 23 EAST, LYING IN SUMTER COUNTY FLORIDA; LESS: BEGIN AS A POINT 783.05 FEET NORTH AND 50 FEET EAST OF SW CORNER OF NW 1/4 SECTION 30, TOWNSHIP 21 SOUTH, RANGE 23 EAST, RUN 181.50 FEET, NORTH 120 FEET, WEST 181.50 FEET, SOUTH 120 FEET TO P.O.B.; LESS: BEGIN AT A POINT 663.05 FEET NORTH AND 50 EAST OF SW CORNER OF NW 1/4 SECTION 30, TOWNSHIP 21 SOUTH, RANGE 23 EAST, RUN EAST 181.50 FEET, NORTH 120 FEET, WEST 181.50 FEET, SOUTH 120 FEET TO P.O.B.; LESS: ROAD RIGHT-OF-WAY; LESS: BEGIN AT A POINT 663.05 FEET NORTH AND 231.50 FEET EAST OF THE SW CORNER OF THE NW 1/4 OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 23 EAST, RUN THENCE EAST 135.0 FEET, THENCE NORTH 240.0 FEET, THENCE WEST 135.0 FEET, THENCE SOUTH 240.0 FEET, TO THE POINT OF BEGINNING.

Parcel #2 (Q30-014): SW 1/4 OF SW 1/4 OF NW 1/4, DIXIE HIGHWAY GARDENS IN SECTION 30, TOWNSHIP 21 SOUTH, RANGE 23 EAST, LYING IN SUMTER COUNTY, FLORIDA; LESS: ROAD RIGHT-OF-WAY.

Parcel #3 (Q30-015): N 1/2 OF SW 1/4 AND SE 1/4 OF NW 1/4 AND SW 1/4 OF NE 1/4 IN SECTION 30, TOWNSHIP 21 SOUTH, RANGE 23 EAST, LYING IN SUMTER COUNTY, FLORIDA; LESS: ROAD RIGHT-OF-WAY

## 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 195.5 acres does not comprise a substantial area of the city.**
- II. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.  
**The subject property is located in an area that is already planned for development due to being located within the Webster Joint Planning Area.**
- III. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.  
**The amending of land use for this property should not create any of the design patterns listed above but instead creates a centralized node for development due to being placed in the Webster Joint Planning Area and near an Economic Activity Center.**
- 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 adjacent to developed land to the north, west, and south and does not interact with any environmentally sensitive areas or major natural systems, and would be developed in a manner that is consistent with the Land Development Code.**
- V. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.  
**The proposed amendment should have no impact on bona-fide agricultural uses and looks to amend the land use that is consistent with the intended use and size of the property.**
- VI. Fails to maximize use of existing public facilities and services.  
**The subject property currently falls within the City of Webster utility service area and Joint Planning Area, and 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. The applicant has submitted an Environmental Analysis and indicated they will comply with all direction to preserve wetlands and natural habitats.**

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:

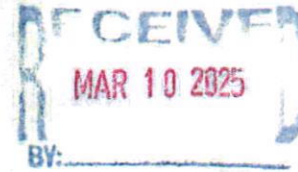
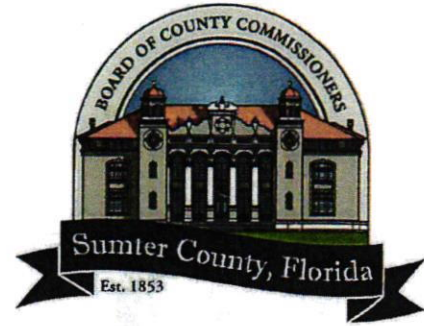
- (II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services. **The property falls under an existing utility service area and Joint Planning Area, resulting in efficient and cost-effective provision of public services if the property is developed.**
- (III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available. **The Master Planned Development's conceptual plan includes a variety of housing types**
- (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 as well as promote commercial growth.**

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

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401  
Website: <http://sumtercountyfl.gov>



HUNT CAROLYN PARKER  
2384 NW 102ND BLVD  
WILDWOOD, FL 34785

March 6, 2025

To property owners whose property boundaries are within a distance of **500 feet** of the outside perimeter of three (3) properties (Parcels Q30-011, Q30-014 & Q30-015) in the name of **North Farm Real Estate LLC** (see map on reverse side). The property owner is seeking a large scale comprehensive plan amendment and concurrent rezoning.

**LU24-000017** – Large scale comprehensive plan amendment to change the future land use from County Agricultural to City of Webster Mixed Use on 195.5 acres MOL following annexation.

**ZON24-000024** – Rezoning from County Residential Six Units per Acre with Conventional Housing (R6C), County Rural Residential Five Acres with Conventional Housing (RR5C), and County Agriculture Minimum Ten Acres with Conventional Housing (A10C) to City of Webster Master Planned Development (WMPD).

The City of Webster City Council will hold a Public Adoption Hearing for the Second & Final Reading and vote to send the adoption of the small-scale amendment to the State on **March 20, 2025** at **6:00 p.m.** at the **Webster City Hall, 85 E. Central Ave, Webster, FL 33597.**

Written comments submitted will be heard. Hearings may be continued from time to time as found necessary. Please return this form to: **SUMTER COUNTY PLANNING AND FLOODPLAIN DIVISION, 7375 Powell Road, Suite 115, Wildwood, Florida, 34785.** Alternatively, comments may be emailed to [pz@sumtercountyfl.gov](mailto:pz@sumtercountyfl.gov). **Please include the case numbers on all emails.** Questions should be directed to the Planning Division at (352) 689-4400.

- I support the above.  
 I have no comment on the above.  
 I do not support the above for the following reason(s): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Please return comments by email, drop-off, or USPS no later than **March 13, 2025.**  
 Case(s): **LU24-000017; ZON24-000024**

Debra K Butterfield, District 1  
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Andrew Bilardello, District 2  
Vice Chairman  
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Jeffrey A. Bogue, District 4  
2<sup>nd</sup> Vice Chairman  
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Donald Wiley, District 5  
Chairman  
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Bradley S. Arnold,  
County Administrator  
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7375 Powell Road  
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Erin Munz, Clerk & Auditor  
(352) 569-6600  
215 East McCollum Avenue  
Bushnell, FL 33513

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

3/8/25

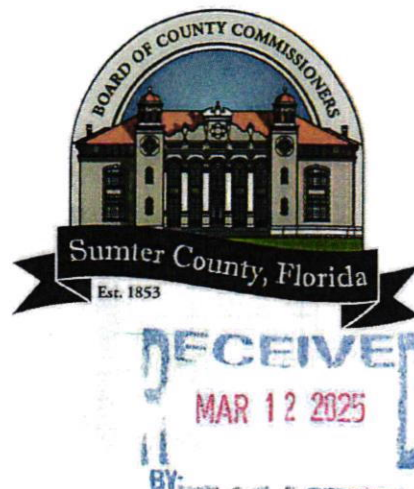


# General Location



# Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401  
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PARKER MARVIN LAMAR & HUNT CAR  
PO BOX 402  
WEBSTER, FL 33597

March 6, 2025

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 I do not support the above for the following reason(s): \_\_\_\_\_  
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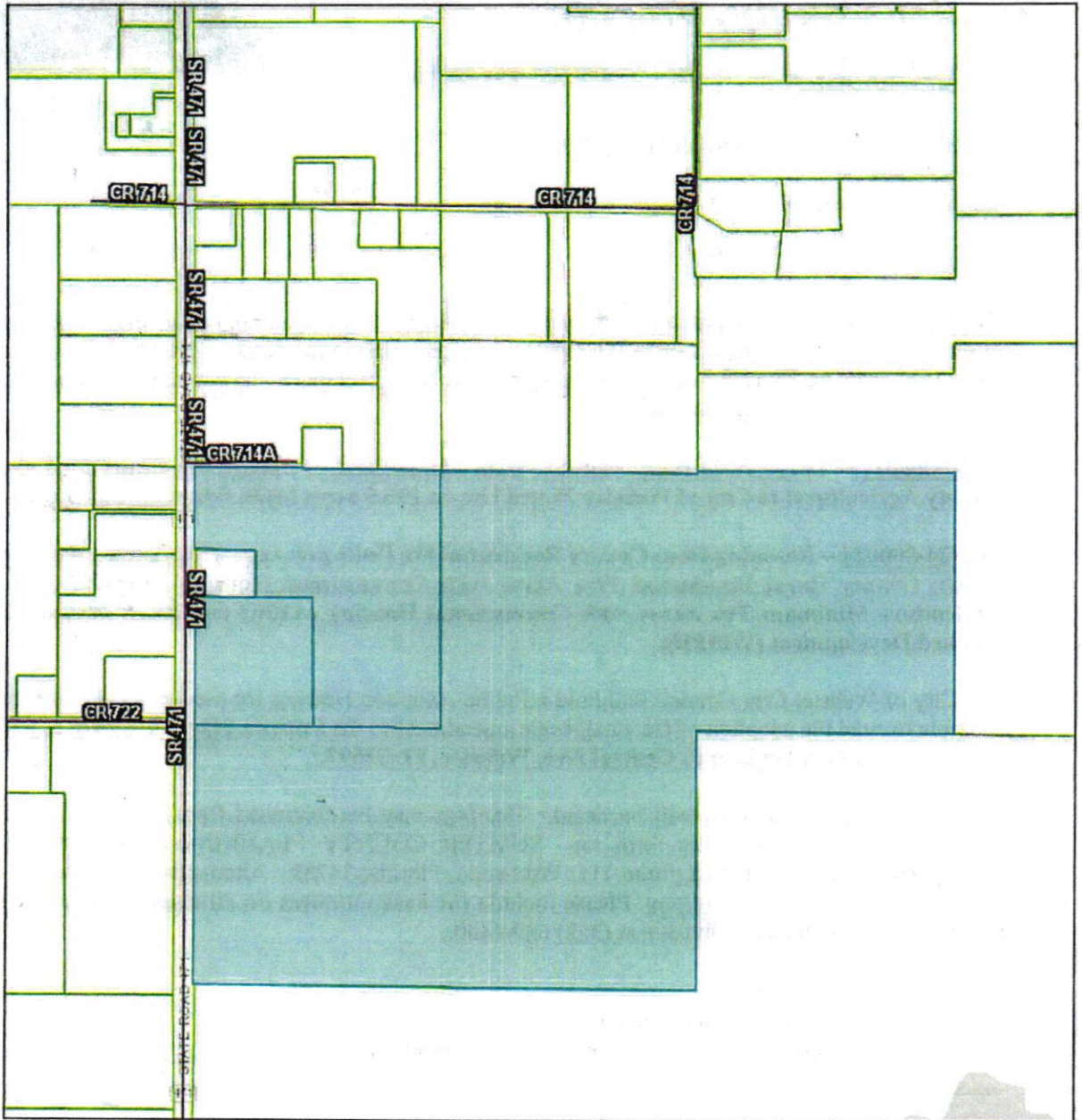
Donald Wiley, District 5  
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Erin Munz, Clerk & Auditor  
(352) 569-6800  
215 East McCollum Avenue  
Bushnell, FL 33513

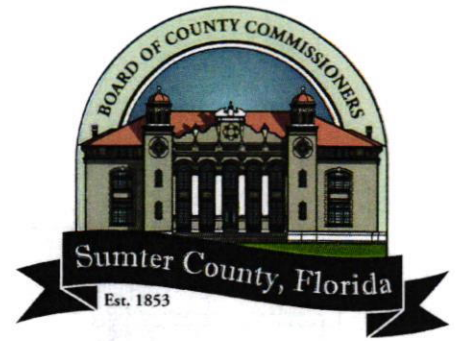
County Attorney  
The Hogan Law Firm  
Post Office Box 485  
Brooksville, Florida 34605

# General Location



# Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401  
Website: <http://sumtercountyfl.gov>



STARLING CHARLES C & JANICE J  
2956 CR 722  
WEBSTER, FL 33597

March 6, 2025

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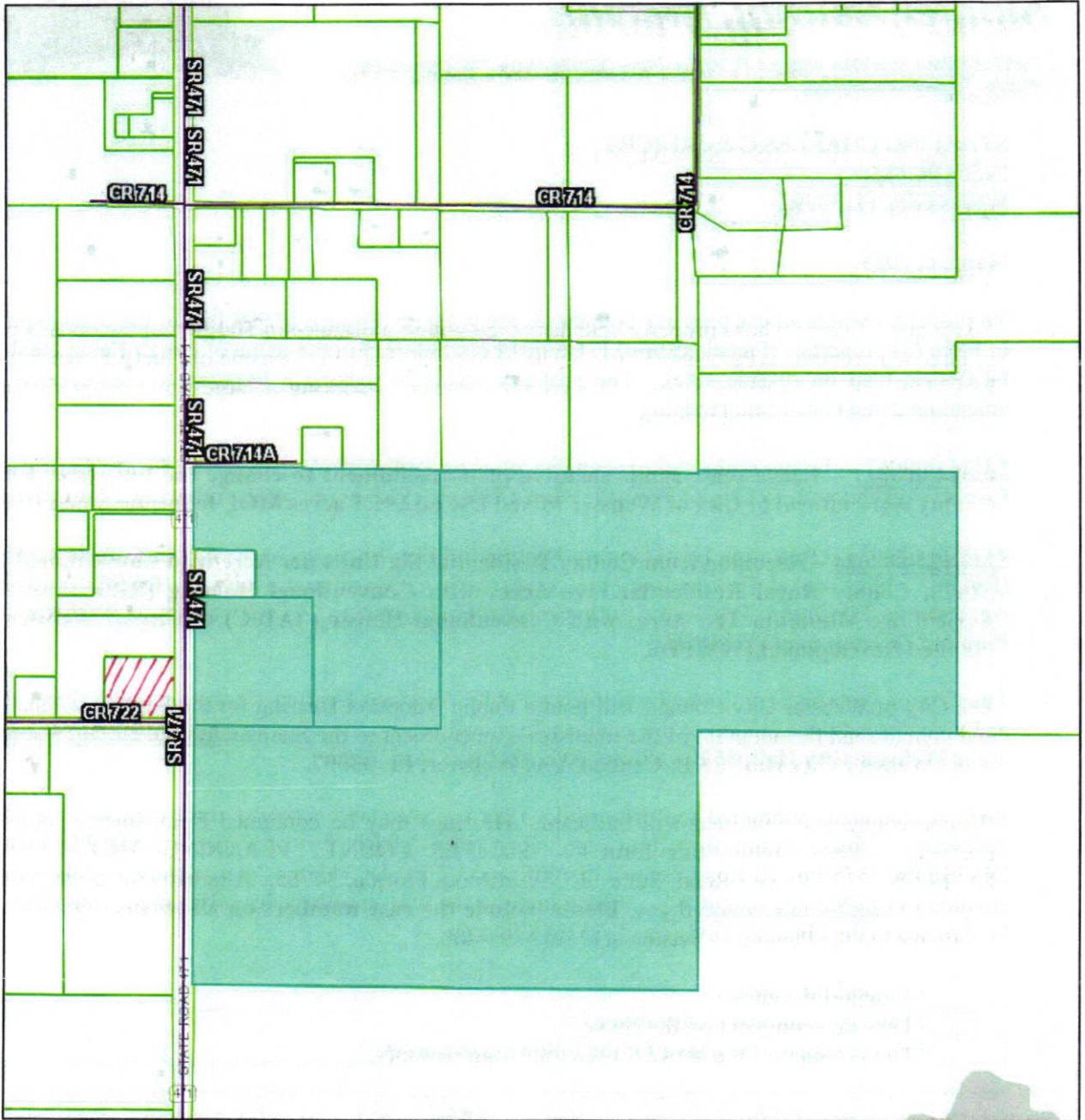
- I support the above.  
 I have no comment on the above.  
 I do not support the above for the following reason(s): \_\_\_\_\_

*We would like to attend and ask questions,*

Please return comments by email, drop-off, or USPS no later than **March 13, 2025.**  
Case(s): **LU24-000017; ZON24-000024**

Debra K Butterfield, District 1 (352) 689-4400 7375 Powell Road Wildwood, FL 34785	Andrew Bilardello, District 2 Vice Chairman (352) 689-4400 7375 Powell Road Wildwood, FL 34785	Todd Coon, District 3 (352) 689-4400 7375 Powell Road Wildwood, FL 34785	Jeffrey A. Bogue, District 4 2 <sup>nd</sup> Vice Chairman (352) 689-4400 7375 Powell Road Wildwood, FL 34785
Donald Wiley, District 5 Chairman (352) 689-4400 7375 Powell Road Wildwood, FL 34785	Bradley S. Arnold, County Administrator (352) 689-4400 7375 Powell Road Wildwood, FL 34785	Erin Munz, Clerk & Auditor (352) 569-6600 215 East McCollum Avenue Bushnell, FL 33513	County Attorney The Hogan Law Firm Post Office Box 485 Brooksville, Florida 34605

# General Location





## **MINUTES**

### **CITY OF WEBSTER**

City Hall, 85 E Central Avenue

February 20, 2025

Council Meeting

6:00 P.M.

#### ***I. CALL TO ORDER***

Pledge of Allegiance and Invocation.

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

We have a quorum.

#### ***II. APPROVAL OF THE MINUTES***

Councilmember Cherry made a motion for approval of the minutes for January 16, 2025, seconded by Mayor Pro-Tem Dorsey.

Vote was as follows:

Councilmember Cherry-Yes

Mayor Pro-Tem Dorsey-Yes

Mayor Vigoa-Yes

Motion passed 3-0

#### ***III. CONSENT AGENDA***

Julie Davis apprised the council about the audit for fiscal year 2023-2024.

#### ***IV. CITIZENS FORUM***

#### ***V. CORRESPONDENCE TO NOTE***

**VI. PUBLIC HEARINGS**

The second reading of Ordinance 2025-04 Annexation Parcel Id N24-053-Olen Quilling Family Partnership. Councilmember Cherry motioned to read by title only, seconded by Mayor Pro-Tem Dorsey.

Vote was as follows:  
Councilmember Cherry-Yes  
Mayor Pro-Tem Dorsey-Yes  
Mayor Vigoa-Yes  
Motion passed 3-0

City Clerk Amy Flood read the ordinance by title only.

Mayor Pro-Tem Dorsey made a motion to approve Ordinance 2025-04, seconded by Mayor Vigoa. County Planner Bradley Arnold apprised the council about Ordinance 2025-04.

Vote was as follows:  
Councilmember Cherry-Yes  
Mayor Pro-Tem Dorsey-Yes  
Mayor Vigoa-Yes  
Motion passed 3-0

The second reading of Ordinance 2025-05 Comp Plan Amendment, Parcel Id N24-053-Olen Quilling Family Partnership. Councilmember Cherry motioned to read by title only, seconded by Mayor Pro-Tem Dorsey.

Vote was as follows:  
Councilmember Cherry-Yes  
Mayor Pro-Tem Dorsey-Yes  
Mayor Vigoa-Yes  
Motion passed 3-0

City Clerk Amy Flood read the ordinance by title only.

Mayor Pro-Tem Dorsey made a motion to approve Ordinance 2025-05, seconded by Mayor Vigoa.

County Planner Bradley Arnold apprised the council about Ordinance 2025-05.

Vote was as follows:  
Councilmember Cherry-Yes  
Mayor Pro-Tem Dorsey-Yes  
Mayor Vigoa-Yes  
Motion passed 3-0

The second reading of Ordinance 2025-06 Rezoning, Parcel Id N24-053-Olen Quilling Family Partnership. Councilmember Cherry motioned to read by title only, seconded by Mayor Pro-Tem Dorsey.

Vote was as follows:  
Councilmember Cherry-Yes  
Mayor Pro-Tem Dorsey-Yes  
Mayor Vigoa-Yes  
Motion passed 3-0

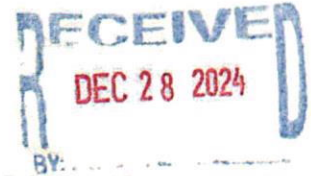
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GONZALES LYDIA E  
3136 CR 714A  
WEBSTER, FL 33597

December 20, 2024



To property owners whose property boundaries are within a distance of **500 feet** of the outside perimeter of three (3) properties (Parcels Q30-011, Q30-014 & Q30-015) in the name of **North Farm Real Estate LLC** (see map on reverse side). The property owner is seeking a large scale comprehensive plan amendment and concurrent rezoning.

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A public hearing before the Planning and Zoning Board will be held at Webster City Hall, 85 E. Central Ave, Webster, FL 33597 on **January 9, 2025 at 6:00 p.m.**

The recommendation of the Planning and Zoning Board on the rezoning will be presented to the City of Webster City Council at a Public Hearing for a First Reading and vote to transmit to the State to be held on **January 16, 2025 at 6:00 p.m.** at the Webster City Hall, 85 E. Central Ave, Webster, FL 33597.

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I support the above.

I have no comment on the above.

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

*I don't support the change, the land should only be used for Agricultural or something else the community can benefit from.*

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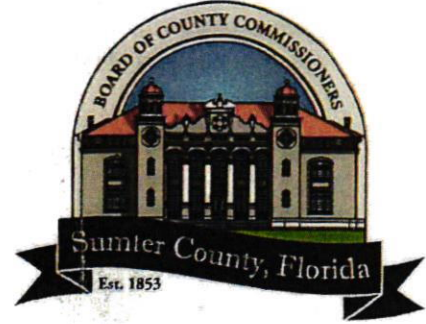
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Case(s): LU24-000017; ZON24-000024

### General Location



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I support the above.

I have no comment on the above.

I do not support the above for the following reason(s): There is already way too much traffic on that Road.

Debora K Butterfield, District 1  
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Vice Chairman  
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Please return comments by email, drop-off, or USPS no later than **December 31, 2024**.  
Case(s): LU24-000017; ZON24-000024

### General Location



**ORDINANCE NO. 2025-03**

**AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA PROVIDING FOR THE REZONING OF REAL PROPERTY TOTALING 195.5 ACRES, MORE OR LESS, IN SIZE (TAX PARCEL IDENTIFICATION NUMBERS Q30-011, Q30-014 & Q30-015) FROM COUNTY GENERAL AGRICULTURE MINIMUM TEN ACRES WITH CONVENTIONAL HOUSING (A10C), COUNTY RURAL RESIDENTIAL MINIMUM FIVE ACRES WITH CONVENTIONAL HOUSING (RR5C) & COUNTY RESIDENTIAL SIX UNITS PER ACRE WITH CONVENTIONAL HOUSING (R6C) TO WEBSTER MASTER PLANNED DEVELOPMENT (WMPD) 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**, North Farm Real Estate, LLC mailing address: 6831 Lake View Dr, Yalaha, FL 34797 (Tax Parcel Identification Number Q30-011, Q30-014 & Q30-015), is the owner of the property which is the subject of this Ordinance; and

**WHEREAS**, the real property, totaling 195.5 +/- acres in size, is located on the Southeast corner of SR 471 & CR 714A; and

**WHEREAS**, North Farm Real Estate, LLC 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, RR5C & R6C (County) zoning assignments to the WMPD 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 195.5 acres MOL in size, is located on the Southeast corner of SR 471 & CR 714A (Tax Parcel Identification Number Q30-011, Q30-014 & Q30-015). 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 195.5 acres MOL in size, shall be rezoned from A10C, RR5C & R6C (County) zoning districts/classifications to WMPD (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 2025-02 relating to the Comprehensive amendment becomes effective.

**PASSED AND ENACTED this 20th day of February 2025.**

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

\_\_\_\_\_  
**Ana Vigoa, Mayor**

**ATTEST:**

**Approved as to form and  
legality:**

\_\_\_\_\_  
**Amy Flood  
City Clerk**

\_\_\_\_\_  
**William L. Colbert  
City Attorney**

**Attachment A**  
**Legal Description**

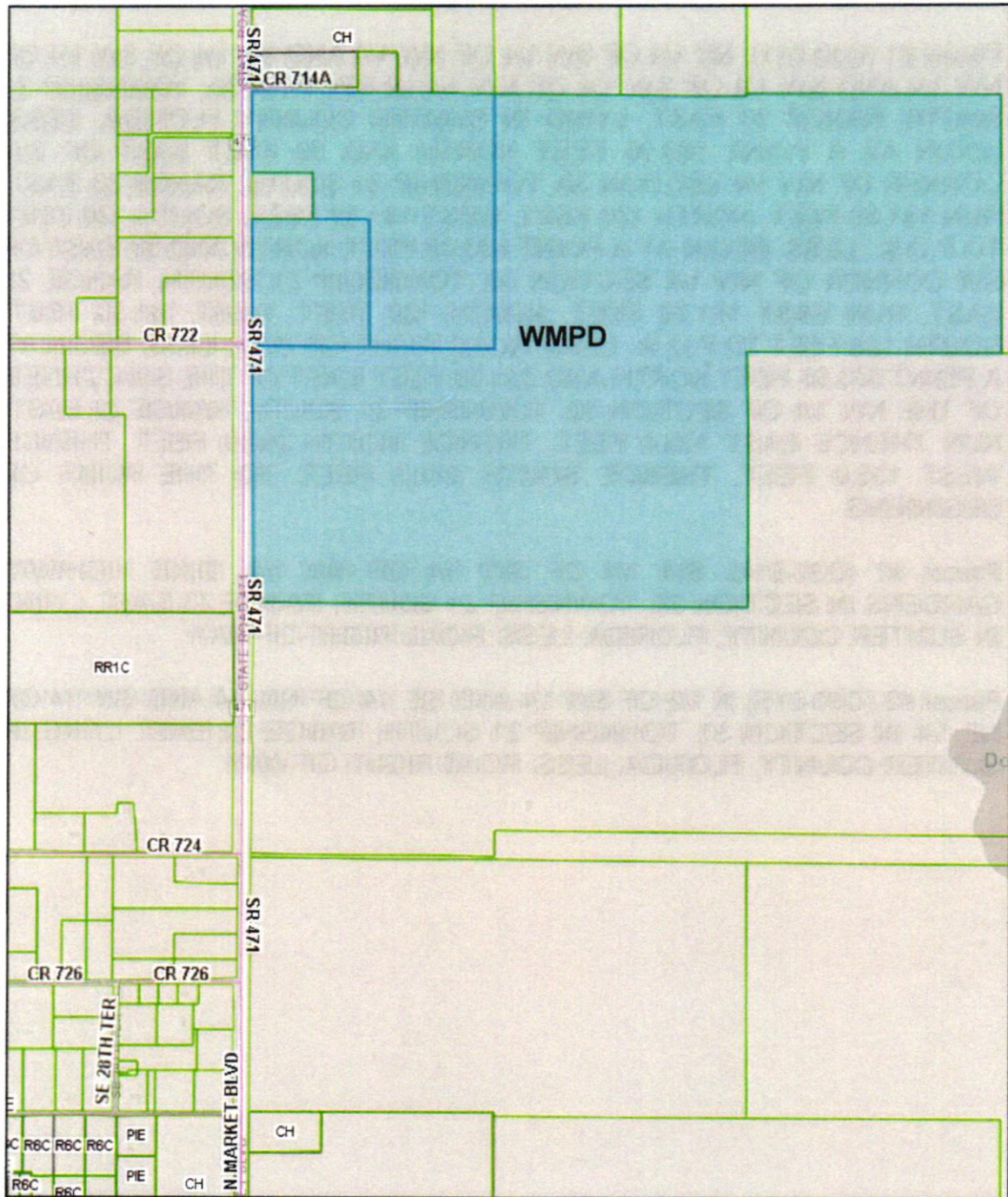
Parcel #1 (Q30-011): NE 1/4 OF SW 1/4 OF NW 1/4 AND SE 1/4 OF SW 1/4 OF NW 1/4 AND NW 1/4 OF SW 1/4 OF NW 1/4 IN SECTION 30, TOWNSHIP 21 SOUTH, RANGE 23 EAST, LYING IN SUMTER COUNTY FLORIDA; LESS: BEGIN AS A POINT 783.05 FEET NORTH AND 50 FEET EAST OF SW CORNER OF NW 1/4 SECTION 30, TOWNSHIP 21 SOUTH, RANGE 23 EAST, RUN 181.50 FEET, NORTH 120 FEET, WEST 181.50 FEET, SOUTH 120 FEET TO P.O.B.; LESS: BEGIN AT A POINT 663.05 FEET NORTH AND 50 EAST OF SW CORNER OF NW 1/4 SECTION 30, TOWNSHIP 21 SOUTH, RANGE 23 EAST, RUN EAST 181.50 FEET, NORTH 120 FEET, WEST 181.50 FEET, SOUTH 120 FEET TO P.O.B.; LESS: ROAD RIGHT-OF-WAY; LESS: BEGIN AT A POINT 663.05 FEET NORTH AND 231.50 FEET EAST OF THE SW CORNER OF THE NW 1/4 OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 23 EAST, RUN THENCE EAST 135.0 FEET, THENCE NORTH 240.0 FEET, THENCE WEST 135.0 FEET, THENCE SOUTH 240.0 FEET, TO THE POINT OF BEGINNING.

Parcel #2 (Q30-014): SW 1/4 OF SW 1/4 OF NW 1/4, DIXIE HIGHWAY GARDENS IN SECTION 30, TOWNSHIP 21 SOUTH, RANGE 23 EAST, LYING IN SUMTER COUNTY, FLORIDA; LESS: ROAD RIGHT-OF-WAY.

Parcel #3 (Q30-015): N 1/2 OF SW 1/4 AND SE 1/4 OF NW 1/4 AND SW 1/4 OF NE 1/4 IN SECTION 30, TOWNSHIP 21 SOUTH, RANGE 23 EAST, LYING IN SUMTER COUNTY, FLORIDA; LESS: ROAD RIGHT-OF-WAY



Attachment B



**CITY OF WEBSTER  
REZONING APPLICATION**

**PLANNING AND ZONING BOARD  
January 9, 2025**

**CITY OF WEBSTER CITY COUNCIL  
January 16, 2025**

**2<sup>nd</sup> & Final Public Hearing to be scheduled following  
feedback from the Florida Department of Commerce**

<b>CASE NUMBER:</b>	ZON24-000024
<b>LANDOWNER:</b>	North Farm Real Estate LLC
<b>REQUESTED ACTION:</b>	Rezone 195.5 acres MOL from County Agriculture Minimum Ten Acres with Conventional Housing (A10C), County Rural Residential Minimum Five Acres with Conventional Housing (RR5C), County Residential Six Units per Acre with Conventional Housing (R6C) to City of Webster Master Planned Development (WMPD)
<b>PARCEL NUMBERS:</b>	Q30-011, Q30-014 & Q30-015
<b>LEGAL DESCRIPTION:</b>	Attachment A
<b>EXISTING ZONING:</b>	County Agriculture Minimum Ten Acres with Conventional Housing (A10C), County Rural Residential Minimum Five Acres with Conventional Housing (RR5C), County Residential Six Units per Acre with Conventional Housing (R6C)
<b>EXISTING USE:</b>	Agricultural
<b>FUTURE LAND USE:</b>	County Agriculture, proposed to be City of Webster Mixed Use (LU24-000017)
<b>PARCEL SIZE:</b>	195.5 acres MOL

**GENERAL LOCATION:**

Webster area – Southeastern corner of SR  
471 & CR 714A

**SURROUNDING FUTURE LAND USE AND ZONING**

The application site is located adjacent to the City of Webster municipal boundary and within the Joint Planning Area (JPA) of Webster. The surrounding parcels are zoned County Rural Residential Minimum One Acre, Webster Rural Residential Minimum Two and a Half Acres with Conventional Housing, County Rural Residential Minimum Five Acres with Conventional Housing, Webster Heavy Commercial (North); County General Agriculture Minimum Ten Acres with Conventional Housing (East); County Rural Residential Minimum One Acre, County Rural Residential Minimum One Acre with Conventional Housing, Webster Rural Residential Minimum One Acre with Conventional Housing, County Residential Two Units per Acre with Mobile Home Housing, County General Agriculture Minimum Ten Acres with Conventional Housing (West); and County General Agriculture Minimum Ten Acres with Conventional Housing (South) (Map 1).

**CASE SUMMARY**

The applicant is seeking to develop a Master Planned Development, including a mix of housing types, restaurants, and multiple commercial uses. The subject parcels are adjacent to the Webster municipal boundary, in the Webster Joint Planning Area (JPA), and in Webster's Utility Service Area. The application site is currently zoned as County Agriculture Minimum Ten Acres with Conventional Housing (A10C), County Rural Residential Minimum Five Acres with Conventional Housing (RR5C), and County Residential Six Units per Acre with Conventional Housing (R6C).

**CASE ANALYSIS**

Section 13-313(3)(d), provides for the following review criteria for Land Development Code (LDC) and zoning map amendments:

- a) Change of conditions, or absence of changed conditions.  
*The subject parcels have been owned by the Drawdy family for over 50 years, and the property owners are now seeking to develop the parcels.*
- 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.*

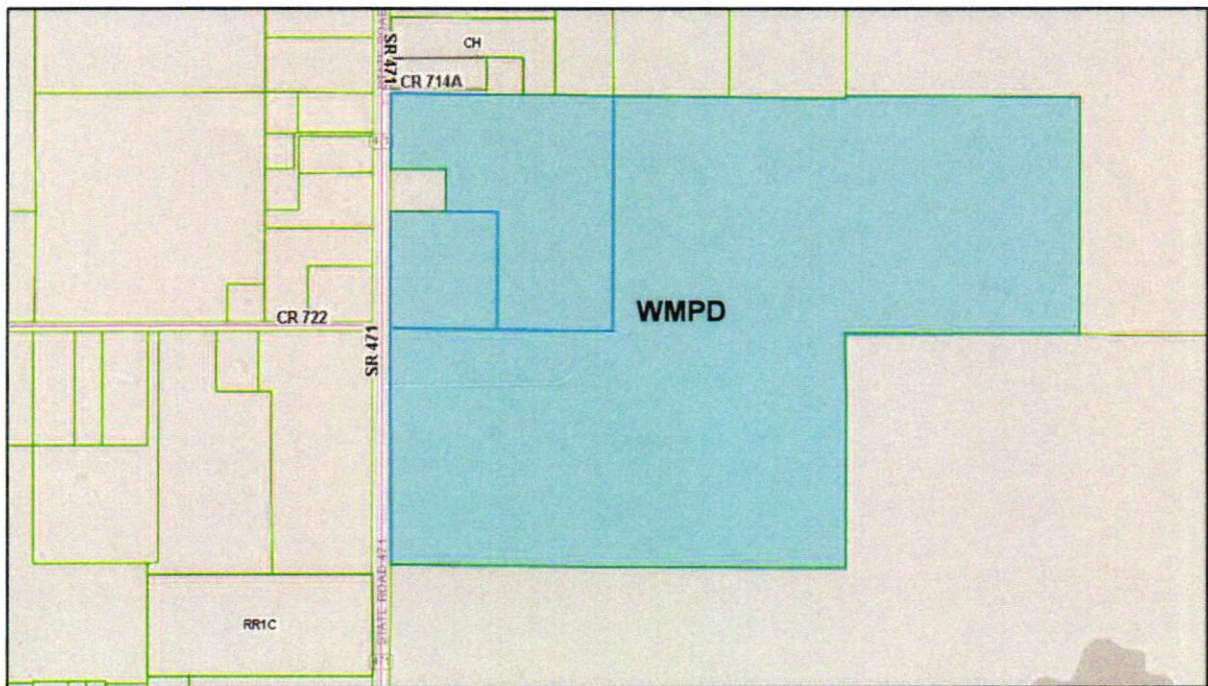
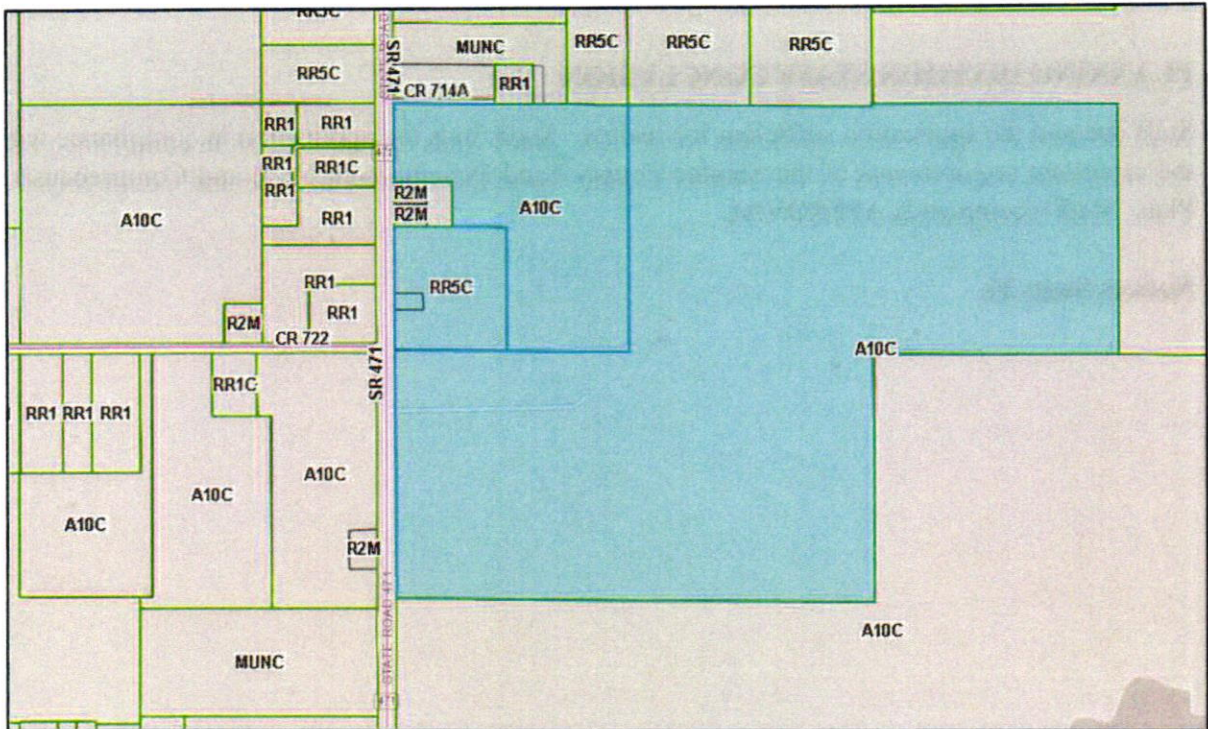
Staff reviewed land ownership and authorization through deeds, and the consent and designation of agent form submitted and signed by an authorized signer for the entity that owns the properties.

**PLANNING DIVISION STAFF CONCLUSION**

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

**Notices Sent: 24**

# MAP 1: SURROUNDING AREA WITH PROPOSED CHANGES



## **Attachment A**

### **Legal Description**

Parcel #1 (Q30-011): NE 1/4 OF SW 1/4 OF NW 1/4 AND SE 1/4 OF SW 1/4 OF NW 1/4 AND NW 1/4 OF SW 1/4 OF NW 1/4 IN SECTION 30, TOWNSHIP 21 SOUTH, RANGE 23 EAST, LYING IN SUMTER COUNTY FLORIDA; LESS: BEGIN AS A POINT 783.05 FEET NORTH AND 50 FEET EAST OF SW CORNER OF NW 1/4 SECTION 30, TOWNSHIP 21 SOUTH, RANGE 23 EAST, RUN 181.50 FEET, NORTH 120 FEET, WEST 181.50 FEET, SOUTH 120 FEET TO P.O.B.; LESS: BEGIN AT A POINT 663.05 FEET NORTH AND 50 EAST OF SW CORNER OF NW 1/4 SECTION 30, TOWNSHIP 21 SOUTH, RANGE 23 EAST, RUN EAST 181.50 FEET, NORTH 120 FEET, WEST 181.50 FEET, SOUTH 120 FEET TO P.O.B.; LESS: ROAD RIGHT-OF-WAY; LESS: BEGIN AT A POINT 663.05 FEET NORTH AND 231.50 FEET EAST OF THE SW CORNER OF THE NW 1/4 OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 23 EAST, RUN THENCE EAST 135.0 FEET, THENCE NORTH 240.0 FEET, THENCE WEST 135.0 FEET, THENCE SOUTH 240.0 FEET, TO THE POINT OF BEGINNING.

Parcel #2 (Q30-014): SW 1/4 OF SW 1/4 OF NW 1/4, DIXIE HIGHWAY GARDENS IN SECTION 30, TOWNSHIP 21 SOUTH, RANGE 23 EAST, LYING IN SUMTER COUNTY, FLORIDA; LESS: ROAD RIGHT-OF-WAY.

Parcel #3 (Q30-015): N 1/2 OF SW 1/4 AND SE 1/4 OF NW 1/4 AND SW 1/4 OF NE 1/4 IN SECTION 30, TOWNSHIP 21 SOUTH, RANGE 23 EAST, LYING IN SUMTER COUNTY, FLORIDA; LESS: ROAD RIGHT-OF-WAY

AFFIDAVIT OF PUBLICATION

Sumter Sun Times

Published Weekly

, Sumter County, Florida

SUMTER SUN TIMES

Page 5

Case No. SST/WEBSTER REZONE/4.9"X9.95"

STATE OF FLORIDA  
COUNTY OF SUMTER

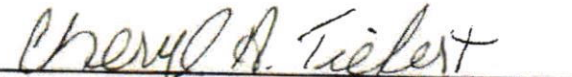
Before the undersigned authority, Jessica Whaley, personally appeared who on oath says that she is the Classified Advertising Legal Clerk of Sumter Sun Times, a newspaper published at in Sumter County, Florida; that the attached copy or reprint of the advertisement, to the right, being a Public Notice, was published in said newspaper by print in the issues of or by publication on the newspaper's website, if authorized, on:

January 02, 2025

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

  
Jessica Whaley

Sworn to and subscribed before me this 2nd day of January 2025 by Jessica Whaley, who is personally

  
Cheryl A. Tiefert, Clerk, Notary Number: #HH279864  
Notary expires: June 23, 2026

00037612 00173882

Sumter County BOCC  
7375 Powell Road  
Wildwood, FL 34785



CITY OF WEBSTER  
NOTICE OF PUBLIC HEARING FOR LAND USE AMENDMENT AND REZONING

The City of Webster, Florida, desires to amend the Future Land Use Map of the Webster Unified Comprehensive Plan, rezone the same land concurrently, and submit the land use amendment to the Florida Department of Economic Opportunity (DEO) for review, pursuant to the requirements of Chapter 163, Florida Statutes. The City of Webster City Council will consider adoption of the amendment upon completion of the State review. Ordinances of the following titles will be considered:

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 195.5 ACRES (TAX PARCEL IDENTIFICATION NUMBERS Q30-011, Q30-014 & Q30-015), AND DESCRIBED IN THIS ORDINANCE FROM THE AGRICULTURE FUTURE LAND USE DESIGNATION (COUNTY) TO THE MIXED USE 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 195.5 ACRES, MORE OR LESS, IN SIZE, (TAX PARCEL IDENTIFICATION NUMBERS Q30-011, Q30-014 & Q30-015) FROM COUNTY RESIDENTIAL SIX UNITS PER ACRE WITH CONVENTIONAL HOUSING (RAC), COUNTY RURAL RESIDENTIAL MINIMUM FIVE ACRES WITH CONVENTIONAL HOUSING (RRSC) & COUNTY AGRICULTURE MINIMUM TEN ACRES WITH CONVENTIONAL HOUSING (AIOC) TO CITY OF WEBSTER MASTER PLANNED DEVELOPMENT (WMPD) 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 properties being annexed into the City of Webster, owned by North Farm Real Estate, LLC; generally described as follows:

Parcel #1 - Q30-011: NE 1/4 of SW 1/4 of NW 1/4 AND SE 1/4 of SW 1/4 of NW 1/4 AND NW 1/4 of SW 1/4 of NW 1/4 IN SECTION 30, TOWNSHIP 21 SOUTH, RANGE 23 EAST, LYING IN SUMTER COUNTY, FLORIDA; LESS: BEGIN AS A POINT 783.05 FEET NORTH AND 50 FEET EAST OF SW CORNER OF NW 1/4 SECTION 30, TOWNSHIP 21 SOUTH, RANGE 23 EAST, RUN 181.50 FEET NORTH 120 FEET, WEST 181.50 FEET, SOUTH 120 FEET TO P.O.B.; LESS: BEGIN AT A POINT 663.05 FEET NORTH AND 50 FEET EAST OF SW CORNER OF NW 1/4 SECTION 30, TOWNSHIP 21 SOUTH, RANGE 23 EAST, RUN EAST 181.50 FEET, NORTH 120 FEET, WEST 181.50 FEET, SOUTH 120 FEET TO P.O.B.; LESS: ROAD RIGHT-OF-WAY; LESS: BEGIN AT A POINT 663.05 FEET NORTH AND 231.50 FEET EAST OF THE SW CORNER OF THE NW 1/4 OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 23 EAST; RUN THENCE EAST 135.0 FEET, THENCE NORTH 240.0 FEET, THENCE WEST 135.0 FEET, THENCE SOUTH 240.0 FEET, TO THE POINT OF BEGINNING.

Parcel #2 - Q30-014: SW 1/4 OF SW 1/4 OF NW 1/4, DIXIE HIGHWAY GARDENS IN SECTION 30, TOWNSHIP 21 SOUTH, RANGE 23 EAST, LYING IN SUMTER COUNTY, FLORIDA; LESS: ROAD RIGHT-OF-WAY.

Parcel #3 - Q30-015: N 1/2 OF SW 1/4 AND SE 1/4 OF NW 1/4 AND SW 1/4 OF NE 1/4 IN SECTION 30, TOWNSHIP 21 SOUTH, RANGE 23 EAST, LYING IN SUMTER COUNTY, FLORIDA; LESS: ROAD RIGHT-OF-WAY.

Requested action:  
11/24-000017: Large scale comprehensive plan amendment to change the future land use from County Agriculture to City of Webster Mixed Use on 195.5 acres MOL following annexation.  
20N24-000024: Rezone the same properties concurrently to City of Webster Master Planned Development (WMPD).

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

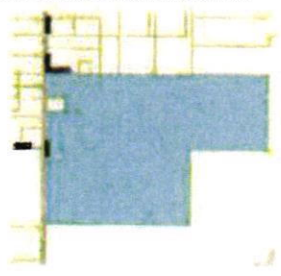
- Planning and Zoning Board  
6:00 PM, January 9, 2025
- City Council - First Reading (Transmittal Hearing)  
6:00 PM, January 16, 2025
- City Council - Final Reading (Adoption Hearing)  
To be separately advertised after State review feedback

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

The proposed ordinances may be inspected at City Hall between the hours of 8:30 a.m. and 5:00 p.m. Monday through Friday at Sumter County Planning Division located at 7375 Powell Road, Wildwood, FL, 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.



**CITY OF WEBSTER  
REZONING APPLICATION**

**PLANNING AND ZONING BOARD  
January 9, 2025**

**CITY OF WEBSTER CITY COUNCIL  
January 16, 2025  
March 20, 2025**

**CASE NUMBER:** ZON24-000024

**LANDOWNER:** North Farm Real Estate LLC

**REQUESTED ACTION:** Rezone 195.5 acres MOL from County Agriculture Minimum Ten Acres with Conventional Housing (A10C), County Rural Residential Minimum Five Acres with Conventional Housing (RR5C), County Residential Six Units per Acre with Conventional Housing (R6C) to City of Webster Master Planned Development (WMPD)

**PARCEL NUMBERS:** Q30-011, Q30-014 & Q30-015

**LEGAL DESCRIPTION:** Attachment A

**EXISTING ZONING:** County Agriculture Minimum Ten Acres with Conventional Housing (A10C), County Rural Residential Minimum Five Acres with Conventional Housing (RR5C), County Residential Six Units per Acre with Conventional Housing (R6C)

**EXISTING USE:** Agricultural

**FUTURE LAND USE:** County Agriculture, proposed to be City of Webster Mixed Use (LU24-000017)

**PARCEL SIZE:** 195.5 acres MOL

**GENERAL LOCATION:** Webster area – Southeastern corner of SR 471 & CR 714A



## **SURROUNDING FUTURE LAND USE AND ZONING**

The application site is located adjacent to the City of Webster municipal boundary and within the Joint Planning Area (JPA) of Webster. The surrounding parcels are zoned County Rural Residential Minimum One Acre, Webster Rural Residential Minimum Two and a Half Acres with Conventional Housing, County Rural Residential Minimum Five Acres with Conventional Housing, Webster Heavy Commercial (North); County General Agriculture Minimum Ten Acres with Conventional Housing (East); County Rural Residential Minimum One Acre, County Rural Residential Minimum One Acre with Conventional Housing, Webster Rural Residential Minimum One Acre with Conventional Housing, County Residential Two Units per Acre with Mobile Home Housing, County General Agriculture Minimum Ten Acres with Conventional Housing (West); and County General Agriculture Minimum Ten Acres with Conventional Housing (South) (Map 1).

## **CASE SUMMARY**

The applicant is seeking to develop a Master Planned Development, including a mix of housing types, restaurants, and multiple commercial uses. The subject parcels are adjacent to the Webster municipal boundary, in the Webster Joint Planning Area (JPA), and in Webster's Utility Service Area. The application site is currently zoned as County Agriculture Minimum Ten Acres with Conventional Housing (A10C), County Rural Residential Minimum Five Acres with Conventional Housing (RR5C), and County Residential Six Units per Acre with Conventional Housing (R6C).

## **CASE ANALYSIS**

Section 13-313(3)(d), provides for the following review criteria for Land Development Code (LDC) and zoning map amendments:

- a) Change of conditions, or absence of changed conditions.  
*The subject parcels have been owned by the Drawdy family for over 50 years, and the property owners are now seeking to develop the parcels.*
- 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.*

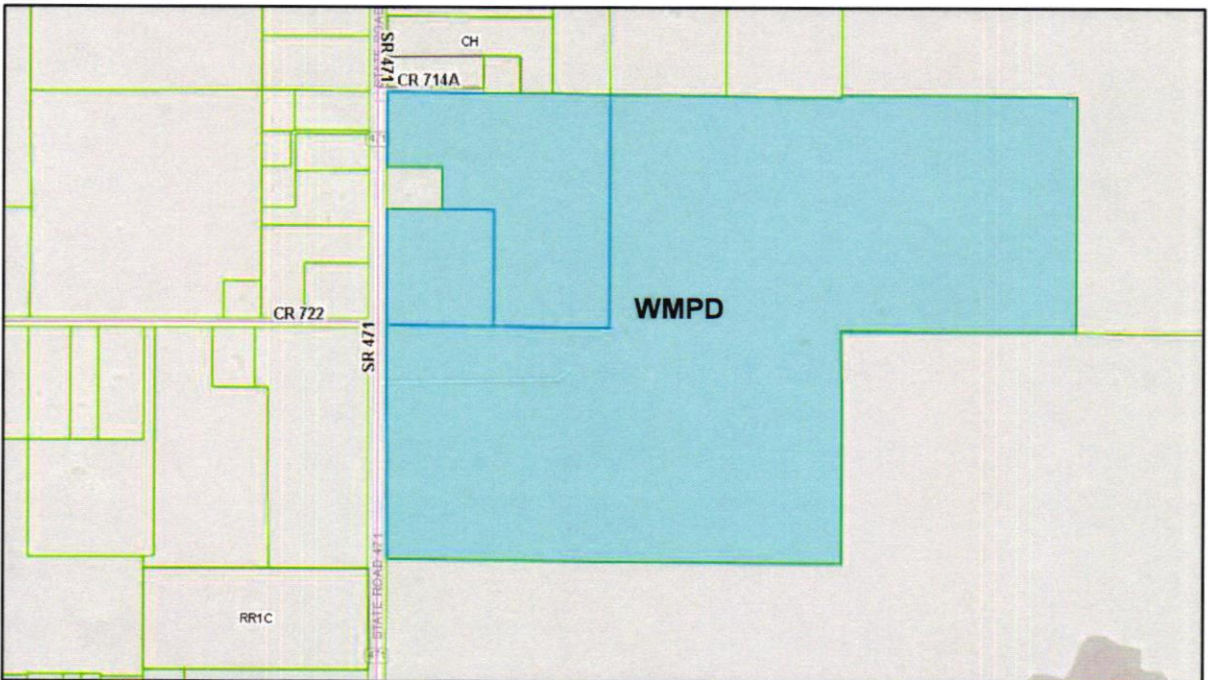
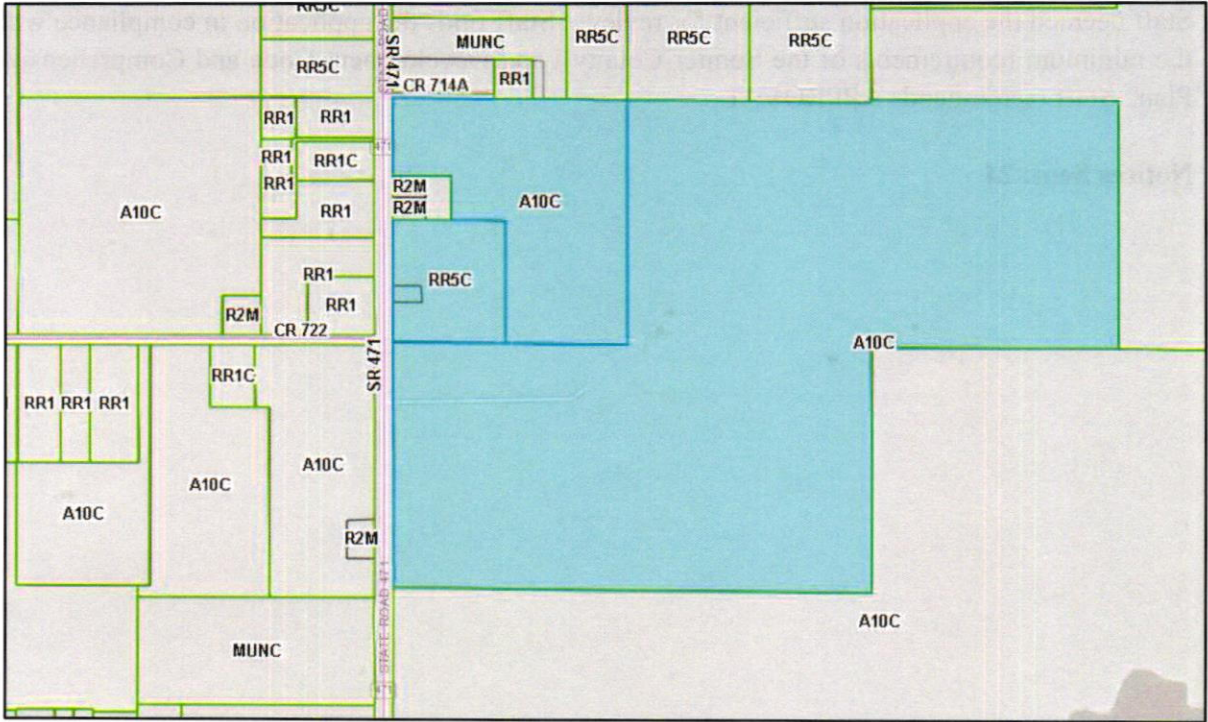
Staff reviewed land ownership and authorization through deeds, and the consent and designation of agent form submitted and signed by an authorized signer for the entity that owns the properties.

**PLANNING DIVISION STAFF CONCLUSION**

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

**Notices Sent: 24**

# MAP 1: SURROUNDING AREA WITH PROPOSED CHANGES



**Attachment A**

**Legal Description**

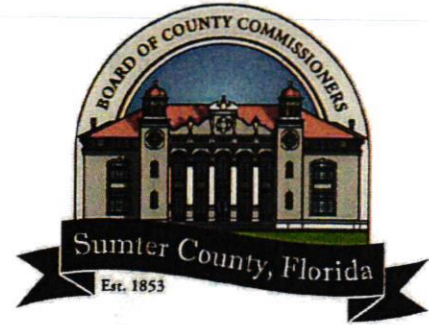
Parcel #1 (Q30-011): NE 1/4 OF SW 1/4 OF NW 1/4 AND SE 1/4 OF SW 1/4 OF NW 1/4 AND NW 1/4 OF SW 1/4 OF NW 1/4 IN SECTION 30, TOWNSHIP 21 SOUTH, RANGE 23 EAST, LYING IN SUMTER COUNTY FLORIDA; LESS: BEGIN AS A POINT 783.05 FEET NORTH AND 50 FEET EAST OF SW CORNER OF NW 1/4 SECTION 30, TOWNSHIP 21 SOUTH, RANGE 23 EAST, RUN 181.50 FEET, NORTH 120 FEET, WEST 181.50 FEET, SOUTH 120 FEET TO P.O.B.; LESS: BEGIN AT A POINT 663.05 FEET NORTH AND 50 EAST OF SW CORNER OF NW 1/4 SECTION 30, TOWNSHIP 21 SOUTH, RANGE 23 EAST, RUN EAST 181.50 FEET, NORTH 120 FEET, WEST 181.50 FEET, SOUTH 120 FEET TO P.O.B.; LESS: ROAD RIGHT-OF-WAY; LESS: BEGIN AT A POINT 663.05 FEET NORTH AND 231.50 FEET EAST OF THE SW CORNER OF THE NW 1/4 OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 23 EAST, RUN THENCE EAST 135.0 FEET, THENCE NORTH 240.0 FEET, THENCE WEST 135.0 FEET, THENCE SOUTH 240.0 FEET, TO THE POINT OF BEGINNING.

Parcel #2 (Q30-014): SW 1/4 OF SW 1/4 OF NW 1/4, DIXIE HIGHWAY GARDENS IN SECTION 30, TOWNSHIP 21 SOUTH, RANGE 23 EAST, LYING IN SUMTER COUNTY, FLORIDA; LESS: ROAD RIGHT-OF-WAY.

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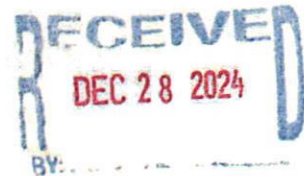
# Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401  
Website: <http://sumtercountyfl.gov>



GONZALES LYDIA E  
3136 CR 714A  
WEBSTER, FL 33597

December 20, 2024



To property owners whose property boundaries are within a distance of **500 feet** of the outside perimeter of three (3) properties (Parcels Q30-011, Q30-014 & Q30-015) in the name of **North Farm Real Estate LLC** (see map on reverse side). The property owner is seeking a large scale comprehensive plan amendment and concurrent rezoning.

**LU24-000017** – Large scale comprehensive plan amendment to change the future land use from County Agricultural to City of Webster Mixed Use on 195.5 acres MOL following annexation.

**ZON24-000024** – Rezoning from County Residential Six Units per Acre with Conventional Housing (R6C), County Rural Residential Five Acres with Conventional Housing (RR5C), and County Agriculture Minimum Ten Acres with Conventional Housing (A10C) to City of Webster Master Planned Development (WMPD).

A public hearing before the Planning and Zoning Board will be held at Webster City Hall, 85 E. Central Ave, Webster, FL 33597 on **January 9, 2025 at 6:00 p.m.**

The recommendation of the Planning and Zoning Board on the rezoning will be presented to the City of Webster City Council at a Public Hearing for a First Reading and vote to transmit to the State to be held on **January 16, 2025 at 6:00 p.m.** at the Webster City Hall, 85 E. Central Ave, Webster, FL 33597.

Written comments submitted will be heard. Hearings may be continued from time to time as found necessary. Please return this form to: SUMTER COUNTY PLANNING DIVISION, 7375 Powell Road, Suite 115, Wildwood, Florida, 34785. Alternatively, comments may be emailed to [pz@sumtercountyfl.gov](mailto:pz@sumtercountyfl.gov). Please include the case numbers on all emails. Questions should be directed to the Planning Division at (352) 689-4400.

I support the above.

I have no comment on the above.

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

*I don't support the change, the land should only be used for Agricultural or something else the community can benefit from.*

Debra K Butterfield, District  
(352) 689-4400  
7375 Powell Road  
Wildwood, FL 34785

Andrew Bilardello, District 2  
Vice Chairman  
(352) 689-4400  
7375 Powell Road  
Wildwood, FL 34785

Todd Coon, District 3  
(352) 689-4400  
7375 Powell Road  
Wildwood, FL 34785

Jeffrey A. Bogue, District 4  
2<sup>nd</sup> Vice Chairman  
(352) 689-4400  
7375 Powell Road  
Wildwood, FL 34785

Donald Wiley, District 5  
Chairman  
(352) 689-4400  
7375 Powell Road  
Wildwood, FL 34785

Bradley S. Arnold,  
County Administrator  
(352) 689-4400  
7375 Powell Road  
Wildwood, FL 34785

Gloria R. Hayward, Clerk & Auditor  
(352) 569-6800  
215 East McCollum Avenue  
Bushnell, FL 33513

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

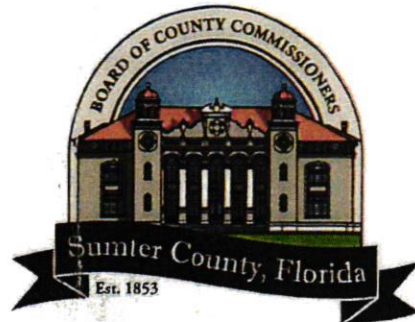
Please return comments by email, drop-off, or USPS no later than **December 31, 2024**.  
Case(s): LU24-000017; ZON24-000024

### General Location



# Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401  
Website: <http://sumtercountyfl.gov>



HUNT CAROLYN PARKER  
2384 NW 102ND BLVD  
WILDWOOD, FL 34785

December 20, 2024

To property owners whose property boundaries are within a distance of 500 feet of the outside perimeter of three (3) properties (Parcels Q30-011, Q30-014 & Q30-015) in the name of **North Farm Real Estate LLC** (see map on reverse side). The property owner is seeking a large scale comprehensive plan amendment and concurrent rezoning.

**LU24-000017** – Large scale comprehensive plan amendment to change the future land use from **County Agricultural** to **City of Webster Mixed Use** on 195.5 acres MOL following annexation.

**ZON24-000024** – Rezoning from **County Residential Six Units per Acre with Conventional Housing (R6C)**, **County Rural Residential Five Acres with Conventional Housing (RR5C)**, and **County Agriculture Minimum Ten Acres with Conventional Housing (A10C)** to **City of Webster Master Planned Development (WMPD)**.

A public hearing before the Planning and Zoning Board will be held at **Webster City Hall, 85 E. Central Ave, Webster, FL 33597** on **January 9, 2025** at **6:00 p.m.**

The recommendation of the Planning and Zoning Board on the rezoning will be presented to the City of Webster City Council at a Public Hearing for a First Reading and vote to transmit to the State to be held on **January 16, 2025** at **6:00 p.m.** at the **Webster City Hall, 85 E. Central Ave, Webster, FL 33597**.

Written comments submitted will be heard. Hearings may be continued from time to time as four necessary. Please return this form to: **SUMTER COUNTY PLANNING DIVISION, 7375 Powell Road, Suite 115, Wildwood, Florida, 34785**. Alternatively, comments may be emailed to [pz@sumtercountyfl.gov](mailto:pz@sumtercountyfl.gov). Please include the case numbers on all emails. Questions should be directed to the Planning Division at (352) 689-4400.

I support the above.

I have no comment on the above.

I do not support the above for the following reason(s): *There is already way too much traffic on that Road.*

Debra K Butterfield, District 1  
(352) 689-4400  
7375 Powell Road  
Wildwood, FL 34785

Andrew Bilardello, District 2  
Vice Chairman  
(352) 689-4400  
7375 Powell Road  
Wildwood, FL 34785

Todd Coon, District 3  
(352) 689-4400  
7375 Powell Road  
Wildwood, FL 34785

Jeffrey A. Bogue, District 4  
2<sup>nd</sup> Vice Chairman  
(352) 689-4400  
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Donald Wiley, District 5  
Chairman  
(352) 689-4400  
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Wildwood, FL 34785

Bradley S. Arnold,  
County Administrator  
(352) 689-4400  
7375 Powell Road  
Wildwood, FL 34785

Gloria R. Hayward, Clerk & Auditor  
(352) 569-6600  
215 East McCollum Avenue  
Bushnell, FL 33513

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

Please return comments by email, drop-off, or USPS no later than **December 31, 2024**.  
Case(s): LU24-000017; ZON24-000024

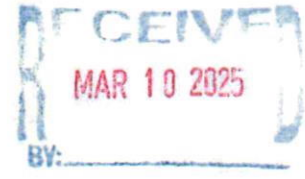
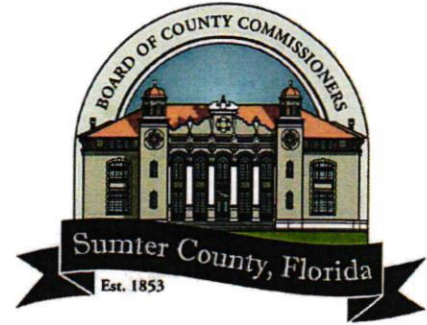
### General Location





# Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401  
Website: <http://sumtercountyfl.gov>



HUNT CAROLYN PARKER  
2384 NW 102ND BLVD  
WILDWOOD, FL 34785

March 6, 2025

To property owners whose property boundaries are within a distance of **500 feet** of the outside perimeter of three (3) properties (Parcels Q30-011, Q30-014 & Q30-015) in the name of **North Farm Real Estate LLC** (see map on reverse side). The property owner is seeking a large scale comprehensive plan amendment and concurrent rezoning.

**LU24-000017** – Large scale comprehensive plan amendment to change the future land use from County Agricultural to City of Webster Mixed Use on 195.5 acres MOL following annexation.

**ZON24-000024** – Rezoning from County Residential Six Units per Acre with Conventional Housing (R6C), County Rural Residential Five Acres with Conventional Housing (RR5C), and County Agriculture Minimum Ten Acres with Conventional Housing (A10C) to City of Webster Master Planned Development (WMPD).

The City of Webster City Council will hold a Public Adoption Hearing for the Second & Final Reading and vote to send the adoption of the small-scale amendment to the State on **March 20, 2025** at **6:00 p.m.** at the **Webster City Hall, 85 E. Central Ave, Webster, FL 33597**.

Written comments submitted will be heard. Hearings may be continued from time to time as found necessary. Please return this form to: SUMTER COUNTY PLANNING AND FLOODPLAIN DIVISION, 7375 Powell Road, Suite 115, Wildwood, Florida, 34785. Alternatively, comments may be emailed to [pz@sumtercountyfl.gov](mailto:pz@sumtercountyfl.gov). **Please include the case numbers on all emails.** Questions should be directed to the Planning Division at (352) 689-4400.

- I support the above.
- I have no comment on the above.
- I do not support the above for the following reason(s): \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Please return comments by email, drop-off, or USPS no later than **March 13, 2025**.  
Case(s): **LU24-000017; ZON24-000024**

Debora K Butterfield, District 1  
(352) 689-4400  
7375 Powell Road  
Wildwood, FL 34785

Andrew Bilardello, District 2  
Vice Chairman  
(352) 689-4400  
7375 Powell Road  
Wildwood, FL 34785

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Donald Wiley, District 5  
Chairman  
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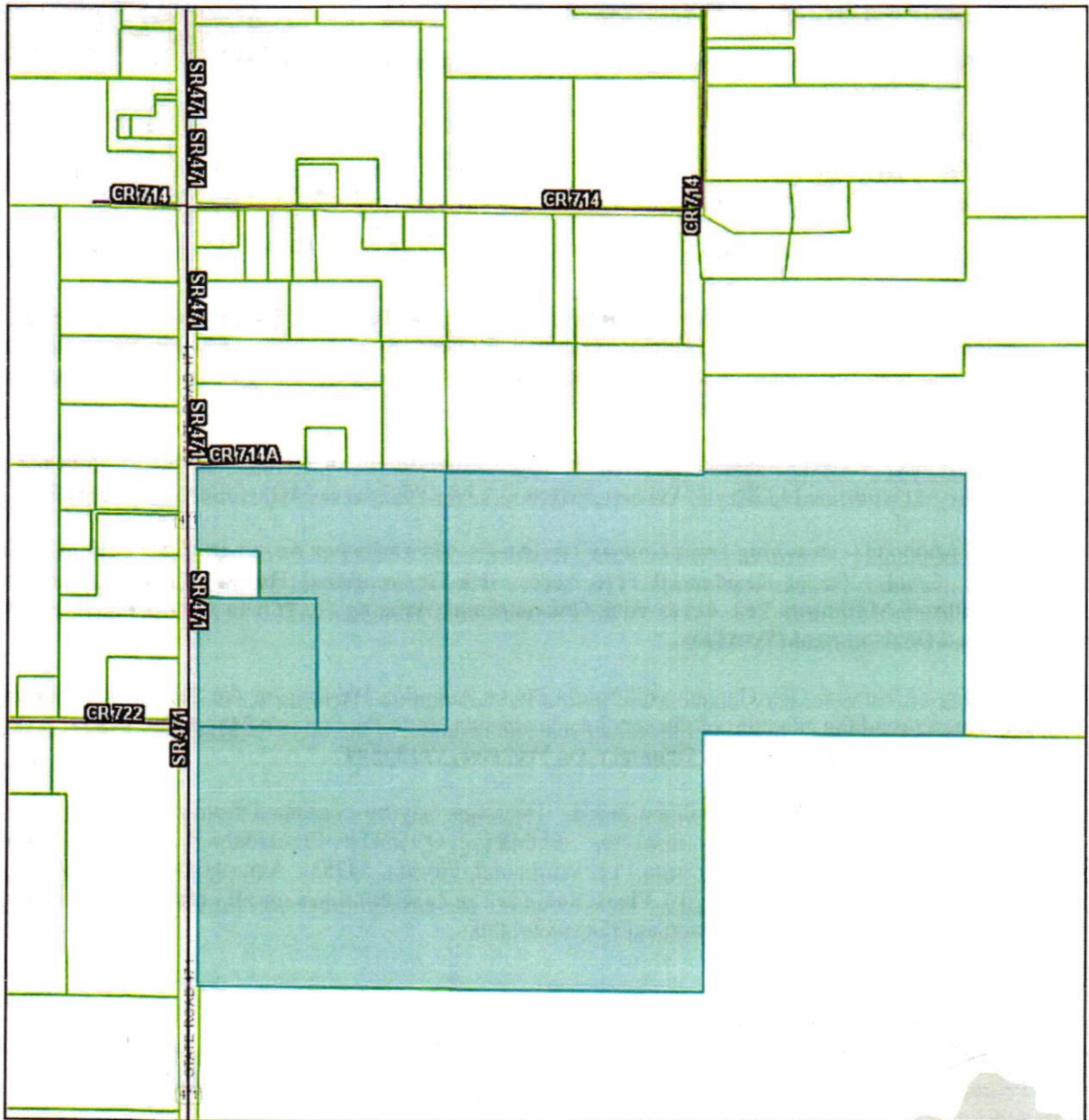
Bradley S. Arnold,  
County Administrator  
(352) 689-4400  
7375 Powell Road  
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Erin Munz, Clerk & Auditor  
(352) 569-6600  
215 East McCollum Avenue  
Bushnell, FL 33513

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

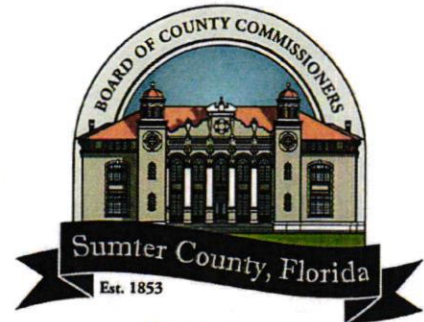
3/8/25

# General Location



# Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401  
Website: <http://sumtercountyfl.gov>



PARKER MARVIN LAMAR & HUNT CAR  
PO BOX 402  
WEBSTER, FL 33597

March 6, 2025

To property owners whose property boundaries are within a distance of **500 feet** of the outside perimeter of three (3) properties (Parcels Q30-011, Q30-014 & Q30-015) in the name of **North Farm Real Estate LLC** (see map on reverse side). The property owner is seeking a large scale comprehensive plan amendment and concurrent rezoning.

**LU24-000017** – Large scale comprehensive plan amendment to change the future land use from County Agricultural to City of Webster Mixed Use on 195.5 acres MOL following annexation.

**ZON24-000024** – Rezoning from County Residential Six Units per Acre with Conventional Housing (R6C), County Rural Residential Five Acres with Conventional Housing (RR5C), and County Agriculture Minimum Ten Acres with Conventional Housing (A10C) to City of Webster Master Planned Development (WMPD).

The City of Webster City Council will hold a Public Adoption Hearing for the Second & Final Reading and vote to send the adoption of the small-scale amendment to the State on **March 20, 2025** at **6:00 p.m.** at the **Webster City Hall, 85 E. Central Ave, Webster, FL 33597**.

Written comments submitted will be heard. Hearings may be continued from time to time as found necessary. Please return this form to: SUMTER COUNTY PLANNING AND FLOODPLAIN DIVISION, 7375 Powell Road, Suite 115, Wildwood, Florida, 34785. Alternatively, comments may be emailed to [pz@sumtercountyfl.gov](mailto:pz@sumtercountyfl.gov). **Please include the case numbers on all emails.** Questions should be directed to the Planning Division at (352) 689-4400.

I support the above.  
 I have no comment on the above.  
 I do not support the above for the following reason(s): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please return comments by email, drop-off, or USPS no later than **March 13, 2025**.

Case(s): **LU24-000017; ZON24-000024**

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7375 Powell Road  
Wildwood, FL 34785

Andrew Bilardello, District 2  
Vice Chairman  
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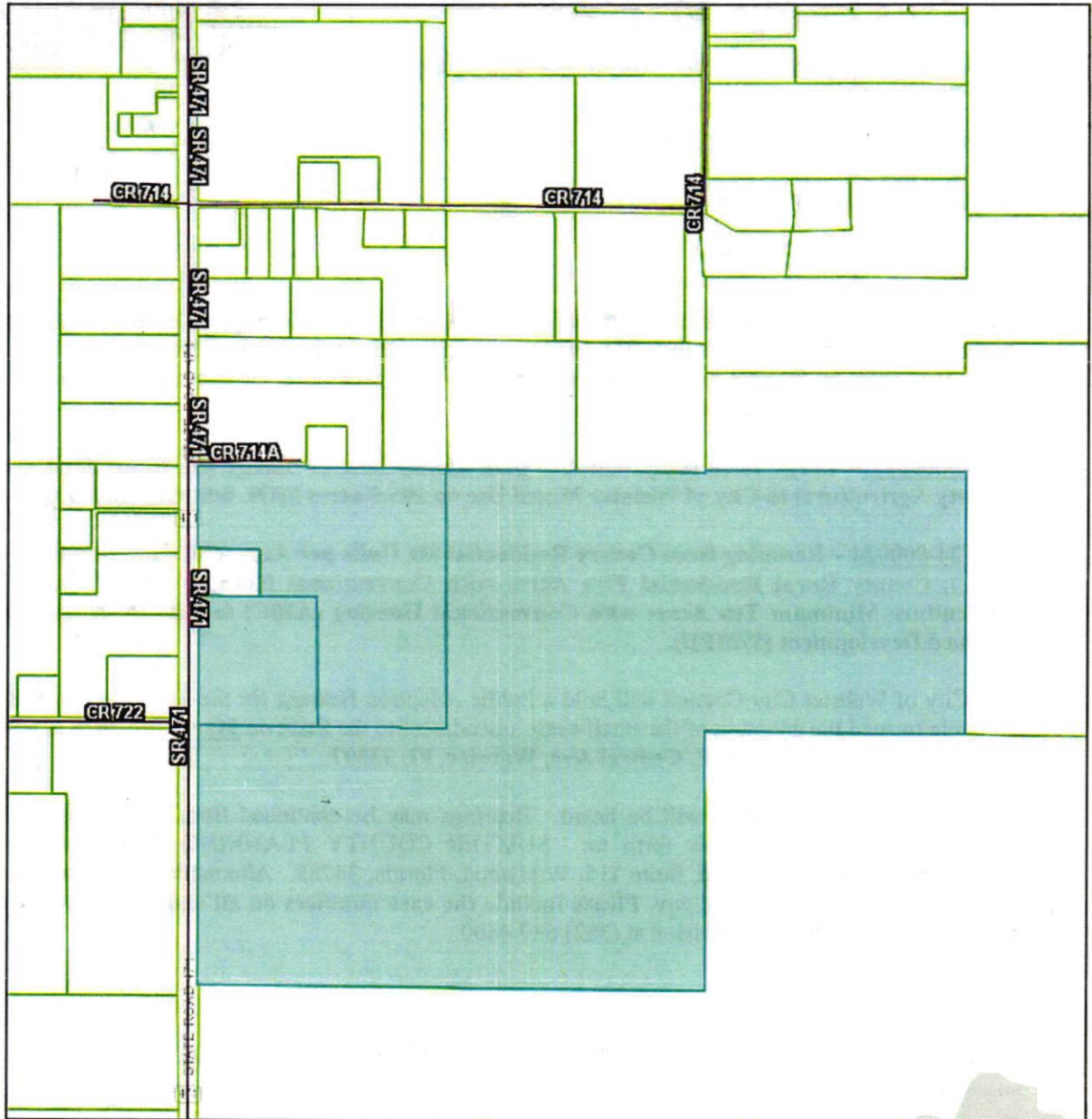
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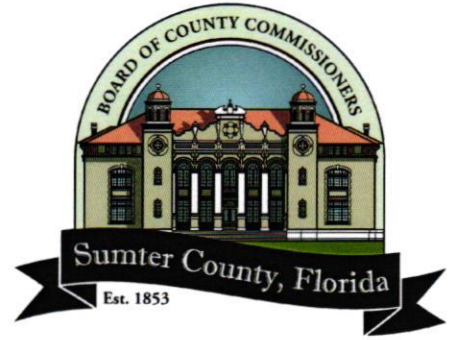
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# General Location



# Board of County Commissioners Sumter County, Florida

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STARLING CHARLES C & JANICE J  
2956 CR 722  
WEBSTER, FL 33597

March 6, 2025

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*We would like to attend and ask questions,*

Please return comments by email, drop-off, or USPS no later than **March 13, 2025**.  
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