

CITY COUNCIL MEETING



May 21, 2026

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
May 21, 2026 - 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 – April 16, 2026

M _____ S _____ Roll Call Vote for Approval

III. CONSENT AGENDA

IV. CITIZENS FORUM

V. CORRESPONDENCE TO NOTE

Law Enforcement Code Compliance Update City Newsletter Report

VI. PUBLIC HEARINGS

First Reading of Ordinance 2026-02 – Annexation -Parcel ID Q19-076 – Southern Properties Florida, LLC

M _____ S _____ Roll Call Vote to Read by Title

M _____ S _____ Roll Call Vote for Approval

First Reading of Ordinance 2026-03 – Comprehensive Plan Amendment - Parcel ID Q19-076 – Southern Properties Florida, LLC

M _____ S _____ Roll Call Vote to Read by Title

M _____ S _____ Roll Call Vote for Approval

First Reading of Ordinance 2026-04 – Rezoning - Parcel ID Q19-076 – Southern Properties Florida, LLC

M _____ S _____ Roll Call Vote to Read by Title

M _____ S _____ Roll Call Vote for Approval

VII. NEW BUSINESS

VIII. CITY ATTORNEY'S REPORT AND REQUESTS

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

X. STAFF REPORTS

Sheriff's Office

Planning and Development Services

City Manager – Correspondence from Citizen

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 COUNCIL
MEETING
MINUTES

MEETING DATE:

April 16, 2026



MINUTES
CITY OF WEBSTER
Regular Council Meeting
Webster City Hall, 85 E. Central Avenue
April 16, 2026 - 6:00 P.M.

I. CALL TO ORDER

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

Pledge of Alliance and Invocation

Kristin Green, City Clerk conducted the roll call.

Present were Councilmember Ramirez, Councilmember Solomon, Councilmember Cherry, Mayor Pro-Tem Dorsey, and Mayor Vigoa.

City Clerk, Kristin Green read information pertaining to protocol for public speakers

II. APPROVAL OF MINUTES

Mayor Pro-Tem Dorsey made a motion for the approval of the council meeting minutes for the March 19, 2025, meeting, seconded by Councilmember Solomon.

Vote was as follows:

Councilmember Cherry-Yes

Councilmember Ramirez-Yes

Councilmember Solomon-Yes

Mayor Pro-Tem Dorsey-Yes

Mayor Vigoa-Yes

Motion passed 5-0

III. CONSENT AGENDA

Councilmember Solomon motioned to approve Resolution 2026-03 – Authorization of Loan from Seacoast National Bank, seconded by Mayor Pro-Tem Dorsey.

City Manager notified Council that the information is all in the packet and that representatives are present if they have any questions or concerns. No speaker cards.

Vote was as follows:

Councilmember Cherry-Yes

Councilmember Ramirez-Yes

Councilmember Solomon-Yes

Mayor Pro-Tem Dorsey-Yes

Mayor Vigoa-Yes

Motion passed 5-0

IV. CITIZENS FORUM

Larry Swaford (9719 CR 733)– Requests the speed limit to be lowered on CR 733.

V. CORRESPONDENCE TO NOTE

Law Enforcement- Lt. Cassidy stated he spoke to a representative at the bus garage, and they should be slowing down.

Code Compliance Update – Jared met with the property owner and the man operating the tent store. Anticipated the problem should resolve itself.

City Newsletter Report – no comment

VII. NEW BUSINESS

none

VIII. CITY ATTORNEY'S REPORT AND REQUEST

none

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

Mayor Pro-Tem Dorsey – school buses have slowed down. Working with Mrs. Green on code enforcement and existing liens. Bus stops around the City, Deanna discusses her coordination with the School Board and Public Works manager regarding potential locations. Only One spot makes sense logistically, could possibly e a dual purpose being a bus stop/picnic area and eventually a trail head.

Mayor Vigoa – Passed out a list of accomplishments for 2025-2026, asks other councilmembers to read over them. Mayor requests a 10% raise for the City Manager.

Motion made by Mayor Pro-Tem Dorsey to raise the City Managers salary by 10% this year. Motion Seconded by Councilmember Ramirez.

Sandra McClanahan requests to do 5% and everyone else to get 5%.

Vote was as follows:

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

X. STAFF REPORTS

Sheriff's Office - none Planning and Development Services – none

City Manager – Amnesty Day in August, requests that we combine our Amnesty Day with the City of Center Hill, Council agreed. Proposes to Council to go to e-billing and charge customers if they want a paper bill to be sent in the mail. Mayor Vigoa opposes; Councilmember Solomon supports e-billing. Discussion regarding utility rate study and rate increase, suggest a 30% increase in two steps 15% and then 15%. Florida Rural Water was mentioned to do the study. Council consensus was to move forward with study.

XI. ADJOURNMENT

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

Vote was as follows:

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

Meeting adjourned at 6:29 P.M.

Attest:

Deanna Naugler, City Manager

Kristin Green, City Clerk

CORRESPONDENCE
TO NOTE

Incident Number	Primary Unit	Date Time Received	Complaint Type	Address	DispCode1	DispCode2	DispCode22	Offense Number
SCSO26CAD037309	ARIEL TORRES, 174	03/29/2026 04:17:52	DISTURBANCE-NOISE	831 JODY LN	1601	C4		
SCSO26CAD037320	CAMERON SNOWDEN, 239	03/29/2026 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C4		
SCSO26CAD037364		03/29/2026 09:08:50	911 HANGUP	673 NW 10TH AVE	6301	M8		
SCSO26CAD037559	AUSTIN MCCONNELL, C147	03/29/2026 18:56:29	ANIMAL COMPLAINT	9009 OAK ALLEY BLVD	1601	R6	Z1	
SCSO26CAD037616	ARIEL TORRES, 174	03/29/2026 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	8901	C4		
SCSO26CAD037662	ARIEL TORRES, 174	03/30/2026 00:09:33	TRAFFIC STOP	N MARKET BLVD	7301	T3	Z1	
SCSO26CAD037711	GABRIELLE ENGLISH, 217	03/30/2026 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	8901	C4	B1	
SCSO26CAD037879	GABRIELLE ENGLISH, 217	03/30/2026 12:36:41	THEFT	524 N MARKET BLVD	2501	R6		
SCSO26CAD037954	KENNETH AMSLER, X162	03/30/2026 14:26:13	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001	C4		
SCSO26CAD037962	KENNETH AMSLER, X162	03/30/2026 14:35:23	TRAFFIC STOP	349 S MARKET BLVD	7301	T1		
SCSO26CAD037977	KENNETH AMSLER, X162	03/30/2026 15:04:24	TRAFFIC CONTROL	773 NW 10TH AVE	7001	C4		
SCSO26CAD038060	MYLES DUNLAP, 213	03/30/2026 17:20:08	TRESPASSING	486 NW 9TH AVE	7503	R6		
SCSO26CAD038149	MYLES DUNLAP, 213	03/30/2026 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	4402	R1		SCSO26OFF001961
SCSO26CAD038182		03/30/2026 22:27:56	TEST - DO NOT DISP.	102 NE 4TH AVE	2501	C4		
SCSO26CAD038250	GABRIELLE ENGLISH, 217	03/31/2026 06:15:01	BUILDING CHECK	658 E CENTRAL AVE	8901	C4	B1	
SCSO26CAD038587	CONNOR HARM, 157	03/31/2026 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	8901	C1		
SCSO26CAD038613	BRENNAN MOAR, 256	03/31/2026 23:00:58	BUILDING CHECK	447 NW 6TH AVE	5602	A1		
SCSO26CAD038621	BRENNAN MOAR, 256	03/31/2026 23:31:34	BUILDING CHECK	658 E CENTRAL AVE	5602	A1		
SCSO26CAD038622	BRENNAN MOAR, 256	03/31/2026 23:36:32	TRAFFIC STOP	SE 1ST AVE	7301	R4		
SCSO26CAD038658	BRENNAN MOAR, 256	04/01/2026 02:54:13	SUSPICIOUS VEH	125 S MARKET BLVD	6603	R6		
SCSO26CAD038687	CAMERON SNOWDEN, 239	04/01/2026 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C4		
SCSO26CAD038691	CAMERON SNOWDEN, 239	04/01/2026 06:27:43	ABANDON VEHICLE	SE 1ST AVE	7701	C4		
SCSO26CAD038779	WALTER PETERSON, Z187	04/01/2026 11:00:45	TRESPASSING	125 S MARKET BLVD	7501	C9		
SCSO26CAD038790	WALTER PETERSON, Z187	04/01/2026 11:26:47	TRAFFIC STOP	SE 1ST AVE	7301	T3		
SCSO26CAD038795	DERRICK CANNA, 161	04/01/2026 11:36:11	ATTEMPT TO CONTACT	88 SW 3RD ST	2501	C11	Z1	
SCSO26CAD038861	WALTER PETERSON, Z187	04/01/2026 13:56:36	TRAFFIC STOP	SE 1ST ST	7301	T3		
SCSO26CAD038952	LEONARD DISALVO, 258	04/01/2026 16:25:06	SICK/INJURED	49 SE 2ND AVE	6301	M8		
SCSO26CAD038976	ANTHONY LEE, 138	04/01/2026 17:09:44	DCF/ABUSE REG	836 E CENTRAL AVE	1102	R1	Z1	SCSO26OFF002012
SCSO26CAD039023	ANTHONY LEE, 138	04/01/2026 18:45:22	INVESTIGATION FOLLOW	36 E CENTRAL AVE	1102	R5	Z1	
SCSO26CAD039042	ENMANUEL SURIEL, X194	04/01/2026 19:31:11	FIRE-STRUCTURE	188 NE 1ST ST	3702	M8		
SCSO26CAD039041		04/01/2026 19:31:12	FIRE-STRUCTURE	188 NE 1ST ST	3702	L1		
SCSO26CAD039079	PAUL BARRETO, 222	04/01/2026 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C1	B1	
SCSO26CAD039150	PAUL BARRETO, 222	04/02/2026 01:46:11	TRAFFIC STOP	524 N MARKET BLVD	7301	T1		
SCSO26CAD039161	PAUL BARRETO, 222	04/02/2026 02:55:27	BUILDING CHECK	401 SE 1ST AVE	5602	A1	B1	
SCSO26CAD039162	PAUL BARRETO, 222	04/02/2026 03:06:24	BUILDING CHECK	85 E CENTRAL AVE	5602	C4	B1	
SCSO26CAD039190	LEONARD DISALVO, 258	04/02/2026 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C1	B1	
SCSO26CAD039218	PHILIP HALLORAN, X503	04/02/2026 08:16:50	ACCIDENT	524 N MARKET BLVD	7102	T8		
SCSO26CAD039312	CAMERON SNOWDEN, 239	04/02/2026 10:51:22	ANIMAL COMPLAINT	263 SE 5TH ST	1601	C4		
SCSO26CAD039383	SHAWN DECKARD, B121	04/02/2026 13:15:40	CIVIL PROCESS	831 JODY LN	2201	C7		
SCSO26CAD039395	CHRISTOPHER THIBODEAU, L28	04/02/2026 13:43:24	PHONE COMPLT	524 N MARKET BLVD	2501	C4		
SCSO26CAD039447		04/02/2026 15:31:24	ANIMAL COMPLAINT	7452 SR 471	1601	M5		
SCSO26CAD039503		04/02/2026 17:33:15	SICK/INJURED	158 NE 3RD ST	6301	M8		
SCSO26CAD039507		04/02/2026 17:41:47	SICK/INJURED	158 NE 3RD ST	6301	M8		
SCSO26CAD039574	PAUL BARRETO, 222	04/02/2026 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C1		
SCSO26CAD039615	PAUL BARRETO, 222	04/03/2026 00:43:40	BUILDING CHECK	125 S MARKET BLVD	5602	C4	B1	
SCSO26CAD039618	PAUL BARRETO, 222	04/03/2026 01:07:43	BUILDING CHECK	469 N MARKET BLVD	5602	C4	B1	
SCSO26CAD039654	TAYLOR VIEU, 202	04/03/2026 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	8901	C4	B1	

SCSO26CAD0039682	LACEY NORDLE, X150	04/03/2026 07:52:57	TRAFFIC STOP	329 N MARKET BLVD	7301	T1	
SCSO26CAD0039722	GABRIELLE ENGLISH, 217	04/03/2026 09:08:31	ATC - WELFARE CHECK	751 NW 7TH ST	2501	C4	
SCSO26CAD0040027	MYLES DUNLAP, 213	04/03/2026 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C2	B1
SCSO26CAD040124	GABRIELLE ENGLISH, 217	04/04/2026 06:15:01	BUILDING CHECK	658 E CENTRAL AVE	8901	C4	B1
SCSO26CAD040244		04/04/2026 12:49:16	911 HANGUP	773 NW 4TH ST	9201	C4	
SCSO26CAD040290		04/04/2026 14:59:27	911 MISDIAL	9043 OAK ALLEY BLVD 217	9201	C4	
SCSO26CAD040350	DANIEL FLOYD, 201	04/04/2026 18:31:25	ALARM-COMRCL	678 NW 5TH ST	1402	C4	
SCSO26CAD040409	DANIEL FLOYD, 201	04/04/2026 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C4	
SCSO26CAD040504	GABRIELLE ENGLISH, 217	04/05/2026 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	8901	C4	B1
SCSO26CAD040521	GABRIELLE ENGLISH, 217	04/05/2026 08:00:24	TRAFFIC STOP	522 N MARKET BLVD	7301	T3	
SCSO26CAD040531	GABRIELLE ENGLISH, 217	04/05/2026 08:39:54	TRAFFIC STOP	N MARKET BLVD	7301	T3	
SCSO26CAD040774	MYLES DUNLAP, 213	04/05/2026 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C4	B1
SCSO26CAD040834	MYLES DUNLAP, 213	04/06/2026 04:26:13	MENTAL PATIENT	871 NW 6TH ST	2501	R6	Z1
SCSO26CAD040841	PAUL BARRETO, 222	04/06/2026 05:40:20	ALARM-COMRCL	120 N MARKET BLVD	1402	C4	
SCSO26CAD040847	PAUL BARRETO, 222	04/06/2026 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C1	
SCSO26CAD040854	BRYCE WISENBAKER, 242	04/06/2026 07:08:37	RECKLESS DRIVER	SE 5TH ST	2501	C2	
SCSO26CAD040856	PAUL BARRETO, 222	04/06/2026 07:18:38	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001	C1	
SCSO26CAD040877		04/06/2026 08:41:52	911 HANGUP	7368 SR 471	9201	C11	
SCSO26CAD040878		04/06/2026 08:44:06	911 HANGUP	7368 SR 471	9201	C4	
SCSO26CAD040915		04/06/2026 10:41:47	911 HANGUP	102 NE 4TH AVE	9201	C11	
SCSO26CAD040948	PAUL BARRETO, 222	04/06/2026 11:44:14	THEFT	524 N MARKET BLVD	6806	R1	SCSO26OFF002113
SCSO26CAD040975	RILEY TONER, 215	04/06/2026 12:33:21	CIVIL	773 NW 4TH ST	2501	C2	
SCSO26CAD040994	ENMANUEL SURIEL, X194	04/06/2026 13:07:59	FCIC/NCIC HIT	71 SE 1ST ST	3801	R2	A1
SCSO26CAD040997	PAUL BARRETO, 222	04/06/2026 13:11:03	SUSPICIOUS PERSON	324 N MARKET BLVD	5602	R6	
SCSO26CAD041121		04/06/2026 16:34:34	911 HANGUP	102 NE 4TH AVE	9201	C5	
SCSO26CAD041131	CHRISTOPHER MCPETERS, S52	04/06/2026 16:53:02	TRAFFIC STOP	SE 1ST AVE	7301	T4	
SCSO26CAD041226	BROOKE LOPEZ, 261	04/06/2026 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	5601	C1	
SCSO26CAD041234	LEONARD DISALVO, 258	04/06/2026 21:43:46	SUSPICIOUS VEH	738 NW 6TH ST	5404	N1	SCSO26OFF002133
SCSO26CAD041296	PAUL BARRETO, 222	04/07/2026 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C1	B1
SCSO26CAD041489	PAUL BARRETO, 222	04/07/2026 15:08:08	MENTAL PATIENT	2828 C 478A	5101	R1	Z1
SCSO26CAD041620	BROOKE LOPEZ, 261	04/07/2026 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C1	
SCSO26CAD041652	TROY HAMPTON, L33	04/08/2026 00:05:38	SUSPICIOUS PERSON	125 S MARKET BLVD	6602	C11	
SCSO26CAD041656	LEONARD DISALVO, 258	04/08/2026 00:38:30	TRAFFIC STOP	N MARKET BLVD	7301	T2	
SCSO26CAD041696	MYLES DUNLAP, 213	04/08/2026 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C4	
SCSO26CAD041713	MYLES DUNLAP, 213	04/08/2026 07:13:36	SUSPICIOUS PERSON	773 NW 10TH AVE	7503	C6	
SCSO26CAD041835	NICHOLAS HOSKEY, 204	04/08/2026 12:07:40	SUSPICIOUS VEH	329 N MARKET BLVD	6603	R6	
SCSO26CAD042003	MYLES DUNLAP, 213	04/08/2026 17:59:01	SICK/INJURED	854 OAK AVE	6301	R6	
SCSO26CAD042072	GABRIELLE ENGLISH, 217	04/08/2026 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	8901	C4	
SCSO26CAD042125	GABRIELLE ENGLISH, 217	04/09/2026 00:20:52	TRAFFIC STOP	N MARKET BLVD	7301	T3	
SCSO26CAD042165	MYLES DUNLAP, 213	04/09/2026 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C4	
SCSO26CAD042169	MYLES DUNLAP, 213	04/09/2026 06:35:57	TRAFFIC STOP	N MARKET BLVD	7301	T4	
SCSO26CAD042226	SHAWN DECKARD, B121	04/09/2026 08:59:26	CIVIL PROCESS	855 NW 5TH ST	2201	C7	
SCSO26CAD042229	SHAWN DECKARD, B121	04/09/2026 09:04:25	CIVIL PROCESS	855 NW 5TH ST	2201	C7	
SCSO26CAD042230	SHAWN DECKARD, B121	04/09/2026 09:05:21	CIVIL PROCESS	855 NW 5TH ST	2201	C7	
SCSO26CAD042275	MYLES DUNLAP, 213	04/09/2026 10:54:55	TRESPASSING	469 N MARKET BLVD	7501	C6	
SCSO26CAD042294	MYLES DUNLAP, 213	04/09/2026 11:43:52	THEFT	469 N MARKET BLVD	6808	R1	SCSO26OFF002192
SCSO26CAD042366	KAELIN NEIGER, 189	04/09/2026 13:44:44	DCF/ABUSE REG	349 S MARKET BLVD	1102	R1	SCSO26OFF002197
SCSO26CAD042493	WALTER PETERSON, Z187	04/09/2026 17:39:33	TRAFFIC STOP	7368 SR 471	7301	T4	Z1

SCSO26CAD042554	GABRIELLE ENGLISH, 217	04/09/2026 20:36:26	TRAFFIC STOP	SE 3RD ST	7301	T3
SCSO26CAD042556	CHRISTOPHER MCPETERS, 552	04/09/2026 20:40:46	TRAFFIC STOP	SE 1ST ST	7301	T3
SCSO26CAD042559	WALTER PETERSON, 2187	04/09/2026 20:54:09	TRAFFIC STOP	329 N MARKET BLVD	7301	T3
SCSO26CAD042569	CHRISTOPHER MCPETERS, 552	04/09/2026 21:10:28	TRAFFIC STOP	524 N MARKET BLVD	7301	T4
SCSO26CAD042571	GABRIELLE ENGLISH, 217	04/09/2026 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	8901	C4
SCSO26CAD042653	PAUL BARRETO, 222	04/10/2026 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C1
SCSO26CAD042667	HOLLY DARBY, C131	04/10/2026 07:17:35	ANIMAL COMPLAINT	349 S MARKET BLVD	1601	C1
SCSO26CAD042777	PAUL BARRETO, 222	04/10/2026 11:05:52	THEFT	469 N MARKET BLVD	6809	R1
SCSO26CAD042811	SCSO26OFF002214					
SCSO26CAD042966	PAUL BARRETO, 222	04/10/2026 11:58:22	ANIMAL COMPLAINT	296 SW 6TH ST	1601	M5
SCSO26CAD043051	BROOKE LOPEZ, 261	04/10/2026 16:44:31	INVESTIGATION FOLLOW	469 N MARKET BLVD	3801	R5
SCSO26CAD043068	BROOKE LOPEZ, 261	04/10/2026 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C1
SCSO26CAD043162	PAUL BARRETO, 222	04/10/2026 21:55:27	TRAFFIC STOP	S MARKET BLVD	7301	T3
SCSO26CAD043255	PAUL BARRETO, 222	04/11/2026 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C1
SCSO26CAD043265	JOHN GUINANE, C117	04/11/2026 11:58:54	CIVIL	469 N MARKET BLVD	2501	R6
SCSO26CAD043421	BROOKE LOPEZ, 261	04/11/2026 12:17:11	ESCORT-FUNERAL	7368 SR 471	3401	C1
SCSO26CAD043431	LEONARD DISALVO, 258	04/11/2026 18:43:56	DISTURBANCE-UNK	266 SW 5TH ST	2501	R6
SCSO26CAD043456	CODY MUNSTER, 153	04/11/2026 19:10:05	SICK/INJURED	850 NW 6TH ST	6301	M8
SCSO26CAD043471	BROOKE LOPEZ, 261	04/11/2026 20:34:42	TRAFFIC STOP	374 N MARKET BLVD	7301	T4
SCSO26CAD043559	PAUL BARRETO, 222	04/11/2026 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C1
SCSO26CAD043709	PAUL BARRETO, 222	04/12/2026 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C1
SCSO26CAD043792	BROOKE LOPEZ, 261	04/12/2026 15:05:43	SICK/INJURED	614 NW 9TH AVE	6301	M8
SCSO26CAD043810	BROOKE LOPEZ, 261	04/12/2026 20:05:55	SUSPICIOUS INCIDENT	256 NE 1ST ST	6601	M8
SCSO26CAD043859	MATTHEW BONURA, 164	04/12/2026 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C1
SCSO26CAD043863	SHAWN WHITE, 206	04/13/2026 00:28:39	911 HANGUP	955 OAK AVE	2501	C1
SCSO26CAD043903	NICHOLAS HOSKEY, 204	04/13/2026 00:36:54	FCIC/NCIC HIT	57 SW 5TH ST	8801	C11
SCSO26CAD043907	NICHOLAS HOSKEY, 204	04/13/2026 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C4
SCSO26CAD043952	NICHOLAS HOSKEY, 204	04/13/2026 06:29:42	TRESPASSING	524 N MARKET BLVD	2501	C1
SCSO26CAD043956	MYLES DUNLAP, 213	04/13/2026 08:51:11	SICK/INJURED	614 NW 9TH AVE	6301	M8
SCSO26CAD044080	MYLES DUNLAP, 213	04/13/2026 09:02:20	VIN VERIFICATION	9009 OAK ALLEY BLVD	7704	C1
SCSO26CAD044350	GABRIELLE ENGLISH, 217	04/13/2026 12:40:22	DIST-O/W	524 N MARKET BLVD	7501	C6
SCSO26CAD044426	MYLES DUNLAP, 213	04/13/2026 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	8901	C4
SCSO26CAD044439	MYLES DUNLAP, 213	04/14/2026 05:23:14	TRAFFIC STOP	524 N MARKET BLVD	7301	T1
SCSO26CAD044526	MYLES DUNLAP, 213	04/14/2026 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C4
SCSO26CAD044538	MYLES DUNLAP, 213	04/14/2026 09:31:11	INFORMATION	57 SW 5TH ST	2501	R6
SCSO26CAD044550	NICHOLAS HOSKEY, 204	04/14/2026 10:07:33	ATC-WELFARE CHECK	751 NW 7TH ST	2501	C4
SCSO26CAD044850	GABRIELLE ENGLISH, 217	04/14/2026 10:31:35	FCIC/NCIC HIT	57 SW 5TH ST	8801	C11
SCSO26CAD044877	GABRIELLE ENGLISH, 217	04/14/2026 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	8901	C4
SCSO26CAD044920	GABRIELLE ENGLISH, 217	04/14/2026 23:13:18	CITIZENS ASSIST	102 NE 4TH AVE	2501	C4
SCSO26CAD044934	PAUL BARRETO, 222	04/15/2026 04:22:16	SUSPICIOUS INCIDENT	256 NE 1ST ST	6601	R6
SCSO26CAD044961	PAUL BARRETO, 222	04/15/2026 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C1
SCSO26CAD045078	PAUL BARRETO, 222	04/15/2026 07:53:02	ALARM-COMRCL	85 E CENTRAL AVE	1402	C5
SCSO26CAD045161	ROBERT HANSEN, X128	04/15/2026 11:03:38	PHONE COMPL	256 NE 1ST ST	2501	C2
SCSO26CAD045175	SHAWN DECKARD, B121	04/15/2026 13:29:54	TRAFFIC STOP	E CENTRAL AVE	7301	T1
SCSO26CAD045180	SHAWN DECKARD, B121	04/15/2026 13:54:12	CIVIL PROCESS	978 NW 4TH ST	2201	C7
SCSO26CAD045186	PAUL BARRETO, 222	04/15/2026 14:00:22	CIVIL PROCESS	978 NW 4TH ST	2201	C7
SCSO26CAD045206	PAUL BARRETO, 222	04/15/2026 14:10:24	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001	C1
SCSO26CAD045210	PAUL BARRETO, 222	04/15/2026 14:39:24	SICK/INJURED	9009 OAK ALLEY BLVD	6301	M8
SCSO26CAD045214	PAUL BARRETO, 222	04/15/2026 14:44:53	TRAFFIC STOP	120 N MARKET BLVD	7301	T3

SCSO26CAD045229	SHAWN DECKARD, B121	04/15/2026 15:07:26	CIVIL PROCESS	182 SE 1ST AVE	2201	C7	
SCSO26CAD045234	SHAWN DECKARD, B121	04/15/2026 15:12:03	CIVIL PROCESS	85 E CENTRAL AVE	2201	C7	
SCSO26CAD045235	SHAWN DECKARD, B121	04/15/2026 15:15:56	CIVIL PROCESS	256 NE 1ST ST	2201	C7	
SCSO26CAD045276	PAUL BARRETO, 222	04/15/2026 16:41:38	TRAFFIC STOP	524 N MARKET BLVD	7301	T3	
SCSO26CAD045298	PAUL BARRETO, 222	04/15/2026 17:25:53	INFORMATION	281 N MARKET BLVD	2501	C1	
SCSO26CAD045377	BROOKE LOPEZ, 261	04/15/2026 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C4	
SCSO26CAD045451	PAUL BARRETO, 222	04/16/2026 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C1	B1
SCSO26CAD045464	PAUL BARRETO, 222	04/16/2026 07:04:49	SUSPICIOUS VEH	257 NE 2ND AVE	6603	T6	
SCSO26CAD045869	BROOKE LOPEZ, 261	04/16/2026 19:28:51	TRESPASSING	125 S MARKET BLVD	7501	C6	
SCSO26CAD045918	BROOKE LOPEZ, 261	04/16/2026 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C1	
SCSO26CAD045926	BROOKE LOPEZ, 261	04/16/2026 21:48:43	ATTEMPT TO CONTACT	9009 OAK ALLEY BLVD 224	2501	R6	
SCSO26CAD046002	MYLES DUNLAP, 213	04/17/2026 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C4	
SCSO26CAD046014	MYLES DUNLAP, 213	04/17/2026 07:20:52	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001	C4	
SCSO26CAD046138	MYLES DUNLAP, 213	04/17/2026 11:42:51	CITIZENS ASSIST	71 SE 1ST ST	2501	R6	
SCSO26CAD046202		04/17/2026 13:33:09	911 MISDIAL	120 N MARKET BLVD	9201	C4	
SCSO26CAD046242	MYLES DUNLAP, 213	04/17/2026 14:43:10	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001	C4	
SCSO26CAD046272	KENNETH AMSLER, X162	04/17/2026 15:14:43	TRAFFIC ENFORCEMENT	773 NW 10TH AVE	7001	C4	
SCSO26CAD046295	MICHAEL LARGE, K160	04/17/2026 16:04:53	INFORMATION	773 NW 10TH AVE	5404	E2	Z1
SCSO26CAD046366	DERRICK STOERMER, 224	04/17/2026 20:10:06	THREATS	811 NW 3RD ST	6601	C4	
SCSO26CAD046387	GABRIELLE ENGLISH, 217	04/17/2026 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	8901	C4	B1
SCSO26CAD046476	MYLES DUNLAP, 213	04/18/2026 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C4	
SCSO26CAD046530	MYLES DUNLAP, 213	04/18/2026 09:43:15	TRESPASS LOG	366 NW 9TH AVE	7503	C6	
SCSO26CAD046604		04/18/2026 13:09:07	SICK/INJURED	74 SW 5TH ST	6301	M8	
SCSO26CAD046630	MYLES DUNLAP, 213	04/18/2026 13:54:21	INFORMATION	71 SE 1ST ST	4402	R6	
SCSO26CAD046728	KAELEN NEIGER, 189	04/18/2026 17:53:45	SUICIDE THREATS	36 NW 3RD AVE	2501	R6	
SCSO26CAD046813	DANIEL FLOYD, 201	04/18/2026 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	8901	C1	
SCSO26CAD046910	MYLES DUNLAP, 213	04/19/2026 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C4	
SCSO26CAD046964		04/19/2026 09:38:53	911 MISDIAL	169 SW 5TH ST	9201	C4	
SCSO26CAD046967		04/19/2026 09:47:03	FIRE UNKNOWN	1513 FL 559 POLK CITY	2501	M8	
SCSO26CAD047034	MYLES DUNLAP, 213	04/19/2026 13:51:01	DISTURBANCE-PHYSICAL	3840 E C 478	1804	R2	A2
SCSO26CAD047160	JACOB HOLLOWAY, C113	04/19/2026 20:37:44	TRAFFIC STOP	N MARKET BLVD	7301	T3	
SCSO26CAD047168	GABRIELLE ENGLISH, 217	04/19/2026 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	8901	C4	B1
SCSO26CAD047223	PAUL BARRETO, 222	04/20/2026 05:35:43	TRESPASSING	524 N MARKET BLVD	2501	C11	
SCSO26CAD047231	PAUL BARRETO, 222	04/20/2026 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C1	B1
SCSO26CAD047249		04/20/2026 07:20:23	ANIMAL COMPLAINT	349 S MARKET BLVD	1601	M5	
SCSO26CAD047269	SHAWN DECKARD, B121	04/20/2026 08:21:01	CIVIL PROCESS	836 E CENTRAL AVE	2201	C7	
SCSO26CAD047271	SHAWN DECKARD, B121	04/20/2026 08:31:36	CIVIL PROCESS	836 E CENTRAL AVE	2201	C7	
SCSO26CAD047278	SHAWN DECKARD, B121	04/20/2026 08:35:56	CIVIL PROCESS	836 E CENTRAL AVE	2201	C7	
SCSO26CAD047294	PAUL BARRETO, 222	04/20/2026 09:08:18	JUVENILE	349 S MARKET BLVD	2501	R6	
SCSO26CAD047514	HOLLY DARBY, C131	04/20/2026 16:26:46	INFORMATION	773 NW 10TH AVE	4401	R1	Z1
SCSO26CAD047611	JUSTIN ST CLAIR, 188	04/20/2026 20:43:56	THEFT	152 SW 6TH ST	6803	R6	
SCSO26CAD047620	JUSTIN ST CLAIR, 188	04/20/2026 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C1	
SCSO26CAD047703	PAUL BARRETO, 222	04/21/2026 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C1	B1
SCSO26CAD047779	SHAWN DECKARD, B121	04/21/2026 09:30:52	CIVIL PROCESS	978 NW 4TH ST	2201	C7	
SCSO26CAD047784	SHAWN DECKARD, B121	04/21/2026 09:41:31	CIVIL PROCESS	855 NW 5TH ST	2201	C7	
SCSO26CAD047843	MELANIE SITTERSON-OVERLA, T700	04/21/2026 11:22:55	SICK/INJURED	349 S MARKET BLVD	6301	M8	
SCSO26CAD048147	JUSTIN ST CLAIR, 188	04/21/2026 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	2501	C4	
SCSO26CAD048228	MYLES DUNLAP, 213	04/22/2026 05:59:30	TRAFFIC STOP	N MARKET BLVD	7301	T3	

SCSO26CAD048234	MYLES DUNLAP, 213	04/22/2026 06:15:01	BUILDING CHECK	658 E CENTRAL AVE	5602	C4	
SCSO26CAD048294	MYLES DUNLAP, 213	04/22/2026 08:06:03	TRAFFIC ENFORCEMENT	N MARKET BLVD	7001	C4	
SCSO26CAD048330	MYLES DUNLAP, 213	04/22/2026 09:19:08	DCF/ABUSE REG	349 S MARKET BLVD	6101	R6	
SCSO26CAD048342		04/22/2026 09:36:35	TEST - DO NOT DISP.	349 S MARKET BLVD	2501	M8	
SCSO26CAD048341		04/22/2026 09:37:07	TEST - DO NOT DISP.	349 S MARKET BLVD	9901	Z1	
SCSO26CAD048386	MYLES DUNLAP, 213	04/22/2026 10:45:05	DCF/ABUSE REG	36 NW 3RD AVE	1102	R1	SCSO26OFF002508
SCSO26CAD048389	NICHOLAS HOSKEY, 204	04/22/2026 10:53:14	INFORMATION	71 SE 1ST ST	4402	R6	
SCSO26CAD048462	MYLES DUNLAP, 213	04/22/2026 12:49:14	CITIZENS ASSIST	36 NW 3RD AVE	2501	R6	
SCSO26CAD048591	MYLES DUNLAP, 213	04/22/2026 16:55:03	EXTRA PATROL	36 NW 3RD AVE	8901	C4	
SCSO26CAD048677	GABRIELLE ENGLISH, 217	04/22/2026 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	8901	C4	B1
SCSO26CAD048723	GABRIELLE ENGLISH, 217	04/23/2026 01:14:05	TRAFFIC STOP	SW 5TH ST	7301	T4	
SCSO26CAD048730	JACOB HOLLOWAY, C113	04/23/2026 02:10:14	CIVIL	811 NW 3RD ST	2501	C1	Z1
SCSO26CAD048749	MYLES DUNLAP, 213	04/23/2026 05:01:28	EXTRA PATROL	36 NW 3RD AVE	8901	C4	
SCSO26CAD048764	MYLES DUNLAP, 213	04/23/2026 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C4	
SCSO26CAD048788	MYLES DUNLAP, 213	04/23/2026 07:14:25	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001	C4	
SCSO26CAD048793	MYLES DUNLAP, 213	04/23/2026 07:33:01	TRAFFIC STOP	N MARKET BLVD	7301	T1	
SCSO26CAD048811	MYLES DUNLAP, 213	04/23/2026 08:15:51	EXTRA PATROL	36 NW 3RD AVE	8901	C4	
SCSO26CAD048860	MYLES DUNLAP, 213	04/23/2026 10:21:17	DCF/ABUSE REG	773 NW 10TH AVE	1102	R1	
SCSO26CAD048875	NICHOLAS HOSKEY, 204	04/23/2026 10:44:20	FIRE-STRUCTURE	3840 E C 478	3702	R6	SCSO26OFF002536
SCSO26CAD048944	KAELEIN NEIGER, 189	04/23/2026 13:15:21	DCF/ABUSE REG	349 S MARKET BLVD	6101	R6	
SCSO26CAD049003	MYLES DUNLAP, 213	04/23/2026 15:12:22	EXTRA PATROL	36 NW 3RD AVE	8901	C4	
SCSO26CAD049128	KAELEIN NEIGER, 189	04/23/2026 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C1	
SCSO26CAD049163	NATHANAELE FRAYSIER, 180	04/24/2026 00:07:49	SUSPICIOUS INCIDENT	349 S MARKET BLVD	6601	C4	
SCSO26CAD049222	PAUL BARRETO, 222	04/24/2026 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C1	B1
SCSO26CAD049261	PAUL BARRETO, 222	04/24/2026 08:53:55	TRAFFIC STOP	120 N MARKET BLVD	7301	T1	
SCSO26CAD049411	CARL DUNLAP, B146	04/24/2026 13:16:00	CIVIL PROCESS	610 NW 5TH ST	2201	C7	
SCSO26CAD049425	PAUL BARRETO, 222	04/24/2026 13:27:38	SICK/INJURED	468 N MARKET BLVD	4502	R6	
SCSO26CAD049543	RILEY TONER, 215	04/24/2026 17:21:14	CIVIL	260 NE 3RD ST	7701	T6	
SCSO26CAD049626		04/24/2026 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	8901	C4	
SCSO26CAD049679	LEONARD DISALVO, 258	04/25/2026 01:34:25	SUSPICIOUS VEH	125 S MARKET BLVD	6603	R6	
SCSO26CAD049716	PAUL BARRETO, 222	04/25/2026 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C1	B1
SCSO26CAD049900	BRYCE WISENBAKER, 242	04/25/2026 15:12:40	SUSPICIOUS VEH	125 S MARKET BLVD	6603	R6	
SCSO26CAD049967	WYATT HUNT, 218	04/25/2026 18:18:06	TRAFFIC STOP	OAK AVE	7301	T3	
SCSO26CAD050027	WYATT HUNT, 218	04/25/2026 18:29:08	TRAFFIC STOP	SE 1ST AVE	7301	T3	
SCSO26CAD050074	BROOKE LOPEZ, 261	04/25/2026 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C1	
SCSO26CAD050112	PAUL BARRETO, 222	04/26/2026 00:25:22	SICK/INJURED	8941 RECREATION CIR	6301	M8	
SCSO26CAD050356	BROOKE LOPEZ, 261	04/26/2026 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C4	
SCSO26CAD050457	MYLES DUNLAP, 213	04/27/2026 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C4	
SCSO26CAD050462	MYLES DUNLAP, 213	04/27/2026 06:36:51	EXTRA PATROL	36 NW 3RD AVE	8901	C4	
SCSO26CAD050596		04/27/2026 11:48:52	SICK/INJURED	7500 POWERS AVE(JACKSONVILLE)	6301	M8	

File#	Owner Name	Address	Description	Status	Disposition
25-011697	RAULERSON WAYNE A	139 SW 3RD ST	Trash, inops	Closed	Compliant
25-011698	SYDNOR KRISTYN M & ROOSEVELT	978 NW 4TH ST	Living in an RV	Closed	Unfounded
25-011699	BOX TRINITY MADISON	468 SE 3RD AVE	Trash and debris	Closed	Compliant
25-011700	BOX THOMAS M	285 SE 5TH ST	Trash and debris	Closed	Compliant
25-011703	MOBLEY QUENTIN T	791 NW 4TH ST	Trash, overgrown, unsafe structure	Open	
25-012121	SOLOMON IDA ESTATE OF	650 NW 3RD ST	Living in shed, shed installed w/o permits	Open	
25-013333	GAVIN LAFREDA D & VIVIAN (TIC)	725 NW 7TH ST	Home appears to be unstable & unsafe	Closed	Compliant
25-013334	WALLER FERRIS (TTEE)	37 SW 3RD ST	Home appears to be unstable & unsafe	Open	Sent to Lien
25-013335	HALL BREANNAH N	312 S MARKET BLVD	Home appears to be unstable & unsafe	Closed	Compliant
25-013336	HALL BREANNAH N	326 S MARKET BLVD	Home appears to be unstable & unsafe	Closed	Compliant
25-014129	RIVERA MARIA M RIVERA	814 NW 5TH ST	FREE RANGE CHICKENS	Open	
25-018709	MOAKLEY JAMES W	23 SW 1ST ST	Possible unsafe structure and tall grass/weeds	Open	
25-021349	DIAMOND JEFFERY ASA	262 NE 2ND ST	Trash, abandoned trailer, debris, unregistered VIN	Closed	Compliant
25-021352	MAIA-GONCALVES JOSE & DASILVA	260 NE 3RD ST	Abandoned house, debris, unkept yard	Open	
25-021354	BREWER SUE ANN	69 SE 3RD ST	Abandoned and unsafe structure	Closed	Compliant
25-021356	BEDGOOD ANNA M (LE)	61 SE 4TH ST	Abandoned and unsafe	Closed	Compliant
25-021370	BEULAH BAPTIST CHURCH	483 NW 9TH AVE	Church has roof damage and debris flies off during storms into neighboring homes	Closed	Compliant
25-021376	HAWK SCHICKLER SHYLOW	232 SW 6TH ST	Overgrown Lawn, trash in driveway, broken appliances	Closed	Compliant
25-023725	PREVAL PREVENA	55 SW 6TH ST	Farm Animals on Residential Property (Goats)	Closed	Compliant
26-000187	MITCHELL JOHN JR	841 NW 7TH ST	Repairs in home need to be done. Tenants are renting property.	Open	
26-000942	BURGOHY GENEVA	577 NW 3RD ST	W2019-0023 - Animals, inops, mess	Open	
26-001002	SOLOMON IDA ESTATE OF	650 NW 3RD ST	W2020-0010 - Derelict Structure - No water supply	Open	
26-001479	EDMUNDSON RICHARD & JENNIFER & JEANNETTE	276 N MARKET BLVD	Accessory structure attached to bldg without a permit, permit for change of use? (restaurant)	Closed	Compliant
26-002252	CHOSEN ONE ENTERPRISE LLC	813 NW 5TH ST	CE-22-09362/CE-W2020-0008	Open	
26-004226	R & R CATTLE RANCH LLC	419 N MARKET BLVD	outdoor storage of goods, junk, tent improperly tied down	Closed	Compliant
26-004240	MOBLEY QUENTIN T	370 NW 8TH AVE	Several inops & possible Roof issues ***REPEAT*** See 25-011703	Open	
26-004706	CHOSEN ONE ENTERPRISE LLC	624 NW 3RD ST	Work being done on-site outside of scope of work permitted/unpermitted. And Fence potentially in Right-of-Way.	Closed	Compliant
26-004718	CANTY JERMAINE L & BRIDGETTE J TTEES	324 N MARKET BLVD	Trash & Debris, plant overgrowth, unregistered vehicle (posted for sale on R-O-W)	Closed	Compliant
26-005727	ZARA VENTURES LLC	445 NW 10TH AVE	Trash & Debris (Previous Case 25-004801, property sold)	Open	
26-006318	TORRES NANCY GONZALEZ	2551 CR 740	Roosters	Open	
26-009760	STRONG KENNETH W & MARION	174 S MARKET BLVD	Ducks present and no visible house numbers	Open	
26-009762	PHILLIPS DONALD RAY JR	188 NE 1ST ST	Junk and debris including but not limited to tires accumulating outside the South side of the home.	Open	
26-009763	FLORES EFREN	188 NE 2ND AVE	inoperable and untagged vehicles located on the north side of the home. vegetation overgrowth	Open	

**CODE CASES BY JURISDICTION**

1 to 45 of 45

File#	Owner Name	Address	Parcel#	Jurisdiction	Description	Open Date	Status	Close Date	Disposition
25-011697	RAULERSON WAYNE A	139 SW 3RD ST	S01-039	WEBSTER	Trash, inops	06/11/2025	Closed	12/10/2025	Compliant
25-011698	SYDNOR KRISTYN M & ROOSEVELT	978 NW 4TH ST	N36B021	WEBSTER	Living in an RV	06/11/2025	Closed	07/03/2025	Unfounded
25-011699	BOX TRINITY MADISON	468 SE 3RD AVE	T06A002	WEBSTER	Trash and debris	06/11/2025	Closed	08/28/2025	Compliant
25-011700	BOX THOMAS M	285 SE 5TH ST	T06A001	WEBSTER	Trash and debris	06/11/2025	Closed	08/18/2025	Compliant
25-011703	MOBLEY QUENTIN T	791 NW 4TH ST	N36B166	WEBSTER	Trash, overgrown, unsafe structure	06/11/2025	Open		
25-012121	SOLOMON IDA ESTATE OF	650 NW 3RD ST	N36B254	WEBSTER	Living in shed, shed installed w/o permits	06/17/2025	Open		
25-013333	GAVIN LAFREDA D & VIVIAN (TIC)	725 NW 7TH ST	N36B212	WEBSTER	Home appears to be unstable & unsafe	07/07/2025	Closed	04/06/2026	Compliant
25-013334	WALLER FERRIS (TTEE)	37 SW 3RD ST	S01-045	WEBSTER	Home appears to be unstable & unsafe	07/07/2025	Open		Sent to Lien

25-013335	HALL BREANNAH N	312 S MARKET BLVD	S01-134	WEBSTER	Home appears to be unstable & unsafe	07/07/2025	Closed	11/21/2025	Compliant
25-013336	HALL BREANNAH N	326 S MARKET BLVD	S01-133	WEBSTER	Home appears to be unstable & unsafe	07/07/2025	Closed	11/21/2025	Compliant
25-013343	WARTHEN JOHN R SR & ROSIE M (L	265 NW 10TH AVE	N36A004	WEBSTER	Home appears to be unstable & unsafe	07/07/2025	Closed	07/11/2025	Unfounded
25-013345	HARDY SANDRA	341 E CENTRAL AVE	T06A058	WEBSTER	Home appears to be unstable & unsafe	07/07/2025	Closed	07/11/2025	Unfounded
25-013348	HOMES IN PARTNERSHIP INC	Vacant CR 749	S01-075	Webster	Tall Grass, Trash & Debris	07/07/2025	Closed	07/10/2025	Unfounded
25-013349	HOMES IN PARTNERSHIP INC	Vacant CR 749	S01-078	Webster	Tall Grass, Trash & Debris	07/07/2025	Closed	07/10/2025	Unfounded
25-014129	RIVERA MARIA M RIVERA	814 NW 5TH ST	N36B110	WEBSTER	FREE RANGE CHICKENS	07/18/2025	Open		
25-016629	DUTCHESS ALEX M & FISH CELESTE	167 SW 6TH ST	S01J045	WEBSTER	Inops, overgrown	08/27/2025	Closed	09/02/2025	Unfounded
25-018709	MOAKLEY JAMES W	23 SW 1ST ST	S01D001	WEBSTER	Possible unsafe structure and tall grass/weeds	09/29/2025	Open		

25-021349	DIAMOND JEFFERY ASA	262 NE 2ND ST	Q31C040	WEBSTER	Trash, abandoned trailer, debris, unregistered VIN	11/10/2025	Closed	01/28/2026	Compliant
25-021352	MAIA-GONCALVES JOSE & DASILVA	260 NE 3RD ST	Q31C052	WEBSTER	Abandoned house, debris, unkept yard	11/10/2025	Open		
25-021353	COLEMAN GRADY D JR & SANDRA (L	187 NE 2ND AVE	Q31C085	WEBSTER	Debris, unregistered vehicle	11/10/2025	Closed	11/17/2025	Unfounded
25-021354	BREWER SUE ANN	69 SE 3RD ST	T06A052	WEBSTER	Abandoned and unsafe structure	11/10/2025	Closed	12/02/2025	Compliant
25-021356	BEDGOOD ANNA M (LE)	61 SE 4TH ST	T06A026	WEBSTER	Abandoned and unsafe	11/10/2025	Closed	12/02/2025	Compliant
25-021357	GPZ PROPERTIES LLC	333 E CENTRAL AVE	T06A058	WEBSTER	Abandoned unsafe mobile home, debris/trash in the yard.	11/10/2025	Closed	11/17/2025	Unfounded
25-021370	BEULAH BAPTIST CHURCH	483 NW 9TH AVE	N36B116	WEBSTER	Church has roof damage and debris flies off during storms into neighboring homes	11/10/2025	Closed	03/23/2026	Compliant
25-021376	HAWK SCHICKLER SHYLOW	232 SW 6TH ST	S01J058	WEBSTER	Overgrown Lawn, trash in driveway, broken appliances	11/10/2025	Closed	12/03/2025	Compliant
25-023725	PREVAL PREVENA	55 SW 6TH ST	S01J038	WEBSTER	Farm Animals on Residential Property (Goats)	12/17/2025	Closed	02/16/2026	Compliant
26-000187	MITCHELL JOHN JR	841 NW 7TH ST	N36B090	WEBSTER	Repairs in home need to be done. Tenants are renting property.	01/06/2026	Open		

26-000395	SANDS MELISSA & MATTHEWS ORAL	7914 SR 471	N24-060	WEBSTER	Illegal Residence - Mobile Home - Expired Temp Use Permit	01/08/2026	Closed	01/12/2026	Unfounded
26-000942	BURGOHY GENEVA	577 NW 3RD ST	N36A033	WEBSTER	W2019-0023 - Animals, inops, mess	01/15/2026	Open		
26-001002	SOLOMON IDA ESTATE OF	650 NW 3RD ST	N36B254	WEBSTER	W2020-0010 - Derelict Structure - No water supply	01/16/2026	Open		
26-001479	EDMUNDSON RICHARD & JENNIFER & JEANNETTE	276 N MARKET BLVD	N36-055	WEBSTER	Accessory structure attached to bldg without a permit, permit for change of use? (restaurant)	01/23/2026	Closed	03/25/2026	Compliant
26-001485	Webster Cabinets, LLC	347 N MARKET BLVD	Q31C030	WEBSTER	Commercial building/zoning being used for residential, camper on site (disposal of waste??)	01/23/2026	Closed	01/27/2026	Unfounded
26-002252	CHOSEN ONE ENTERPRISE LLC	813 NW 5TH ST	N36B122	WEBSTER	CE-22-09362/CE-W2020-0008	02/03/2026	Open		
26-004190	WALLER FERRIS TTEE	103 SW 3RD ST	S01-034	WEBSTER	broken down / inoperable vehicles	03/02/2026	Closed	03/06/2026	Unfounded
26-004226	R & R CATTLE RANCH LLC	419 N MARKET BLVD	Q31-030	WEBSTER	outdoor storage of goods, junk, tent improperly tied down	03/02/2026	Closed	04/29/2026	Compliant
26-004240	MOBLEY QUENTIN T	370 NW 8TH AVE	N36B152	WEBSTER	Several Inops & possible Roof issues ***REPEAT*** See 25-011703	03/02/2026	Open		

26-004706	CHOSEN ONE ENTERPRISE LLC	624 NW 3RD ST	N36B252	WEBSTER	Work being done on-site outside of scope of work permitted/unpermitted. And Fence potentially in Right-of-Way.	03/06/2026	Closed	03/31/2026	Compliant
26-004717	TATE DELORIS P	811 NW 3RD ST	N36-037	WEBSTER	RV(s) being lived in. No utilities connected. Trash, garbage, debris or plant overgrowth.	03/06/2026	Closed	03/10/2026	Unfounded
26-004718	CANTY JERMAINE L & BRIDGETTE J TTEES	324 N MARKET BLVD	N36-057	WEBSTER	Trash & Debris, plant overgrowth, unregistered vehicle (posted for sale on R-O-W)	03/06/2026	Closed	04/13/2026	Compliant
26-004799	WALLER FERRIS TTEE	20 SW 3RD ST	S01-037	WEBSTER	mobile home. no permit found with building services, land was vacant per property assessor in 2025	03/09/2026	Closed	03/12/2026	Unfounded
26-005727	ZARA VENTURES LLC	445 NW 10TH AVE	N36B025	WEBSTER	Trash & Debris (Previous Case 25-004801, property sold)	03/19/2026	Open		
26-006318	TORRES NANCY GONZALEZ	2551 CR 740	S01J066	WEBSTER	Roosters	03/27/2026	Open		
26-009760	STRONG KENNETH W & MARION	174 S MARKET BLVD	S01-004	Webster	Ducks present and no visible house numbers	05/13/2026	Open		
26-009762	PHILLIPS DONALD RAY JR	188 NE 1ST ST	Q31C114	Webster	Junk and debris including but not limited to tires accumulating outside the South side of the home.	05/13/2026	Open		

26-009763	FLORES EFREN	188 NE 2ND AVE	Q31C048	Webster	inoperable and untagged vehicles located on the north side of the home. vegetation overgrowth	05/13/2026	Open	
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The WEBSTER WORD

Keeping Webster Informed

What's Happening Around Webster



DO YOUR PART, SAVE WATER



WATERING RESTRICTIONS

SCHEDULE & HOURS

WATERING DAYS BASED ON ADDRESS ENDING IN:


- 0 or 1** ▶ shall only water on **MONDAY**
- 2 or 3** ▶ on **TUESDAY**
- 4 or 5** ▶ on **WEDNESDAY**
- 6 or 7** ▶ on **THURSDAY**
- 8 or 9** ▶ on **FRIDAY**

In accordance with guidelines from the Southwest Florida Water Management District (SWFWMD), lawn irrigation is limited to one day per week based on the last digit of your address. Irrigation is only permitted before 8:00 a.m. or after 6:00 p.m. to reduce evaporation and ensure water is used more efficiently.

Following these watering restrictions helps protect our regional water supply, promotes healthier lawns, and can save residents money on their monthly utility bills by reducing unnecessary water use. Thank you for doing your part to conserve water in our community. 💧

CITY LEADERSHIP

Mayor Ana Vigoa
 Mayor Pro-Tem Allen Dorsey Sr.
 Councilmember Nancy Cherry
 Councilmember Loretta Ramirez
 Councilmember Shadae Solomon
 City Manager Deanna Naugler



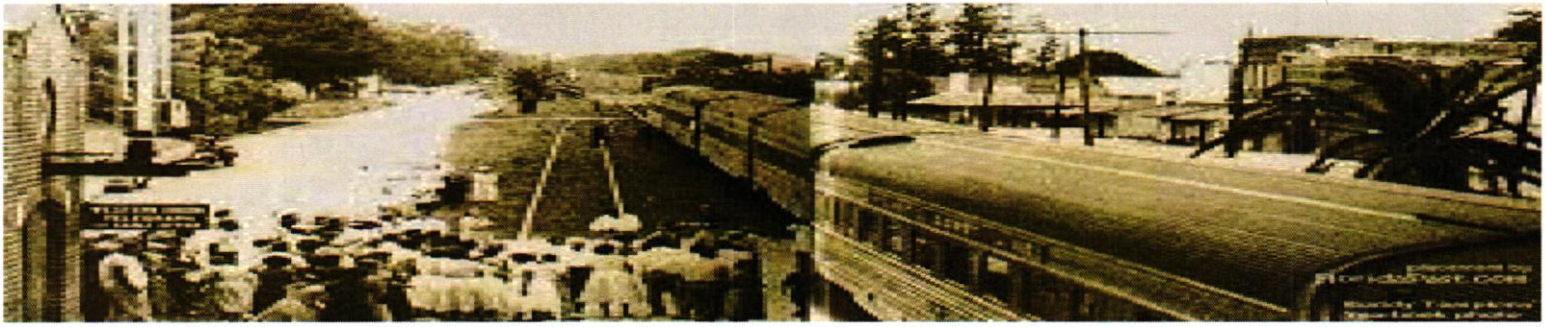
CHECK OUT OUR NEW WEBSITE

WWW.WEBSTERFL.COM

IMPORTANT DATES

METER READING	MAY 22ND
DUE DATE	MAY 15TH
LAST DAY TO PAY	MAY 20TH
CUT OFFS	MAY 21ST
OFFICE CLOSURE	MAY 25TH

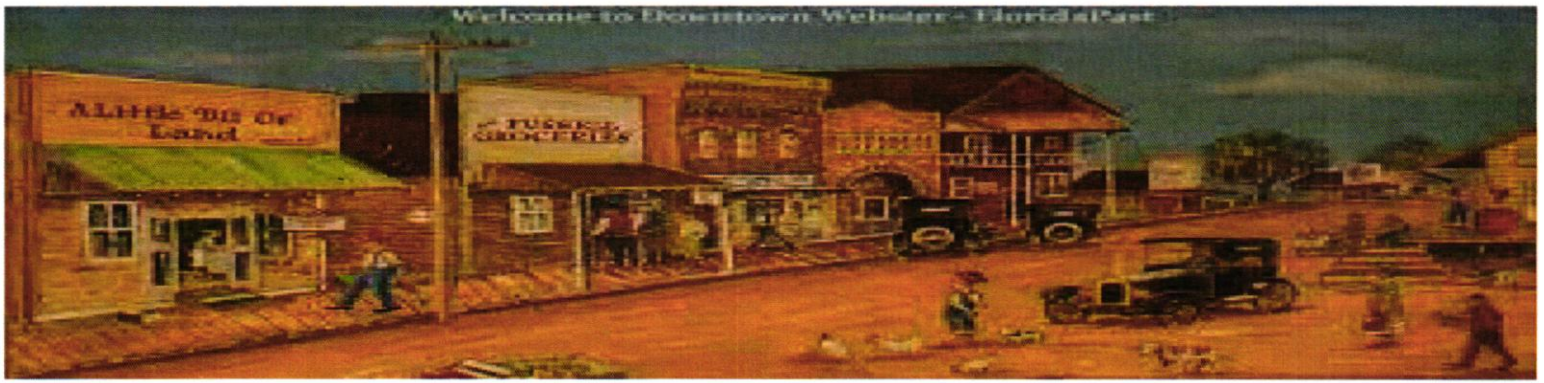
Accounts that are unpaid after 5pm on the 15th of each month will receive a Penalty Fee added to their bill. Accounts that remain unpaid after 5pm on the 20th of each month will be subject to disconnection and a non-payment fee.



Operational Activities—Administration

On-line payment processing— 486	Notaries—6
In office Payment Processing— 250	Faxes—0
New Accounts-4	Copy Requests— 1 resulting in 20 pages
Closed Accounts—3	Public Records Request—0
Late Fee Assessments— 91	Community Hall Rental—3
Turn-offs—20	Container Permit Renewals—0
Locates—0	Business License Processed—0
Work orders created— 65	New Account Impact Fees—0
Work Orders closed—61	New Code Enforcement Cases— 4
Utility Batches/Balancing—31	Follow-up on existing Code Enforcement Cases—3
Checks Processed for Payments—198	Code Enforcement Liens—0
Purchase Orders—62	Code Enforcement Foreclosures—0

- Entered Meter Reads and processed utility bills for 520 utility accounts
- Reviewed Waste Management Bill for accuracy of billed/type of accounts
- Processed Bureau of Labor and Statistics Report
- Worked with council members and city attorney for ordinances related to the city
- Opened and disbursed incoming mail
- Created/Processed P&Z and Council agendas, minutes, and packets
- Attended City Manager meeting with County and other municipalities
- Discussions/meetings with County, Public and Developers on upcoming ordinances
- Verifying charges on invoices for payment, matching receipts for fuel and creating payments
- Entering GL Entries for all income on FLAIR Report
- Entering any GL Entries for payments processed electronically
- Updating the Utilities (Duke/SECO) spreadsheet
- Processed PO's for monthly recurring payments
- Reconciliation or verification of income and expenses on bank statements
- Scanning of all documents pertaining to GL Entry and Payments processed
- Verification of correct documents, amounts, etc. for daily deposits
- Helping to verify charges and reimbursements on credit cards
- Prepare Finance Report for monthly Council meeting
- Processing payroll checks bi-weekly
- Calculate and enter 941 tax payments for payroll period-quarterly RT6-941
- Completing GL entry for 941 taxes and FRS paid
- Verifying and entering FRS Monthly payment for employees
- Processing Council checks and direct deposits
- Updated a monthly staff report for Admin
- Work with Attorney on Regional Wastewater Plant Property
- Work with Engineer on Wastewater Feasibility Study for Wastewater Capacity to support current and future growth
- Work with Council, Attorney, City of Bushnell for additional capacity (Agreement Approved)
- Worked on updating website pages.
- Working on updates for zip codes and city designation for address updates for Webster
- Worked with Sumter County and City Attorney regarding foreclosures on liens.
- Attended LMS Workshop
- Applied for FACC Membership
- Set up Surplus Account with Public Surplus
- Attended Virtual PSAR Meetings—Data Collection
- Worked on rate study for utilities with Accountant, Auditors, Attorney and Florida Rural Water.
- Hosted Florida League of Cities Luncheon at Community Hall.



Operational Activities—Public Works

Work orders processed— 78
Utility turn-off — 21
Utility account turn-on— 20
Locates— 3
Other—

- 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 and to notify customers of any potential leaks.
- Automatic meter reading system used to collect monthly meter reading to calculate utility bills.
- Conducted multiple utility locates throughout the city from 811 tickets received.
- Performed routine service on public works trucks and equipment.
- Checked chemical levels at North and South wells.
- Ran generators at north well, south well and master lift station to ensure they work properly
- Ran lift station route two times each week of the month to ensure proper operation and document station operations and any needed maintenance and/or repairs.
- 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.
- Water turn ons after payment received for past due utility bills.
- Planning alternative Force Main from the south of town
- Addressing potential issues with water main at Bevills Corner expansion
- Repairing/adjusting backflow that was out of code at the water tower
- Repairing fixing smoke tested concerns of manhole covers
- Identified a sewer line break and infiltration with the Post Office
- Adjusted to grading ball fields on a weekly basis
- Completed concrete repair on 2nd Ave and stormwater at 3rd
- Harris and Hewitt complete weeding and maintenance
- Weed eating and cut back encroachment of all the City's rights-of-way
- Additional cleaning along NE 4th Ave and NE 1st St, W Central
- Repaired hydrant at Bevill's Corner
- Cut trees on NW 7th St, W. Central

REVENUE AND LOSS 2026

FUND	REVENUE	APRIL
101	GENERAL FUND	\$66,428.41
104	TRANSPORTATION	\$3,950.34
105	CDBG GRANT	\$0.00
430	WATER	\$25,167.67
440	GARBAGE	\$21,812.93
450	SEWER	\$36,303.84
460	IMPACT FEES	\$0.00
	TOTAL REVENUE	\$153,663.19
	EXPENSE	
101-1011	GENERAL FUND-ADMIN	\$48,033.73
101-2021	GENERAL FUND-SCSO	\$16,837.47
101-7072	GENERAL FUND-PW	\$5,773.94
104	TRANSPORTATION	\$3,646.27
105	CDBG GRANT	\$0.00
430	WATER	\$28,550.03
440	GARBAGE	\$22,479.75
450	SEWER	\$58,619.96
460	IMPACT FEES	
	TOTAL EXPENSE	\$183,941.15
	REVENUE/LOSS	-\$45,015.59

Ordinance 2026-02
SOUTHERN PROPERTIES
FLORIDA LLC - Q19-076 -
ANNEXATION

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:

Southern Properties Florida LLC

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

SUMTER COUNTY
PARCEL NUMBER
Q19-076

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 1 day of April, 2026.

OWNER(S) OR LEGAL REPRESENTATIVE

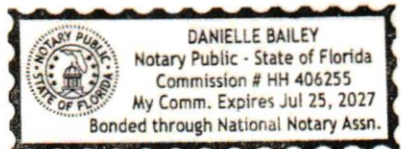
Signature [Handwritten Signature]

Witness Judy A. Whitacre
Judy A. Whitacre

Signature _____

Witness _____

This petition was acknowledged before me on 24th day of March, 2026. Personally known to me or identification provided _____.



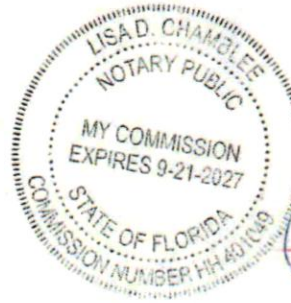
[Handwritten Signature]
Notary Signature

OFFICIAL USE ONLY:

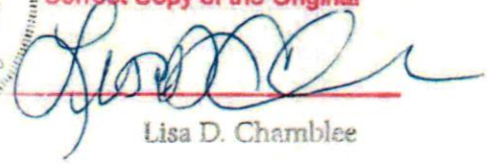
Received: City of Webster, Florida, on _____ day of _____, 20____.

Present City Zoning _____.

Prepared by and return to:
Lisa D Chamblee
Americas Title Corporation
120 Bushnell Plaza
Bushnell, FL 33513
File Number: 16-261053



**Certified To Be A True And
Correct Copy of the Original**



Lisa D. Chamblee

General Warranty Deed

Made this 18th Day of March, 2026 A.D. By **William J. Judy**, 7632 CR 714, Center Hill, Florida 33514, hereinafter called the grantor, to, **Southern Properties Florida, LLC**, a Florida Limited Liability Company, whose post office address is: 218 North Florida Street, Suite 2, Bushnell, Florida 33513, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Two Hundred Fiftenn Thousand Dollars, (\$215,000.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sumter County, Florida, viz:

THE NORTH 3/4 OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA. SUBJECT TO RIGHT OF WAY FOR COUNTY ROAD 708 ACROSS THE NORTH SIDE THEREOF AND THE RIGHT OF WAY FOR COUNTY ROAD 714 ACROSS THE EAST SIDE THEREOF.

LESS BEGIN AT THE SOUTHEAST CORNER OF THE NORTH 3/4 OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 19, TOWNSHIP 21 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, RUN NORTH 00 DEGREES 11' 51" EAST 1359.15 FEET; THENCE NORTH 85 DEGREES 02' 52" WEST 665.80 FEET; THENCE SOUTH 00 DEGREES 10' 19" WEST 1409.84 FEET; THENCE SOUTH 89 DEGREES 24' 48" EAST 662.90 FEET TO THE POINT OF BEGINNING.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: Q19-076

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2025

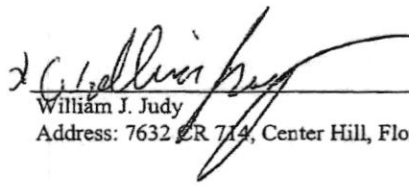
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Continued on Page 2 for signatures

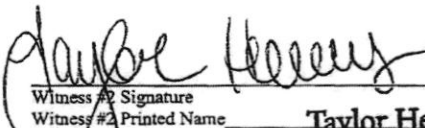
Signed, sealed and delivered in our presence:



Witness #1 Signature Lisa D. Chamblee
Witness #1 Printed Name _____
Witness #1 Address: 120 Bushnell Plaza
Bushnell, FL 33513



William J. Judy
Address: 7632 ~~CR~~ 714, Center Hill, Florida 33514

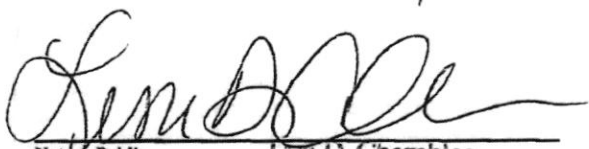


Witness #2 Signature _____
Witness #2 Printed Name Taylor Helms
Witness #2 Address: _____
120 Bushnell Plaza
Bushnell, FL 33513

State of Florida
County of Sumter

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 18 day of March, 2026 by William J. Judy, who is/are personally known to me or who has produced FLA D/L as identification.





Notary Public Lisa D. Chamblee
Notary Printed Name: _____
My Commission Expires: _____

ORDINANCE NO. 2026-02

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA, ANNEXING BY VOLUNTARY PETITION CERTAIN REAL PROPERTY TAX IDENTIFICATION PARCEL NUMBER Q19-076 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, Southern Properties Florida, 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:

Tax Identification Parcel Number	Owner
Q19-076	Southern Properties Florida, LLC

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

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

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

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

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

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

census effect and the affected land area.

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

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

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

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

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

LEGAL DESCRIPTION

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

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

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

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

SECTION 2. EFFECT OF ANNEXATION.

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

SECTION 3. ADMINISTRATIVE ACTIONS.

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

(b). The City Clerk shall ensure that the property annexed by this Ordinance is incorporated into the *City of Webster Comprehensive Plan* and the Official Zoning Map of the City of Webster in an expeditious manner and, in accordance with, and pursuant to, the provisions of Under the authority of Section 166.031 (3), *Florida Statutes*, the

City Clerk shall amend the boundaries of the City to include the property annexed in this Ordinance and all previously annexed properties in all maps and geographical data relating to the City Limits said properties to include, but not be limited to, annexed rights-of-way and natural features.

SECTION 4. CONFLICTS.

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

SECTION 5. SEVERABILITY.

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

SECTION 6. CODIFICATION.

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

SECTION 7. EFFECTIVE DATE.

This Ordinance shall take effect immediately upon passage and adoption.

PASSED AND ENACTED this 18th day of June, 2026.

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

Ana Vigoa, Mayor

ATTEST:

Approved as to form and legality:

Kristin Green

City Clerk

Andrew Hand

City Attorney

Exhibit A
Legal Description and Map

The North 3/4 of the East 1/2 of the East 1/2 of the Southwest 1/4 of Section 19, Township 21 South, Range 23 East, Sumter County, Florida. Subject to the right of way for County Road 708 across the North thereof and the right of way for County Road 714 across the east side thereof.

LESS begin at the southeast corner of the North 3/4 of the East 1/2 of the East 1/2 of the Southwest 1/4 of said Section 19, Township 21 South, Range 23 East, Sumter County, Florida, run North 00 Degrees 11' 51" East 1359.15 feet; thence North 85 Degrees 02' 52" West 665.80 feet; thence South 00 Degrees 10' 19" West 1409.84 feet; thence South 89 Degrees 24' 48" East 662.90 feet to the Point of Beginning.



Ordinance 2026-03
SOUTHERN PROPERTIES
FLORIDA LLC - Q19-076 -
COMP PLAN
AMENDMENT



Land Use - Future Land Use Change Map (Small Scale)

Address: (Q19-076)

Description: Q19-076 FLU to Webster Rural Residential

LU26-000011

Application Date: 04/08/2026

Application Information

Is the property owner listed above correct?	No
Property Owner Name	Southern Properties Florida LLC
Property Owner Address	218 N Florida Street Ste 2
Property Owner City, State, Zip	Bushnell, FL 33513
Property Owner Phone Number	352-568-7700
Who is submitting this application?	Agent
Current Use	Agriculture
Current Future Land Use	Agriculture
Current Zoning	RR5C Low Density Rural Residential with Conventional Housing
Requested Future Land Use	Rural Residential
Acreage	9.18
Legal Description	On attachment
Describe the request in detail	We are in the process of annexing parcel Q19-076 into the City of Webster and would like to change the zoning to accommodate splitting the parcel into 6 separate tracts.
Type Full Name	Alyssa Sanchez

* Only fields that were populated are shown

Documents

- Email: [Receipt.htm](#)
- Recorded deed or other proof of ownership: [Q19-076- Rezoning application_04032026.pdf](#)
- Signature: [signature.png](#)
- Signed, Notarized Authorized Agent Form: [Q19-076 AGENT AUTHORIZATION_04082026.pdf](#)

- System Email: [Your application has been received.htm](#)
- System Email: [20260422_100006.jpg](#)
- System Email: [20260422_100059.jpg](#)
- System Email: [20260422_100115.jpg](#)
- System Email: [20260422_100000.jpg](#)
- System Email: [Placard.docx](#)
- System Email: [Notice Letter.doc](#)
- System Email: [Properties within 500ft of Q19-076.xlsx](#)
- System Email: [26-361 SOUTHERN PROPERTIES BDY SURVEY Q19-076 REVISED e-signed 4-21-26.pdf](#)
- System Email: [Q19-076- DESCRIPTIONS \(002\).pdf](#)
- System Email: [RE LU26-000011 & ZON26-000011 Legal Ad for Sumter Sun Times on Thurs 4 30.msg](#)

Fees and Payments

Total Fees: 2,000.00
Total Paid: 2,000.00
Balance Due: 0.00

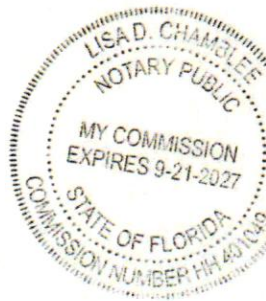
Fees

Quantity	Description	Amount	Total Cost
1.0	Future Land Use Change Map (Small Scale)	2,000.00	2,000.00

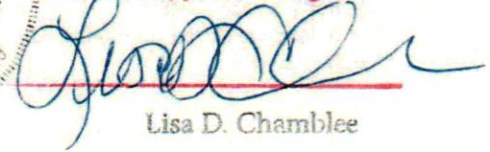
Payments

Date	Type	Reference	Receipt	ReceivedFrom	Amount
04/13/2026	Check	3633	10244		2000.00

Prepared by and return to:
Lisa D Chamblee
Americas Title Corporation
120 Bushnell Plaza
Bushnell, FL 33513
File Number: 16-261053



Certified To Be A True And
Correct Copy of the Original



Lisa D. Chamblee

General Warranty Deed

Made this 18th Day of March, 2026 A.D. By **William J. Judy**, 7632 CR 714, Center Hill, Florida 33514, hereinafter called the grantor, to, **Southern Properties Florida, LLC**, a Florida Limited Liability Company, whose post office address is: 218 North Florida Street, Suite 2, Bushnell, Florida 33513, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Two Hundred Fiftenn Thousand Dollars, (\$215,000.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sumter County, Florida, viz:

THE NORTH 3/4 OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA. SUBJECT TO RIGHT OF WAY FOR COUNTY ROAD 708 ACROSS THE NORTH SIDE THEREOF AND THE RIGHT OF WAY FOR COUNTY ROAD 714 ACROSS THE EAST SIDE THEREOF.

LESS BEGIN AT THE SOUTHEAST CORNER OF THE NORTH 3/4 OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 19, TOWNSHIP 21 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, RUN NORTH 00 DEGREES 11' 51" EAST 1359.15 FEET; THENCE NORTH 85 DEGREES 02' 52" WEST 665.80 FEET; THENCE SOUTH 00 DEGREES 10' 19" WEST 1409.84 FEET; THENCE SOUTH 89 DEGREES 24' 48" EAST 662.90 FEET TO THE POINT OF BEGINNING.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: Q19-076

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


To Have and to Hold, the same in fee simple forever.

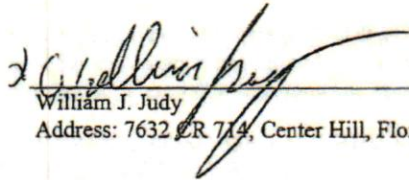
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2025

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

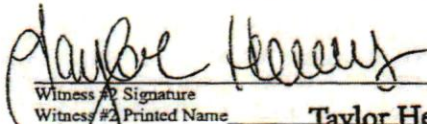
Continued on Page 2 for signatures

Signed, sealed and delivered in our presence:


Witness #1 Signature Lisa D. Chamblee
Witness #1 Printed Name _____
Witness #1 Address: 120 Bushnell Plaza
Bushnell, FL 33513

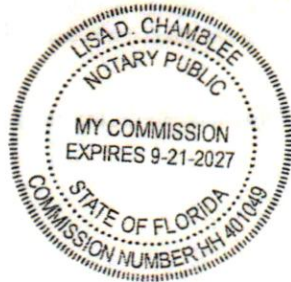


William J. Judy
Address: 7632 CR 714, Center Hill, Florida 33514


Witness #2 Signature _____
Witness #2 Printed Name Taylor Helms
Witness #2 Address: 120 Bushnell Plaza
Bushnell, FL 33513

State of Florida
County of Sumter

The foregoing instrument was acknowledged before me by means of physical presence or () online notarization, this 18 day of March, 2026 by William J. Judy, who is/are personally known to me or who has produced FLA D/L as identification.





Notary Public Lisa D. Chamblee
Notary Printed Name: _____
My Commission Expires: _____

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>



Planning Services Authorization

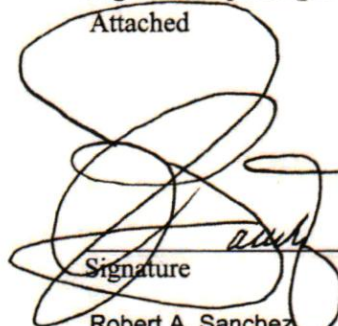
I/we, the undersigned as the Individual(s) or as the President Vice President Partner or Manager/Managing Member of Southern Properties Florida LLC and as the Applicant or Owner hereby authorize Alyssa Sanchez to act as my/our agent in connection with the following application(s):

- | | |
|---|--|
| <input checked="" type="checkbox"/> Rezoning | <input type="checkbox"/> Operating Permit |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Special Use Permit | <input type="checkbox"/> Site Development |
| <input type="checkbox"/> Temporary Use Permit | <input checked="" type="checkbox"/> Other <u>Lot Split</u> |
| <input type="checkbox"/> Conditional Use Permit | |

on the following described property located in Sumter County, Florida:

Legal Description (provide below or attach)

Attached



Signature
Robert A. Sanchez

Printed Name

Signature

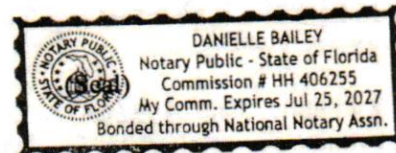
Printed Name

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization this 8th day of April, 2026, by Robert Sanchez, who is personally known to me or who has produced the following identification: _____



Notary Signature

Notary Public, State of Florida
My Commission expires 7/25/27

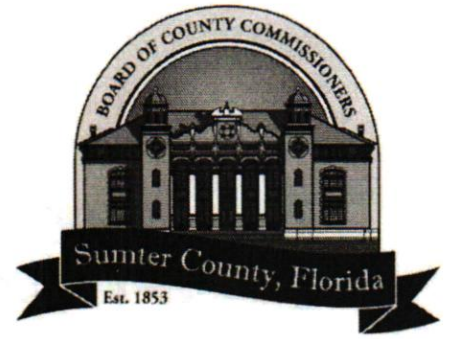


Agent Contact Information

Phone No. 352-568-7700 Email Alyssa@lakesumterproperties.com

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>



Planning Services Authorization

I/we, the undersigned as the Individual(s) or as the President Vice President Partner or Manager/Managing Member of Southern Properties Florida LLC and as the Applicant or Owner hereby authorize Garry Breedon to act as my/our agent in connection with the following application(s):

- | | |
|---|--|
| <input checked="" type="checkbox"/> Rezoning | <input type="checkbox"/> Operating Permit |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Special Use Permit | <input type="checkbox"/> Site Development |
| <input type="checkbox"/> Temporary Use Permit | <input checked="" type="checkbox"/> Other <u>Lot Split</u> |
| <input type="checkbox"/> Conditional Use Permit | |

on the following described property located in Sumter County, Florida:

Legal Description (provide below or attach)
Attached

Signature

Signature

Printed Name

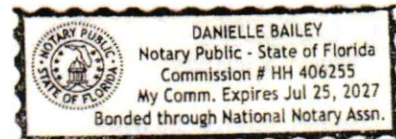
Printed Name

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization this 29th day of April, 2026, by

Robert Sanchez, who is personally known to me or who has produced the following identification: _____

Danielle Bailey
Notary Signature

Notary Public, State of Florida
My Commission expires 7/25/2027



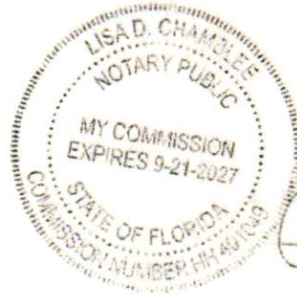
(Seal)

Agent Contact Information

Phone No. 352-303-2095

Email garry@lakesumterproperties.com

Prepared by and return to:
Lisa D Chamblee
Americas Title Corporation
120 Bushnell Plaza
Bushnell, FL 33513
File Number: 16-261053



Certified To Be A True And
Correct Copy of the Original



Lisa D. Chamblee

General Warranty Deed

Made this 18th Day of March, 2026 A.D. By William J. Judy, 7632 CR 714, Center Hill, Florida 33514, hereinafter called the grantor, to, Southern Properties Florida, LLC, a Florida Limited Liability Company, whose post office address is: 218 North Florida Street, Suite 2, Bushnell, Florida 33513, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Two Hundred Fiftenn Thousand Dollars, (\$215,000.00) and other valuable considerations, receipt whereof is heroby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sumter County, Florida, viz:

THE NORTH 3/4 OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA. SUBJECT TO RIGHT OF WAY FOR COUNTY ROAD 708 ACROSS THE NORTH SIDE THEREOF AND THE RIGHT OF WAY FOR COUNTY ROAD 714 ACROSS THE EAST SIDE THEREOF.

LESS BEGIN AT THE SOUTHEAST CORNER OF THE NORTH 3/4 OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 19, TOWNSHIP 21 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, RUN NORTH 00 DEGREES 11' 51" EAST 1359.15 FEET; THENCE NORTH 85 DEGREES 02' 52" WEST 665.80 FEET; THENCE SOUTH 00 DEGREES 10' 19" WEST 1409.84 FEET; THENCE SOUTH 89 DEGREES 24' 48" EAST 662.90 FEET TO THE POINT OF BEGINNING.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: Q19-076

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

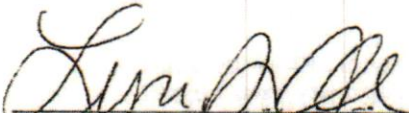
To Have and to Hold, the same in fee simple forever.

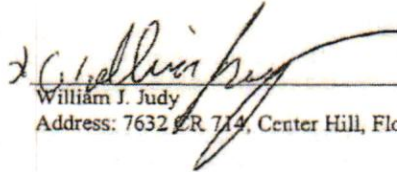
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2025

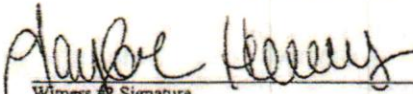
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Continued on Page 2 for signatures

Signed, sealed and delivered in our presence:


Witness #1 Signature Lisa D. Chamblee
Witness #1 Printed Name _____
Witness #1 Address: 120 Bushnell Plaza
Bushnell, FL 33513



William J. Judy
Address: 7632 CR 714, Center Hill, Florida 33514


Witness #2 Signature _____
Witness #2 Printed Name Taylor Helms
Witness #2 Address: 120 Bushnell Plaza
Bushnell, FL 33513

State of Florida
County of Sumter

The foregoing instrument was acknowledged before me by means of physical presence or () online notarization, this 18 day of March, 2026 by William J. Judy, who is/are personally known to me or who has produced FLA D/C as identification.




Notary Public Lisa D. Chamblee
Notary Printed Name: _____
My Commission Expires: _____



Parcel Q19-076

Acreage 9.18

AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

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

PUBLICATION DATES:

- Apr 30, 2026

NOTICE ID: zcVkadJYDIZzKkQjNM4P

NOTICE NAME: LU26-000011 & ZON26-000011

Publication Fee: \$343.80

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

Anjana Bhadoriya

(Signed) _____

VERIFICATION

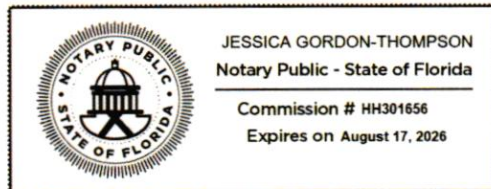
State of Florida
County of Orange

Subscribed in my presence and sworn to before me on this:
05/01/2026

J. Gordon-Thompson

Notary Public

Notarized remotely online using communication technology via Proof.



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

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

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA AMENDING THE CITY OF WEBSTER COMPREHENSIVE PLAN, PROVIDING FOR AMENDMENT OF THE FUTURE LAND USE MAP OF THE FUTURE LAND USE ELEMENT OF THE CITY OF WEBSTER COMPREHENSIVE PLAN RELATIVE TO CERTAIN REAL PROPERTY, APPROXIMATELY 9.18 ACRES (TAX PARCEL IDENTIFICATION NUMBER Q19-076), AND DESCRIBED IN THIS ORDINANCE FROM THE AGRICULTURE FUTURE LAND USE DESIGNATION (COUNTY) TO THE RURAL RESIDENTIAL FUTURE LAND USE DESIGNATION (CITY); PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ASSIGNMENT OF THE LAND USE DESIGNATION FOR THE PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR RATIFICATION OF PRIOR ACTS OF THE CITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

and

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA PROVIDING FOR THE REZONING OF REAL PROPERTY TOTALING 9.18 ACRES, MORE OR LESS, IN SIZE (TAX PARCEL IDENTIFICATION NUMBER Q19-076) FROM COUNTY RURAL RESIDENTIAL MINIMUM FIVE ACRES WITH CONVENTIONAL HOUSING (RR5C) AND RURAL RESIDENTIAL MINIMUM ONE ACRE WITH OPTIONAL HOUSING (RR1) TO CITY OF WEBSTER RURAL RESIDENTIAL MINIMUM ONE ACRES WITH CONVENTIONAL HOUSING (RR1C) ZONING DISTRICT; PROVIDING FOR THE TAKING OF IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR THE ADOPTION OF A MAP BY REFERENCE; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON- CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

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

The North 3/4 of the East 1/2 of the East 1/2 of the Southwest 1/4 of Section 19, Township 21 South, Range 23 East, Sumter County, Florida. Subject to the right of way for County Road 708 across the North thereof and the right of way for County Road 714 across the east side thereof.

LESS begin at the southeast corner of the North 3/4 of the East 1/2 of the East 1/2 of the Southwest 1/4 of said Section 19, Township 21 South, Range 23 East, Sumter County, Florida, run North 00 Degrees 11' 51" East 1359.15 feet; thence North 85 Degrees 02' 52" West 665.80 feet; thence South 00 Degrees 10' 19" West 1409.84 feet; thence South 89 Degrees 24' 48" East 662.90 feet to the Point of Beginning.

REQUESTED ACTION:

LU26-000011: Small-scale comprehensive plan amendment to change the future land use from County Agriculture to City of Webster Rural Residential on 9.18 acres MOL following annexation.

ZON26-000011: Rezone the same property from County Rural Residential Minimum Five Acres with Conventional Housing (RR5C) and County Rural Residential Minimum One Acre with Optional Housing (RR1) to City of Webster Rural Residential Minimum One Acre with Conventional Housing (RR1C).

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

as follows:

Planning & Zoning Special Master
6:00 PM, May 7, 2026

City Council - First Reading
6:00 PM, May 21, 2026

City Council - Second Reading & Final Vote
6:00 PM, June 18, 2026

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

The proposed ordinances may be inspected at City Hall between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday or at the Sumter County Planning and Floodplain Division located at 7375 Powell Road, Wildwood, FL 34785, between the hours of 8:00 A.M. and 4:00 P.M. Monday through Friday.

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

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

Published: 4/30/2026



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

**PLANNING & ZONING SPECIAL MASTER
May 7, 2026**

**CITY OF WEBSTER CITY COUNCIL
May 21, 2026
June 18, 2026**

CASE NUMBER:	LU26-000011
LANDOWNER:	Southern Properties Florida, LLC
REQUESTED ACTION:	Small-scale comprehensive plan amendment to change the future land use from County Agriculture to City of Webster Rural Residential on 9.18 acres MOL following annexation
PARCEL NUMBERS:	Q19-076
LEGAL DESCRIPTION:	Attachment A
EXISTING ZONING:	County Rural Residential Minimum Five Acres with Conventional Housing (RR5C) & County Rural Residential Minimum One Acre with Optional Housing (RR1), proposed to be Webster Rural Residential Minimum One Acre with Conventional Housing (RR1C) with Case #ZON26-000011
EXISTING USE:	Vacant
FUTURE LAND USE:	County Agriculture, proposed to be City of Webster Rural Residential
PARCEL SIZE:	9.18 acres MOL
GENERAL LOCATION:	Webster area – on Southwestern corner of CR 708 & CR 714 (Map 1)

GENERAL DESCRIPTION AND BACKGROUND

The applicant is requesting a Small-Scale Future Land Use Amendment on 9.18 acres MOL to change the Future Land Use assignment of parcel Q19-076 from County Agriculture to City of Webster Rural Residential, positioning them to split the parcel into six (6) tracts ranging in size from 1.06 acres up to 2.12 acres. The application site is located within the Webster Joint Planning Area on Southwestern corner of CR 708 & CR 714 (Map 1). The surrounding parcels have a future land use of County Agriculture (Map 2).

LAND USE SUITABILITY

Urban Sprawl

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

Environmental Resources

Portions of the property are within Flood Zone A. The County's Planning and Floodplain Division can assist the property owner, as needed, to abide by all FEMA floodplain regulations during the permitting process, which in turn will document the structures and help maintain the City's current Class 9 status within the National Flood Insurance Program (NFIP).

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 once utilities become available.

Stormwater Drainage

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

Solid Waste

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

CONSISTENCY WITH POLICIES OF THE COMPREHENSIVE PLAN

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

Policy 1.2.5 Rural Residential

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

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

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

Future Land Use Objective 1.3 Future Land Use Pattern

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

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

Policy 1.3.8 Compatibility for Rezoning and Amendments

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

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

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

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

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

PROPOSED AMENDMENT TO THE TEXT OF THE COMPREHENSIVE PLAN

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

PROPOSED AMENDMENT TO THE CAPITAL IMPROVEMENT PLAN

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

CONCLUSIONS

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

Notices Mailed: 12 notices on 4/22/2026

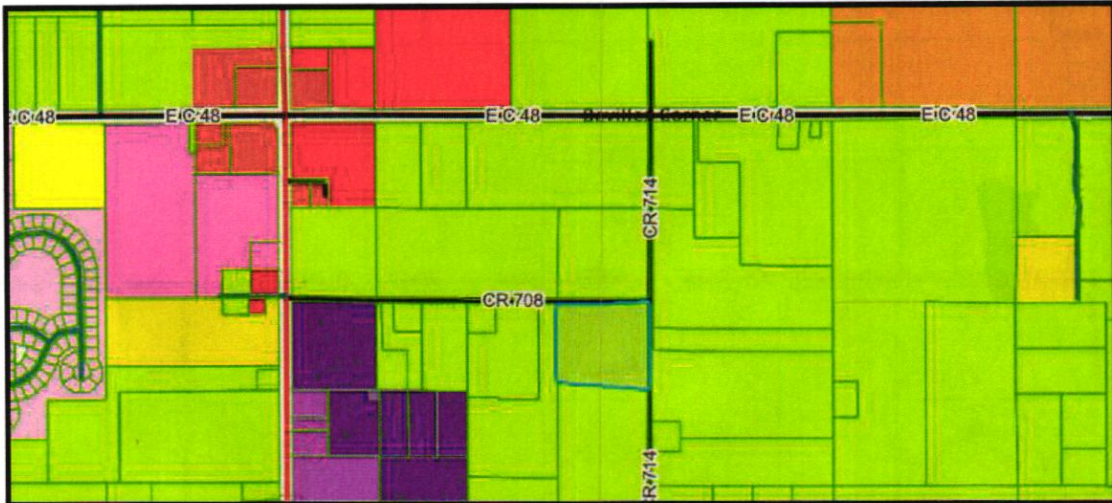
Placard Posted at Property: 4/20/2026

**Map 1
General Location**

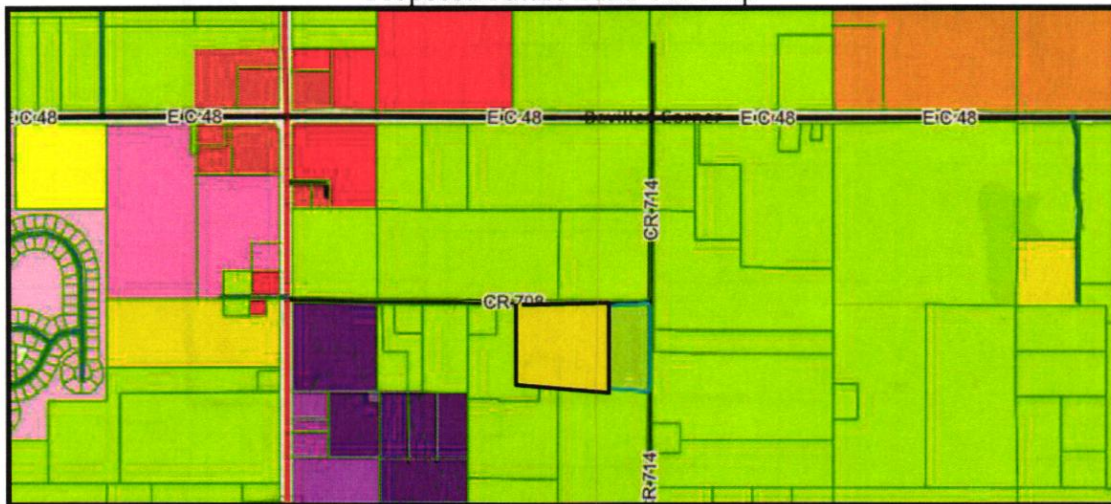


Map 2 Future Land Use Maps




Current Future Land Use Map



Proposed Future Land Use Map



Legend

- | | |
|---|--|
|  Webster Rural Residential |  County Rural Residential |
|  Webster Urban Residential |  County Agriculture |
|  Webster Mixed Use |  County Mixed Use |
|  Webster Commercial |  County Commercial |
|  Webster Industrial |  County Industrial |

Attachment A
Legal Description

The North 3/4 of the East 1/2 of the East 1/2 of the Southwest 1/4 of Section 19, Township 21 South, Range 23 East, Sumter County, Florida. Subject to the right of way for County Road 708 across the North thereof and the right of way for County Road 714 across the east side thereof.

LESS begin at the southeast corner of the North 3/4 of the East 1/2 of the East 1/2 of the Southwest 1/4 of said Section 19, Township 21 South, Range 23 East, Sumter County, Florida, run North 00 Degrees 11' 51" East 1359.15 feet; thence North 85 Degrees 02' 52" West 665.80 feet; thence South 00 Degrees 10' 19" West 1409.84 feet; thence South 89 Degrees 24' 48" East 662.90 feet to the Point of Beginning.

Attachment B Urban Sprawl Analysis

The Community Planning Act (Florida Statutes Chapter 163) requires future land use amendments to include an analysis to determine whether the proposed amendment contributes to urban sprawl. The proposed land use amendment does not display the sprawl indicators as identified in Florida Statutes Chapter 163.3177.9.a and listed below.

- I. Promotes, allows, or designates for development substantially areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.
The application site of 9.18 acres does not comprise a substantial area of the city.
- II. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.
The subject property is located in an area that is already planned for development due to being located within the Webster Joint Planning Area.
- III. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.
The amending of land use for this property should not create any of the design patterns listed above but instead creates a centralized node for development due to being placed in the Webster Joint Planning Area.
- IV. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.
The subject property is surrounded by already developed land and so does not interact with any environmentally sensitive areas or major natural systems, and would be developed in a manner that is consistent with the Land Development Code.
- V. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.
The proposed amendment should have no impact on bona-fide agricultural uses and looks to amend the land use that is consistent with the intended use and size of the property.
- VI. Fails to maximize use of existing public facilities and services.
The subject property currently falls within the City of Webster utility service area and Joint Planning Area, and it will be connected to City utilities when developed and available.
- VII. Fails to maximize use of future public facilities and services.
The subject property will be expected to connect to current public facilities and services that are developed in the area.

- VIII. Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government. Fails to provide a clear separation between rural and urban land uses.
The proposed land use amendment should not disproportionately increase the cost of public services in the area.
- IX. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.
The requested amendment should not discourage infill development.
- X. Fails to encourage a functional mix of uses.
The proposed amendment will not discourage a functional mix of uses.
- XI. Results in poor accessibility among linked or related land uses.
The proposed land use amendment will not affect the accessibility of adjacent lands.
- XII. Results in the loss of significant amounts of functional open space.
The proposed land use amendment should not result in the loss of significant amounts of functional open space.

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

- (I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on that protects natural resources and ecosystems. **The property falls in an area where such rural land use is expected, protecting the area outside it.**
- (II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services. **The property falls under an existing utility service area and Joint Planning Area, resulting in efficient and cost-effective provision of public services if the property is developed.**
- (V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils. **By falling within the Webster Joint Planning Area, the amendment will preserve agricultural areas outside the JPA.**
- (VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area. **This amendment would change the land use to a use that can support the residential needs for this area.**

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

**CITY OF WEBSTER
SPECIAL MASTER PROCEEDING
MAY 7, 2026**

CASE NUMBER: LU26-000011

LANDOWNER: Southern Properties Florida, LLC

REQUESTED ACTION: Small-scale comprehensive plan amendment to change the future land use from County Agriculture to City of Webster Rural Residential on 9.18 acres MOL following annexation

PARCEL NUMBER: Q19-076

LEGAL DESCRIPTION: See Staff Report

EXISTING ZONING: County Rural Residential Minimum Five Acres with Conventional Housing (RR5C) and County Rural Residential Minimum One Acre with Optional Housing (RR1), proposed to be Webster Rural Residential Minimum One Acre with Conventional Housing (RR1C) with Case # ZON26-000011

EXISTING USE: Vacant

FUTURE LAND USE: County Agriculture, proposed to be City of Webster Rural Residential

PARCEL SIZE: 9.18 acres MOL

GENERAL LOCATION: Webster area - on Southwestern corner of CR 708 and CR 714

STAFF RECOMMENDATION: Approval

Background:

The applicant, Southern Properties Florida, LLC (“Applicant”) submitted an application requesting a Small-Scale Future Land Use Map Amendment for approximately 9.18 acres, more or less, identified as Parcel No. Q19-076, located within the Webster Joint Planning Area near the southwestern corner of County Road 708 and County Road 714. The Applicant seeks to amend the Future Land Use designation from County Agriculture to City of Webster Rural Residential.

The subject property is presently located outside the municipal boundaries of the City of Webster, but within the City’s Joint Planning Area and Utility Service Area. The property is currently utilized for agricultural purposes. The record reflects that the property was recently acquired by Southern Properties Florida, LLC in March 2026. The Applicant represented that the purpose of the requested

amendment is to facilitate the division of the existing parcel into six (6) tracts for future residential development. Concurrent applications for voluntary annexation and rezoning were submitted in conjunction with the requested Future Land Use Map Amendment.

Notice of the public hearing was provided in accordance with the applicable provisions of the City of Webster Land Development Code. The record reflects that notices were mailed to surrounding property owners and that the subject property was posted with the required placards prior to the public hearing.

Findings of Fact:

The Special Master finds, based on the testimony and the competent, substantial evidence contained in the staff report and official record, the Special Master finds that the requested amendment qualifies as a small-scale comprehensive plan amendment under § 163.3187, Florida Statutes, because it involves fewer than fifty (50) acres and does not require review by the State land planning agency. The evidence demonstrates that the Rural Residential designation is appropriate for the property due to its location within the Webster Joint Planning Area, its compatibility with surrounding rural and agricultural patterns, and its ability to be served efficiently by municipal facilities and services.

The Special Master further finds that the amendment is consistent with Policy 1.2.5 (Rural Residential) and Future Land Use Objective 1.3, which emphasize compact, orderly growth within the City's planned service area and the avoidance of urban sprawl. The staff report demonstrates that the amendment meets the required positive factors and does not exhibit any prohibited indicators under the urban sprawl analysis required by § 163.3177, Florida Statutes.

The Special Master finds that the subject parcel is located within the City of Webster Utility Service Area and that the site will be served by the City of Webster once utilities become available. Finally, all statutory and local procedural requirements—including notice, public hearing, and staff review—have been met. However, because a municipal Future Land Use designation may only be applied to land lying inside the City boundary, the approval of this amendment must be contingent upon the City Council's approval of the voluntary annexation ordinance.

Legal Conclusion:

The Special Master concludes that the proposed Small-Scale Future Land Use Map Amendment complies with the applicable provisions of the City of Webster Unified Comprehensive Plan, the City of Webster Land Development Code, and the requirements of Chapter 163, Florida Statutes. The competent and substantial evidence demonstrates that the amendment is internally consistent with the City's adopted growth management framework, supports compact and coordinated development within the Webster Joint Planning Area, and is compatible with adjacent rural and agricultural uses. The application promotes orderly development, preserves rural character, and does not pose any threat to the health, safety, or welfare of the public. The record further establishes that the amendment discourages urban sprawl, satisfies concurrency requirements, and aligns with the City's planned utility service structure. No evidence has been presented demonstrating any legal basis for denial. Because municipal future land use designations may only be assigned to lands within the municipal boundary, the Special Master concludes that approval of this amendment must be expressly contingent upon the City Council's approval and adoption of the voluntary annexation ordinance for Parcel Q19-076.

Recommendation:

Therefore, the Special Master recommends, after balancing the property rights of the Applicant with the public interest, and finding no evidence in the record of incompatibility, adverse environmental impact, or inconsistency with established land use policies, the Special Master recommends APPROVAL of application LU26-00011, contingent upon City Council approval and adoption of the voluntary annexation ordinance 2026-02. This recommendation is made to the City Council for consideration at its meeting scheduled for May 21, 2026.

ORDERED this 7th day of May, 2026.

/s/ Amanda Boggus

Amanda Boggus

Special Master

FL Bar No. 76849

ORDINANCE NO. 2026-03

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 9.18 ACRES (TAX PARCEL IDENTIFICATION NUMBER Q19-076), AND DESCRIBED IN THIS ORDINANCE FROM THE AGRICULTURE FUTURE LAND USE DESIGNATION (COUNTY) TO THE RURAL RESIDENTIAL FUTURE LAND USE DESIGNATION; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ASSIGNMENT OF THE LAND USE DESIGNATION FOR THE PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR RATIFICATION OF PRIOR ACTS OF THE CITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Southern Properties Florida, LLC mailing address: 218 N. Florida St. Ste. 2, Bushnell, FL 33513 (Tax Parcel Identification Number Q19-076), is the owner of the property which is the subject of this Ordinance; and

WHEREAS, the real property, totaling 9.18 +/- acres in size, is located on the Southwestern corner of CR 708 & CR 714; and

WHEREAS, Southern Properties Florida, 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 Rural Residential future land use designation;

WHEREAS, the City Council of the City of Webster, Florida has taken, as

implemented by City staff, all actions relating to the approval action set forth herein in accordance with the requirements and procedures mandated by Florida Statutes.

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

SECTION 1. LEGISLATIVE FINDINGS AND INTENT.

(a). The City Council of the City of Webster hereby adopts and incorporates into this Ordinance the City staff report and City Council agenda memorandum relating to the application relating to the proposed amendment to the *City of Webster Comprehensive Plan* pertaining to the subject property.

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

(c). This Ordinance is internally consistent with the goals, objectives and policies of the *Comprehensive Plan of the City of Webster* and the proposed *Comprehensive Plan* amendment does not trigger any urban sprawl indicators and adoption of this amendment will discourage the proliferation of urban sprawl within the City of Webster.

(d). Public services are available to the real property which is the subject of this Ordinance.

(e). The exhibits to this Ordinance are incorporated herein as if fully set forth herein verbatim.

SECTION 2. AMENDMENT TO FUTURE LAND USE MAP.

(a). The Future Land Use Plan Element of the *Comprehensive Plan of the City of Webster* and the City's Future Land Use Map are hereby amended by changing the land use designation from the County Agriculture land use designation to the Rural Residential land use designation regarding the real property which is the subject of this Ordinance as set forth herein (Attachment 1).

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

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

SECTION 4. SEVERABILITY. If any section, sentence, phrase, word, or portion of this Ordinance is determined to be invalid, unlawful or unconstitutional, said determination shall not be held to invalidate or impair the validity, force or effect of any other section, sentence, phrase, word, or portion of this Ordinance not otherwise determined to be invalid, unlawful, or unconstitutional.

SECTION 5. CODIFICATION/INSTRUCTIONS TO CODE CODIFIER.

It is the intention of the City Council of the City of Webster, Florida, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the codified version of the City of Webster Comprehensive Plan and/or the Code of Ordinances of the City of Webster, Florida in terms of amending the Future Land Use Map of the City.

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

163.3187, *Florida Statutes*, until 31 days after the enactment of this Ordinance. If challenged within 30 days after enactment, the small scale amendment set forth in this Ordinance shall not become effective until the State land planning agency or the Administration Council, respectively, issues a final order determining that the subject small scale amendment is in compliance with controlling Florida Statutes.

PASSED AND ENACTED this 18th day of June, 2026.

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

Ana Vigoa, Mayor

ATTEST:

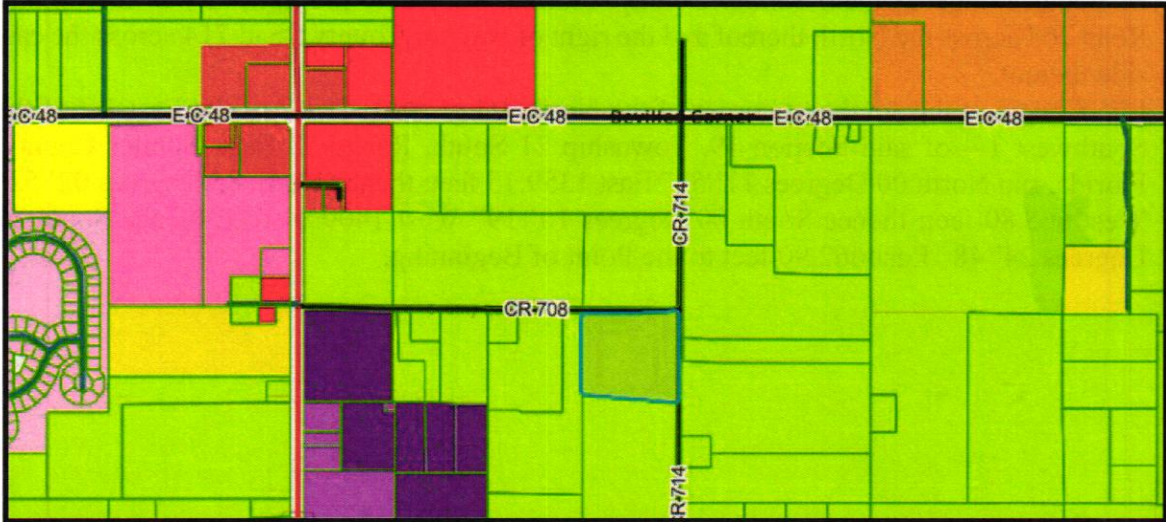
**Approved as to form and
legality:**

**Kristin Green
City Clerk**

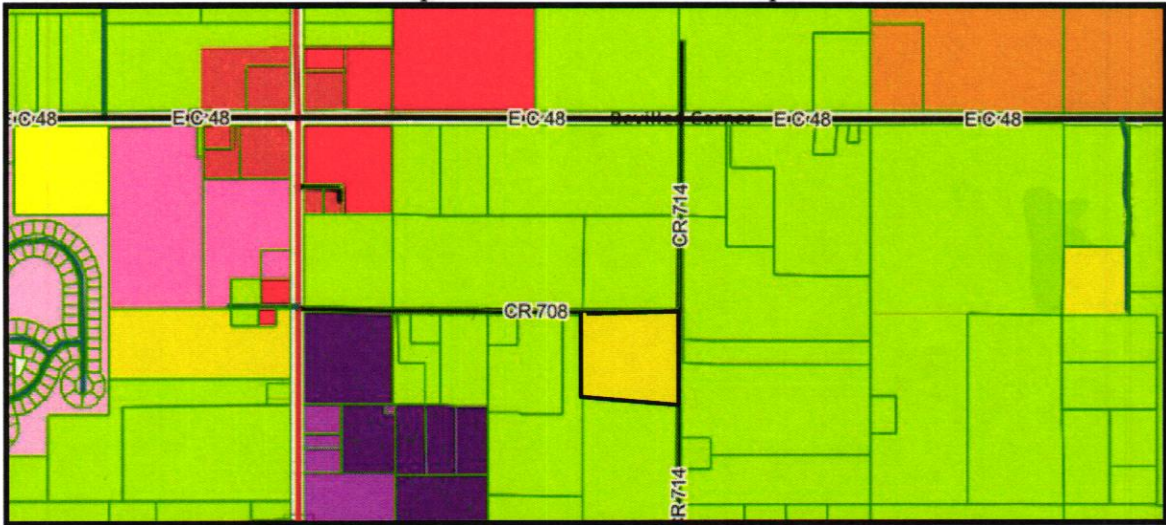
**Andrew Hand
City Attorney**

ATTACHMENT 1 Future Land Use Maps

Current Future Land Use Map



Proposed Future Land Use Map



Legend

- | | |
|--|--|
| <ul style="list-style-type: none"> Webster Rural Residential Webster Urban Residential Webster Mixed Use Webster Commercial Webster Industrial | <ul style="list-style-type: none"> County Rural Residential County Agriculture County Mixed Use County Commercial County Industrial |
|--|--|

ATTACHMENT 2
Legal Description

The North 3/4 of the East 1/2 of the East 1/2 of the Southwest 1/4 of Section 19, Township 21 South, Range 23 East, Sumter County, Florida. Subject to the right of way for County Road 708 across the North thereof and the right of way for County Road 714 across the east side thereof.

LESS begin at the southeast corner of the North 3/4 of the East 1/2 of the East 1/2 of the Southwest 1/4 of said Section 19, Township 21 South, Range 23 East, Sumter County, Florida, run North 00 Degrees 11' 51" East 1359.15 feet; thence North 85 Degrees 02' 52" West 665.80 feet; thence South 00 Degrees 10' 19" West 1409.84 feet; thence South 89 Degrees 24' 48" East 662.90 feet to the Point of Beginning.

Ordinance 2026-04

SOUTHERN PROPERTIES

FLORIDA LLC - Q19-076 -

REZONING

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

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



City of Webster

Case No. _____
Date Rec'd _____
Planner _____

Hearing Dates: _____
PZSM _____
Council 1st _____
Council Final _____

LAND USE AMENDMENT AND/OR REZONING APPLICATION

Check Requested Application(s)

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

Applicant Information

Name of Property Owner(s) Southern Properties Florida LLC
Address 218 N Florida Street Ste 2 Bushnell, FL 33513
Owner Phone 352-568-7700 Email rs@lake.sumter.properties.com
Name of Agent Alyssa Sanchez
Address 218 N Florida Street Ste 2 Bushnell, FL 33513
Agent Phone 352-568-7700 Email alyssa@lakesumter.properties.com

Property Information

Legal Description of the property (provide below or attach)

Attached

Street Address _____
Parcel(s) # Q19-070 Current Use _____
Current Future Land Use _____ Current Zoning RR5C
Requested Future Land Use _____ Requested Zoning RR1C
Acreage Requested _____

Reason for the Request (be specific)

Splitting the original parcel into 6 tracts.

Please Provide

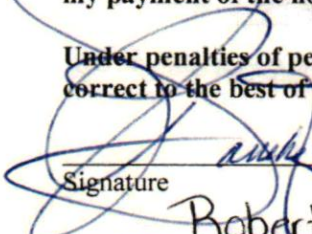
- Recorded deed or other proof of ownership
- Signed authorization if applicant is not the landowner
- Legal description of the area under application. (lengthy or complex legal descriptions may be required in digital/text format)
- Applicable Application Fee (fee schedule on Page 3)
 - Payment may be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

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

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

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

Signature



4/3/20
Date

Print Name

Robert Sanchez

Signature

Date

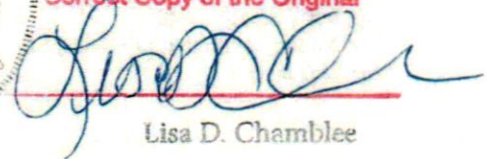
Print Name

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

Prepared by and return to:
Lisa D Chamblee
Americas Title Corporation
120 Bushnell Plaza
Bushnell, FL 33513
File Number: 16-261053



Certified To Be A True And
Correct Copy of the Original



Lisa D. Chamblee

General Warranty Deed

Made this 18th Day of March, 2026 A.D. By **William J. Judy**, 7632 CR 714, Center Hill, Florida 33514, hereinafter called the grantor, to, **Southern Properties Florida, LLC**, a Florida Limited Liability Company, whose post office address is: 218 North Florida Street, Suite 2, Bushnell, Florida 33513, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Two Hundred Fiftenn Thousand Dollars, (\$215,000.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sumter County, Florida, viz:

THE NORTH 3/4 OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA. SUBJECT TO RIGHT OF WAY FOR COUNTY ROAD 708 ACROSS THE NORTH SIDE THEREOF AND THE RIGHT OF WAY FOR COUNTY ROAD 714 ACROSS THE EAST SIDE THEREOF.

LESS BEGIN AT THE SOUTHEAST CORNER OF THE NORTH 3/4 OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 19, TOWNSHIP 21 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, RUN NORTH 00 DEGREES 11' 51" EAST 1359.15 FEET; THENCE NORTH 85 DEGREES 02' 52" WEST 665.80 FEET; THENCE SOUTH 00 DEGREES 10' 19" WEST 1409.84 FEET; THENCE SOUTH 89 DEGREES 24' 48" EAST 662.90 FEET TO THE POINT OF BEGINNING.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: Q19-076

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


To Have and to Hold, the same in fee simple forever.

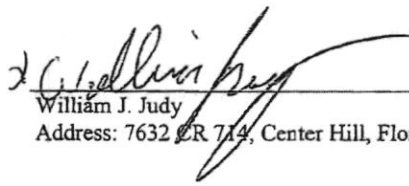
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2025

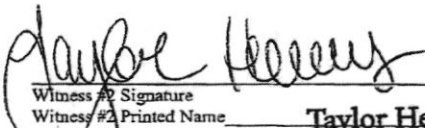
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Continued on Page 2 for signatures

Signed, sealed and delivered in our presence:


Witness #1 Signature Lisa D. Chambiee
Witness #1 Printed Name _____
Witness #1 Address: 120 Bushnell Plaza
Bushnell, FL 33513



William J. Judy
Address: 7632 CR 714, Center Hill, Florida 33514


Witness #2 Signature _____
Witness #2 Printed Name Taylor Helms
Witness #2 Address: _____
120 Bushnell Plaza
Bushnell, FL 33513

State of Florida
County of Sumter

The foregoing instrument was acknowledged before me by means of physical presence or () online notarization, this 18 day of March, 2026 by William J. Judy, who is/are personally known to me or who has produced FLA D/L as identification.




Notary Public Lisa D. Chambiee
Notary Printed Name: _____
My Commission Expires: _____

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>



Planning Services Authorization

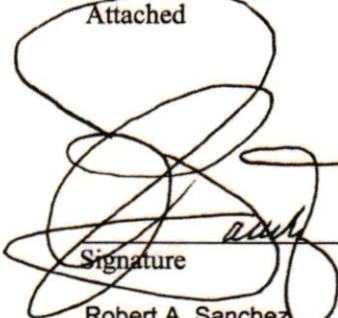
I/we, the undersigned as the Individual(s) or as the President Vice President Partner or Manager/Managing Member of Southern Properties Florida LLC and as the Applicant or Owner hereby authorize Alyssa Sanchez to act as my/our agent in connection with the following application(s):

- | | |
|---|--|
| <input checked="" type="checkbox"/> Rezoning | <input type="checkbox"/> Operating Permit |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Special Use Permit | <input type="checkbox"/> Site Development |
| <input type="checkbox"/> Temporary Use Permit | <input checked="" type="checkbox"/> Other <u>Lot Split</u> |
| <input type="checkbox"/> Conditional Use Permit | |

on the following described property located in Sumter County, Florida:

Legal Description (provide below or attach)

Attached



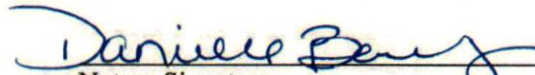
Signature
Robert A. Sanchez

Printed Name

Signature

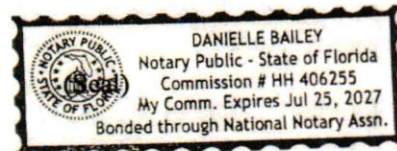
Printed Name

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization this 8th day of April, 2026, by Robert Sanchez, who is personally known to me or who has produced the following identification: _____



Notary Signature

Notary Public, State of Florida
My Commission expires 7/25/27



Agent Contact Information

Phone No. 352-568-7700 Email Alyssa@lakesumterproperties.com

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>



Planning Services Authorization

I/we, the undersigned as the Individual(s) or as the President Vice President Partner or Manager/Managing Member of Southern Properties Florida LLC and as the Applicant or Owner hereby authorize Garry Breeden to act as my/our agent in connection with the following application(s):

- | | |
|---|--|
| <input checked="" type="checkbox"/> Rezoning | <input type="checkbox"/> Operating Permit |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Special Use Permit | <input type="checkbox"/> Site Development |
| <input type="checkbox"/> Temporary Use Permit | <input checked="" type="checkbox"/> Other <u>Lot Split</u> |
| <input type="checkbox"/> Conditional Use Permit | |

on the following described property located in Sumter County, Florida:

Legal Description (provide below or attach)
Attached

Signature

Signature

Printed Name

Printed Name

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization this 29th day of April, 2026, by

Robert Sanchez, who is personally known to me or who has produced the following identification: _____

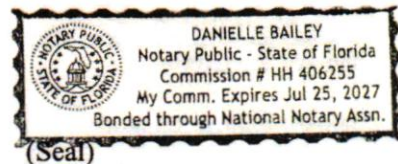
Danielle Bailey
Notary Signature

Notary Public, State of Florida
My Commission expires 7/25/2027

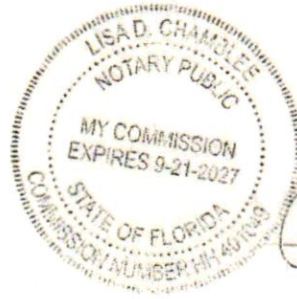
Agent Contact Information

Phone No. 352-303-2095

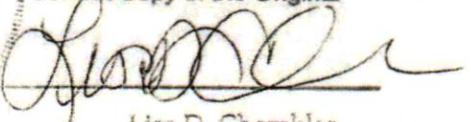
Email garry@lakesumterproperties.com



Prepared by and return to:
Lisa D Chamblee
Americas Title Corporation
120 Bushnell Plaza
Bushnell, FL 33513
File Number: 16-261053



Certified To Be A True And
Correct Copy of the Original



Lisa D. Chamblee

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(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Two Hundred Fifteen Thousand Dollars, (\$215,000.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sumter County, Florida, viz:

THE NORTH 3/4 OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA. SUBJECT TO RIGHT OF WAY FOR COUNTY ROAD 708 ACROSS THE NORTH SIDE THEREOF AND THE RIGHT OF WAY FOR COUNTY ROAD 714 ACROSS THE EAST SIDE THEREOF.

LESS BEGIN AT THE SOUTHEAST CORNER OF THE NORTH 3/4 OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 19, TOWNSHIP 21 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, RUN NORTH 00 DEGREES 11' 51" EAST 1359.15 FEET; THENCE NORTH 85 DEGREES 02' 52" WEST 665.80 FEET; THENCE SOUTH 00 DEGREES 10' 19" WEST 1409.84 FEET; THENCE SOUTH 89 DEGREES 24' 48" EAST 662.90 FEET TO THE POINT OF BEGINNING.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: Q19-076

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

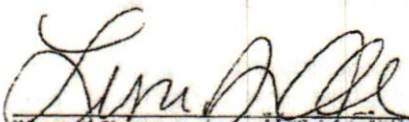
To Have and to Hold, the same in fee simple forever.

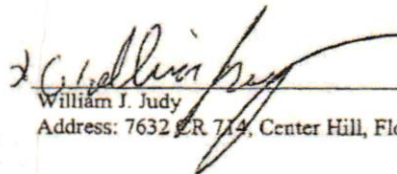
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2025

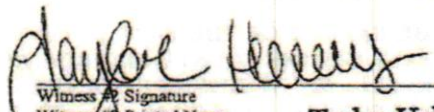
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Continued on Page 2 for signatures

Signed, sealed and delivered in our presence:

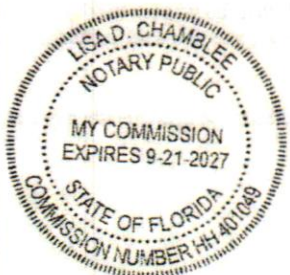

Witness #1 Signature Lisa D. Chamblee
Witness #1 Printed Name _____
Witness #1 Address: 120 Bushnell Plaza
Bushnell, FL 33513



William J. Judy
Address: 7632 CR 714, Center Hill, Florida 33514


Witness #2 Signature _____
Witness #2 Printed Name Taylor Helms
Witness #2 Address: _____
120 Bushnell Plaza
Bushnell, FL 33513

State of Florida
County of Sumter

The foregoing instrument was acknowledged before me by means of (N) physical presence or () online notarization, this 18 day of March, 2026 by William J. Judy, who is/are personally known to me or who has produced FLA D/C as identification.




Notary Public Lisa D. Chamblee
Notary Printed Name: _____
My Commission Expires: _____



Parcel Q19-076

Acreage 9.18

**CITY OF WEBSTER
REZONING APPLICATION**

**PLANNING & ZONING SPECIAL MASTER
May 7, 2026**

**CITY OF WEBSTER CITY COUNCIL
May 21, 2026
June 18, 2026**

CASE NUMBER: ZON26-000011

LANDOWNER: Southern Properties Florida, LLC

REQUESTED ACTION: Rezone 9.18 acres MOL from County Rural Residential Minimum Five Acres with Conventional Housing (RR5C) and Rural Residential Minimum One Acre with Optional Housing (RR1) to City of Webster Rural Residential Minimum One Acre with Conventional Housing (RR1C)

PARCEL NUMBERS: Q19-076

LEGAL DESCRIPTION: Attachment A

EXISTING ZONING: County Rural Residential Minimum Five Acres with Conventional Housing (RR5C) and Rural Residential Minimum One Acre with Optional Housing (RR1)

EXISTING USE: Agricultural

FUTURE LAND USE: County Agriculture, proposed to be City of Webster Rural Residential (LU26-000011)

PARCEL SIZE: 9.18 acres MOL

GENERAL LOCATION: Webster area – on the Southwestern corner of CR 708 & CR 714

SURROUNDING FUTURE LAND USE AND ZONING

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

CASE SUMMARY

The applicant is seeking to rezone the parcel in order to split it into six (6) tracts (see Attachment B) and position them for development. Subject parcel is outside 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 Rural Residential Minimum Five Acres with Conventional Housing (RR5C) and County Rural Residential Minimum One Acre with Optional Housing (RR1).

CASE ANALYSIS

Section 13-323, 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 parcel changed hands in 2026. The new owner is seeking to split the parcel and position it for development.
- b) Community need, or lack of community need.
The requested rezoning addresses a personal need and not a community need.
- c) Whether the entire range of permitted uses in the requested zoning district is more appropriate than the range of permitted uses in the existing district.
The rezoning will allow consistency with the City's Comprehensive Plan and the implementing zoning district, and the proposed zoning will be fully functional and appropriate for the size of the proposed parcels being created.
- d) The rights of the applicant are balanced with the impact of the proposed changes on the public at large.
The rezoning should not impinge on the rights of adjacent property owners.

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

PLANNING DIVISION STAFF CONCLUSION

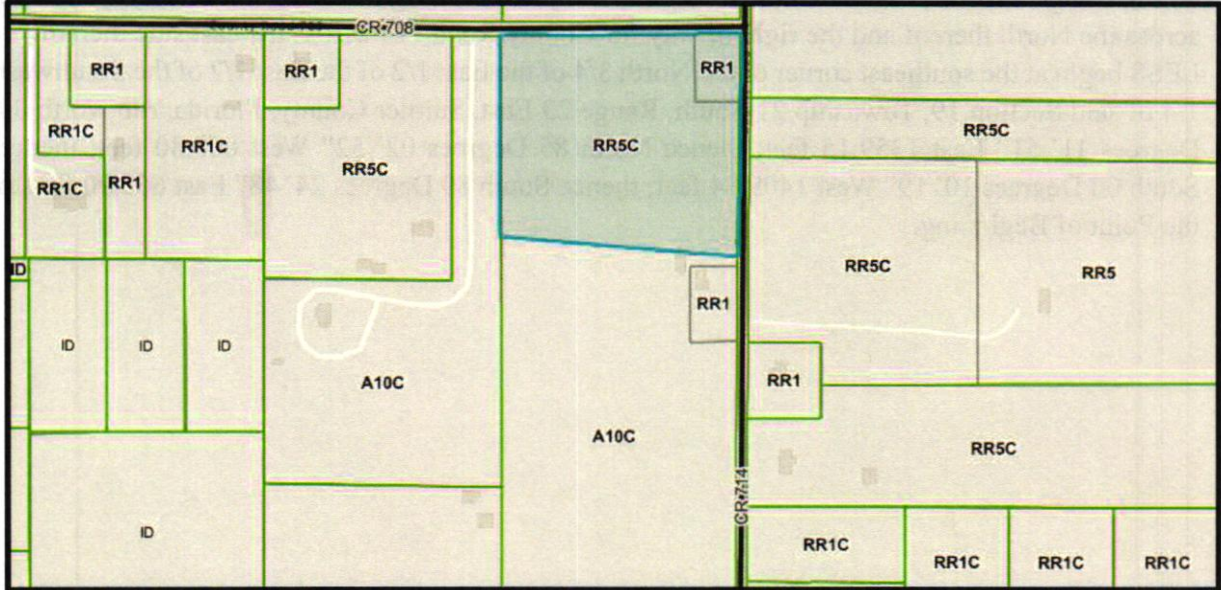
Staff deemed the application sufficient for review. Staff finds the application in compliance with the minimum requirements of the City of Webster Land Development Code and Comprehensive Plan. Staff recommends approval.

Notices Mailed: 12 notices on 4/22/2026

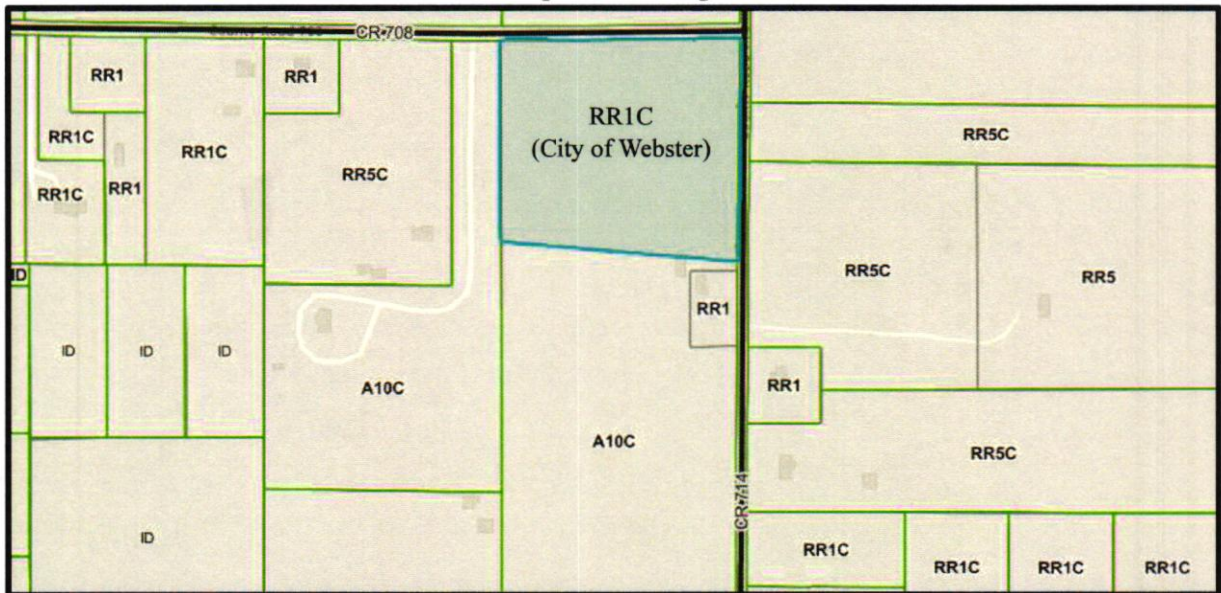
Placard Posted at Property: 4/20/2026

MAP 1
Surrounding Area with Proposed Changes

Current Zoning



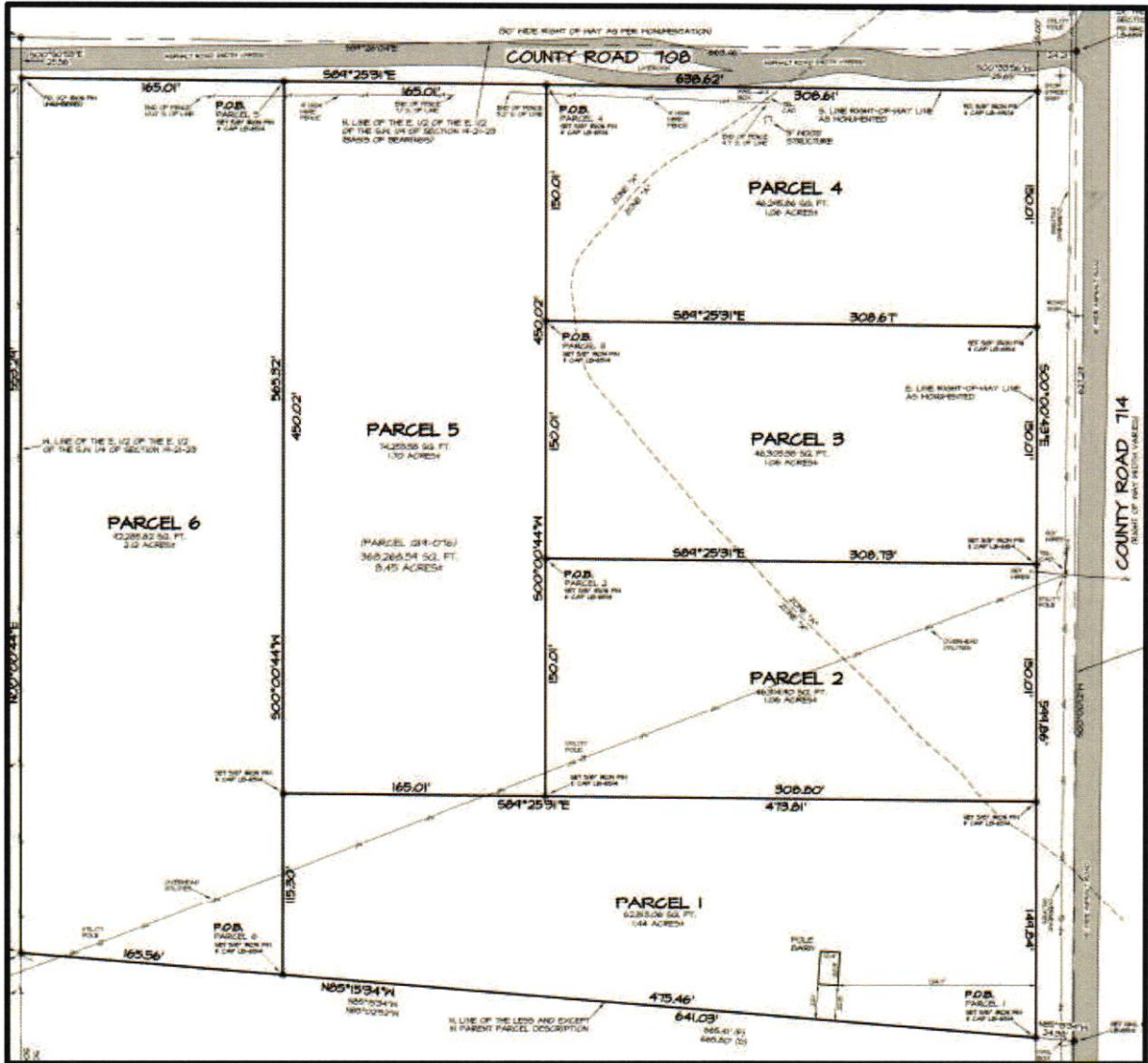
Proposed Zoning



Attachment A
Legal Description

The North 3/4 of the East 1/2 of the East 1/2 of the Southwest 1/4 of Section 19, Township 21 South, Range 23 East, Sumter County, Florida. Subject to the right of way for County Road 708 across the North thereof and the right of way for County Road 714 across the east side thereof. LESS begin at the southeast corner of the North 3/4 of the East 1/2 of the East 1/2 of the Southwest 1/4 of said Section 19, Township 21 South, Range 23 East, Sumter County, Florida, run North 00 Degrees 11' 51" East 1359.15 feet; thence North 85 Degrees 02' 52" West 665.80 feet; thence South 00 Degrees 10' 19" West 1409.84 feet; thence South 89 Degrees 24' 48" East 662.90 feet to the Point of Beginning.

Attachment B Proposed Lot Split



**CITY OF WEBSTER
SPECIAL MASTER PROCEEDING
MAY 7, 2026**

CASE NUMBER: ZON26-000011

LANDOWNER: Southern Properties Florida, LLC

REQUESTED ACTION: Rezone 9.18 acres MOL from County Rural Residential Minimum Five Acres with Conventional Housing (RR5C) and Rural Residential Minimum One Acre with Optional Housing (RR1) to City of Webster Rural Residential Minimum One Acre with Conventional Housing (RRIC).

PARCEL NUMBER: Q19-076

LEGAL DESCRIPTION: See Staff Report

EXISTING ZONING: County Rural Residential Minimum Five Acres with Conventional Housing (RR5C) and County Rural Residential Minimum One Acre with Optional Housing (RR1)

EXISTING USE: Vacant

FUTURE LAND USE: County Agriculture, proposed to be City of Webster Rural Residential (LU26-000011)

PARCEL SIZE: 9.18 acres MOL

LOCATION: Webster area – on Southwestern corner of CR 708 and CR 714

STAFF RECOMMENDATION: Approval

Background:

Southern Properties Florida, LLC (“Applicant”) submitted an application requesting rezoning of approximately 9.18 acres, more or less, identified as Parcel No. Q19-076, located near the southwestern corner of County Road 708 and County Road 714 within the Webster Joint Planning Area. The Applicant seeks to rezone the property from County Rural Residential Minimum Five Acres with Conventional Housing (RR5C) and County Rural Residential Minimum One Acre with

Optional Housing (RR1) to City of Webster Rural Residential Minimum One Acre with Conventional Housing (RR1C). The property is presently utilized for agricultural purposes and is located outside the current municipal boundaries of the City of Webster, but within the City's Joint Planning Area and Utility Service Area.

The Applicant represented that the requested rezoning is intended to facilitate the division of the property into six (6) tracts for future residential development. The requested rezoning was submitted concurrently with companion applications for annexation and a Small-Scale Future Land Use Map Amendment. Public notice was provided in accordance with the City of Webster Land Development Code. The record reflects that mailed notices were sent to surrounding property owners and that the subject property was properly posted prior to the hearing.

Findings of Fact:

The Special Master finds, based on competent substantial evidence in the record and the testimony provided, that the proposed rezoning is consistent with the intent and purpose of the City of Webster Land Development Code and applicable policies of the City of Webster Comprehensive Plan and is appropriate for the location and context of the subject property.

In accordance with City of Webster Code Section 13-323, the Special Master finds that evidence presented indicates the application satisfies the following zoning map amendment review criteria.

- a) Change of conditions, or absence of changed conditions: *The subject parcel changed hands in 2026. The new owner is seeking to split the parcel and position it for development.*
- 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, and the proposed zoning will be fully functional and appropriate for the size of the proposed parcels being created.*
- d) The rights of private property owners: *The rezoning should not impinge on the rights of adjacent property owners.*

All procedural requirements of the City of Webster Land Development Code were satisfied, including public notice, application sufficiency, and department review.

Legal Conclusion:

The Special Master concludes that the proposed rezoning is consistent with the City of Webster Comprehensive Plan, the City of Webster Land Development Code, and the relevant provisions of Chapter 163, Florida Statutes. The RR1C designation is appropriate under the current land use framework and jurisdictional authority of the City and facilitates proper alignment of zoning and land use. The application is legally sufficient, does not conflict with established policy, and presents no evidence of adverse impact or incompatibility.

Recommendation:

Accordingly, the Special Master recommends that Application ZON26-000011 be APPROVED.

ZON26-000011
Southern Properties Florida, LLC

contingent upon City Council approval and adoption of the companion Voluntary Annexation Ordinance 2026-02 and Small-Scale Future Land Use Map Amendment LU26-000011, in the required statutory sequence. This recommendation is made to the City Council for consideration at its meeting scheduled for May 21, 2026.

ORDERED this 7th day of May, 2026.

/s/ Amanda Boggus

Amanda Boggus

Special Master

FL Bar No. 76849

ORDINANCE NO. 2026-04

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA PROVIDING FOR THE REZONING OF REAL PROPERTY TOTALING 9.18 ACRES, MORE OR LESS, IN SIZE (TAX PARCEL IDENTIFICATION NUMBER Q19-076) FROM COUNTY RURAL RESIDENTIAL MINIMUM ONE ACRE WITH OPTIONAL HOUSING (RR1) AND COUNTY RURAL RESIDENTIAL MINIMUM FIVE ACRES WITH CONVENTIONAL HOUSING (RR5C) TO RURAL RESIDENTIAL MINIMUM ONE ACRE WITH CONVENTIONAL HOUSING (RR1C) ZONING DISTRICT; PROVIDING FOR THE TAKING OF IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR THE ADOPTION OF A MAP BY REFERENCE; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Southern Properties Florida, LLC mailing address: 218 N. Florida St. Ste. 2, Bushnell, FL 33513 (Tax Parcel Identification Number Q19-076), is the owner of the property which is the subject of this Ordinance; and

WHEREAS, the real property, totaling 9.18 +/- acres in size, is located on the Southwestern corner of CR 708 & CR 714; and

WHEREAS, Southern Properties Florida, 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 RR1 & RR5C (County) zoning assignment to the RR1C zoning assignment; and

WHEREAS, the City Council of the City of Webster, Florida has taken, as implemented by City staff, all actions relating to the approval action set forth herein in accordance with the requirements and procedures mandated by Florida Statutes.

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

SECTION 1. LEGISLATIVE FINDINGS AND INTENT.

(a). The City Council of the City of Webster hereby adopts and incorporates into this Ordinance the City staff report as well as the recitals (whereas clauses) to this Ordinance.

(b). The subject property, which is 9.18 acres MOL in size, is located on the Southwest corner of CR 708 & CR 714 (Tax Parcel Number Q19-076). 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 9.18 acres MOL in size, shall be rezoned from RR1 & RR5C (County) zoning district/classification to RR1C (City) zoning district/classification.

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

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

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

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

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

SECTION 7. EFFECTIVE DATE This Ordinance shall take effect immediately upon enactment provided, however, that the rezoning of property herein set forth shall not take effect until Ordinance Number 2026- relating to the Comprehensive amendment becomes effective.

PASSED AND ENACTED this 18th day of June, 2026.

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

Ana Vigoa, Mayor

**Approved as to form and
legality:**

ATTEST:

**Kristin Green
City Clerk**

**Andrew Hand
City Attorney**

Attachment A
Legal Description

The North 3/4 of the East 1/2 of the East 1/2 of the Southwest 1/4 of Section 19, Township 21 South, Range 23 East, Sumter County, Florida. Subject to the right of way for County Road 708 across the North thereof and the right of way for County Road 714 across the east side thereof.

LESS begin at the southeast corner of the North 3/4 of the East 1/2 of the East 1/2 of the Southwest 1/4 of said Section 19, Township 21 South, Range 23 East, Sumter County, Florida, run North 00 Degrees 11' 51" East 1359.15 feet; thence North 85 Degrees 02' 52" West 665.80 feet; thence South 00 Degrees 10' 19" West 1409.84 feet; thence South 89 Degrees 24' 48" East 662.90 feet to the Point of Beginning.

Attachment B
Zoning Map

