



AGENDA
CITY OF WEBSTER

Regular Council Meeting
Webster City Hall, 85 E. Central Avenue
February 16, 2023 - 6:00 P.M.

I. CALL TO ORDER

Pledge of Allegiance, Invocation
Roll Call and Determination of Quorum

Note. All public comment 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 – January 19, 2022
M_____S_____ Roll Call Vote

III. CONSENT AGENDA

Proclamation-Better Cities for Pets

IV. CITIZENS FORUM

V. CORRESPONDENCE TO NOTE

Law Enforcement City Newsletter Report

VI. PUBLIC HEARINGS

Second Reading of Ordinance 2023-01 -- Annexation of Parcel ID's N36-101 and N36-219-John and Alice Wintersteen

M_____S_____ Roll Call Vote to Read by Title Only

M_____S_____ Roll Call Vote for Approval

Second Reading of Ordinance 2023-02 – Approval of the Webster Unified Comprehensive Plan Amendment

M_____S_____ Roll Call Vote to Read by Title Only

M_____S_____ Roll Call Vote for Approval

First Reading of Development and Utility Services Agreement-New Strategy Holdings, LLC.

M_____S_____ Roll Call Vote to Read by Title Only

M_____S_____ Roll Call Vote for Approval

VII. NEW BUSINESS

Parcel Q31B088-Faiz Hoosain-Interest for the City to purchase property.

Dough J's-Trimming of palm trees-Jermaine Canty

VIII. CITY ATTORNEY'S REPORT AND REQUESTS

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

X. STAFF REPORTS

Sheriff's Office

Planning and Development Services

City Manager

XI. ADJOURNMENT

M_____S_____ -Roll Call Vote.

PLEASE NOTE IN ACCORDANCE WITH FLORIDA STATUTE 286.105, ANY PERSON WHO DESIRES TO APPEAL ANY DECISION AT THIS MEETING WILL NEED A RECORD OF THE PROCEEDINGS AND FOR THIS PURPOSE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED. ALSO, IN ACCORDANCE WITH FLORIDA STATUTE 286.26; PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THE PROCEEDINGS SHOULD CONTACT THE OFFICE OF THE CITY CLERK; 85 E. CENTRAL AVENUE; WEBSTER, FLORIDA; (352) 793-2073; 48 HOURS IN ADVANCE.



MINUTES

CITY OF WEBSTER

City Hall, 85 E Central Avenue

January 19, 2023

Council Meeting

6:00 P.M.

I. CALL TO ORDER

Pledge of Allegiance and Invocation.

Mayor Yost called the meeting of the City of Webster Council to order at 6:00p.m. Present were Mayor Yost and Mayor Pro-Tem Malott.

Nancy Cherry was sworn into Seat 5.

Determination of quorum.

II. APPROVAL OF THE MINUTES

Mayor Pro-Tem Malott made a motion for approval of the minutes for December 15, 2022, seconded by Councilmember Cherry.

Vote was as follows:

Mayor Yost-Yes

Mayor Pro-Tem Malott-Yes

Councilmember Cherry-Yes

Motion passed 3-0

III. CONSENT AGENDA

A ballot vote was done for Council Seat 1 and Council Seat 3. There were three applicants for Seat 1, Mike Foote, Allen Dorsey Sr., and Russel Gould. There were two applicants for Seat 3, Ana Vigoa and Judie Mueller. The ballot vote was tallied by Attorney Colbert and City Manager Naugler. Allen Dorsey Sr. was appointed to Council Seat 1 and Ana Vigoa was appointed to Council Seat 3. They were both sworn in by City Manager Naugler.

The following individuals spoke on behalf of the applicants:

Debra Hawkins-city resident

Kelly Williams-city resident

Mike Foote-city resident

Jessica Duteau-city resident

Mayor Pro-Tem was voted on and Councilmember Ana Vigoa was appointed. Mayor Yost motioned, and Mayor Pro-Tem Malott seconded.

Vote was as follows:

Mayor Yost-Yes
Councilmember Malott-Yes
Councilmember Dorsey-Yes
Councilmember Cherry-Yes
Councilmember Vigoa-Yes

Motion passed 5-0

Setting the Council meeting date and time. Mayor Pro-Tem Vigoa motioned for the meetings to stay the same, seconded by Councilmember Malott. Meetings will be held on the third Thursday of each month at 6:00p.m.

Vote was as follows:

Mayor Yost-Yes
Mayor Pro-Tem Vigoa-Yes
Councilmember Dorsey-Yes
Councilmember Cherry-Yes
Councilmember Malott-Yes

Motion passed 5-0

Resolution 2023-01-Maintenance Memorandum for System Multi-use Trail. Mayor Pro-Tem Vigoa motioned to approve Resolution 2023-01, seconded by Councilmember Cherry.

Vote was as follows:

Mayor Yost-Yes
Mayor Pro-Tem Vigoa-Yes
Councilmember Dorsey-Yes
Councilmember Cherry-Yes
Councilmember Malott-Yes

Motion passed 5-0

Resolution 2023-02-Appropriations Request for 4.018 million dollars to finish the grinder pump replacement project in Johnson's Subdivision and for a new Master Lift Station. Mayor Pro-Tem Vigoa motioned to approve Resolution 2023-02, seconded by Councilmember Dorsey.

Vote was as follows:

Mayor Yost-Yes
Mayor Pro-Tem Vigoa-Yes
Councilmember Dorsey-Yes
Councilmember Cherry-Yes
Councilmember Malott-Yes

Motion passed 5-0

Councilmember Dorsey motioned to postpone the approval of Webster Associates Development Agreement to February 16, 2023, seconded by Mayor Pro-Tem Vigoa.

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

Motion passed 5-0

IV. CITIZENS FORUM

There were no citizen speaker cards at this time.

V. CORRESPONDENCE TO NOTE

There was no correspondence to note.

VI. PUBLIC HEARINGS

The first reading of Ordinance 2023-01-Annexation of Parcel ID's N36-101 and N36-219-John and Alice Wintersteen. Mayor Pro-Tem Vigoa motioned to read by title only, seconded by Councilmember Malott.

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

Motion passed 5-0

City Clerk Amy Flood read the ordinance by title only.

Councilmember Malott motioned to approve Ordinance 2023-01, seconded by Mayor Pro-Tem Vigoa.

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

Motion passed 5-0

The first reading of Ordinance 2023-02-Approval of the Webster Unified Comprehensive Plan Amendment. Mayor Pro-Tem Vigoa motioned to read by title only, seconded by Councilmember Dorsey.

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

Councilmember Cherry-Yes
Councilmember Malott-Yes

Motion passed 5-0

City Clerk Amy Flood read the ordinance by title only.

Councilmember Cherry motioned and Mayor Pro-Tem Vigoa seconded for approval of the first reading of Ordinance 2023-02.

Sue Farnsworth apprised council about the Ordinance. Asked if this was allowing mining. Sue Farnsworth informed council that there would not be mining allowed. Asked if the new councilmembers should vote. Attorney Colbert informed that legally they had to vote.

Vote was as follows:

Mayor Yost-Yes
Mayor Pro-Tem Vigoa-Yes
Councilmember Dorsey-Yes
Councilmember Cherry-Yes
Councilmember Malott-Yes

Motion passed 5-0

VII. NEW BUSINESS

Interlocal Agreement with Center Hill for Water Interconnect line.

City Manager Naugler apprised council on the Interlocal Agreement. It was asked who is covering the cost, and City Manager Naugler explained that the county was covering the cost with county ARPA funds.

Mayor Pro-Tem Vigoa motioned to approve, seconded by Councilmember Cherry.

Vote was as follows:

Mayor Yost-Yes
Mayor Pro-Tem Vigoa-Yes
Councilmember Dorsey-Yes
Councilmember Cherry-Yes
Councilmember Malott-Yes

Motion passed 5-0

City Manager Naugler created an application for the closure of Central Avenue in downtown Webster for events. There was a discussion on blocking off the street and who would do it. Mayor Yost volunteered to do it and Councilmember Malott said she will do it if Mayor Yost cannot. City Manager stated that for safety reasons there should be a deputy present. Mayor Yost stated that we should provide someone to man the street blocking. Mayor Pro-Tem Vigoa suggested we charge a fee. City Manager Naugler asked about equality if people wanted to close off other streets in the city. Councilmember Malott asked if we should have two applications for closing streets, one for Central Avenue and another for other streets. Lt. Cassidy said that a deputy could be hired by the applicant to control traffic and put the barricades out.

Councilmember Malott motioned for approval, seconded by Mayor Pro-Tem Vigoa.

Vote was as follows:

Mayor Yost-Yes

Mayor Pro-Tem Vigoa-Yes

Councilmember Dorsey-Yes

Councilmember Cherry-Yes

Councilmember Malott-Yes

Logan Gore and Dalton Thomas approached council about a fifty site RV Park off West Central Ave. They requested time to speak with Councilmembers individually.

City Manager Naugler discussed Webster Elementary's need for posting signs in the City right of way. The sign posting was approved.

VIII. CITY ATTORNEY'S REPORT AND REQUESTS

City Manager Naugler asked for Attorney Colbert's input on the Planning and Zoning vacancy. Attorney Colbert stated that the board member appointed had to be a resident. Attorney Colbert said that council could make a one year requirement of living in the city for the board member. There was discussion about the deadline for applying for the Planning and Zoning position. The deadline was announced but not stated on the form. Attorney Colbert stated that the announcement was sufficient, and a late application could be refused. Council decided there will be a one year requirement for board members. Councilmember Dorsey motioned to require a one year residency requirement, seconded by Councilmember Malott.

Vote was as follows:

Mayor Yost-Yes

Mayor Pro-Tem Vigoa-Yes

Councilmember Dorsey-Yes

Councilmember Cherry-Yes

Councilmember Malott-Yes

Motion passed 5-0

Jessica Duteau said there was no deadline online and said there should be more transparency. Sandra McClanahan spoke and was appointed to the Planning and Zoning board.

Judie Mueller spoke about the property sale across from Webster Elementary. Mayor Yost and City Manager Naugler responded to her comments.

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

Councilmember Dorsey spoke about contacting him and he is retired until his new business opening.

Mayor Pro-Tem Vigoa made statements in reference to responsibilities of councilmembers and applications for scholarships.

Mayor Yost stated that Grant Gore is donating funds to pay for twelve headstones for the Webster Cemetery.

X. STAFF REPORTS

City Manager Naugler spoke about changing the developer approval process.

XI. ADJOURNMENT

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

Vote was as follows:

Mayor Yost-Yes

Mayor Pro-Tem Vigoa-Yes

Councilmember Dorsey-Yes

Councilmember Cherry-Yes

Councilmember Malott-Yes

Motion passed 5-0

Meeting adjourned at 8:24 P.M.

Deanna Naugler, City Manager

Attest:

Amy Flood, City Clerk

CITY COUNCIL
CITY OF WEBSTER

PROCLAMATION 2023-01

WHEREAS, pets play a vital part in the families of our community; and

WHEREAS, pets make life better by giving people love, companionship and comfort; getting us outside for exercise; and helping us build social connections; and

WHEREAS, responsible pet ownership is vital to the wellbeing of pets and people; and

WHEREAS, pets must be protected from harm and have the care and nutrition they need; and

WHEREAS, animal workers and advocates in our community work tirelessly to keep pets healthy and safe; and

WHEREAS, our local law enforcement and justice system thoroughly investigates and prosecutes crimes against animals; and

WHEREAS, we want our community to lead as a pet-friendly city that protects, supports and welcomes pets;

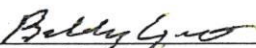
NOW, THEREFORE I, Bobby Yost, Mayor of the City of Webster, do hereby proclaim the 1st week of November (Saturday thru Friday) as our municipality's observance of

Pet City Week

And, the City of Webster as an affiliate of

Better **CITIES** for **pets**
A MARS PETCARE PROGRAM

IN WITNESS WHEREOF, I have hereunto set my hand this 16th day of February, 2023.




Mayor Bobby Yost

Councilman Ana Vigoa

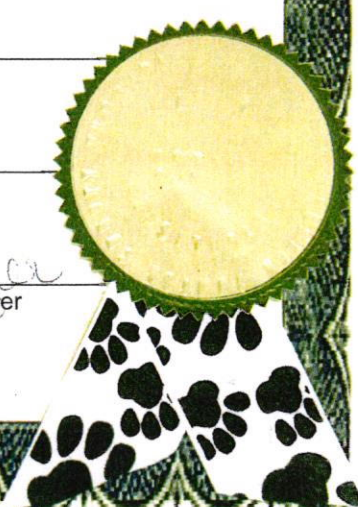
Councilman Nancy Cherry

Councilman Tonya Malott

Councilman Allen Dorsey, Sr.

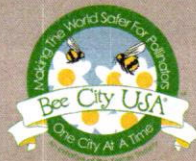


City Manager, Deanna Naugler





City of Webster Monthly Newsletter



City Manager's Office

Deanna Naugler, City Manager



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

Personnel

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

No. of Authorized Positions	Full-time filled positions	Full-time open positions	Part-time
8.5	8	0	1



What's happening in the City

Thanks to the Chelsea King Burney Charity for donating swings for Central Avenue.

The primary purpose of The Chelsea King Burney Charity is to promote brain aneurysm & AVM awareness by providing knowledge and education of the signs and symptoms in hopes of preventing rupture, disability or death. Our goal is to do this in our local communities, state and across the US. <https://www.ckbcharity.org/>



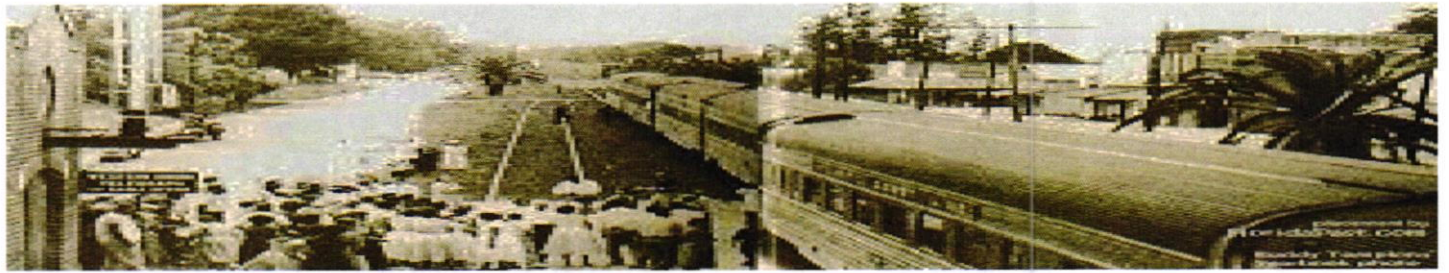
Important Dates:

02/21 Utility Turn-off for non-payment

03/15 Utility Payment Deadline to prevent late fees

03/16 6pm City Council Meeting





Operational Activities—Administration

On-line payment processing—67

New Accounts— 6

Late Fee Assessments—138

Notaries—12

Faxes—3

Locates—26

Work Orders closed—114

Container Permit Renewals—0

Follow-up on existing Code Enforcement Cases—0

Code Enforcement Foreclosures—0

Checks Processed for Payments—37

Utility Batches/Balancing—34

In office Payment Processing—344

Closed Accounts—6

Turn-offs—31

Copy Requests—59

New Account Impact Fees—0

Work orders created—124

Business License Processed—15

New Code Enforcement Cases—1

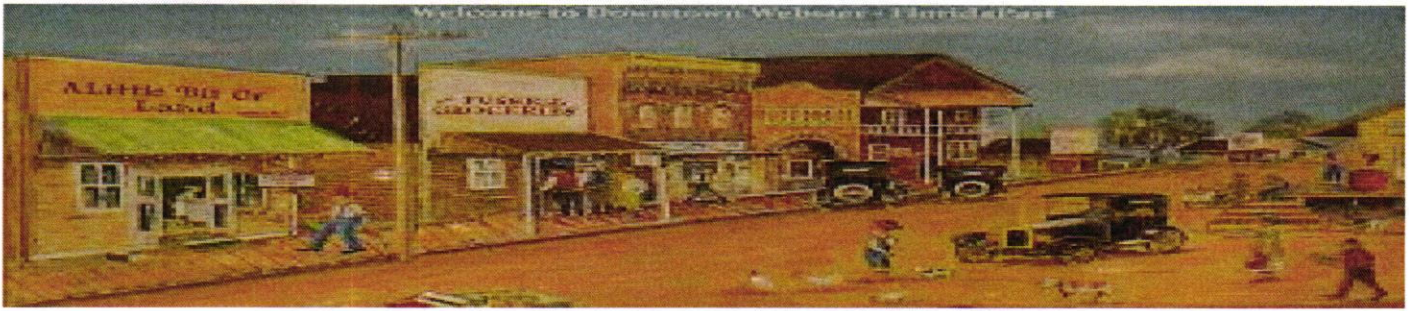
Code Enforcement Liens—0

Public Records Request—8

Purchase Orders—70

Community Hall Rental—1

- Entered Meter Reads and processed utility bills for 489 utility accounts
- Reviewed Waste Management Bill for accuracy of billed/type of accounts
- Working with FEMA for reimbursement for losses and activities related to Hurricane Ian
- 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
- Working with Engineer on Water Use Permit Renewal and Modification, supplying additional information per SWFWMD request
- Meeting with State Representative on Hurricane Ian damages.
- 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
- Doing 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
- Review and update transfers for City of Bushnell Utilities
- Processing payroll checks for all employees
- Calculate and enter 941 tax payments for payroll period
- Completing GL entry for 941 taxes and FRS paid
- Verifying and entering FRS Monthly payment for employees
- Processing Council checks
- Review and update transfers for City of Bushnell Utilities
- Working on information for Accountant and Auditor for fFY2022 audit
- Working with Senate and Representatives on Appropriations Request to finish Johnson Subdivision grinder pump replacement and new Master Liftstation.
- Updating Financial and HR/Payroll SOP Procedures.
- Attend FGFOA Conference
- Creating a monthly staff report for Admin staff
- Completing documentation for FEMA records



Operational Activities—Public Works

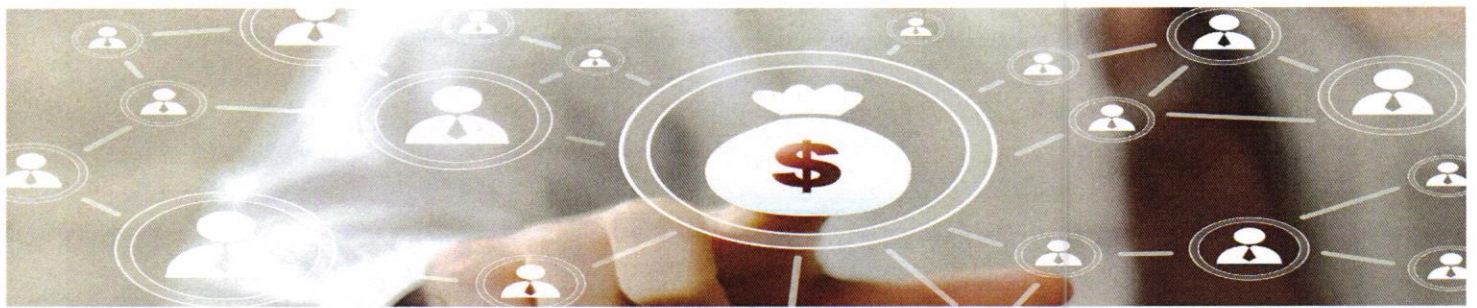
Work orders processed—

Utility turn-off —31

Utility account turn-on—30

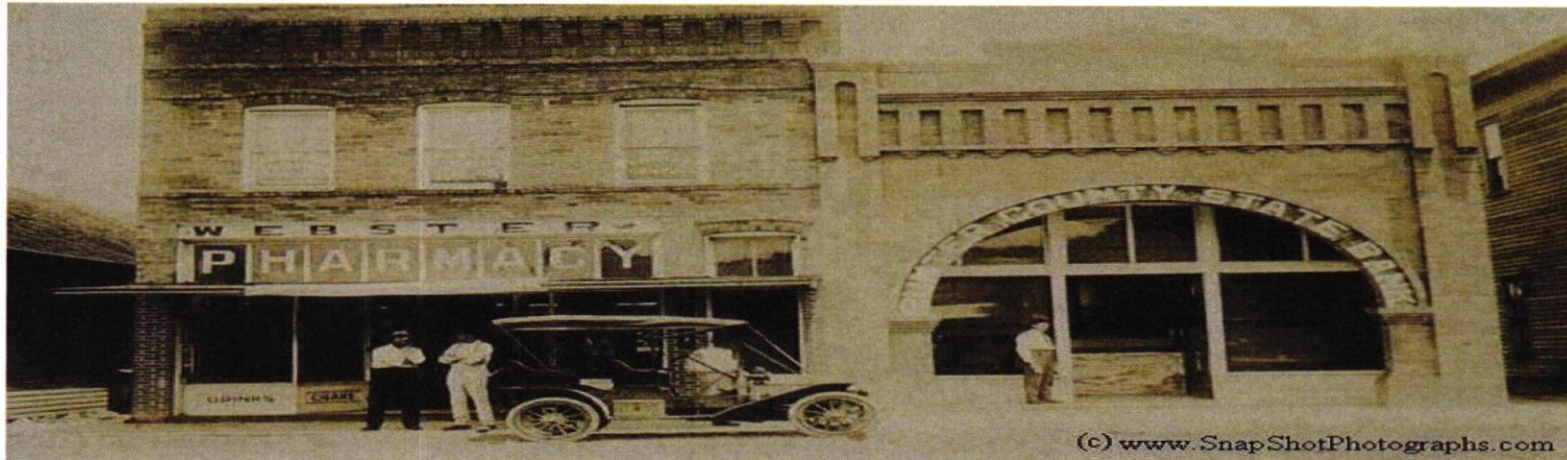
Locates—26 Other—37

- Provide Deanna with two quotes each for roof replacement of the shop and for new fascia and soffit for the Community Center remodeling. The third contractor that looked at the job, never provided a quote.
- Sterling from Wascon was here and left two gaskets for eOne grinder pumps, at no charge.
- Tom Gustafson from FRWA was here with GPR looking for a water main on the east side of SW 1st St. but was unable to find it due to his GPR not working.
- Jamie Hope from FRWA was here assisting us in trying to find what two valves that had been paved over on SW 4th St. controlled. The valves, nor the lines they control, show on any maps we have.
- Grinder pump issues at 99 NW 4th Ave
- Donnie Morrison and Tom Gustafson were here trying to locate the water main on the east side of SW 1st St. with GPR. Neither GPR worked so we did not locate the line.
- Repair water main leak on SW 1st St.
- Interconnect sample collected and sent to the lab via courier.
- Tree limbs/brush trimmed on several city roads.
- Tear down room in shop that was collapsing. Build shelves and work bench in that area. Installed light above the work bench.
- Meeting with a developer regarding a tract north of the city limits on the west side of SR 471. They wish to develop and needed information on water and sewer access.
- Meet Clay Walker regarding lighting at the basketball courts at Hewitt Park.
- Meet Sumter County maintenance and look at calendar of events for the fairgrounds and try to see a pattern between use and run times of the lift station there. Events did not adversely affect the run times of the pumps. It seems that high run times of the pumps only happen during heavy rain events.
- Work on hydrant flushing and water loss reports for the SWFWMD PSAR reports.
- Meet Daniel Hernandez regarding work on the community center. Show him the work needed and obtain a quote.
- Work on generator at Master Lift Station. It would not start or run. It is now operating normally.
- Check to see if the non-working meter at Circle K had been replaced, it has not.
- Contact Wascon to get quotes for three complete new grinder pump set ups. Called for installation quotes for the pumps.
- Check leaking water valve on E. Central Ave. at NE 2nd St. Valve needs replaced.
- Contact Mike Wilson Tree Service for a quote to remove four pine trees.
- Rent a man lift from Lowery's True Value so the lighting at Harris and Hewitt Parks can be accessed. The lift was not tall enough.
- Ordered new 5 HP FLYGT pump for lift stations. We have a new 3 HP pump and rebuilt 30 HP pump in inventory, which covers most of the lift stations.
- Show staff how to reset a non-working OmniSite unit at the lift stations.
- Work on marking up City Utilities on the maps provided by South Sumter Trail developers.
- Sumter County contacted PW regarding issues with the hydrant in front of the fire station. A contractor will be coming out to inspect the hydrant.
- Multiple revisions of the South Sumter Trail maps.



Financial Report

REVENUE AND LOSS 2023	
REVENUE	January
AD VALOREM TAX	\$33,690.89
BUSINESS LICENSE	\$379.60
CONTAINER PERMIT	\$375.00
TOWER REVENUE	\$38,770.83
WATER REVENUE	\$20,959.56
GARBAGE REVENUE	\$17,480.01
SEWER REVENUE	\$44,557.91
WATER IMPACT FEES	\$0.00
SEWER IMPACT FEES	\$0.00
FRANCHISE FEE	\$7,035.31
UTILITY TAX	\$4,355.19
FLAIR	\$24,539.14
TOTAL REVENUE	\$192,143.44
EXPENSE	
LIFE INSURANCE	\$219.33
ACCOUNTING & AUDIT	\$1,546.60
LEGAL SERVICE	\$3,697.50
PETTY CASH	\$65.24
POSTAGE	\$33.34
CLEANING SERVICE	\$800.00
DEPUTIES	\$13,274.75
WASTE CONNECTIONS	\$11,155.69
CITY OF BUSHNELL	\$8,632.17
REPAIR AND MAINTENANCE	\$4,993.80
PAYROLL	\$35,616.82
PAYROLL TAXES	\$11,757.16
MACHINERY & EQUIPMENT	\$1,489.39
DEP PAYMENT	\$24,490.97
MEDICAL INSURANCE	\$4,867.96
TOTAL EXPENSE	\$122,640.72
REVENUE/LOSS	\$69,502.72



Get to Know Our Staff Keith Vann

Public Works Maintenance Supervisor, Keith Vann, is 3rd generation native Floridan. He grew up in Webster. Graduated from South Sumter High School. He is an Air Force veteran serving in the first Gulf War. He has been married to his wife for 12 years. He has two boys and three grandchildren. He joined the Public Works team in November of 2021. He enjoys hunting, fishing and golf.

Keith holds a Bachelor's degree in biblical and Theological Studies and a Masters Degree in Criminal Justice/Public Administration from Liberty University. He graduated Summa Cum Laude.

Keith worked for the Florida Department of Corrections and The Federal Bureau of Prisons for a combined 23 years. During this time, he worked in the maintenance departments of each organization giving him the skills and knowledge to perform the duties required by the city. Keith supervised work crews performing jobs ranging from landscape to building maintenance.

Keith has a passion to help people and takes pride in the work he does. Working for the City of Webster has given him the opportunity to give back to the community and rekindle old relationships and make new ones.



Did you Know????

As a Harvard-trained historian, Carter G. Woodson, like W. E. B. Du Bois before him, believed that truth could not be denied and that reason would prevail over prejudice. His hopes to raise awareness of African American's contributions to civilization was realized when he and the organization he founded, the Association for the Study of Negro Life and History (ASNLH), conceived and announced Negro History Week in 1925. The event was first celebrated during a week in February 1926 that encompassed the birthdays of both Abraham Lincoln and Frederick Douglass. The response was overwhelming: Black history clubs sprang up; teachers demanded materials to instruct their pupils; and progressive whites, not simply white scholars and philanthropists, stepped forward to endorse the effort.

By the time of Woodson's death in 1950, Negro History Week had become a central part of African American life and substantial progress had been made in bringing more Americans to appreciate the celebration. At mid-century, mayors of cities nationwide issued proclamations noting Negro History Week. The Black Awakening of the 1960s dramatically expanded the consciousness of African Americans about the importance of black history, and the Civil Rights movement focused Americans of all colors on the subject of the contributions of African Americans to our history and culture.

The celebration was expanded to a month in 1976, the nation's bicentennial. President Gerald R. Ford urged Americans to "seize the opportunity to honor the too-often neglected accomplishments of black Americans in every area of endeavor throughout our history." That year, fifty years after the first celebration, the association held the first Black History Month. By this time, the entire nation had come to recognize the importance of Black history in the drama of the American story. Since then each American president has issued Black History Month proclamations. And the association—now the Association for the Study of African American Life and History (ASALH)—continues to promote the study of Black history all year.

(Excerpt from an essay by Daryl Michael Scott, Howard University, for the Association for the Study of African American Life and History)

Primary Unit	Date Time Recieved	Complaint Type	Address	
JUSTIN ST CLAIR, 253	12/29/2022 03:18:42	EXTRA PATROL	267 N MARKET BLVD	8901
KAYLA CRAMER, 251	12/29/2022 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602
ROBERT HANSEN, X141	12/29/2022 11:19:10	TRAFFIC STOP	7368 SR 471	7301
JUSTIN ST CLAIR, 253	12/29/2022 20:03:58	DISTURBANCE DOMESTIC	236 NE 1ST AVE	3101
JUSTIN ST CLAIR, 253	12/29/2022 20:20:00	BUILDING CHECK	447 NW 6TH AVE	8901
WALTER PETERSON, 252	12/29/2022 20:56:26	TRAFFIC STOP	N MARKET BLVD	7301
JUSTIN ST CLAIR, 253	12/30/2022 00:31:47	EXTRA PATROL	267 N MARKET BLVD	8901
CHRISTIAN CALLAWAY, 247	12/30/2022 06:15:00	BUILDING CHECK	447 NW 6TH AVE	2501
JOSEPH TRIA, 243	12/30/2022 10:40:12	INFORMATION	SR 471	4401
CHRISTIAN CALLAWAY, 247	12/30/2022 14:09:09	TRAFFIC ENFORCEMENT	577 NW 3RD ST	7001
CHRISTIAN CALLAWAY, 247	12/30/2022 14:48:40	SUSPICIOUS INCIDENT	9009 OAK ALLEY BLVD 562	4402
HENRY THOMPSON, 246	12/30/2022 20:20:00	BUILDING CHECK	447 NW 6TH AVE	9901
HENRY THOMPSON, 246	12/31/2022 02:26:47	EXTRA PATROL	267 N MARKET BLVD	8901
CHRISTIAN CALLAWAY, 247	12/31/2022 06:15:00	BUILDING CHECK	447 NW 6TH AVE	2501
JOSEPH TRIA, 243	12/31/2022 15:08:10	MISSING PERSON	814 NW 5TH ST	5201
CODY TAPANES, 240	12/31/2022 20:20:01	BUILDING CHECK	447 NW 6TH AVE	8901
CHRISTIAN CALLAWAY, 247	01/01/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	2501
CHRISTIAN CALLAWAY, 247	01/01/2023 08:41:43	INFORMATION	374 N MARKET BLVD	3801
SCSO23CAD000202	01/01/2023 13:40:42	SICK/INJURED	243 SW 1ST ST	6301
SCSO23CAD000268	01/01/2023 17:45:46	911 MISDIAL	164 SW 1ST ST	9201
CODY TAPANES, 240	01/01/2023 20:20:01	BUILDING CHECK	447 NW 6TH AVE	5602
CODY TAPANES, 240	01/01/2023 22:41:13	RECOVERED PROPERTY	284 NE 1ST ST	5702
CODY TAPANES, 240	01/01/2023 23:19:08	EXTRA PATROL	267 N MARKET BLVD	8901
BLAINE DAY, 165	01/02/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	8901
BLAINE DAY, 165	01/02/2023 10:35:22	TRESPASSING	524 N MARKET BLVD	7501
SCSO23CAD000474	01/02/2023 11:13:23	911 MISDIAL	S MARKET BLVD	9201
SCSO23CAD000485	01/02/2023 11:33:33	911 MISDIAL	516 NW 3RD ST	9201
SCSO23CAD000532	01/02/2023 12:58:07	911 HANGUP	516 NW 3RD ST	9201
BLAINE DAY, 165	01/02/2023 13:25:34	HIT AND RUN	524 N MARKET BLVD	4402
SCSO23CAD000543	01/02/2023 13:27:51	911 HANGUP	516 NW 3RD ST	9201
BLAINE DAY, 165	01/02/2023 16:05:31	SUICIDE THREATS	860 OAK AVE	4402
KAYLA CRAMER, 251	01/02/2023 17:06:54	INVESTIGATION FOLLOW	871 NW 6TH ST	2501
KAYLA CRAMER, 251	01/02/2023 19:17:52	TRAFFIC STOP	N MARKET BLVD	7301
SCSO23CAD000713	01/02/2023 19:32:55	911 HANGUP	102 NE 4TH AVE	9201
KAYLA CRAMER, 251	01/02/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
KAYLA CRAMER, 251	01/02/2023 21:18:05	EXTRA PATROL	267 N MARKET BLVD	8901
KAYLA CRAMER, 251	01/03/2023 01:47:38	TRAFFIC STOP	N MARKET BLVD	7301
SCSO23CAD000813	01/03/2023 03:13:18	SICK/INJURED	46 SE 3RD ST	6301
BLAINE DAY, 165	01/03/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	8901
BLAINE DAY, 165	01/03/2023 06:58:41	BURGLARY OW	255 NE 3RD ST	2107
BLAINE DAY, 165	01/03/2023 11:09:07	INVESTIGATION FOLLOW	317 NW 2ND ST	3801
BLAINE DAY, 165	01/03/2023 12:42:00	CIVIL	669 NW 7TH AVE	2501
SCSO23CAD001012	01/03/2023 13:53:45	SICK/INJURED	189 NE 4TH ST	6301
KAYLA CRAMER, 251	01/03/2023 16:46:58	INVESTIGATION FOLLOW	374 N MARKET BLVD	2107
SCSO23CAD001122	01/03/2023 16:50:21	REPOSSESSION	165 SW 2ND ST	7704
MICHAEL ABBOTT, 169	01/03/2023 17:56:56	SICK/INJURED	836 E CENTRAL AVE	6301
TYLER THOMPSON, 230	01/03/2023 18:30:00	INFORMATION	6801 CR 772	2501

TYLER THOMPSON, 230	01/03/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
SCSO23CAD001225	01/03/2023 22:43:26	SUSPICIOUS INCIDENT	7478 SR 471	2501
KAYLA CRAMER, 251	01/04/2023 01:38:58	TRAFFIC STOP	524 N MARKET BLVD	5404
SCSO23CAD001272	01/04/2023 02:41:52	SICK/INJURED	74 SW 5TH ST	6301
KAYLA CRAMER, 251	01/04/2023 03:01:22	EXTRA PATROL	267 N MARKET BLVD	8901
SCSO23CAD001284	01/04/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	9901
KYLE LANE, 237	01/04/2023 09:56:32	BUILDING CHECK	447 NW 6TH AVE	5602
KYLE LANE, 237	01/04/2023 12:10:13	CITIZENS ASSIST	SE 1ST AVE	2501
JOSEPH TRIA, 243	01/04/2023 16:57:40	INFORMATION	380 NE 2ND AVE	4402
JOSEPH TRIA, 243	01/04/2023 19:47:07	DISTURBANCE DOMESTIC	139 SW 3RD ST	3101
SCSO23CAD001598	01/04/2023 20:19:37	911 HANGUP	189 NW 2ND ST	9201
JOSEPH TRIA, 243	01/04/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
JOSEPH TRIA, 243	01/05/2023 00:53:12	EXTRA PATROL	267 N MARKET BLVD	8901
KYLE LANE, 237	01/05/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602
SHAWN DECKARD, B133	01/05/2023 16:15:19	CIVIL-SERV PAPER	146 SE 3RD ST	2201
GARRETT ALLEN, 211	01/05/2023 16:35:16	PHONE COMPLT	871 NW 6TH ST	2501
JARROD MARSHALL, T200	01/05/2023 18:41:28	TRAFFIC STOP	N MARKET BLVD	7301
DAVID KELLY, 255	01/05/2023 18:51:04	TRAFFIC STOP	SE 2ND AVE	7301
DAVID KELLY, 255	01/05/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
DAVID KELLY, 255	01/05/2023 23:24:36	EXTRA PATROL	267 N MARKET BLVD	8901
DAVID KELLY, 255	01/06/2023 02:20:11	TRAFFIC STOP	N MARKET BLVD	5101
BLAINE DAY, 165	01/06/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	8901
WALTER PETERSON, 252	01/06/2023 08:02:39	ANIMAL COMPLAINT	7914 SR 471	1601
KAYLA CRAMER, 251	01/06/2023 17:49:35	SHOTS HRD- AREA	NW 4TH ST	6601
ROBERT HANSEN, X141	01/06/2023 19:02:08	ACCIDENT	469 N MARKET BLVD	7102
MICHAEL ABBOTT, 169	01/06/2023 20:20:01	BUILDING CHECK	447 NW 6TH AVE	8901
KAYLA CRAMER, 251	01/07/2023 01:55:01	EXTRA PATROL	267 N MARKET BLVD	8901
BLAINE DAY, 165	01/07/2023 06:15:01	BUILDING CHECK	447 NW 6TH AVE	8901
KAYLA CRAMER, 251	01/07/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
SCSO23CAD002741	01/07/2023 23:00:38	911 HANGUP	134 NE 9TH ST	9201
KAYLA CRAMER, 251	01/08/2023 00:42:24	EXTRA PATROL	267 N MARKET BLVD	8901
KAYLA CRAMER, 251	01/08/2023 01:48:34	SUSPICIOUS INCIDENT	871 NW 6TH ST	6601
BLAINE DAY, 165	01/08/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	8901
SCSO23CAD002852	01/08/2023 12:01:49	REPOSSESSION	174 S MARKET BLVD	7704
SCSO23CAD002941	01/08/2023 17:04:10	SICK/INJURED	2085 CR 740 142	6301
KAYLA CRAMER, 251	01/08/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
KAYLA CRAMER, 251	01/08/2023 23:27:16	SUSPICIOUS VEH	658 E CENTRAL AVE	6603
KYLE LANE, 237	01/09/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602
KYLE LANE, 237	01/09/2023 07:16:17	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001
KYLE LANE, 237	01/09/2023 13:05:47	ILLEGAL DUMPING	871 NW 6TH ST	2501
SCSO23CAD003274	01/09/2023 14:12:30	911 HANGUP	102 NE 4TH AVE	9201
KYLE LANE, 237	01/09/2023 14:20:11	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001
SCSO23CAD003321	01/09/2023 15:38:03	911 HANGUP	955 OAK AVE	9201
SCSO23CAD003431	01/09/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	8901
STEVEN NEUMANN, 220	01/09/2023 23:59:05	EXTRA PATROL	267 N MARKET BLVD	8901
STEVEN NEUMANN, 220	01/10/2023 00:11:22	TRAFFIC STOP	374 N MARKET BLVD	7301
STEVEN NEUMANN, 220	01/10/2023 03:01:50	EXTRA PATROL	871 NW 6TH ST	8901
CHRISTIAN CALLAWAY, 247	01/10/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	2501

GARRETT ALLEN, 211	01/10/2023 08:49:16	ATC -WELFARE CHECK	165 NE 4TH ST	1804
TREY KILLORAN, T238	01/10/2023 09:55:06	INFORMATION	773 NW 10TH AVE	6101
SCSO23CAD003671	01/10/2023 13:21:51	SICK/INJURED	831 NW 5TH ST	6301
JOSEPH TRIA, 243	01/10/2023 18:40:45	FCIC/NCIC HIT	165 NE 4TH ST	8801
JOSEPH TRIA, 243	01/10/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5601
JOSEPH TRIA, 243	01/10/2023 22:34:33	EXTRA PATROL	267 N MARKET BLVD	8901
JOSEPH TRIA, 243	01/11/2023 03:12:39	EXTRA PATROL	871 NW 6TH ST	8901
JUSTIN ST CLAIR, 253	01/11/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	8901
WALTER PETERSON, 252	01/11/2023 07:51:20	TRAFFIC CONTROL	773 NW 10TH AVE	7001
JUSTIN ST CLAIR, 253	01/11/2023 08:30:43	FCIC/NCIC HIT	165 NE 4TH ST	8801
TYLER THOMPSON, 230	01/11/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
PETER GLIM, S48	01/11/2023 23:27:51	TRAFFIC STOP	374 N MARKET BLVD	7301
JUSTIN ST CLAIR, 253	01/12/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	8901
JUSTIN ST CLAIR, 253	01/12/2023 08:08:03	SUSPICIOUS INCIDENT	7610 SR 471	6601
JUSTIN ST CLAIR, 253	01/12/2023 10:25:38	FCIC/NCIC HIT	165 NW 4TH AVE	8801
ROBERT HANSEN, X141	01/12/2023 16:30:39	ACCIDENT	SR 471	7102
SCSO23CAD004610	01/12/2023 16:33:11	SICK/INJURED	735 NW 6TH ST	6301
TYLER THOMPSON, 230	01/12/2023 19:20:40	FCIC/NCIC HIT	NE 3RD ST	1804
TYLER THOMPSON, 230	01/12/2023 20:00:53	NARCOTICS	NE 3RD ST	5404
KAYLA CRAMER, 251	01/12/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
KAYLA CRAMER, 251	01/12/2023 21:02:52	SUSPICIOUS PERSON	871 NW 6TH ST	6602
KAYLA CRAMER, 251	01/12/2023 23:35:34	TRAFFIC STOP	N MARKET BLVD	7203
CHRISTIAN CALLAWAY, 247	01/13/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	8901
SCSO23CAD004770	01/13/2023 07:32:55	SICK/INJURED	9009 OAK ALLEY BLVD 58	6301
CHRISTIAN CALLAWAY, 247	01/13/2023 10:13:52	INVESTIGATION FOLLOW	349 S MARKET BLVD	1102
SCSO23CAD004898	01/13/2023 14:02:14	911 HANGUP	3840 E C 478	9201
CHARLES PIVETZ, 257	01/13/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
CHARLES PIVETZ, 257	01/13/2023 22:06:47	EXTRA PATROL	267 N MARKET BLVD	5602
CHARLES PIVETZ, 257	01/14/2023 03:33:24	EXTRA PATROL	871 NW 6TH ST	8901
CHRISTIAN CALLAWAY, 247	01/14/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	2501
JOSEPH TRIA, 243	01/14/2023 17:49:58	ASSAULT	213 SW 1ST ST	4402
JOSEPH TRIA, 243	01/14/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
JOSEPH TRIA, 243	01/15/2023 02:04:57	EXTRA PATROL	267 N MARKET BLVD	8901
CHRISTIAN CALLAWAY, 247	01/15/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	2501
JOSEPH TRIA, 243	01/15/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
JOSEPH TRIA, 243	01/15/2023 22:26:39	EXTRA PATROL	267 N MARKET BLVD	8901
JOSEPH TRIA, 243	01/16/2023 03:03:20	EXTRA PATROL	871 NW 6TH ST	8901
MICHAEL LARGE, T201	01/16/2023 06:15:01	BUILDING CHECK	447 NW 6TH AVE	5602
MICHAEL LARGE, T201	01/16/2023 08:54:44	TRESPASSING	524 N MARKET BLVD	3102
MICHAEL LARGE, T201	01/16/2023 11:58:11	THEFT	516 NW 3RD ST	2501
SCSO23CAD005840	01/16/2023 12:22:41	911 HANGUP	483 NW 1ST ST	9201
DYLAN HENSLEY, X505	01/16/2023 12:36:53	ACCIDENT	524 N MARKET BLVD	7102
SCSO23CAD005851	01/16/2023 12:46:29	SICK/INJURED	9009 OAK ALLEY BLVD	6301
ERICA HILLMAN, 248	01/16/2023 12:50:33	CITIZENS ASSIST	SOUTH POINT CHURCH	2501
KAYLA CRAMER, 251	01/16/2023 19:18:02	SUSPICIOUS INCIDENT	871 NW 6TH ST	6601
KAYLA CRAMER, 251	01/16/2023 19:33:48	INVESTIGATION FOLLOW	64 NE 1ST AVE	6804
SCSO23CAD006008	01/16/2023 19:56:14	SICK/INJURED	189 NE 4TH ST	6301
KAYLA CRAMER, 251	01/16/2023 20:15:34	TRAFFIC STOP	N MARKET BLVD	7301

KAYLA CRAMER, 251	01/16/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
WALTER PETERSON, 252	01/17/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	8901
TYLER FROELICH, 231	01/17/2023 06:51:04	TRAFFIC STOP	N MARKET BLVD	7301
TYLER FROELICH, 231	01/17/2023 07:14:42	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001
JOHN GUINANE, X126	01/17/2023 07:33:44	TRAFFIC ENFORCEMENT	773 NW 10TH AVE	7001
TYLER FROELICH, 231	01/17/2023 13:36:17	TRAFFIC STOP	S MARKET BLVD	7301
ROBERT BRITT, 114	01/17/2023 13:44:59	THEFT -IDENTITY	11470 CR 727	2501
TYLER FROELICH, 231	01/17/2023 14:19:30	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001
DERRICK CANNA, Z203	01/17/2023 18:30:17	TRAFFIC STOP	NW 4TH AVE	7301
SCSO23CAD006413	01/17/2023 19:16:44	SICK/INJURED	329 N MARKET BLVD	9901
KAYLA CRAMER, 251	01/17/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
KAYLA CRAMER, 251	01/17/2023 22:23:44	RECKLESS DRIVER	S MARKET BLVD	2501
BRENT SARGENT, C120	01/17/2023 23:09:20	FIRE-STRUCTURE	7368 SR 471	3702
CHRISTIAN CALLAWAY, 247	01/18/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	2501
SCSO23CAD006528	01/18/2023 08:02:55	ALARM-RES	385 NE 3RD ST	1403
CHRISTIAN CALLAWAY, 247	01/18/2023 12:02:50	STOLEN TAG	254 S MARKET BLVD	8101
CARL DUNLAP, B171	01/18/2023 12:30:38	CIVIL-SERV PAPER	601 SE 3RD AVE	2201
JOSEPH TRIA, 243	01/18/2023 16:49:49	DIST-O/W	445 NW 10TH AVE	3102
JOSEPH TRIA, 243	01/18/2023 17:51:30	JUVENILE	469 N MARKET BLVD	4402
JOSEPH TRIA, 243	01/18/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
ADAM DODGE, S59	01/19/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	9901
CHRISTIAN CALLAWAY, 247	01/19/2023 11:15:46	CRIMINAL MISCHIEF	725 NW 7TH ST	2702
RICHARD PETERS, K224	01/19/2023 11:38:46	TRAFFIC STOP	N MARKET BLVD	7301
JASON GILBERT, 182	01/19/2023 15:02:11	TRESPASSING	329 N MARKET BLVD	7501
JOSEPH TRIA, 243	01/19/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
JOSEPH TRIA, 243	01/19/2023 20:59:59	TRAFFIC STOP	530 W KINGS HWY	7301
JOSEPH TRIA, 243	01/19/2023 23:31:20	EXTRA PATROL	267 N MARKET BLVD	8901
JOSEPH TRIA, 243	01/20/2023 00:41:33	EXTRA PATROL	725 NW 7TH ST	8901
STEVEN NEUMANN, 220	01/20/2023 03:05:24	OBSTRUCTION ON HWY	N MARKET BLVD	4301
WALTER PETERSON, 252	01/20/2023 05:13:57	EXTRA PATROL	871 NW 6TH ST	8901
WALTER PETERSON, 252	01/20/2023 06:15:01	BUILDING CHECK	447 NW 6TH AVE	8901
WALTER PETERSON, 252	01/20/2023 11:06:21	CITIZENS ASSIST	NW 4TH AVE	2501
ROBERT BRITT, 114	01/20/2023 12:41:18	DCF/ABUSE REG	773 NW 10TH AVE	1102
WALTER PETERSON, 252	01/20/2023 14:45:51	THEFT	7697 SR 471	2501
WALTER PETERSON, 252	01/20/2023 15:16:44	THEFT	7697 SR 471	4402
KAYLA CRAMER, 251	01/20/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
KAYLA CRAMER, 251	01/20/2023 21:58:49	DISTURBANCE-NOISE	263 NE 2ND ST	2501
WALTER PETERSON, 252	01/21/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	8901
WALTER PETERSON, 252	01/21/2023 10:35:49	INVESTIGATION FOLLOW	7697 SR 471	3801
SCSO23CAD007841	01/21/2023 11:33:14	911 MISDIAL	2647 SR 50	9201
SCSO23CAD007884	01/21/2023 13:01:29	911 HANGUP	102 NE 4TH AVE	9201
KAYLA CRAMER, 251	01/21/2023 20:20:01	BUILDING CHECK	447 NW 6TH AVE	5602
KAYLA CRAMER, 251	01/21/2023 23:59:26	TRAFFIC STOP	S MARKET BLVD	7301
KAYLA CRAMER, 251	01/22/2023 00:36:34	BOLO/AREA CHECK	SR 471	2501
WALTER PETERSON, 252	01/22/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	8901
WALTER PETERSON, 252	01/22/2023 06:32:34	SUSPICIOUS PERSON	NW 3RD ST	6602
ANTHONY LEE, 155	01/22/2023 16:21:50	DISTURBANCE-PHYSICAL	64 NE 1ST AVE	5101
KAYLA CRAMER, 251	01/22/2023 18:55:03	TRAFFIC STOP	268 S MARKET BLVD	7301

KAYLA CRAMER, 251	01/22/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
CHRISTIAN CALLAWAY, 247	01/23/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	2501
DYLAN HENSLEY, X505	01/23/2023 07:18:30	ACCIDENT	7478 SR 471	7105
CHRISTIAN CALLAWAY, 247	01/23/2023 09:53:01	INFORMATION	109 NE 2ND ST	4401
SCSO23CAD008434	01/23/2023 10:10:38	911 MISDIAL	468 N MARKET BLVD	9201
CHRISTIAN CALLAWAY, 247	01/23/2023 10:34:23	THEFT	516 NW 3RD ST	6808
SCSO23CAD008451	01/23/2023 10:48:18	911 HANGUP	483 NW 1ST ST	9201
CHRISTIAN CALLAWAY, 247	01/23/2023 12:26:25	INVESTIGATION FOLLOW	516 NW 3RD ST	3801
SCSO23CAD008500	01/23/2023 12:56:15	SICK/INJURED	524 N MARKET BLVD	6301
SCSO23CAD008504	01/23/2023 12:59:17	911 HANGUP	516 NW 3RD ST	9201
CHRISTIAN CALLAWAY, 247	01/23/2023 14:04:33	INFORMATION	NW 2ND ST	2501
JOSEPH TRIA, 243	01/23/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
JOSEPH TRIA, 243	01/23/2023 21:11:55	EXTRA PATROL	725 NW 7TH ST	8901
JOSEPH TRIA, 243	01/23/2023 22:26:26	EXTRA PATROL	267 N MARKET BLVD	8901
JOSEPH TRIA, 243	01/24/2023 03:29:25	EXTRA PATROL	7697 SR 471	8901
CHRISTIAN CALLAWAY, 247	01/24/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	2501
CHRISTIAN CALLAWAY, 247	01/24/2023 07:41:45	RECKLESS DRIVER	S MARKET BLVD	7001
STEVEN NEUMANN, 220	01/24/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
STEVEN NEUMANN, 220	01/24/2023 23:26:57	EXTRA PATROL	725 NW 7TH ST	8901
TYLER FROELICH, 231	01/25/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602
TYLER FROELICH, 231	01/25/2023 07:27:14	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001
SHAWN DECKARD, B133	01/25/2023 10:08:48	CIVIL-SERV PAPER	247 NW 2ND ST	2201
TYLER FROELICH, 231	01/25/2023 10:13:19	CITIZENS ASSIST	CATTLE RD / SR 471	2501
EDWARD HINDERHOFER, 178	01/25/2023 18:31:52	TRAFFIC STOP	374 N MARKET BLVD	7301
KAYLA CRAMER, 251	01/25/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
TYLER FROELICH, 231	01/26/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602
TYLER FROELICH, 231	01/26/2023 07:24:27	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001
SHAWN DECKARD, B133	01/26/2023 07:48:46	CIVIL-SERV PAPER	247 NW 2ND ST	2201
HOLLY ECKSTEIN, D146	01/26/2023 10:25:11	INVESTIGATION FOLLOW	773 NW 10TH AVE	7801
BRENT SARGENT, C120	01/26/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
EDWARD HINDERHOFER, 178	01/26/2023 22:53:10	TRAFFIC STOP	469 N MARKET BLVD	7301
EDWARD HINDERHOFER, 178	01/26/2023 22:58:17	SUSPICIOUS PERSON	469 N MARKET BLVD	5101
EDWARD HINDERHOFER, 178	01/27/2023 02:11:48	INVESTIGATION FOLLOW	112 NE 3RD ST	3801
CHRISTIAN CALLAWAY, 247	01/27/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	2501

ORDINANCE NO. 2023-01

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA, ANNEXING BY VOLUNTARY PETITION CERTAIN REAL PROPERTY TAX IDENTIFICATION PARCEL NUMBERS N36-101 and N36-219 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, John and Alice Wintersteen, 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
N36-101 and N36-219	John and Alice Wintersteen

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

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

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

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

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

Recording.—Any change in the municipal boundaries through annexation or contraction shall revise the charter boundary article and shall be filed as

a revision of the charter with the Department of State within 30 days. A copy of such revision must be submitted to the Office of Economic and Demographic Research along with a statement specifying the population census effect and the affected land area.

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

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

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

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

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

LEGAL DESCRIPTION

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

(c). The property owner of the annexed property fully understands that all of the costs of routing and installing all utility services to the annexed property that may

result and be incurred and the obligation to pay any and all applicable fees in any way relating to connection to, and provision of services by, the City's utility systems shall be borne totally by the property owner.

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

SECTION 2. EFFECT OF ANNEXATION.

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

SECTION 3. ADMINISTRATIVE ACTIONS.

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

(b). The City Clerk shall ensure that the property annexed by this Ordinance is

incorporated into the *City of Webster Comprehensive Plan* and the Official Zoning Map of the City of Webster in an expeditious manner and, in accordance with, and pursuant to, the provisions of Under the authority of Section 166.031 (3), *Florida Statutes*, the City Clerk shall amend the boundaries of the City to include the property annexed in this Ordinance and all previously annexed properties in all maps and geographical data relating to the City Limits said properties to include, but not be limited to, annexed rights-of-way and natural features.

SECTION 4. CONFLICTS.

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

SECTION 5. SEVERABILITY.

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

SECTION 6. CODIFICATION.

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

SECTION 7. EFFECTIVE DATE.

This Ordinance shall take effect immediately upon passage and adoption.

PASSED AND ENACTED this _____ day of _____, 2022.

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

Bobby Yost, Mayor

ATTEST:

**APPROVED AS TO FORM AND
LEGALITY:**

Amy Flood, City Clerk

William L. Colbert, City Attorney

Exhibit A

Parcels: (N35-101 and N36-219)

FROM NE COR ON NE 1/4 OF SW 1/4 RUN N 89 DEG 40'40" W 270.79 FT S 00 DEG 02'32" W 639.79 FT S 00 DEG 02'32" W 439.79 FT S 89 DEG 47'26" E 36.86 FT TO POB RUN S 00 DEG 02'32" W 210 FT S 89 DEG 47'26" E 210 FT N 00 DEG 02'32" E 210 FT N 89 DEG 47'26" W 210 FT TO POB

And

FROM THE NE COR OF THE NE 1/4 OF THE SW 1/4 RUN N 89 DEG 40'40" W 270.59 FT S 0 DEG 02'32" W 639.79 FT TO POB CONT S 0 DEG 02'23" W 439.79 FT N 89 DEG 47'26" W 173.12 FT S 0 DEG 02'32" W 210 FT N 89 DEG 47'26" W 43.25 FT N 0 DEG 03'47" E 650 FT S 89 DEG 47'26" E 216.16 FT TO POB AND FROM NE COR OF NE 1/4 OF SW 1/4 RUN N 89 DEG 40'40" W 270.59 FT S 0 DEG 02'32" W 639.79 FT TO POB RUN S 0 DEG 02'32" W 439.79 FT S 89 DEG 47'26" E 356.53 FT N 0 DEG 01'18" E 649.61 FT N 89 DEG 44'03" W 393.16 FT TO POB AND FROM NW COR OF NW 1/4 OF SE 1/4 RUN S 89 DEG 40'40" E 122.34 FT S 0 DEG 01'18" W 639.41 FT TO POB CONT S 0 DEG 01'18" W 649.41 FT S 89 DEG 47'26" E 393.39 FT N 0 DEG 00'03" E 649.02 FT N 89 DEG 44'03" W 393.16 FT TO POB LESS: FROM NE COR ON NE 1/4 OF SW 1/4 RUN N 89 DEG 40'40" W 270.79 FT S 00 DEG 02'32" W 639.79 FT S 00 DEG 02'32" W 439.79 FT S 89 DEG 47'26" E 36.86 FT TO POB RUN S 00 DEG 02'32" W 210 FT S 89 DEG 47'26" E 210 FT N 00 DEG 02'32" E 210 FT N 89 DEG 47'26" W 210 FT TO POB

All being in Sumter County, Florida.



PETITION FOR VOLUNTARY ANNEXATION

(Sec. 171.044, Florida Statutes)

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

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

John C & Alice Winterssteen Owner

Reinaldo J. Rose Representative

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

SUMTER COUNTY

PARCEL NUMBER

N36-101 Home +

N36-219 Land

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:

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;

2. 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.
3. I understand that all rules, regulations and taxation of the City will apply upon annexation into the City.

This petition has been executed on the 10 day of January, 2023

OWNER(S) OR LEGAL REPRESENTATIVE

Rainald J. Roe
Signature

[Signature]
Witness

Signature

C Stevens Chelsea Stevens
Witness

This petition was acknowledged before me on 10 day of January, 2023. Personally known to me or identification provided _____.



[Signature]
Notary Signature

OFFICIAL USE ONLY:

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

Present City Zoning _____.

ORDINANCE NO. 2023-02

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA, AMENDING THE WEBSTER COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT, TRANSPORTATION ELEMENT, INFRASTRUCTURE ELEMENT, CONSERVATION, RECREATION AND OPEN SPACE ELEMENT, CAPITAL IMPROVEMENTS ELEMENT, AND FUTURE LAND USE MAP SERIES OF THE UNIFIED COMPREHENSIVE PLAN CONSISTENT WITH THE PROVISIONS OF INTERLOCAL SERVICE BOUNDARY AGREEMENT AND JOINT PLANNING AGREEMENT WITH SUMTER COUNTY CONSISTENT WITH THE COMMUNITY PLANNING ACT (CHAPTER 2011-139, LAWS OF FLORIDA); SETTING FORTH THE AUTHORITY FOR THE AMENDMENT OF THE COMPREHENSIVE PLAN; SETTING FORTH THE PURPOSE AND INTENT OF THE AMENDMENT; PROVIDING FOR INTERPRETATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE AND EFFECTIVE DATE.

WHEREAS, Section 163.3161 et.seq. Florida Statutes, established the Community Planning Act; and

WHEREAS, the City of Webster, Florida, has adopted its *Comprehensive Plan* pursuant to the Act and has now determined that certain amendments to the plan are needed; and

WHEREAS, Section 163.3167, Florida Statutes, part of Florida's Community Planning Act, requires the City of Webster to maintain a *Comprehensive Plan* to guide its future development and growth; and

WHEREAS, Section 163.3184, Florida Statutes, allows amendments to be made to the adopted *Comprehensive Plan*; and

WHEREAS, The City of Webster maintains an Interlocal Service Boundary Agreement and Joint Planning Agreement (ISBA) with Sumter County, pursuant to Chapter 171, Part II, Florida Statutes; and

WHEREAS, The ISBA provides for a unified comprehensive plan inclusive of both communities; and

WHEREAS, the City Council of Webster held a public hearing on the transmittal of the proposed Comprehensive Plan amendment on November 17, 2022 and considered the findings and advice of all interested parties submitting comments at the public hearing, and the recommendations of the Local Planning Agency, and upon complete consideration and deliberation approved the transmittal of the amendment to the Comprehensive Plan to the Florida Department of Economic Opportunity; and

WHEREAS, The City of Webster transmitted the proposed amendment on November 18, 2022 to the Florida Department of Economic Opportunity and other pertinent agencies pursuant to chapter 163.3184 Fla. Statutes.; and

WHEREAS, the City of Webster, Florida City Council held a public hearing on the proposed *Comprehensive Plan* amendment on February 16, 2023 and considered the findings and advice of all interested parties submitting comments at the public hearing, and upon complete consideration and deliberation, approved the amendment to the

Comprehensive Plan for adoption, and

WHEREAS, the, City of Webster, Florida City Council has determined that the adoption of the amendment to the *Comprehensive Plan* is in the best interests of the health, safety and welfare of the citizens of Webster, Florida.

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

SECTION 1. AUTHORITY.

This Ordinance is adopted in compliance with, and pursuant to the Community Planning Act, Section 163.3184, et.seq., Florida Statutes.

SECTION 2. PURPOSE AND INTENT.

It is hereby declared that the purpose and intent of the adopted amendments is to make the *Comprehensive Plan* better able to preserve and enhance present advantages; encourage the most appropriate use of land, water, and resources consistent with the public interest; overcome present handicaps; and deal effectively with future problems which may result from the use and development of land within the corporate limits of Webster, Florida.

SECTION 3. ADOPTION OF AMENDMENTS TO ELEMENTS OF THE COMPREHENSIVE PLAN.

The Future Land Use Element, Transportation Element, Infrastructure Element, Conservation, Recreation and Open Space Element, Capital Improvements Element, and Future Land Use Map Series of the City of Webster *Comprehensive Plan* are hereby

amended as per the amendment attached hereto, and as amended, is the official *Comprehensive Plan* for the City of Webster, Florida.

SECTION 4. INTERPRETATION.

The language and provisions of this ordinance and the *Comprehensive Plan*, as amended, shall be construed in pari materia with Section 163.3161, et. seq., Florida Statutes. Definitions provided in Section 163.3161, et. seq., Fla. Stats. as they apply to interpretation of this ordinance are incorporated herein by reference as the same may from time to time be amended.

SECTION 5. SEVERABILITY.

If any section, sentence, phrase, word, or portion of this Ordinance proves to be invalid, unlawful or unconstitutional, it shall not be held to impair the valid ordinance or effect of any other action or part of this Ordinance.

SECTION 6. CONFLICTS.

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 7. EFFECTIVE DATE.

The *Comprehensive Plan* amendment set forth herein shall not become effective, in accordance with Section 163.3184(3), *Florida Statutes*, until 31 days after the State land planning agency (Florida Department of Economic Opportunity) notifies the City that the *Comprehensive Plan* amendment package is complete. If timely challenged, the *Comprehensive Plan* amendment shall not become effective until the said State land planning agency or the Administration Council enters a final order determining the

adopted amendment to be in compliance.

SECTION 8. 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 *Comprehensive Plan*.

SECTION 8. EFFECTIVE DATE.

The *Comprehensive Plan* amendment set forth herein shall not become effective, in accordance with Section 163.3184(3), *Florida Statutes*, until 31 days after the State land planning agency (Florida Department of Economic Opportunity) notifies the City that the *Comprehensive Plan* amendment package is complete. If timely challenged, the *Comprehensive Plan* amendment shall not become effective until the said State land planning agency or the Administration Council enters a final order determining the adopted amendment to be in compliance.

PASSED AND ENACTED this ____ day of _____, 2023.

CITY COUNCIL OF THE CITY OF
WEBSTER, FLORIDA

Bobby Yost
Mayor

Approved as to form and Legality:

ATTEST:

Deanna Naugler
City Manager

William L. Colbert
City Attorney

Burgos, Patricia

From: Plan_Review <Plan.Review@dep.state.fl.us>
Sent: Monday, December 19, 2022 3:09 PM
To: Burgos, Patricia; dcpexternalagencycomments@deo.myflorida.com
Cc: Plan_Review
Subject: Webster 22-03ESR Proposed

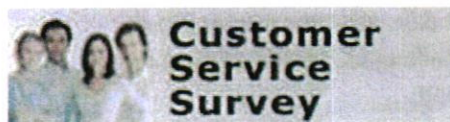
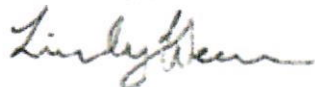
To: Patricia Burgos, CFM, Sumter County Planner

Re: Webster 22-03ESR – Expedited State Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction.

Please submit all future amendments by email to Plan.Review@FloridaDEP.gov. If your submittal is too large to send via email or if you need other assistance, contact Lindsay Weaver at (850) 717-9037.



Ron DeSantis
GOVERNOR



Dane Eagle
SECRETARY

December 20, 2022

The Honorable Bobby Yost
Mayor, City of Webster
City Hall
85 East Central Avenue
Webster, Florida 33597

Dear Mayor Yost:

The Department of Economic Opportunity ("Department") has reviewed the proposed comprehensive plan amendment for the City of Webster (Amendment No. 22-03ESR) received on November 21, 2022. The review was completed under the expedited state review process. We have no comment on the proposed amendment.

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

- Section 163.3184(3)(b), F.S., authorizes other reviewing agencies to provide comments directly to the City. **If the City receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption.**
- **The second public hearing**, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment pursuant to Section 163.3184(3)(c)1., F.S.
- **The adopted amendment must be rendered to the Department.** Under Section 163.3184(3)(c)2. and 4., F.S., the **amendment effective date** is 31 days after the Department notifies the City that the amendment package is complete or, if challenged, until it is found to be in compliance by the Department or the Administration Commission.

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
(850) 245.7105 | www.FloridaJobs.org | [www.Twitter.com/FLDEO](https://twitter.com/FLDEO) | www.Facebook.com/FLDEO

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

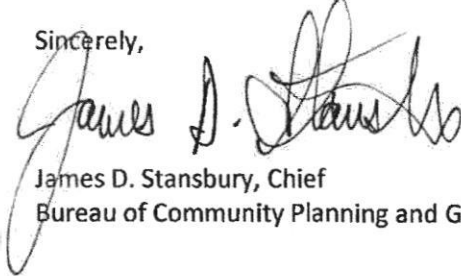
The Honorable Bobby Yost

December 20, 2022

Page 2 of 2

If you have any questions concerning this review, please contact Adrian Young, Planning Analyst, by telephone at (850) 717-8515 or by email at adrian.young@deo.myflorida.com.

Sincerely,

A handwritten signature in black ink, appearing to read "James D. Stansbury". The signature is fluid and cursive, with a large initial "J" and "S".

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

SR/ay

Enclosure(s): Procedures for Adoption

cc: Sue Farnsworth, Sumter County, Sumter County Planner

Tara McCue, Executive Director, East Central Florida Regional Planning Council

SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR EXPEDITED STATE REVIEW

Section 163.3184(3), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ State Land Planning Agency identification number for adopted amendment package;

_____ Summary description of the adoption package, including any amendments proposed but not adopted;

_____ Identify if concurrency has been rescinded and indicate for which public facilities. (Transportation, schools, recreation and open space).

_____ Ordinance number and adoption date;

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact;

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format.

_____ In the case of future land use map amendments, an adopted future land use map, in color format, clearly depicting the parcel, its future land use designation, and its adopted designation.

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

_____ Copy of the executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for expedited review:

"The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

_____ List of additional changes made in the adopted amendment that the State Land Planning Agency did not previously review;

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

_____ Statement indicating the relationship of the additional changes not previously reviewed by the State Land Planning Agency in response to the comment letter from the State Land Planning Agency.



Florida Department of Transportation

RON DESANTIS
GOVERNOR

719 S. Woodland Boulevard
DeLand, Florida 32720

JARED W. PERDUE, P.E.
SECRETARY

December 16th, 2022

Ms. Patricia Burgos, CFM, Planner
Sumter County
7375 Powell Road, Suite 115
Wildwood, Florida 34785

Subject: **Webster Proposed Comprehensive Plan Amendment 22-03ESR**
Response Type: **No Comments**

Dear Ms. Burgos,

Pursuant to Section 163.3184(3), Florida Statutes (F.S.), in its role as a reviewing agency as identified in Section 163.3184(1)(c), F.S., the Florida Department of Transportation (FDOT) reviewed the amendment package for the Webster Proposed 22-03ESR, as requested in your transmittal letter, dated November 21, 2022.

The comprehensive plan amendment proposes amending the text of the City's Comprehensive Plan to revise goals, objectives, and policies, correct inconsistencies, update dates and agency references, and correct glitches. Currently, the city participates in a Unified Comprehensive Plan with Sumter County, the City of Coleman, and the City of Center Hill. This comprehensive plan amendment focuses on providing provisions that are only applicable to the city, in order to maximize efficiency and limit costs.

FDOT has determined the proposed amendment has no significant adverse impacts to transportation resources or facilities of state importance. Please transmit a copy of the amendment, along with the supporting data and analysis, to the District upon its adoption.

Thank you for coordinating the review of this proposed amendment with FDOT. If you have any questions, you may contact me at 386-943-5077 or by email at Stephen.Browning@dot.state.fl.us.

Sincerely,

Stephen Browning, P.E.
Systems Planning Coordinator

cc: Susan Farnsworth, Sumter County
Tiffany Hill, FDOT
James Rodriguez, FDOT
Ben Naselius, FDOT

Tara McCue, ECFRPC
D. Ray Eubanks, DEO
Melissa Corbett, DEO
Melissa McKinney, FDOT



An Equal Opportunity Employer

Southwest Florida Water Management District

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

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

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

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

December 5, 2022

Ms. Patricia Burgos, CFM
Planner
Sumter County
7375 Powell Road, Suite 115
Wildwood, FL 34785

Subject: **Webster 22-3ESR**

Dear Ms. Burgos:

The Southwest Florida Water Management District (District) has reviewed the proposed amendment. It does not appear that the proposed amendment will result in any adverse regional water resource-related impacts. Therefore, we are not forwarding any comments for consideration.

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

Sincerely,

James J. Golden, AICP
Senior Planner

JG
cc: Ray Eubanks, DEO

- Joel Schleicher**
Chair, Charlotte, Sarasota
- Ed Armstrong**
Vice Chair, Pinellas
- Michelle Williamson**
Secretary, Hillsborough
- John Mitten**
Treasurer, Hernando, Marion
- Kelly S. Rice**
Former Chair, Citrus, Lake, Levy, Sumter
- Ashley Bell Barnett**
Polk
- Jack Bispham**
Manatee
- John Hall**
Polk
- Brian J. Armstrong, P.G.**
Executive Director

INFRASTRUCTURE





INFRASTRUCTURE ELEMENT

INTRODUCTION

The Public Facilities Element provides an inventory, analysis and future needs of potable water, wastewater treatment, solid waste collection, drainage and stormwater management under the responsibility of Sumter County.

Key infrastructure to support the economic and environmental health of a community is potable water, sewer/ wastewater, solid waste and drainage/stormwater services. These key infrastructure pieces are strongly coordinated between the County and the Cities of Bushnell, Coleman, Center Hill, Webster, and Wildwood through the adoption and implementation of the Interlocal Service Boundary Agreements (ISBA) and Joint Planning Agreements (JPA), pursuant to Chapter 171, Part II, Florida Statutes. These ISBAs set the stage for the coordination and cooperation in the efficient and effective provision of key infrastructure for existing and future service.

INVENTORY & ANALYSIS

Potable Water

The Cities of Center Hill, Coleman, and Webster provide potable water service to businesses and city residents within their service area.

Each of the cities' current and projected potable water demand is included in the Withlacoochee Regional Water Supply Authority (WRWSA) Regional Water Supply Plan (RWSP).

WATER SUPPLY

All of the water supply is sourced from the Upper Floridan Aquifer for both the current and future demand. There are no current or immediate alternative water supply projects.

EXISTING AND FUTURE DEMAND CAPACITY

SWFWMD recently updated the 2020 Regional Water Supply Plan and the information in Table 9 and Table 10 is extracted in part from that report.

Table 8 City Population Projections 2015-2040 – Withlacoochee RWSP

City	2015	2020	2025	2030	2035	2040
Center Hill	1,001	1,298	1,751	2,201	2,450	2,667
Webster	1,290	1,718	2,286	2,843	2,960	3,061
Coleman ¹	694	846	991	1,127	1,258	1,383

¹ Coleman 2015 population projections were derived from BEBR.



Table 9 Projected Water Demand 2015-2040 – Withlacoochee RWSP

City	2015 Water Demand (mdg)	Average Per Capita, gpcd (2011-2015)	2020	2025	2030	2035	2040
Center Hill	0.12	119	0.15	0.21	0.26	0.29	0.32
Webster	0.12	92	0.16	0.21	0.26	0.27	0.28
Coleman ¹	0.08	98	0.08	0.10	0.11	0.12	0.13

¹ Based on public usage surveys provided by the City to SWFWMD and the projections derived from BEBR.

Table 10 shows that the demand for potable water is projected to continue to steadily increase each year until the horizon (2040) for each of the cities, which is commensurate with the amount of projected population growth.

Table 10 Permitted Water Use

City	Average	Drought Quantity	Peak Quantity	CUP Expire Date
Center Hill	170,500	156,500	264,600	09/10/2022
Residential	156,500	-	242,900	
Nonresidential	14,000	-	21,700	
Webster	102,900	102,900	123,200	08/29/2022
Residential	102,900	-	123,200	
Nonresidential		-		
Coleman	94,800	94,800	122,200	03/14/2032
Residential	71,100	-	91,700	
Nonresidential	23,700	-	30,500	

Table 11 Water Treatment Capacity

City	Average Usage	Permitted Capacity (GPD)	Remaining Capacity
Center Hill	70,532	170,500	99,968
Webster	83,194	234,000	150,806
Coleman ¹	64,251	495,000	430,749

WATER RESOURCE PLANNING

The Southwest Florida Water Management District adopted the 2020 Regional Water Supply Plan for the Northern Planning Region, which includes Sumter County, in November 2020. The plan outlines resource protection, demand estimates and projections, evaluation of water sources, and water conservation projects for the region.



The cities currently focus their efforts on educating city residents on the importance of water conservation practices. This includes the following:

- Educating elected officials on interconnections with nearby municipalities
- Educating elected officials on establishing potential reclaimed water systems
- Educating the importance of properly operating and maintaining irrigation systems
- Participating in the Institute of Food and Agricultural Sciences Research and Education Projects

Although none of the large scale alternative water supply projects directly impact the three cities, each of the cities will continue to coordinate with the Withlacoochee Regional Water Supply Authority to advance the goals of the regional water supply plan. Additionally, the cities are eager to work with the Withlacoochee Regional Water Supply Authority and the Southwest Florida Water Management District to develop and implement their Water Supply Work Plans in the near future.

Wastewater System

Through coordination with the County, the Cities of Coleman, Center Hill, and Webster are evaluating Florida Government Utility Authority (FGUA) opportunities to acquire and operate systems through grant/loans to grow the service areas. The FGUA is a creation of the State of Florida to regionalize water and sewer service and step in when private or public water systems are failing. FGUA is interested in serving areas in Sumter County provided the scope and scale fits their business model.

CITY OF COLEMAN

The City of Coleman has a water system but has no sewer facilities. Sumter County recently supported (by paying for the design and facilitating an agreement between Wildwood and Coleman) an interlocal agreement between Wildwood and Coleman for interconnecting their water systems located near the intersection of US 301 and Warm Springs Avenue. The City of Wildwood paid for the construction of this interconnection. This service provides fire flow and auxiliary service to the City of Coleman in the event of a water plant failure. Likewise, the City of Coleman can service a limited portion of Wildwood should a portion of its system fail in this area. For years, the City of Wildwood has offered the City of Coleman connect to its sewer system via an interlocal agreement, but the City of Coleman remains uninterested in considering it at this time. There are private sewer systems to the West and South of Coleman, which may be viable options to be considered in the future. The City of Coleman remains open to discussions with Wildwood and other providers in connecting to sewer service. The City understands that sewer service is critical in order to realize future growth.

CITY OF WEBSTER

The City of Webster currently has a sewer collection system but not a sewer treatment system. It relies on an agreement with the City of Bushnell for the treatment. However, the current development activity in discussion within the City of Webster will likely exceed the agreed upon maximum capacity allotted by the City of Bushnell.

The City of Bushnell is currently prioritizing its capacity needs for its jurisdiction rather than for others. Webster is currently discussing interest from existing private water and sewer providers in their joint service area boundaries to joint in a future joint system. FGUA met with the City of Webster and supports their efforts for a larger consolidation of its public and the area private system. However, FGUA will not proceed with further interest until a water and sewer feasibility study is



conducted. The County supports these efforts of the City. Webster is also evaluating the possibility of acquiring additional wastewater capacity from the Jumper Creek facility that is approximately 1.5 miles north of the City.

CITY OF CENTER HILL

The City of Center Hill also does not operate or provide sewer service. Center Hill owns and operates a water system. Center Hill is also gathering interest from private sewer systems in their joint planning area to possibly provide future service. To facilitate the potential connection to existing sewer systems, the County commissioned a feasibility study that focuses on the joint planning areas of the City of Webster and the City of Center Hill.

Solid Waste Collection

The appropriate collection and disposal of solid waste is an important function to protect the public health of the community. Through the ISBA, the County and Cities of Bushnell, Center Hill, Coleman, Webster, and Wildwood are responsible for the collection of solid waste. Solid waste collection is provided either through private haulers or by the property owner in the unincorporated areas.

Currently, the County provides a Citizen's Drop-off Area (CDA) on CR 529 to the east of I-75. This CDA collects residential solid waste and recyclables from individual County residents (city or unincorporated). The County also holds "Amnesty Days" for the proper collection and disposal of hazardous materials and other materials not regularly accepted by the CDA.

Drainage & Stormwater Management

The County and cities principally rely on the permitting requirements of SWFWMD to address drainage and stormwater needs within their jurisdictions. In fact, the adopted level of service standard for drainage and stormwater is the permitting requirements of SWFWMD. Through the County and cities' development review process, development projects are reviewed to assure appropriate mitigation of impacts to drainage and stormwater on the development site.

The County and cities experience two types of flooding – riverine flooding and low area ponding. Riverine flooding occurs along the Withlacoochee and Little Withlacoochee Rivers, as well as along creeks, streams, and canals. Low area ponding is common in areas with a high water table coupled with poor drainage.

INFRASTRUCTURE ANALYSIS

As described in the inventory section, the cities provide potable water service to residents and businesses in their individual utility service areas. There is currently sufficient capacity in each cities' facilities to accommodate the current and future demand. Updates to each of the cities' consumptive use permits will be required as expirations come due and the appropriate forecasted population growth is incorporated in the revised permits. There are no alternative water supply projects identified for the cities. However, the Withlacoochee Water Authority will be looking at future opportunities for utilizing surface waters as a potential source, which includes potentially withdrawing water from the Withlacoochee River.

Wastewater facilities at the three cities is more nuanced. Webster is the only city of the three that is currently providing sewer service through their connection with the City of Bushnell's sewer system. The City of Webster is evaluating opportunities to connect to a nearby private system. Center Hill is also evaluating opportunities to connect to two private



systems that are within their utility service area. Due to their proximity, the City of Coleman has been entertaining an opportunity to connect to the City of Wildwood's sewer system. At this time, Coleman has determined not to connect. The County is helping with facilitating a feasibility study for Cities of Center Hill and Webster.

ORDINANCE NO. 2023-__

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA, AMENDING THE WEBSTER COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT, TRANSPORTATION ELEMENT, INFRASTRUCTURE ELEMENT, CONSERVATION, RECREATION AND OPEN SPACE ELEMENT, CAPITAL IMPROVEMENTS ELEMENT, AND FUTURE LAND USE MAP SERIES OF THE UNIFIED COMPREHENSIVE PLAN CONSISTENT WITH THE PROVISIONS OF INTERLOCAL SERVICE BOUNDARY AGREEMENT AND JOINT PLANNING AGREEMENT WITH SUMTER COUNTY CONSISTENT WITH THE COMMUNITY PLANNING ACT (CHAPTER 2011-139, LAWS OF FLORIDA); SETTING FORTH THE AUTHORITY FOR THE AMENDMENT OF THE COMPREHENSIVE PLAN; SETTING FORTH THE PURPOSE AND INTENT OF THE AMENDMENT; PROVIDING FOR INTERPRETATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE AND EFFECTIVE DATE.

WHEREAS, Section 163.3161 et.seq. Florida Statutes, established the Community Planning Act; and

WHEREAS, the City of Webster, Florida, has adopted its *Comprehensive Plan* pursuant to the Act and has now determined that certain amendments to the plan are needed; and

WHEREAS, Section 163.3167, Florida Statutes, part of Florida's Community Planning Act, requires the City of Webster to maintain a *Comprehensive Plan* to guide its future development and growth; and

WHEREAS, Section 163.3184, Florida Statutes, allows amendments to be made to the adopted *Comprehensive Plan*; and

WHEREAS, The City of Webster maintains an Interlocal Service Boundary Agreement and Joint Planning Agreement (ISBA) with Sumter County, pursuant to Chapter 171, Part II, Florida Statutes; and

WHEREAS, The ISBA provides for a unified comprehensive plan inclusive of both communities; and

WHEREAS, the City Council of Webster held a public hearing on the transmittal of the proposed Comprehensive Plan amendment on November 17, 2022 and considered the findings and advice of all interested parties submitting comments at the public hearing, and the recommendations of the Local Planning Agency, and upon complete consideration and deliberation approved the transmittal of the amendment to the Comprehensive Plan to the Florida Department of Economic Opportunity; and

WHEREAS, The City of Webster transmitted the proposed amendment on November 18, 2022 to the Florida Department of Economic Opportunity and other pertinent agencies pursuant to chapter 163.3184 Fla. Statutes.; and

WHEREAS, the City of Webster, Florida City Council held a public hearing on the proposed *Comprehensive Plan* amendment on February 16, 2023 and considered the findings and advice of all interested parties submitting comments at the public hearing, and upon complete consideration and deliberation, approved the amendment to the

Comprehensive Plan for adoption, and

WHEREAS, the, City of Webster, Florida City Council has determined that the adoption of the amendment to the *Comprehensive Plan* is in the best interests of the health, safety and welfare of the citizens of Webster, Florida.

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

SECTION 1. AUTHORITY.

This Ordinance is adopted in compliance with, and pursuant to the Community Planning Act, Section 163.3184, et.seq., Florida Statutes.

SECTION 2. PURPOSE AND INTENT.

It is hereby declared that the purpose and intent of the adopted amendments is to make the *Comprehensive Plan* better able to preserve and enhance present advantages; encourage the most appropriate use of land, water, and resources consistent with the public interest; overcome present handicaps; and deal effectively with future problems which may result from the use and development of land within the corporate limits of Webster, Florida.

SECTION 3. ADOPTION OF AMENDMENTS TO ELEMENTS OF THE COMPREHENSIVE PLAN.

The Future Land Use Element, Transportation Element, Infrastructure Element, Conservation, Recreation and Open Space Element, Capital Improvements Element, and

Future Land Use Map Series of the City of Webster *Comprehensive Plan* are hereby amended as per Attachment.

SECTION 4. INTERPRETATION.

The language and provisions of this ordinance and the *Comprehensive Plan*, as amended, shall be construed in pari materia with Section 163.3161, et. seq., Florida Statutes. Definitions provided in Section 163.3161, et. seq., Fla. Stats. as they apply to interpretation of this ordinance are incorporated herein by reference as the same may from time to time be amended.

SECTION 5. SEVERABILITY.

If any section, sentence, phrase, word, or portion of this Ordinance proves to be invalid, unlawful or unconstitutional, it shall not be held to impair the valid ordinance or effect of any other action or part of this Ordinance.

SECTION 6. CONFLICTS.

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 7. EFFECTIVE DATE.

The *Comprehensive Plan* amendment set forth herein shall not become effective, in accordance with Section 163.3184(3), *Florida Statutes*, until 31 days after the State land planning agency (Florida Department of Economic Opportunity) notifies the City that the *Comprehensive Plan* amendment package is complete. If timely challenged, the *Comprehensive Plan* amendment shall not become effective until the said State land planning agency or the Administration Council enters a final order determining the

adopted amendment to be in compliance.

SECTION 8. 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 *Comprehensive Plan*.

SECTION 8. EFFECTIVE DATE.

The *Comprehensive Plan* amendment set forth herein shall not become effective, in accordance with Section 163.3184(3), *Florida Statutes*, until 31 days after the State land planning agency (Florida Department of Economic Opportunity) notifies the City that the *Comprehensive Plan* amendment package is complete. If timely challenged, the *Comprehensive Plan* amendment shall not become effective until the said State land planning agency or the Administration Council enters a final order determining the adopted amendment to be in compliance.

PASSED AND ENACTED this _____ day of _____, 2023.

CITY COUNCIL OF THE CITY OF
WEBSTER, FLORIDA

Bobby Yost
Mayor

ATTEST:

Approved as to form and Legality:

Deanna Naugler
City Manager

William L. Colbert
City Attorney

AFFIDAVIT OF PUBLICATION

Sumter Sun Times

Published Weekly

, Sumter County, Florida

Case No. SST/CITY of WEBSTER/-1/4 PG

STATE OF FLORIDA
COUNTY OF SUMTER

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

January 19, 2023

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

Cheryl Tiefert

Cheryl Tiefert

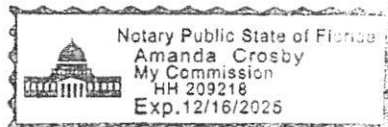
Sworn to and subscribed before me this 19th day of January 2023 by Cheryl Tiefert, who is personally known

Amanda Crosby

Amanda Crosby, Clerk, Notary Number: #HH209218
Notary expires: December 16, 2025

00037612 00114174

Sumter County BOCC
7375 Powell Road
Wildwood, FL 34785



NOTICE OF PUBLIC HEARING
AMENDMENT TO THE CITY OF WEBSTER COMPREHENSIVE PLAN AND FUTURE LAND USE MAP

The City of Webster, Florida, desires to amend the text of the Webster Comprehensive Plan and submit the changes to the Florida Department of Economic Opportunity (DEO) for review, pursuant to the requirements of Chapter 163, Florida Statutes. Ordinance of the following title will be considered:

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA, AMENDING THE WEBSTER COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT, TRANSPORTATION ELEMENT, INFRASTRUCTURE ELEMENT, CONSERVATION, RECREATION AND OPEN SPACE ELEMENT, CAPITAL IMPROVEMENTS ELEMENT AND FUTURE LAND USE MAP SERIES OF THE UNIFIED COMPREHENSIVE PLAN CONSISTENT WITH THE PROVISIONS OF INTERLOCAL SERVICE BOUNDARY AGREEMENT AND JOINT PLANNING AGREEMENT WITH SUMTER COUNTY CONSISTENT WITH THE COMMUNITY PLANNING ACT (CHAPTER 201-139, LAWS OF FLORIDA); SETTING FORTH THE AUTHORITY FOR THE AMENDMENT OF THE COMPREHENSIVE PLAN, SETTING FORTH THE PURPOSE AND INTENT OF THE AMENDMENT, PROVIDING FOR INTERPRETATION, PROVIDING FOR SEVERABILITY, PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE AND EFFECTIVE DATE.

All Public hearings will be held at the Webster City Hall, 85 E Central Ave, Webster, FL 33597, as follows:

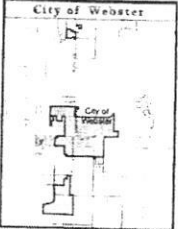
City Council (Adoption)
February 16, 2023 at 6:00 PM

CP2022-0005: Application by staff to amend the City's Comprehensive Plan to reflect changes in Florida Statutes and remove obsolete language in compliance with Section 163.3177(6)(f), Florida Statutes.

The proposed changes may be inspected by the public at the Development Services Department, The Villages Sumter County Service Center, 7375 Powell Rd, Ste. 115, Wildwood, FL between the hours of 8:30 A.M. and 4:00 P.M. weekdays. Contact Patricia Burgos at 352-689-4400 or patricia.burgos@sumtercountyl.gov with questions.

Interested parties are encouraged to appear at these hearings and provide comments regarding the proposed amendment. Those requiring assistance may call the City at 352-793-2073 at least 48 hours prior to the hearing.

APPEAL NECESSITY OF RECORD
Notice is given that if any person desires to appeal any action taken by the City Council at the above hearing, a verbatim record of the proceedings may be necessary. The City Council assumes no responsibility for furnishing said record, however, the hearings will be audio recorded by the City for public use.



Memo

To: Webster Planning Board
Webster City Council

From: Patricia Burgos, Planner
Sumter County BOCC

Date: 2/8/2023

RE: Adoption of the Webster Comprehensive Plan

The City of Webster updated the Comprehensive Plan back in 2012. In order for the staff to assist the City in fulfilling its statutory obligation, established by the Community Planning Act, Section 163.3161 F.S., the County contracted a consultant to amend the City's Comprehensive Plan. The County, in addition to the cities of Center Hill, Coleman, and Webster approved the concept of a Unified Comprehensive Plan back in 2012 to benefit the citizens by making planning and zoning decisions more efficient and balanced.

Staff transmitted the City's Comprehensive Plan on November 18, 2022 to the Florida Department of Economic Opportunity (FDEO). Staff did not receive any substantial comments from FDEO or other state agencies. Based upon communications with Southwest Florida Water Management District, staff revised language in the Infrastructure Chapter within the Data and Analysis (D&A) document (attached) to bolster Water Resource Planning cooperation between the County, Cities and the District.

If the City's Comprehensive Plan is approved for adoption, staff will send the document package to the Florida Department of Economic Opportunity (FDEO) and state agencies as the final step. Upon FDEO acknowledging receipt, the City must wait 31 days to see if there are any challenges before it becomes official.

Staff is providing the following to the City Council for the February 16, 2023 adoption meeting:

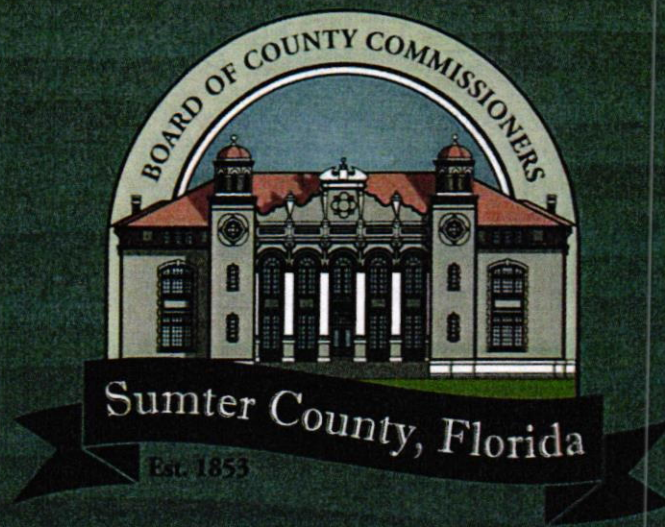
1. Summary Memo listing the amendments that were made by the consultant to the different chapters. Amendments were made to Chapters 1, 2, 3, 4, 5, and 9 of the Goals, Objectives and Policies (GOPs). Chapters 6, 7, 8, and 10 remain the same and no changes were made.
2. Copies of Agency Review Letters.
3. A copy of the D&A's Infrastructure Chapter to highlight the revision since the transmittal hearing.
4. A copy of the Goals, Objectives and Policies that needs to be adopted.
5. A copy of the Data and Analysis.
6. A copy of the Comprehensive Plan Ordinance 2023-__

SUMTER COUNTY

2045 UNIFIED COMPREHENSIVE PLAN



April 2022



COMPREHENSIVE PLAN UPDATE 2022

DATA & ANALYSIS FOR THE CITIES OF CENTER HILL, COLEMAN & WEBSTER



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FUTURE LAND USE





FUTURE LAND USE ELEMENT

INTRODUCTION

Purpose

This Element is intended to ensure the future land use patterns within the Cities of Center Hill, Coleman, and Webster are guided in a manner which successfully accommodates existing and projected populations, limits adverse impacts to natural resources, served by efficient public facilities and systems, and does not result in the proliferation of suburban sprawl. These patterns are further regulated through the adoption of the Future Land Use Map (FLUM) series, as well as the goals, objectives, and policies (GOPs) found within each Element. The contents of this Element and the greater Comprehensive Plan will be implemented via each City's respective Land Development Codes (LDC).

Historical Context

Sumter County was formally established by the state legislature on January 8, 1853. By 1860, the County's population totaled roughly 1,500 residents—most of which worked in, or adjacent to, agricultural industries. Awareness of the County's fertile soil and farming potential spread quickly and within just a few decades, several new communities throughout the County began to emerge. The largest of these communities would become the Cities of Wildwood (incorporated in 1889) and Bushnell (incorporated 1911)—the latter of which would become the County Seat shortly after incorporation.

Smaller farming towns emerged during this period as well, including Center Hill, Coleman, and Webster. The success of their agricultural operations (particularly those which grew, packaged, and exported citrus) would largely continue until a series of severe freezes plagued the region at the end of 19th century. With local farming operations temporarily decimated, the area's once booming population of farmers and field workers quickly fled the region. As a result, Sumter County's population and development momentum stagnated, ushering in an extended period of slow growth which would primarily last until The Villages© started developing within the County near the end of the 20th century.

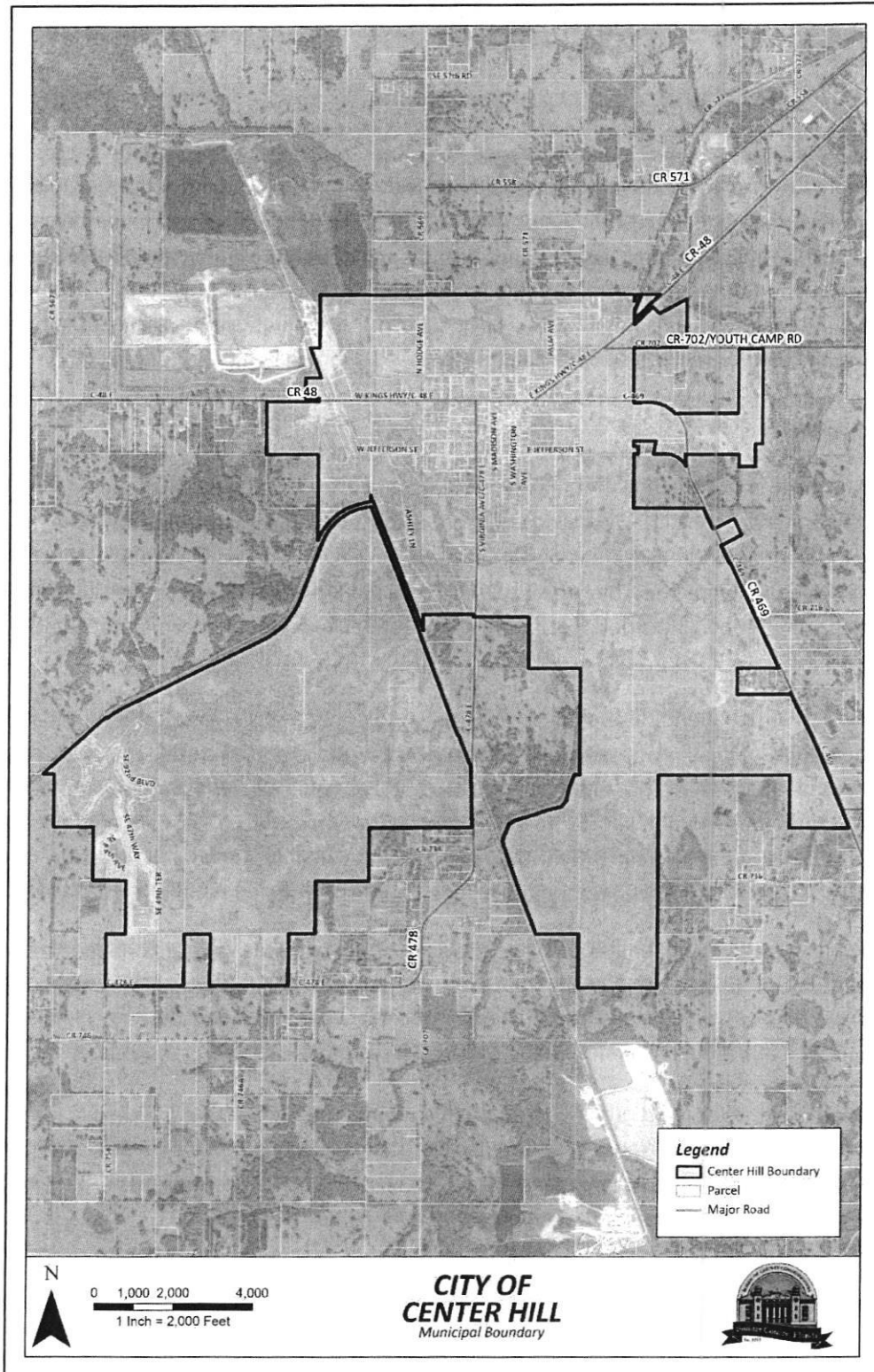
Despite these challenges, smaller communities such as Center Hill, Coleman, and Webster continued to persevere. All three cities would continue to adapt and refine their farming-based economies throughout the early 20th century and eventually export a wealth of crops and livestock across the nation for several decades. As a result, these communities have largely retained their agricultural economies and continue to embrace their rural, small-town charm and lifestyles.

Today, a booming global economy, rapid growth largely derived from The Villages©, and the explosion of remote work have primed Center Hill, Coleman, and Webster for potential surges in population growth and private sector investment over the next two decades. This comprehensive planning effort will assist each City determine how it wishes to balance their small-town legacies with growing development pressures throughout the region.

The current boundaries for these cities are presented in Figures 1-3.

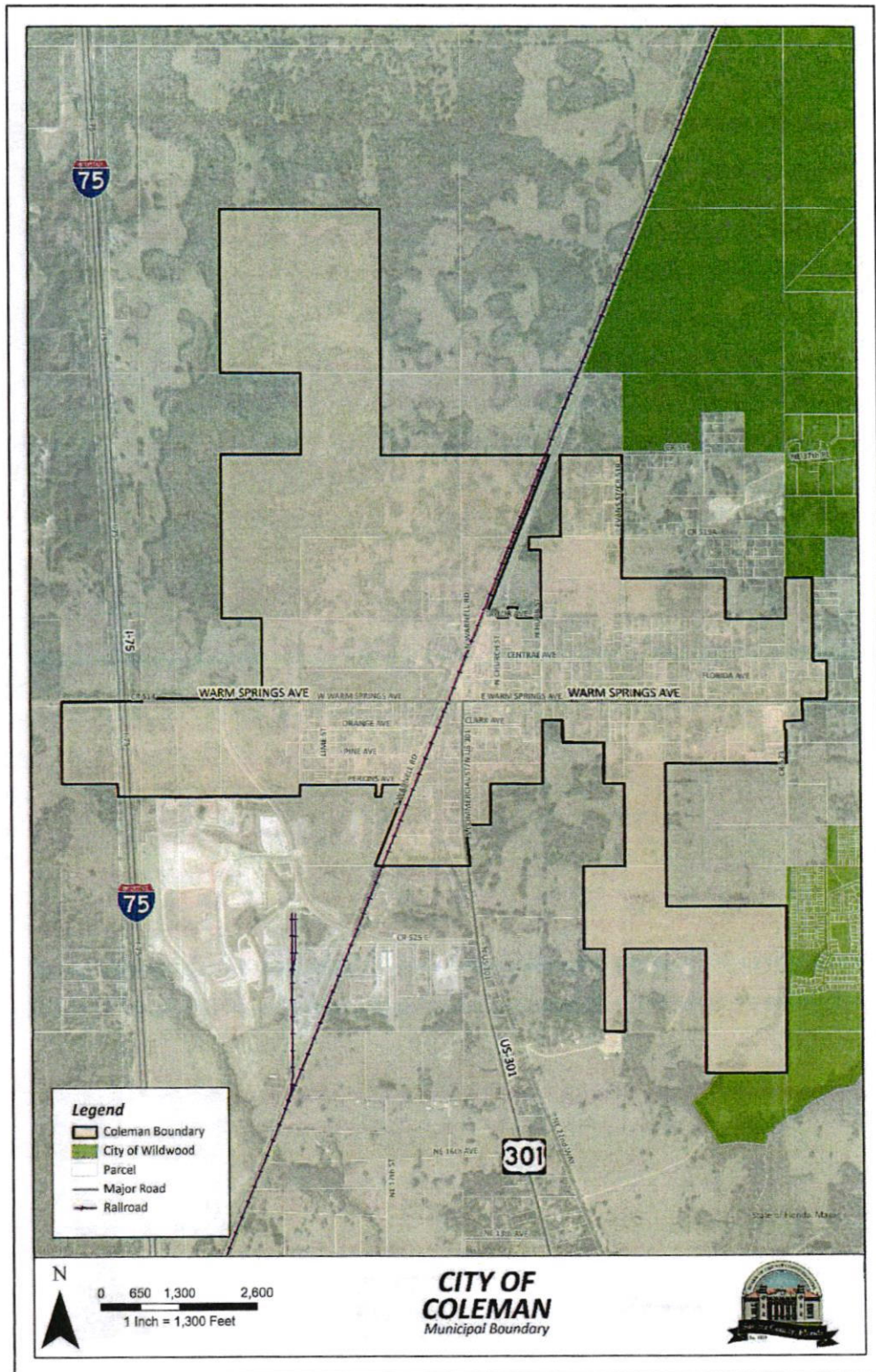


Figure 1 Center Hill Municipal Boundaries



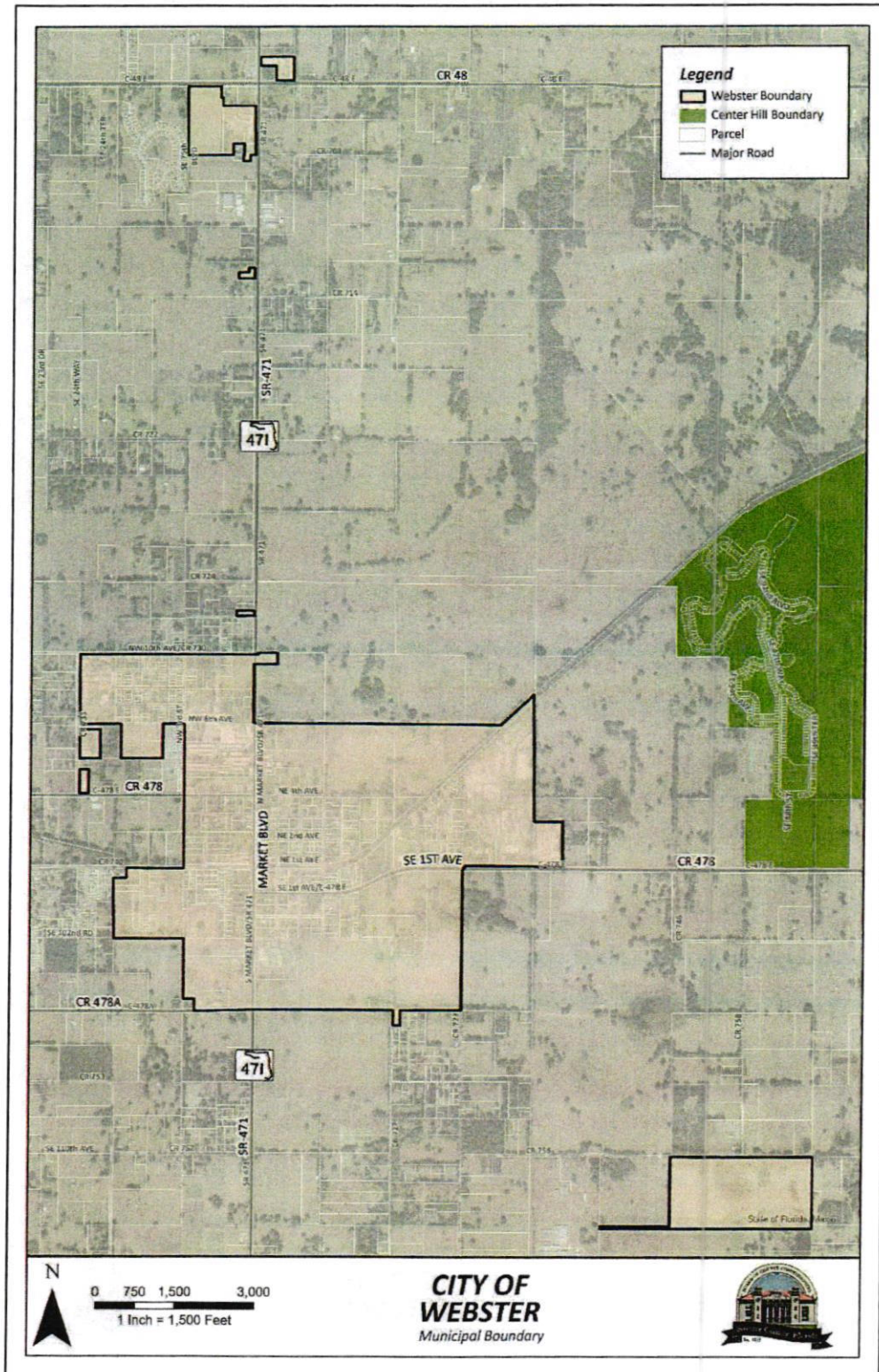
Sources: Florida Geographic Data Library (FGDL), Sumter County, 2022

Figure 2 Coleman Municipal Boundaries



Sources: FGDL, Sumter County, 2022

Figure 3 Webster Municipal Boundaries



Sources: FGDL, Sumter County, 2022



The Cities of Center Hill, Coleman, and Webster share many characteristics with other historic rural communities throughout the region, such as lower residential densities, limited commercial and industrial activities, and a significant portion of the community’s total land area is dedicated for agricultural pursuits. The housing stock within each of these cities is primarily comprised of detached, single-family residential homes on larger lots, but also includes RV’s and mobile homes. Density is concentrated most intensely within each city’s ‘core,’ which is frequently found along or at the intersection of major roads. Commercial uses tend to line major roadways as well, with industrial activities clustered away from residential neighborhoods—particularly along rail lines, when available. Uses which rarely make an appearance within these communities include medium and high density residential, mixed-use, and professional office. Residents within these cities generally enjoy the benefits of rural living (minimal congestion, lower housing costs, and a strong sense of community). Yet, they are also not opposed to capitalizing on economic development opportunities as they arise as long as they are consistent with the established character of their community.

LAND USE DATA, INVENTORY, & ANALYSIS

Existing Land Use

Although Sumter County has seen significant levels of population growth and private sector investment over the last two decades, much of the County’s total land area remains agricultural and low density residential in nature. This is also true for several of its municipalities, including the Cities of Center Hill, Coleman, and Webster. A detailed breakdown of existing land uses found within the three aforementioned cities is provided in Table 1.

Table 1 Existing Land Use

Existing Land Use Categories ¹	Center Hill		Coleman		Webster	
	Acreage	%	Acreage	%	Acreage	%
Agriculture	3,346.7	83%	934	69%	387.2	41%
Low Density Residential	437	11%	251.9	19%	132.1	14%
Medium Density Residential	0.3	0%	1.3	0%	7.8	1%
High Density Residential	0	0%	0	0%	0	0%
Mixed-Use	0	0%	7.3	1%	1.2	0%
Commercial	48.3	1%	11.6	1%	127.2	13%
Office/Professional	0	0%	0	0%	2.6	0%
Industrial	67	2%	0	0%	6	1%
Public/Institutional	25.9	1%	19.1	1%	140	15%
Recreation	5.4	0%	3.9	0%	0	0%
ROW/Utilities	4.1	0%	8.2	1%	5.6	1%
Vacant	98.1	2%	113.6	8%	133.3	14%
TOTAL	4,032.8	100%	1,350.9	100%	943	100%

¹The existing land use categories listed above are derived from the Department of Revenue (DOR) land use codes provided within the most recent version of the Sumter County Property Appraiser’s parcel shapefile.

Sources: FGDL, Sumter County, 2022



Of the three municipalities, the City of Center Hill currently possesses the largest proportionate share of agricultural lands, totaling 83% (3,346.7 acres) of the City's total land area. As shown in Figure 4, the majority of these lands are found within the southwest and southeast portions of the City—both of which are largely owned by two owners: Don Buckner and the Sumter Cement Co, LLC. The next largest land use within the City is low density residential, which can be found surrounding the City's core and within the Florida Grande Motor Coach Resort subdivision. The remaining land uses (commercial, industrial, and public/institutional) collectively comprise less than five percent of Center Hill's total land area. There is currently less than 100 acres of vacant property remaining within the City.

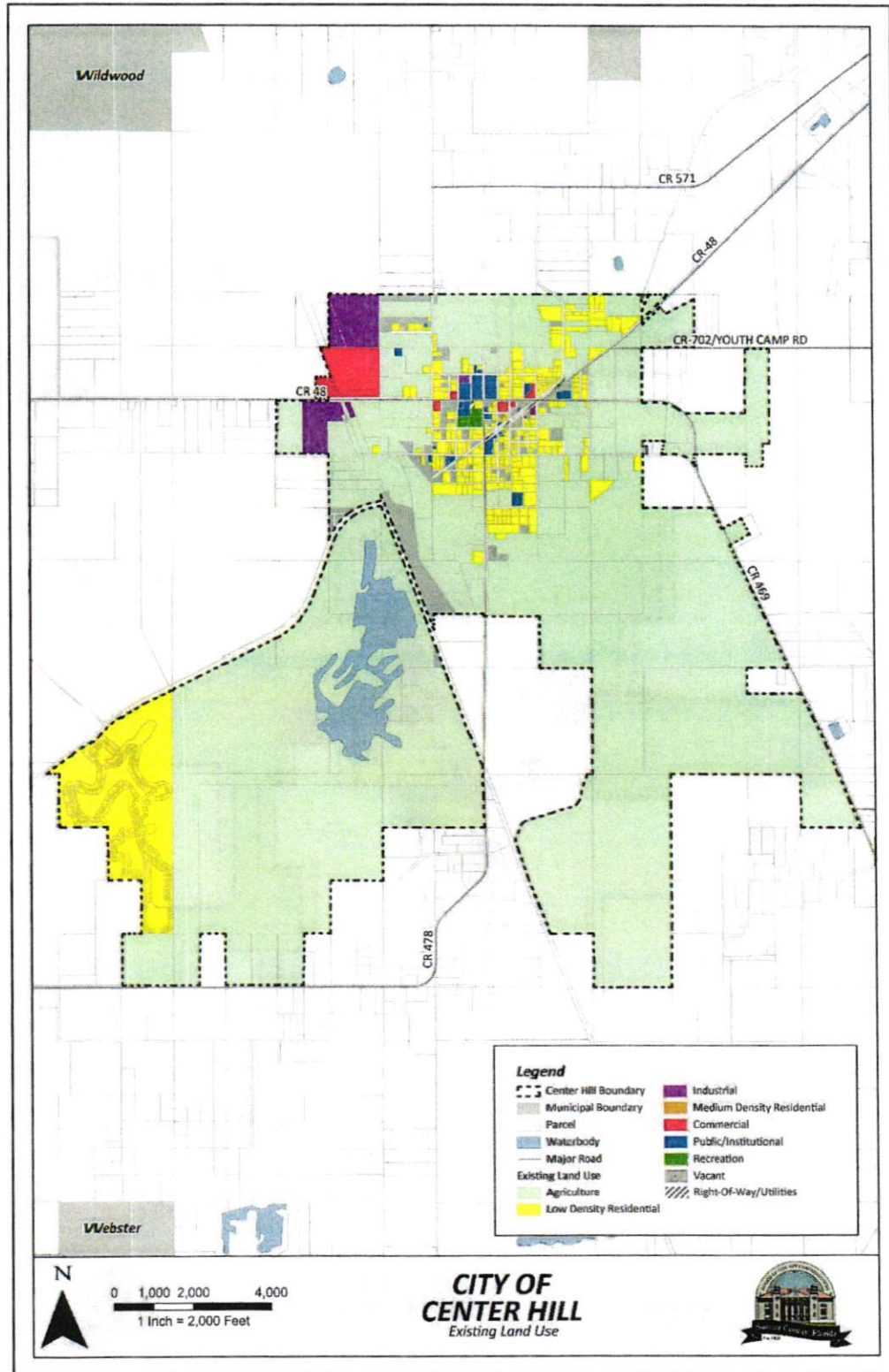
It should also be noted that during the public workshop, residents of Center Hill expressed a clear desire to further cultivate the growth of the City's major employers and industries. These employers included Florida Beef Inc (which maintains a fully integrated beef processing center within the City) and CEMEX (which currently owns and operates the Center Hill Mine). During the workshops, residents also communicated their desire to study and evaluate areas for future annexations into the City. The potential expansion of the City's total land area and its major industries will likely bring about significant changes Center Hill's existing and future land uses within the decades ahead.

Similar to Center Hill, lands that fall within the City Limits of Coleman are predominately occupied by agricultural activities, comprising 934 acres (or 69%) of the City's 1,350.9-acre total land area. As illustrated in Figure 5, agricultural lands surround the City's historic core and neighborhoods—the largest portion of which is found northwest of the Warm Springs Avenue (US Highway 301) & Commercial Street intersection. The second largest land use within the City is low density residential, which comprises approximately three blocks immediately north and south of the Warm Springs Avenue corridor between Nelson and Stokes Street. Other land uses found within Coleman each comprise less than one percent of the City's total acreage—the sole exception being vacant lands, which covers approximately eight percent (113.6 acres) of the City.

The smallest of the three cities, Webster, is also the most diverse in terms of land use. Unlike Center Hill and Coleman, less than half (41% (387.2 acres)) of the City's total 943-acre land area is occupied by agricultural operations, which are primarily located in the northeast and southeast portions of the City, as shown in Figure 6. The next largest land use is public/institutional at 140 acres (comprising 15% of the City's total land area) and is predominately found in southwest quadrant of Webster and contains the E.C. Rowell Public Library, Sumter County Fire Station, and Webster Elementary School. Low density residential is the prevailing type of housing within the City (approximately 14% (132.1 acres) of Webster's cumulative acreage) and is found throughout the City. The last remaining significant land use within the City is commercial, which totals 127.2 (or 13% of the municipality), which is located adjacent to major roadway corridors including Market Boulevard (State Road 471) and SE 1st Avenue (County Road 478). Of the three cities, Webster also possesses the largest percentage and total acreage of vacant lands, comprising 133.3 acres (14% of the City).

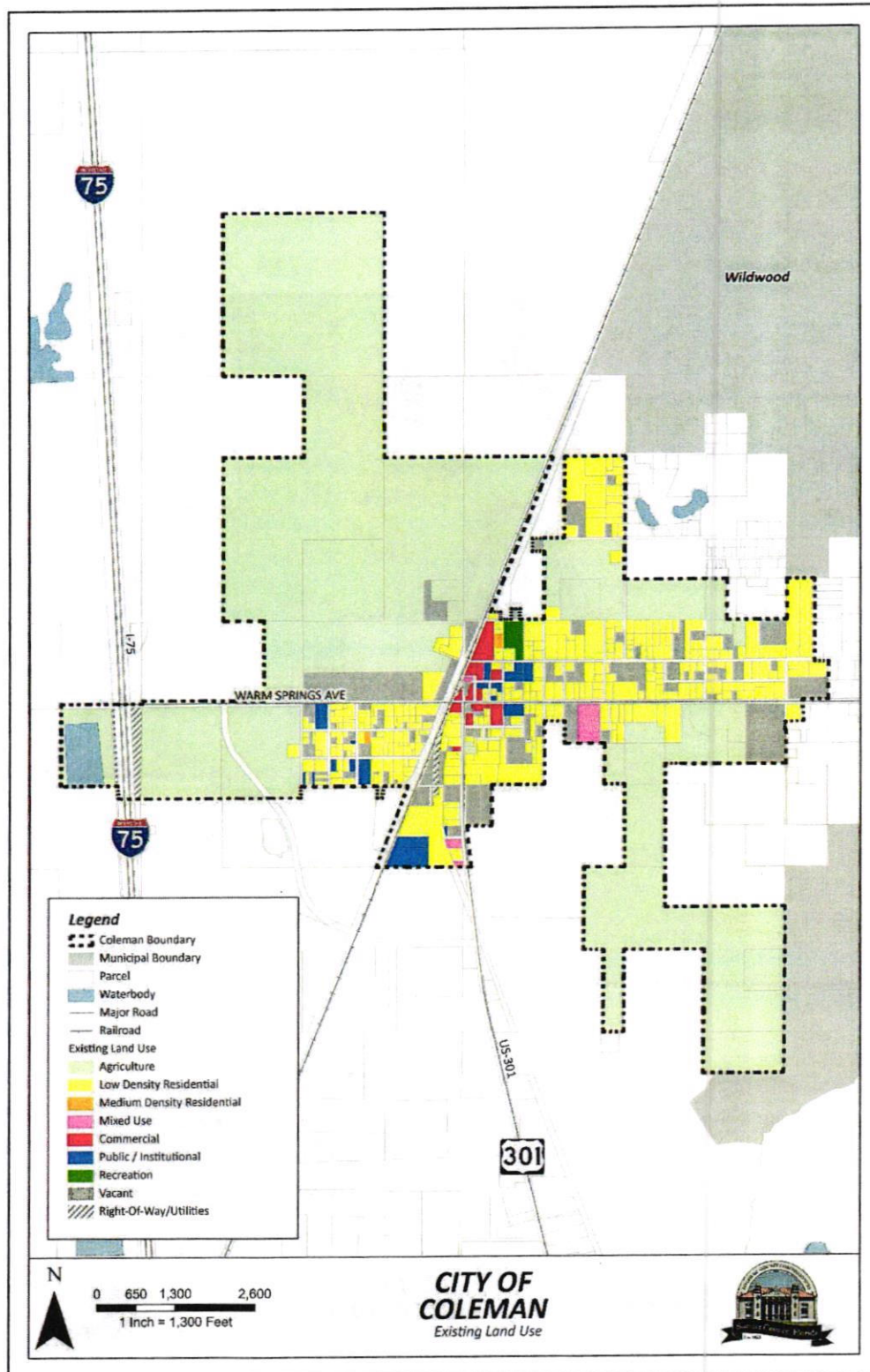


Figure 4 Center Hill Existing Land Use



Sources: Sumter County, Sumter County Property Appraiser, 2022

Figure 5 Coleman Existing Land Use



Sources: Sumter County, Sumter County Property Appraiser, 2022