

# City of Webster, Florida

Regular Council Meeting

January 19, 2023

6:00 p.m.



## Office Copy



**AGENDA**  
**CITY OF WEBSTER**

Regular Council Meeting  
Webster City Hall, 85 E. Central Avenue  
January 19, 2023 - 6:00 P.M.

**I. CALL TO ORDER**

Pledge of Allegiance, Invocation  
Swear in Nancy Cherry to Council Seat 5  
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 – December 15, 2022  
M \_\_\_\_\_ S \_\_\_\_\_ Roll Call Vote

**III. CONSENT AGENDA**

Appointment to Council Seat 1(William Thompkin's Seat) and Council Seat 3(Ana Vigoa's Seat)

Ballot vote and count  
Swear in Council Seat 1  
Swear in Council Seat 3

Appointment of Mayor Pro-Tem  
M \_\_\_\_\_ S \_\_\_\_\_ Roll Call Vote to Read by Title Only

Set Council Meeting Date and Time  
M \_\_\_\_\_ S \_\_\_\_\_ Roll Call Vote

Resolution 2023-01-Maintenance Memorandum for System Multi-use Trail  
M \_\_\_\_\_ S \_\_\_\_\_ Roll Call Vote

Resolution 2023-02-Appropriations Request for 3.2 million dollars to finish the grinder pump replacement project in Johnson's Subdivision and for a new Master Lift Station  
M \_\_\_\_\_ S \_\_\_\_\_ Roll Call Vote

Postpone approval of Webster Associates Development Agreement to February 16, 2023, Council Meeting  
M \_\_\_\_\_ S \_\_\_\_\_ Roll Call Vote

**IV. CITIZENS FORUM**

**V. CORRESPONDENCE TO NOTE**

Law Enforcement          City Newsletter Report

**VI. PUBLIC HEARINGS**

**First 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**

**First 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

**VII. NEW BUSINESS**

Interlocal Agreement with Center Hill for Water Interconnect Line  
M\_\_\_\_\_S\_\_\_\_\_ Roll Call Vote to Read by Title Only

Application to close Central Avenue in downtown Webster for events-City Manager Naugler

Presentation by Logan Gore and Dalton  
50 site RV Park off West Central Ave.

Posting of signs in City right of way for Webster Elementary-City Manager Naugler

**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
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**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

Regular Council Meeting  
Webster City Hall, 85 E. Central Avenue  
December 15, 2022  
6:00 P.M.

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

Pledge of allegiance, Invocation, and Determination of Quorum.

Mayor Yost called the meeting to order at 6:30 pm. Present were Mayor Bobby Yost, Mayor Pro -Tem Tonya Malott, Councilmember Ana Vigoa, and Councilmember Nancy Cherry. We have quorum. Councilmember William Thompkins has resigned from council.

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

**Mayor Pro – Tem Malott motioned to Approve the November 17, 2022, Regular Council Meeting Minutes, Seconded by Councilmember Vigoa.**

The vote was as follows:

Mayor Yost – Yes

Councilmember Cherry- Yes

Mayor Pro – Tem Malott - Yes

Councilmember Vigoa- Yes

Motion Passed 4-0

#### **III. CITIZENS FORUM**

The following individual spoke during Public Forum:

Pastor Keith came up to podium to thank council, and city staff for helping with Light Up Webster. He said it was a great turn out and was pleased with how many people came out.

Allen Dorsey asked council for a donation for South Sumter Raiders to travel to San Antonio, Texas to attend the Top 500 High School Football Players in America Combine.

Matthew Leonhart – Non-City Resident

Mark Leonhart – Non – City Resident

The City Attorney Mr. Colbert, City Manager, and City Council provided commentary and clarification regarding issues and or concerns raised during Citizen Forum.

#### **IV. CONSENT AGENDA**

**Proclamation Recognizing the 100<sup>th</sup> Birthday of Matrey Godfrey Law**

**Councilmember Vigoa presented the Proclamation to Ms. Matrey Godfrey Law's Family. Due to illness Ms. Law could not attend.**

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

Finance Manager

Director of Public Works

Law Enforcement

#### **VI. PUBLIC HEARINGS**

**Second Reading of Ordinance 2022- 21- Establishing Zoning Requirements for Tattoo, Body Piercing, and Smoke Shops.**

**Councilmember Vigoa Motioned to read Ordinance 2022-21 by title only, Seconded by Councilmember Cherry.**

Administrative Clerk Melissa Britt read the ordinance by title only.

**Motion for Approval by Councilmember Vigoa of Ordinance 2022-21, Seconded by Councilmember Cherry.**

**County Planner Patricia Burgos apprised Council on Ordinance 2022-21.**

The vote was as follows:  
Mayor Yost – Yes  
Councilmember Cherry - Yes  
Mayor Pro – Tem Malott - No  
Councilmember Vigoa - Yes  
Motion Passed 3 -1

**Second Reading of Ordinance 2022- 15- Webster Associates Development LLC- Amendment to the Comprehensive Plan**

**Mayor Pro – Tem Malott Motioned to read Ordinance 2022-15 by title only, Seconded by Councilmember Vigoa.**

The vote was as follows:  
Mayor Yost – Yes  
Councilmember Cherry - Yes  
Mayor Pro – Tem Malott - Yes  
Councilmember Vigoa - Yes  
Motion Passed 4 -0

Administrative Clerk Melissa Britt read the ordinance by title only.

**County Planner Patricia Burgos apprised Council on Ordinance 2022-15.**

**Councilmember Vigoa Motioned to read Ordinance 2022-16 by title only, Seconded by Councilmember Cherry.**

The vote was as follows:  
Mayor Yost – Yes  
Councilmember Cherry - Yes  
Mayor Pro – Tem Malott - Yes  
Councilmember Vigoa - Yes  
Motion Passed 4-0

Administrative Clerk Melissa Britt read the ordinance by title only.

**County Planner Patricia Burgos apprised Council on Ordinance 2022-16.**

The following individuals spoke during Public Hearing for Ordinance 2022-15 and 2022-16:

Robert Batsel – Attorney for Webster Associate Development, LLC  
Robert Sippey - Non-City Resident  
Matthew Leonhart – Non-City Resident  
Mark Leonhart – Non – City Resident  
Kenny Kelly - Non – City Resident  
Mechelle Morgan – Non – City Resident

**Motion for Approval by Councilmember Vigoa of Ordinance 2022-15, Seconded by Councilmember Cherry.**

The vote was as follows:  
Mayor Yost – Yes  
Councilmember Cherry - Yes  
Mayor Pro – Tem Malott -Yes  
Councilmember Vigoa - Yes  
Motion Passed 4-0

**Motion for Approval by Councilmember Vigoa of Ordinance 2022-16, Seconded by Mayor Pro Tem Malott.**

The vote was as follows:  
Mayor Yost – Yes  
Councilmember Cherry - Yes  
Mayor Pro – Tem Malott -Yes  
Councilmember Vigoa - Yes  
Motion Passed 4-0

**Second Reading of Ordinance 2022- 19- Walton Acquisitions FL, LLC -Amendment to the Comprehensive Plan**

**Councilmember Vigoa Motioned to read Ordinance 2022-19 by title only, Seconded by Councilmember Cherry.**

The vote was as follows:

Mayor Yost – Yes  
Councilmember Cherry - Yes  
Mayor Pro – Tem Malott - Yes  
Councilmember Vigoa – Yes  
Motion Passed 4-0

Administrative Clerk Melissa Britt read the ordinance by title only.

**County Planner Patricia Burgos apprised Council on Ordinance 2022-19.**

**Second Reading of Ordinance 2022- 20- Walton Acquisitions FL, LLC - Rezoning of Parcel ID's Q19-001, Q19-002, Q19-007, and Q18-007**

The vote was as follows:

Mayor Yost – Yes  
Councilmember Cherry - Yes  
Mayor Pro – Tem Malott -  
Councilmember Vigoa – Yes  
Motion Passed 4-0

Administrative Clerk Melissa Britt read the ordinance by title only.

**County Planner Patricia Burgos apprised Council on Ordinance 2022-20.**

The following individuals spoke during Public Hearing for Ordinance 2022-19 and 2022-20:

Greg Beliveau – Engineer for Walton Acquisitions FL, LLC  
Matthew Leonhart – Non-City Resident  
Mark Leonhart – Non-City Resident

**Motion for Approval by Councilmember Vigoa of Ordinance 2022-19, Seconded by Mayor Pro – Tem Malott.**

The vote was as follows:

Mayor Yost – Yes  
Councilmember Cherry - Yes  
Mayor Pro – Tem Malott - Yes  
Councilmember Vigoa – Yes  
Motion Passed 4-0

**Motion for Approval by Mayor Pro – Tem Malott of Ordinance 2022-20, Seconded by Councilmember Vigoa.**

Mayor Yost – Yes  
Councilmember Cherry - Yes  
Mayor Pro – Tem Malott - Yes  
Councilmember Vigoa – Yes  
Motion Passed 4-0

**VIII. NEW BUSINESS**

**Appointment to Planning and Zoning Board**

Applicant Sandra McClanahan expressed her interest in serving on the board and why she that felt she was a good choice for the planning and zoning board.

Applicant Johnathon Davis expressed his interest in serving on the board and why he felt that he was a good choice for the planning and zoning board.

Due to further research on the Applicant's qualifications for this item, council has decided to table it until the next council meeting.

The City Attorney Mr. Colbert, City Manager, and City Council provided commentary and clarification regarding issues and or concerns raised during New Business.

**Council Agreed to Continue the Appointment to Planning and Zoning Board to the January 19<sup>th</sup> meeting, Seconded by Councilmember Vigoa**

**IX. CITY ATTORNEY REPORTS AND REQUEST.**

**X. MAYOR'S AND COUNCIL MEMBER'S REPORTS AND REQUEST.**

Mayor Yost stated that he would like to block off Main Street so that citizens and businesses could host events safely.

City Manager Naugler stated she would draft an application process and form to bring to the January meeting for main street events.

**XI. STAFF REPORTS**

City Manager Naugler stated that the Christmas parade and light up Christmas was a phenomenal event. She wanted to thank all the churches, staff and volunteers that helped, and wished everyone a Merry Christmas.

**XII. ADJOURNMENT**

**Councilmember Vigoa motioned to adjourn; Mayor Pro – Tem Malott seconded the motion.**

Mayor Yost – Yes  
Mayor Pro-Tem Malott- Yes  
Councilmember Cherry- Yes  
Councilmember Vigoa- Yes  
Motion Passed 4-0

Meeting Adjourned at 8:13 pm

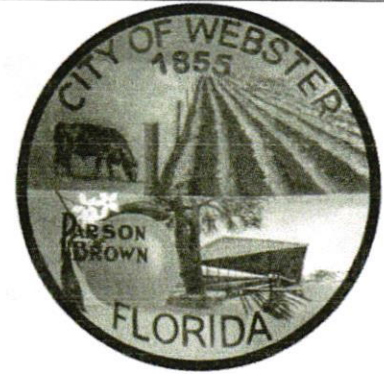
Attest:

Deanna Naugler, City Manager

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

# CITY OF WEBSTER

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



## INTEREST FORM FOR VACANT COUNCIL SEAT

Vacant Seat: WEBSTER CITY COUNCIL - SEAT 1

Name: MICHAEL T. FOOTE

Address: 283 NE 1<sup>ST</sup> ST. / PO BOX 431 WEBSTER, FL 33597

Phone: 352-793-8322

Requirements for those wanting to serve on the council:

- Must be a qualified elector of the city
- Must have resided in the city continuously for a minimum of 12 months immediately before qualifying
- A resident, for the purpose of qualifying for office, and while maintaining office, shall be a person whose principal place of physical residence is in the city

Why are you interested in serving on the City Council:

I HAVE SERVED TWO TIMES PREVIOUSLY. I AM A RESIDENT FOR THE PAST 39 YEARS. I WOULD LIKE TO WORK FOR THE RESIDENTS TO HELP THE CITY GROW SENSIBLY AND CONTINUE TO IMPROVE THE CITY, BOTH FINANCIALLY AND AESTHETICALLY.

What would your goals be if selected to serve in this capacity for the city?

I WANT TO ASSIST IN A GROWTH PLAN FOR THE CITY THAT WILL BE ADVANTAGEOUS ECONOMICALLY. I WANT TO HELP CONTROL TAXES AND FEES CHARGED TO RESIDENTS. I WOULD HELP TO SEE THE CITY CONTINUE TO BE FINANCIALLY SOUND AND MAKE IMPROVEMENTS TO MAIN STREET. I WOULD ASSIST CO-WORKERS AND STAFF AS NECESSARY.



# CITY OF WEBSTER

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



## INTEREST FORM FOR VACANT COUNCIL SEAT

Vacant Seat: 1

Name: ALLEN L. BORSEY, SR.

Address: 381 NW 10TH AVE WEBSTER, FL 33597

Phone: (352) 446-7841

Requirements for those wanting to serve on the council:

- Must be a qualified elector of the city
- Must have resided in the city continuously for a minimum of 12 months immediately before qualifying
- A resident, for the purpose of qualifying for office, and while maintaining office, shall be a person whose principal place of physical residence is in the city

Why are you interested in serving on the City Council:

LIFE LONG RESIDENT AND WANTED TO GIVE BACK TO  
MY COMMUNITY. PROMOTE UNITY AND SOUND GOVERNANCE  
TO THE CITIZENS OF WEBSTER

What would your goals be if selected to serve in this capacity for the city?

SUPPORT THE BOARD AND CITY OF WEBSTER IN MAKING  
OUR COMMUNITY AND CITY A PLACE TO LIVE AND VISIT.

# CITY OF WEBSTER

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



## INTEREST FORM FOR VACANT COUNCIL SEAT

Vacant Seat: Seat 1 or 3 *per telephone conversation with Russel Coured on 12/28/22*

Name: Russell L. Gould

Address: 9009 Oak Alley Blvd, 517, Webster, FL, 33597

Phone: 717-~~691~~-1627  
*911-*

Requirements for those wanting to serve on the council:

- Must be a qualified elector of the city Yes
- Must have resided in the city continuously for a minimum of 12 months immediately before qualifying Yes
- A resident, for the purpose of qualifying for office, and while maintaining office, shall be a person whose principal place of physical residence is in the city Yes

Why are you interested in serving on the City Council:

I have served the community where I used to live in various roles, see attached letter from the Newville Borough Manager. I enjoy public service and now that I am retired I have even more time to commit to serving the community I live in. I recently completed the second class of the Sumter County Citizens Academy, see attached certificate.

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What would your goals be if selected to serve in this capacity for the city?

To work with the Mayor and other council members in the council-strong mayor form of government used in Webster to better the community and represent the citizens of Webster. I have no family, high school friends or college friends to impress. I am used to making hard decisions that are in the best interest of the community that may not be popular with some of the people in the community.

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September 9, 2022

To Whom It May Concern:

The letter of recommendation has been written on behalf of Mr. Russell L. Gould, 9009 Oak Alley Boulevard, Suite 517, Webster, FL, 33597.

I have known Russ for over 15 years. He resided on Parsonage Street in the Borough of Newville after relocating here from Lancaster, Pennsylvania. Russ and his wife Donna are outdoor enthusiasts, and a new rail trail lured them to Newville.

Professionally, I know that Russ has worked for the firm of Roy F. Weston Engineers, one of the largest engineering firms in Pennsylvania. He has worked as the Director of Facilities Management at the Hanover Hospital in York, Pennsylvania where he served on the Borough of Hanover's MS4 Stormwater Management Committee. He also served as the Director of Environmental Services at Green Ridge Village in Newville, Pennsylvania. At Green Ridge he helped to manage an affluent retirement community of over 700 residents.

His Public Service has included serving as Haz-Mat Chief for Lancaster County, Pennsylvania, with a population of over 500,000 people. After moving to Newville, a rural community of 1,375 residents, Russ served as the Chairman of the Newville Borough Planning Commission and as President of the Newville Borough Council. He was also a member of the Newville Borough Water and Sewer Authority, where he served as the Assistant Secretary/Treasurer. The Authority provides water and sewer services to four municipalities serving over 1,500 customers and several national warehouse distribution centers.

Mr Gould is an intelligent and progressive individual who served the borough faithfully for many years until his retirement. His fire service, emergency medical service and engineering backgrounds made for an ideal community leader. Mr. Gould has a warm and outgoing personality and loves people. He is a great conversationalist. He actively volunteered his service on many community based committees.

I am very pleased to offer this letter on behalf of Mr. Gould.

Sincerely yours,  
Fred A. Potzer  
Borough Manager  
Borough of Newville  
(717) 776-7633  
newvilleboroughmanager@comcast.net

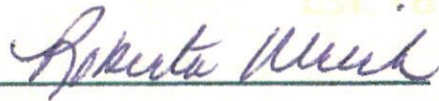
CERTIFICATE OF  
GRADUATION  
FOR

SUMTER COUNTY  
CITIZENS ACADEMY

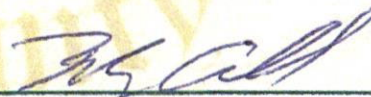
DECEMBER 13, 2022

PRESENTED TO

RUSSELL GOULD



BOARD VICE CHAIRMAN



BRADLEY ARNOLD  
COUNTY ADMINISTRATOR

# CITY OF WEBSTER

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



## INTEREST FORM FOR VACANT COUNCIL SEAT

Vacant Seat:   3  

Name:   Anagalys Vigoa  

Address:   144 NE 1<sup>st</sup> Street, Webster, FL 33597  

Phone:   352-518-7863  

Requirements for those wanting to serve on the council:

- Must be a qualified elector of the city
- Must have resided in the city continuously for a minimum of 12 months immediately before qualifying
- A resident, for the purpose of qualifying for office, and while maintaining office, shall be a person whose principal place of physical residence is in the city

Why are you interested in serving on the City Council:

I have served as a council member for the past seven years dedicating my time to making decisions on this council that have had positive improvements for the city. With the first year or two of those seven being without any financial compensation.

My passion for the baseball park moved the City Manager to accept grant monies that made improvements to the park in which the city now has a ball league playing on the ball fields once again. I have also supported the decision of the City Manger to accept grant money for Hewitt Park.

My perseverance and dedication moved the other members of the council to vote against allowing a prior owner of a historical lot in our downtown district to build duplexes on it.

My family and I have volunteered our time to put gift boxes together for a prior year's Christmas parade. My children have dedicated time to this city by volunteering at City Hall during their summers breaks and winter breaks from school.

I also pushed for a budget line item to offer a scholarship fund for graduating seniors that reside within the city.

I pushed for owners of vacant lots within the city that do not have sewer taps currently installed on them to have one afforded to them at no cost, when and if they decide to build on those properties.

I introduced and worked on passing an Ordinance that does not allow businesses to park on our streets blocking the ability for traffic to get through.

I supported and successfully obtained the equal division of \$50K dollars for renovations to the Community Building and City Hall at \$25k each.

Currently, I am working on getting an Ordinance passed that will regulate the location of businesses such as tattoo parlors and smoke shops.

I am interested in continuing on the council so that I can continue to push for improvements for our city and its' residents. I want to help make our city a destination that people want to come and visit for its' unique charm.

What would your goals be if selected to serve in this capacity for the city?

My goals would be to continue ensuring that the city funds are spent wisely and that there is accountability for all expenditures by the city. I would also like to make sure that our governing documents such as our charter, are adhered to and properly followed. Lastly, I would like to see the development of a plan to have a replica of the old train depot built in our historic district, while simultaneously growing the possibility of children/and family related activities, to help strengthen families in our community so that they may remain together and prosperous.

# CITY OF WEBSTER

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



## INTEREST FORM FOR VACANT COUNCIL SEAT

Vacant Seat: # 3

Name: Judie Mueller

Address: 160 NE 2<sup>nd</sup> Ave Webster FL 33597

Phone: 727-809-1000

Requirements for those wanting to serve on the council:

- Must be a qualified elector of the city
- Must have resided in the city continuously for a minimum of 12 months immediately before qualifying
- A resident, for the purpose of qualifying for office, and while maintaining office, shall be a person whose principal place of physical residence is in the city

Why are you interested in serving on the City Council:

Now that I have retired from the United States Postal Service as Postmaster of Webster and Centertill I will be able to devote time and energy to the City of Webster and its Citizens.

I feel with the knowledge of organizations both local and state that I would be an asset to the City Council.

What would your goals be if selected to serve in this capacity for the city?

- TO MAKE Decisions that will be good for City & its Citizens
- Help Webster to become a Unique destination through beautification and economic growth.
- Seek GRANTS for parks, hardscaping, landscaping and General Operations
- Continue with the Complete Streets program to completion
- Partner with Science Center Heritage Bussey program
- To serve and be available to hear Citizens concerns.

Judie Mueller

## RESOLUTION 2023-01

**A RESOLUTION OF THE CITY OF WEBSTER, FLORIDA ADOPTED PURSUANT TO CHAPTER 163, *FLORIDA STATUTES (THE FLORIDA INTERLOCAL COOPERATION ACT)* AUTHORIZING THE MAYOR TO EXECUTE A MAINTENANCE MEMORANDUM OF AGREEMENT WITH THE STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION FOR MAINTENANCE OF A PORTION OF THE MULTI-USE TRAIL PROJECT; PROVIDING FOR IMPLEMENTING ADMINISTRATIVE ACTIONS; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City of Webster, pursuant the provisions of Chapter 163, *Florida Statutes*, (the "*Florida Interlocal Cooperation Act*") has been requested to enter into a Maintenance Memorandum of Agreement (the "Memorandum Agreement") with the State of Florida, Department of Transportation; and

**WHEREAS**, the State of Florida, Department of Transportation has requested that the City of Webster perform certain maintenance of the Multi-Use Trail Project [as depicted in the Construction Plans and Specifications of F.P.I.D.: 435471-2-52-01 South Sumter Trail (State Road 471) from the Intersection of State Road 50 to County Road 478] within the jurisdictional boundaries of the City of Webster, once such Multi-Use Trail Project is completed; and

**WHEREAS**, the City of Webster is agreeable to providing certain maintenance to and for the Multi-Use Trail Project within the jurisdictional boundaries of the City of Webster as described in the Memorandum of Agreement; and

**WHEREAS**, the City Council of the City of Webster wishes to authorize the Mayor to execute the Memorandum Agreement with the State of Florida, Department of Transportation on behalf of the City of Webster.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF WEBSTER, FLORIDA, AS FOLLOWS:**

**SECTION 1** *Legislative Findings And Intent; Incorporation Of Exhibits.*

(a) The City of Webster has complied with all requirements and procedures of Florida law in processing this Resolution.

(b) The foregoing recitals (whereas clauses) are hereby ratified, affirmed and confirmed as being true and correct and are hereby made a part of this Resolution.

(c) The Maintenance Memorandum of Agreement with the State of Florida, Department of Transportation referenced in the recital of this Resolution is attached



hereto as an exhibit and is incorporated herein by this reference thereto and is a material part of this Resolution.

**SECTION 2. Approval of Agreement; Authorization of Mayor to Execute the Maintenance Memorandum of Agreement with the State of Florida, Department of Transportation.**

The City Council of the City of Webster hereby approves the execution of the Maintenance Memorandum of Agreement with the State of Florida, Department of Transportation and hereby authorizes and directs the Mayor to execute such Maintenance Memorandum of Agreement with the State of Florida, Department of Transportation regarding maintenance of the Multi-Use Trail Project within the jurisdictional boundaries of the City of Webster attached hereto as an Exhibit.

**SECTION 3. Implementing Administrative Actions.**

(a) The City Manager is hereby authorized and directed to implement the provisions of this Resolution as may be deemed necessary or appropriate.

(b) The City Manager and City Attorney are also hereby authorized and directed to implement the provisions of this Resolution and to take any and all necessary administrative actions to bring into effect the provisions of this Resolution in accordance with controlling law as such officers may deem appropriate in their respective roles and functions under the *City of Webster City Charter*.

**SECTION 4. Effective Date.**

The provisions of this Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this 19<sup>th</sup> day of January 2023.

**ATTEST:**

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

**By:** \_\_\_\_\_  
**Amy Flood, City Clerk**

**By:** \_\_\_\_\_  
**Bobby Yost, Mayor**

**Approved as to form and Legality:**

**By:** \_\_\_\_\_  
**William L. Colbert, City Attorney**



**MAINTENANCE MEMORANDUM OF AGREEMENT  
FOR ON SYSTEM MULTI-USE TRAIL PROJECT**

**Between**  
**STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION**  
**(“DEPARTMENT”)**  
**and**  
**CITY OF WEBSTER**  
**(“LOCAL GOVERNMENT”)**

THIS AGREEMENT, made and entered into on January 19, 2023,  
by and between the STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, an  
executive agency of the State of Florida, hereinafter called the “DEPARTMENT,” and CITY OF  
WEBSTER a municipality incorporated under the laws of the State of Florida, hereinafter called the  
“LOCAL GOVERNMENT.”

**WITNESSETH**

**WHEREAS**, the State of Florida Legislature has approved and mandated the  
DEPARTMENT to complete various projects included in the DEPARTMENT’S Work Program;  
and

**WHEREAS**, the DEPARTMENT has jurisdiction over and maintains State Road 50 as part  
of the State Highway System; and

**WHEREAS**, the DEPARTMENT agrees to allow the Multi-Use Trail Project to be  
constructed and operated within the Right of Way only under certain conditions necessary to protect  
the traveling public; and

**WHEREAS**, LOCAL GOVERNMENT, by Resolution No. 2023-01,  
dated January 19, 2023, and attached hereto as Exhibit “C” has authorized its officers to  
execute this AGREEMENT on its behalf and to formally commit to permanent, perpetual  
maintenance of the Multi Use Trial Project.

**NOW THEREFORE**, for and in consideration of the mutual benefits to flow each to the  
other, the parties covenant and agree as follows:

1. The DEPARTMENT hereby agrees to construct or cause to be constructed the Multi-Use Trail Project as described in Exhibit “A” attached hereto and incorporated herein and as specified in the Project Plan(s) attached hereto and incorporated herein as Exhibit “B.”
2. The LOCAL GOVERNMENT acknowledges that the DEPARTMENT will require the LOCAL GOVERNMENT to maintain the entire Multi-Use Trail Project located within the LOCAL GOVERNMENT’S jurisdictional boundaries as described hereinbelow, as depicted in the Construction Plans and Specifications of F.P.I.D.: 435471-2-52-01 South Sumter Trail (State Road 471 from the Intersection of State Road 50 to County Road 478), in perpetuity, according to the DEPARTMENT standards in effect on the date of this agreement, which

include, but are not limited to, Design Standards, and the Standard Specifications, and as amended from time to time and according to the requirements of the Americans with Disabilities Act.

3. Items to be maintained by the LOCAL GOVERNMENT shall include but are not limited to: vegetation management and removal of graffiti and all aesthetic features. The LOCAL GOVERNMENT shall maintain pavement surfaces free from residue accumulation, algae, vegetation, and other slip or trip hazards. The LOCAL GOVERNMENT shall trim landscaping, mow (if mowing a higher standard than the DEPARTMENT standard is desired), sweep, edge and provide weed control along the Multi-Use Trail Project within the City of Webster city limits corridor which is described as 10-foot-wide asphalt path along the western side of State Road 471 from the intersection with County Road 478A to County Road 478 and designed to Department shared use path standards. The LOCAL GOVERNMENT shall ensure the safety of the Public by repairing trail related slope erosion and maintaining trail related signs, sign poles, striping, pavement symbols, traffic markings, detectable warning surfaces, pavers, crosswalks, bollards, delineators, walls, railings, barriers, guardrail, lighting, pedestrian/bicycle signals and any other safety features within the Multi-Use Trail Project corridor in accordance with DEPARTMENT standards. The LOCAL GOVERNMENT shall maintain paint on railings, sign poles, structures, etc. within the Multi-Use Trail Project corridor. Repairs to any Multi-Use Trail Project structural or safety feature shall be in kind and to DEPARTMENT standards. The LOCAL GOVERNMENT shall maintain all landscaping to DEPARTMENT standards in good operational condition. The LOCAL GOVERNMENT shall maintain and repair the Multi-Use Trail Project at its sole cost and expense, in a good and workmanlike manner, and with reasonable care.
4. The DEPARTMENT shall mow, including litter control associated with the mowing cycle, within the Multi-Use Trail Project as defined in Section 2 of this Agreement according to the Maintenance Rating Program (MRP) Manual. Mowing and litter control requirements above MRP standards shall be handled and performed by the LOCAL GOVERNMENT.
5. The DEPARTMENT shall maintain the pavement within the Multi-Use Trail Project as defined in Section 2. of this Agreement, according to the DEPARTMENT Standards.
6. The LOCAL GOVERNMENT shall conduct a minimum of one annual inspection of the Multi-Use Trail to ensure that any and all safety deficiencies are addressed.
7. When the Multi-Use Trail Project is at the end of its useful life as determined by the LOCAL GOVERNMENT, the LOCAL GOVERNMENT shall prioritize the Replacement or Reconstruction of the Multi-Use Trail Project as if it was a new Project.
8. Should the LOCAL GOVERNMENT desire to add future amenities to the Multi-Use Trail Project, the LOCAL GOVERNMENT shall contact the DEPARTMENT for prior approval.

9. If at any time the LOCAL GOVERNMENT has not performed the maintenance responsibility on the Multi-Use Trail Project in accordance with this Agreement, the DEPARTMENT shall have the option of (a) notifying the LOCAL GOVERNMENT of the deficiency with a requirement that it be corrected within a specified time; or (b) the DEPARTMENT may perform the necessary maintenance at the LOCAL GOVERNMENT'S sole cost and expense, and send an invoice to the LOCAL GOVERNMENT, equal to the cost incurred by the DEPARTMENT for such maintenance. Any action taken by the DEPARTMENT does not relieve any obligation of the LOCAL GOVERNMENT under the terms and conditions of this Agreement. Failure to perform maintenance of the Multi-Use Trail Project in accordance with this Agreement may impact DEPARTMENT funding participation in future LOCAL GOVERNMENT projects.
10. The DEPARTMENT may remove, relocate, or adjust the Multi-Use Trail Project in whole or in part at any time in the future as determined to be necessary by the DEPARTMENT in order that the adjacent State Road be widened, altered, or otherwise changed. The DEPARTMENT shall give the LOCAL GOVERNMENT notice regarding such removal, relocation, or adjustment. Any removal, relocation, or adjustment shall require LOCAL GOVERNMENT approval if maintenance responsibility is to be assigned to the LOCAL GOVERNMENT.
11. This Agreement may be terminated under either of the following conditions: (a) by the DEPARTMENT, if the LOCAL GOVERNMENT fails to perform its duties under this Agreement, following ten (10) days written notice; or (b) by the DEPARTMENT, for refusal by the LOCAL GOVERNMENT to allow public access to public records subject to the provisions of Chapter 119, Florida Statutes.
12. This Agreement may not be assigned or transferred by the LOCAL GOVERNMENT in whole or in part without the consent of the DEPARTMENT.
13. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. In the event of a conflict between any portion of the Agreement and Florida law, the laws of Florida shall prevail.

*The remainder of this page intentionally left blank.*

**IN WITNESS WHEREOF**, the parties hereto have executed this Agreement on the dates exhibited, by the signatures below.

**CITY OF WEBSTER  
FLORIDA**

**STATE OF FLORIDA  
DEPARTMENT OF TRANSPORTATION**

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Name: Charles M. Heffinger, Jr., P.E.

Title: \_\_\_\_\_

Title: Director of Transportation Operations

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Attest: \_\_\_\_\_ (SEAL)  
Executive Secretary

LOCAL GOVERNMENT Legal Review:

DEPARTMENT Legal Review:

By: \_\_\_\_\_

By: \_\_\_\_\_

Exhibit "A"  
SCOPE OF SERVICES  
F.P.I.D: 435471-2-52-01

As a spur element of the Coast-to-Coast Trail, a trail/shared use path will be constructed. The project limits are along State Road 471 from the intersection with State Road 50 to County Road 478A, in Sumter County. The trail will be constructed along the western side of the State Road 471 roadway within the proposed Department Right-of-Way (ROW). It will be a 10-foot wide asphalt path designed to Department shared use path standards.

The limits of maintenance for the City of Webster begin at the north side of County Road 478A and end at County Road 478/NW 4th Avenue. Within these limits the trail is offset approximately 4 feet from the back of the concrete Type F curb (see Typical Section 2). The third typical section (from Central Avenue to County 478) is similar to the second typical section, except the existing right-of-way is reduced from 80 feet to 60 feet. Within these limits the project will be removing portions of the existing on-street parking along the west side of State Road 471, reducing State Road 471 travel lanes to 11 feet, and shifting the curb line to the edge of travel lane to provide a 10-foot shared use path located 4 feet behind the proposed Type F curb and gutter. These efforts provide sufficient room to construct the 10-foot shared use path behind the reconstructed Type F curb and gutter, while also providing a 4-foot sod buffer which will be utilized for above-ground utilities and mailboxes. One deviation from this typical occurs at the end project limits where an existing left turn lane reduces the additional room that can be achieved through shifting the curb line. Through this section, State Road 471 travel lanes were reduced to 11 feet, the curb line was shifted to the edge of proposed travel lane, and a reduced shared use path of 8 feet at the back of the proposed Type F curb and gutter is provided.

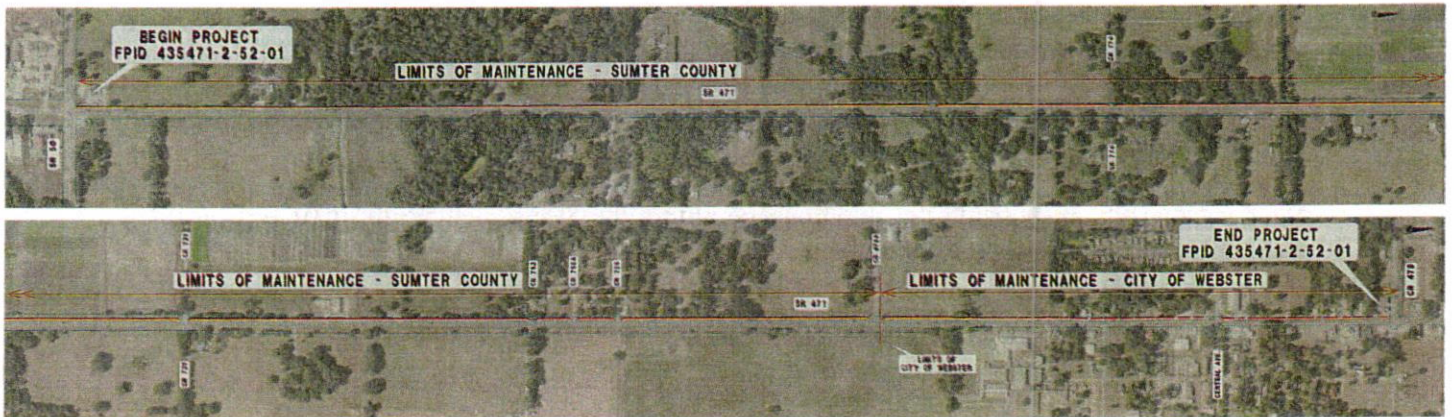
Sumter County is responsible for maintenance within the Department Right-of-Way from State Road 50 to north of County Road 478A.

*The remainder of this page intentionally left blank.*

EXHIBIT 7.1

# SHARED USE PATH EXHIBIT

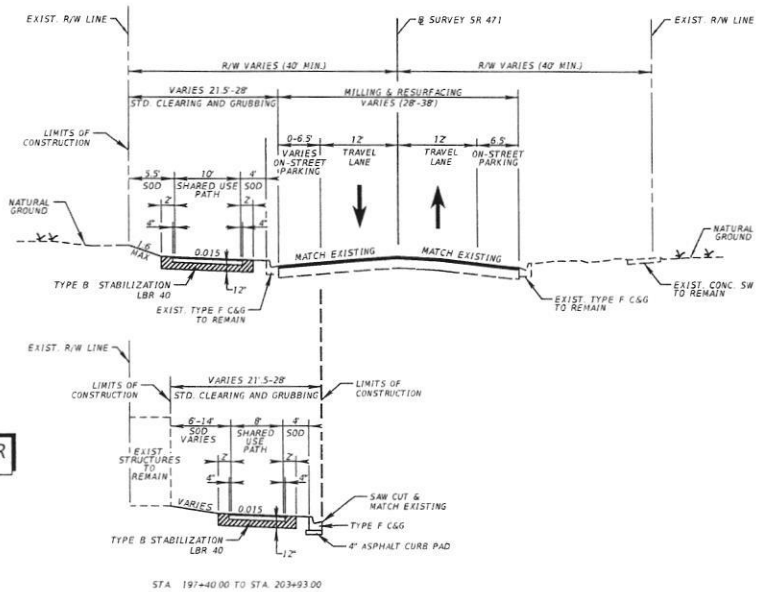
FPID 435471-2-52-01



LEGEND  
SHARED USE PATH



### Exhibit "A-2"



**CITY OF WEBSTER**  
LIMIT OF MAINTENANCE

TYPICAL SECTION  
SR 471  
STA. 188+76.63 TO STA. 208+60.00  
MTS

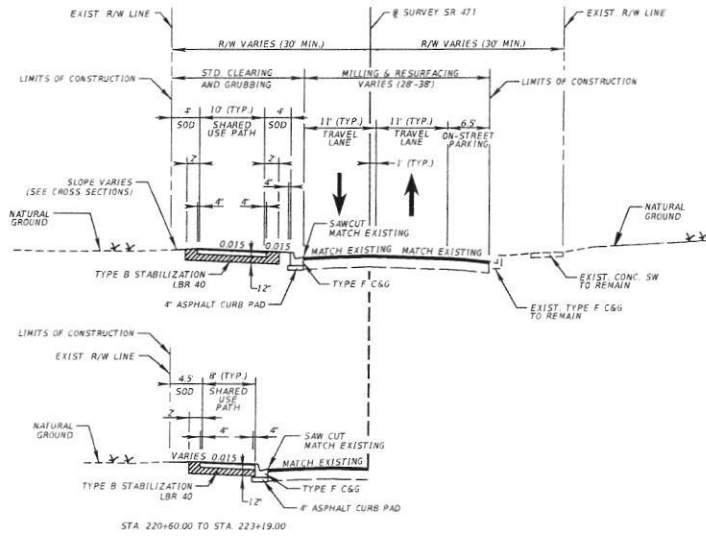
SHARED USE PATH PAVEMENT DESIGN  
OPTIONAL BASE GROUP 1 WITH  
TYPE SP STRUCTURAL COURSE (TRAFFIC B) (1.5')  
MAINLINE MILLING & RESURFACING  
MILL EXISTING ASPHALT PAVEMENT (1.5' DEPTH)  
FRICTION COURSE FC 12.5 (PG 76-22) (TRAFFIC C) (1.5')

**TRAFFIC DATA**  
CURRENT YEAR = 2020 AADT = 5,800  
ESTIMATED OPENING YEAR = 2024 AADT = 6,800  
ESTIMATED DESIGN YEAR = 2044 AADT = 10,800  
K = 9.5% D = 51.47% T = 20.4% (24 HOUR)  
DESIGN SPEED = 35 MPH  
POSTED SPEED = 35 MPH  
SHARED USE PATH DESIGN SPEED = 18 MPH

REVISIONS		DESCRIPTION	BRYAN A. ANDERSON, P.E. P.E. LICENSE NUMBER 64817 BURGESS & NIPLÉ, INC. 10006 N. DALE MABRY HIGHWAY, SUITE 201 TAMPA, FL 33618	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			TYPICAL SECTION (2)	SHEET NO. 17
DATE	DESCRIPTION			ROAD NO.	COUNTY	FINANCIAL PROJECT ID		
				SR 471	SUMTER	435471-2-52-01		

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61015-23.004, F.A.C.

# Exhibit "A-3"



**CITY OF WEBSTER**  
LIMIT OF MAINTENANCE

TYPICAL SECTION  
SR 471  
STA. 208+60.00 TO STA. 209+48.62 (BK)=  
STA. 209+46.40 (AH) TO STA. 226+20.00  
NTS

SHARED USE PATH PAVEMENT DESIGN  
OPTIONAL BASE GROUP 1 WITH  
TYPE SP STRUCTURAL COURSE (TRAFFIC B) (1.5')

MILLING & RESURFACING  
MILL EXISTING ASPHALT PAVEMENT (1.5" DEPTH)  
FRACTION COURSE FC 12-3 (PG 16-22) (TRAFFIC C) (1.5')

**TRAFFIC DATA**

CURRENT YEAR = 2020 AADT = 8,800  
ESTIMATED OPENING YEAR = 2024 AADT = 6,000  
ESTIMATED DESIGN YEAR = 2044 AADT = 10,800  
K = 2.5% D = 31.47% T = 20.4% (24 HOUR)  
DESIGN SPEED = 35 MPH  
POSTED SPEED = 35 MPH  
SHARED USE PATH DESIGN SPEED = 18 MPH

REVISIONS		DATE	DESCRIPTION	BRYAN A. ANDERSON, P.E. P.E. LICENSE NUMBER 64817 BURRESS & NIPLE, INC. 10006 N. DALE MABRY HIGHWAY, SUITE 201 TAMPA, FL 33618	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			SHEET NO.
DATE	DESCRIPTION				ROAD NO.	COUNTY	FINANCIAL PROJECT ID	
					SR 471	SUMTER	435471-2-52-01	18

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61D15-23.004, F.A.C.

Exhibit "B"  
CONSTRUCTION PLANS  
F.P.I.D: 435471-2-52-01

The Contract Plans for the construction of Department Project # 435471-2-52-01 South Sumter Trail (State Road 471 from the Intersection of State Road 50 to County Road 478), are identified herein by attaching the cover sheet of said plans and by such, the entire set of Contract Plans are incorporated by reference.

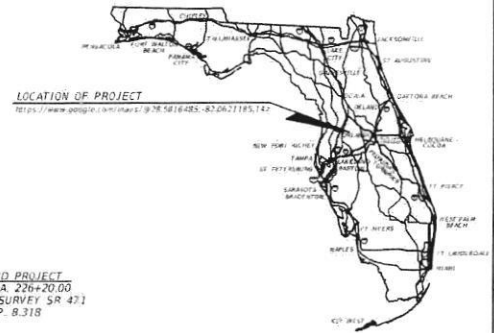
Exhibit "B-1"  
STATE OF FLORIDA  
**DEPARTMENT OF TRANSPORTATION**

**CONTRACT PLANS COMPONENTS**

- ROADWAY PLANS
- SIGNING AND PAVEMENT MARKING PLANS
- SIGNALIZATION PLANS
- LIGHTING PLANS
- STRUCTURE PLANS

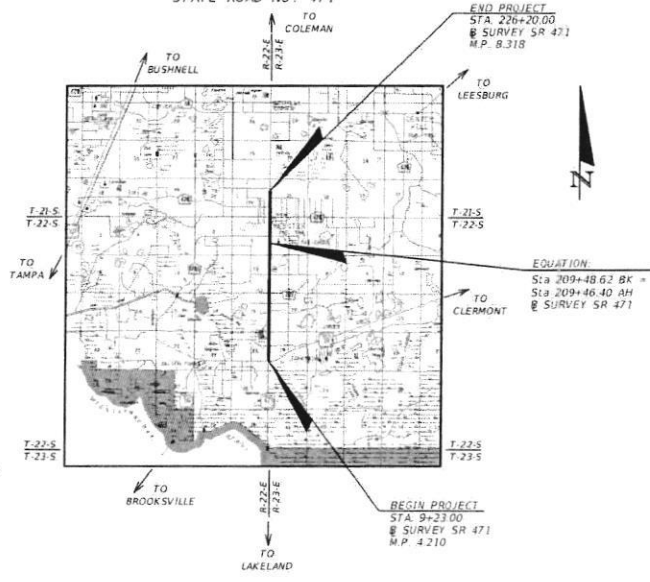
**CONTRACT PLANS**

FINANCIAL PROJECT ID 435471-2-52-01  
(FEDERAL FUNDS)  
SUMTER COUNTY (18030)  
STATE ROAD NO. 471



**INDEX OF ROADWAY PLANS**

SHEET NO.	SHEET DESCRIPTION
1	KEY SHEET
1A	NOTES TO REVIEWER
2	SIGNATURE SHEET
3-4	SUMMARY OF PAY ITEMS
13-14	DRAINAGE MAP
15	EXISTING DRAINAGE STRUCTURE SCHEDULE
16-18	FLOOD DATA
19	TYPICAL SECTION
20-22	TYPICAL SECTION DETAILS
23-24	SUMMARY OF DRAINAGE STRUCTURES
25	OPTIONAL MATERIALS TABULATION
26-31	PROJECT LAYOUT
32	PROJECT CONTROL
33-71	GENERAL NOTES
72	ROADWAY PLAN PROFILE
73-104	INTERSECTION DETAILS
105-107	DRAINAGE STRUCTURES
108-111	DRAINAGE DETAILS
112-230	ROADWAY SOIL SURVEY
240-246	CROSS SECTIONS
247-266	DRIVEWAY HALF SECTIONS
267-268	STORM WATER POLLUTION PREVENTION PLAN
269-285	TEMPORARY TRAFFIC CONTROL PLANS
286-324	UTILITY ADJUSTMENTS
325-326	SUMMARY OF VERIFIED UTILITIES
327-334	WETLAND IMPACTS
SO-1 - SO-24	SUMMARY OF QUANTITIES



**GOVERNING STANDARD PLANS:**

Florida Department of Transportation, FY2022-23 Standard Plans for Road and Bridge Construction and applicable Interim Revisions (IRs).

Standard Plans for Road Construction and associated IRs are available at the following website: <http://www.flot.gov/design/standardplans>

APPLICABLE IRs: IR N/A

Standard Plans for Bridge Construction are included in the Structures Plans Component

**GOVERNING STANDARD SPECIFICATIONS:**

Florida Department of Transportation, January 2023 Standard Specifications for Road and Bridge Construction at the following website: <http://www.flot.gov/programmanagement/Implemented/SpecBooks>

**ROADWAY PLANS  
ENGINEER OF RECORD:**

BRYAN A. ANDERSON, P.E.  
P.E. NO.: 64617  
BURGESS & NIPLE, INC.  
10006 N. DALE MABRY HWY., SUITE 201  
TAMPA, FL 33618  
PHONE: (813) 962-8689  
CONTRACT NO. CA455  
VENDOR NO 310883550

**FDOT PROJECT MANAGER:  
JUDE JEAN FRANCOIS**

CONSTRUCTION CONTRACT NO.	FISCAL YEAR	SHEET NO.
TBD	23	1

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 910E-23.004, F.A.C.

Exhibit "C"  
AGENCY RESOLUTION  
F.P.I.D.: 435471-2-52-01

The agency Resolution authorizing entry into this Agreement is attached and incorporated into this Agreement.

## RESOLUTION 2023-02

**A RESOLUTION OF THE CITY OF WEBSTER, FLORIDA AUTHORIZING THE SUBMITTAL OF AN APPROPRIATIONS REQUEST TO THE STATE OF FLORIDA FOR THE FUNDING OF A GRINDER PUMP REPLACEMENT PROJECT TO SUPPLY SAFE AND EFFICIENT GRAVITY WASTEWATER SERVICE TO AN ECONOMICALLY DISADVANTAGED SECTOR OF THE POPULATION IN THE CITY OF WEBSTER; PROVIDING FOR IMPLEMENTING ADMINISTRATIVE ACTIONS; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Legislature of the State of Florida has, in Chapter 166, *Florida Statutes*, conferred upon local governments the authority to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry and other controlling law of the State of Florida vests home rule powers in the City of Webster (City) acting through its governing body, the City Council; and

**WHEREAS**, the State of Florida has agreed to make funding available to cities and counties for projects such as the grinder pump replacement program being undertaken by the City and requires the submittal of an application and all supporting documentation in order to qualify for consideration for such funding; and

**WHEREAS**, The City of Webster has designated a grinder pump replacement project, located in the Johnson's Subdivision, which will supply safe and efficient gravity wastewater service to an economically disadvantaged sector of the population in the City and remove the costly and inefficient service from a sector of the population which cannot afford the high maintenance of the current grinder pump wastewater system (Project); and

**WHEREAS**, the Project will also reduce nutrient loading and environmental impacts from domestic wastewater into the surrounding residential environment caused by back-ups and overflows of inefficient and damaged grinder pumps; and

**WHEREAS**, in addition to the replacement of the grinder pumps, the City will be replacing the antiquated and undersized current master lift station; and

**WHEREAS**, the referenced improvements will support the residential/commercial growth and economic vitality within the City, as well as within Sumter County; and

**WHEREAS**, the City has estimated the amount required for the funding of the Project to be \$3.7million; and

**WHEREAS**, the City Council of the City of Webster has directed the City Manager and her staff to prepare and file an appropriations request with the State of

Florida to include the necessary application(s) and all supporting documentation for the funding of the Project and to take any and all steps necessary to secure a commitment from the State of Florida to provide such funding.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF WEBSTER, FLORIDA, AS FOLLOWS:**

**SECTION 1 Legislative Findings And Intent; Incorporation Of Exhibits.**

(a) The City of Webster has complied with all requirements and procedures of Florida law in processing this Resolution.

(b) The foregoing recitals (whereas clauses) are hereby ratified, affirmed and confirmed as being true and correct and are hereby made a part of this Resolution.

**SECTION 2. Preparation and Submittal of Applications and Supporting Documentation for Funding Commitment for the Project from the State of Florida.**

The City Council of the City of Webster hereby approves of, and directs that, an appropriations request be filed with the State of Florida for a funding commitment for the Project which request shall include the preparation and filing of the necessary application(s) and all supporting documentation for the funding of the Project by the State of Florida and hereby authorizes and directs the City Manager and her staff to take any and all steps necessary to secure a funding commitment from the State of Florida for the Project.

**SECTION 3. Implementing Administrative Actions.**

(a) The City Manager is hereby authorized and directed to implement the provisions of this Resolution as may be deemed necessary or appropriate.

(b) The City Manager and City Attorney are also hereby authorized and directed to implement the provisions of this Resolution and to take any and all necessary administrative actions to bring into effect the provisions of this Resolution in accordance with controlling law as such officers may deem appropriate in their respective roles and functions under the *City of Webster City Charter*.

**SECTION 4. Effective Date.**

The provisions of this Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this 19<sup>th</sup> day of January 2023.

**ATTEST:**

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

By: \_\_\_\_\_  
Amy Flood, City Clerk

By: \_\_\_\_\_  
Bobby Yost, Mayor

**Approved as to form and Legality:**

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



**MAINTENANCE MEMORANDUM OF AGREEMENT**



# 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



January is National Blood Donor Month

### Did you Know????

The Webster Cemetery Association picnic has been a tradition in Webster for more than 67 years. The event, usually held in October each year, serves as a fundraiser for cemetery maintenance for three Webster area cemeteries, Garden of Memories, Stewart Chapel and Mt. Zion. The annual gathering reunites friends and families who gather under the Market sheds to eat and visit. As part of the festivities there is an annual cake auction featuring a variety of homemade cakes and pies that go to the highest bidder.



### Important Dates:

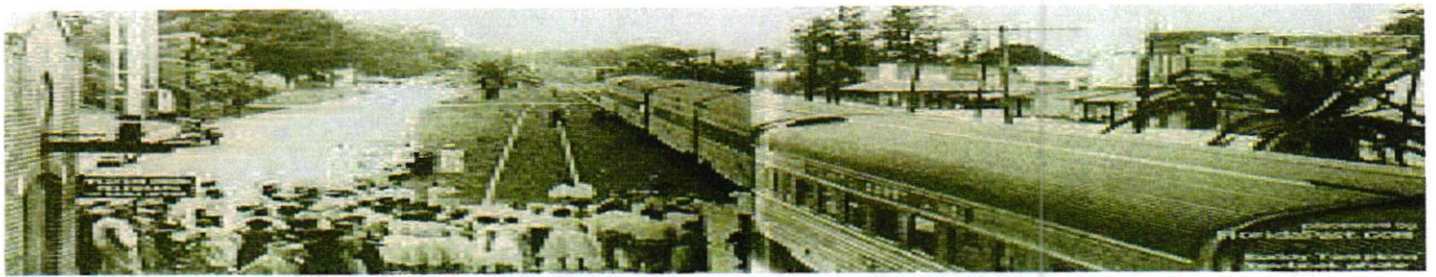
01/15 Utility Payment Deadline to prevent late fees

01/16 City Offices closed in observance of Martin Luther King, Jr. Day

01/17 6pm Planning & Zoning Board Meeting

01/19 6pm City Council Meeting - City Hall

01/23 Utility Turn-off for non-payment



## Operational Activities—Administration

On-line payment processing—74	In office Payment Processing—335
New Accounts—11	Closed Accounts—6
Late Fee Assessments—136	Turn-offs—31
Notaries—16	Copy Requests—33
Faxes—3	New Account Impact Fees—2
Locates—22	Work orders created—128
Work Orders closed—122	Business License Processed—22
Container Permit Renewals—3	New Code Enforcement Cases—0
Follow-up on existing Code Enforcement Cases—0	Code Enforcement Liens—0
Code Enforcement Foreclosures—0	Public Records Request—6
Checks Processed for Payments—41	Purchase Orders—79
Utility Batches/Balancing—43	Community Hall Rental—1
Miscellaneous Payment Processing—8	

- Entered Meter Reads and processed utility bills for 489 utility accounts
- Reviewed Waste Management Bill for accuracy of billed/type of accounts
- Working with the First Baptist Church of Webster in preparation for Light Up Webster
- Working on preparations for Webster's Lighted Christmas Parade
- 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
- Met with US Water Jumper Creek Wastewater Plant options
- 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
- Started organizing files for new Fiscal Year transition
- Processing payroll checks for all employees
- Learning new techniques on MCSJ for more efficient and accurate payroll processing
- 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
- Virtual training for SHRM Certification
- Review and update transfers for City of Bushnell Utilities



## Operational Activities—Public Works

Work orders processed—128

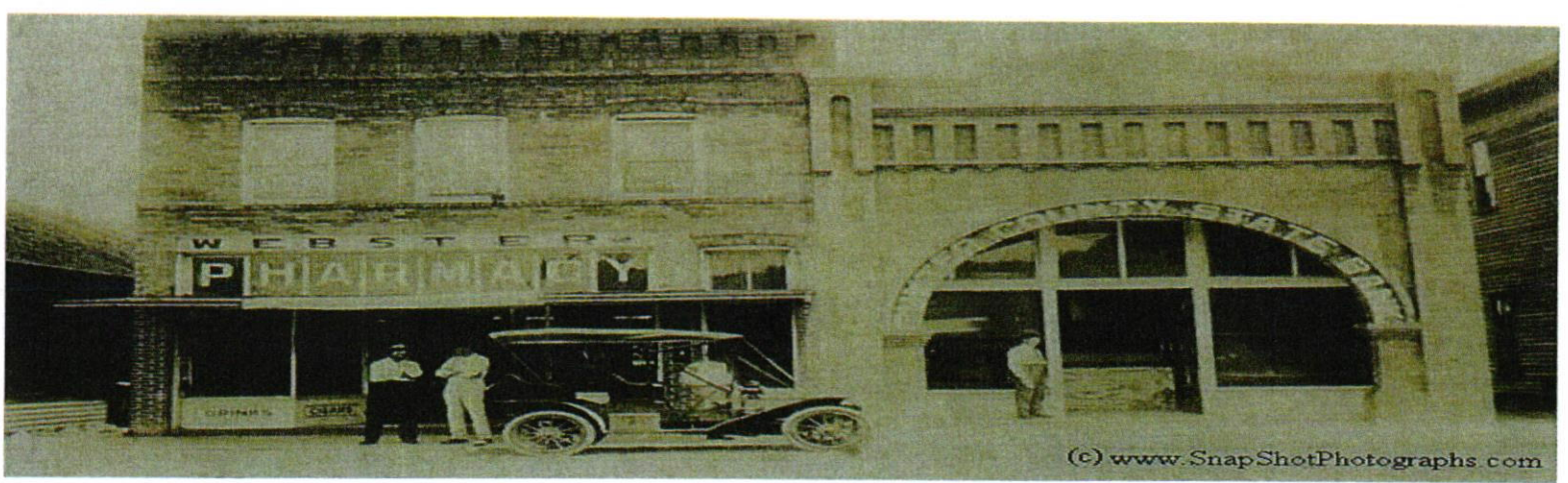
Utility turn-off – 31

Utility account turn-on—34

Locates—22 Other—51

- Water main on SE 4th St. Checked, no leaks, road still closed
- Grinder pump issues NW 4th St
- Corresponded with Sumter County and the School Board about lines being painted on roads. Ordinance prohibits this
- Check painting of roofs on concession stands at both parks. They need more paint
- Meet with Clay Walker at Hewitt Park to have him install electric for the basketball courts
- Meet with Tom Gustafson from FRWA trying to locate water main layout on SE 4th St. What was exposed does not match water maps. He was unable to locate all lines.
- Clean LS#4 on NE 9th St. This lift station has grease issues even with degreaser and regular cleaning
- Meet with Jarad from Ferguson to do data log. Data indicated a leak. Customer was notified and given a copy of the report
- Meet with Jamie Hope from FRWA and Sumter County at the Fairgrounds. Jamie brought a camera to find an area of groundwater infiltration.
- Work with Louise Horn on Sumter Trail project
- Contact Duke Energy regarding a downed line on West Central
- Multiple locates for Homes in Partnership
- FEMA meeting regarding LS#11 and Community Center
- Contact Eurofins Lab to schedule courier for interconnect sample
- Meter calibration test results sent to SWFWMD
- Put up Christmas cards on Central
- Work on clogged drain on Central
- High wet well alarm at fairgrounds lift station
- Hang fire extinguisher in remodeled Community Hall
- Remove existing hedges from around Community Hall
- Work on LS#3. Omni issues
- Work on LS#4. Float issues
- Work with Louise Horn on Sumter Trail Project
- Work on LS#4. Reset Omni, check floats
- Meet Jarad from Ferguson to do a data log. Customer was notified of results
- Wrap RPZ valves at lift stations and parks to prevent freezing
- Water turn offs and turn ons
- Cover/wrap citrus trees at the Community Hall
- Broken water main on NE 1st St and NE 2nd Ave
- Issue boil water notices for affected residents
- Contact US Water to pull BacT samples
- Meter reads
- Repair RPZ at Hewitt Park
- Fill in hole from water main break
- Rescind boil water notices delivered

<b>REVENUE AND LOSS 2022</b>	
<b>REVENUE</b>	<b>DECEMBER</b>
AD VALOREM TAX	\$60,130.95
BUSINESS LICENSE	\$267.00
CONTAINER PERMIT	\$375.00
TOWER REVENUE	\$0.00
WATER REVENUE	\$17,626.93
GARBAGE REVENUE	\$17,357.04
SEWER REVENUE	\$36,900.48
WATER IMPACT FEES	\$7,500.00
SEWER IMPACT FEES	\$15,000.00
FRANCHISE FEE	\$1,698.31
UTILITY TAX	\$1,050.65
FLAIR	\$28,341.88
<b>TOTAL REVENUE</b>	<b>\$186,248.24</b>
<b>EXPENSE</b>	
LIFE INSURANCE	\$203.73
ACCOUNTING & AUDIT	\$1,546.60
LEGAL SERVICE	\$4,862.50
PETTY CASH	\$65.24
POSTAGE	\$760.00
CLEANING SERVICE	\$800.00
DEPUTIES	\$13,274.75
WASTE CONNECTIONS	\$11,155.69
CITY OF BUSHNELL	\$8,248.17
REPAIR AND MAINTENANCE	\$14,060.38
PAYROLL	\$36,722.52
PAYROLL TAXES	\$12,489.34
MACHINERY & EQUIPMENT	\$2,187.36
MEDICAL INSURANCE	\$4,867.96
<b>TOTAL EXPENSE</b>	<b>\$111,244.24</b>
<b>REVENUE/LOSS</b>	<b>\$75,004.00</b>



(c) www.SnapShotPhotographs.com

## Get to Know Our Staff



Administrative Clerk Melissa Britt was born in Houston, Texas. She has lived in Sumter County Florida for the past 32 years. Melissa has been married for 13 and 1/2 years and has two sons and one granddaughter.

Melissa enjoys retail therapy; beach time, watching football, fishing, baking and spending time with family.

Melissa came to the City of Webster in November 2019. Since coming to the City, Melissa has worked on many process improvements for the City in the way of business licensing, container permits, and code compliance. Melissa has also been instrumental in keeping the City compliant with our "Bee City" designation as well. Melissa also manages the City website and Facebook.

Melissa previously worked for the Sumter County School System for 17 and 1/2 years. She enjoyed her time at the school system and working with the kids.

Melissa continues to look for ways to enhance and improve the business licensing, container permitting and code compliance programs to not only save the city time and resources but to also provide for more convenient and timely process for the customers.



There are about 350,000 pollinator species in the world. While bees might be the most well-known, other insects, including butterflies, flies, moths, beetles, and wasps, also pollinate. Birds, bats, other small mammals, and lizards can act as pollinators, as well. Photo credit Piedmont Environmental Alliance.

## What's happening in the City

Green Orchid Bees are great pollinators!



Per Wikipedia, *Euglossa dilemma*, the green orchid bee or dilemma orchid bee, is a species of solitary euglossine bee native to a broad area of Central America, and recently introduced to Florida in the United States.

Photo Credit Tonya Malott

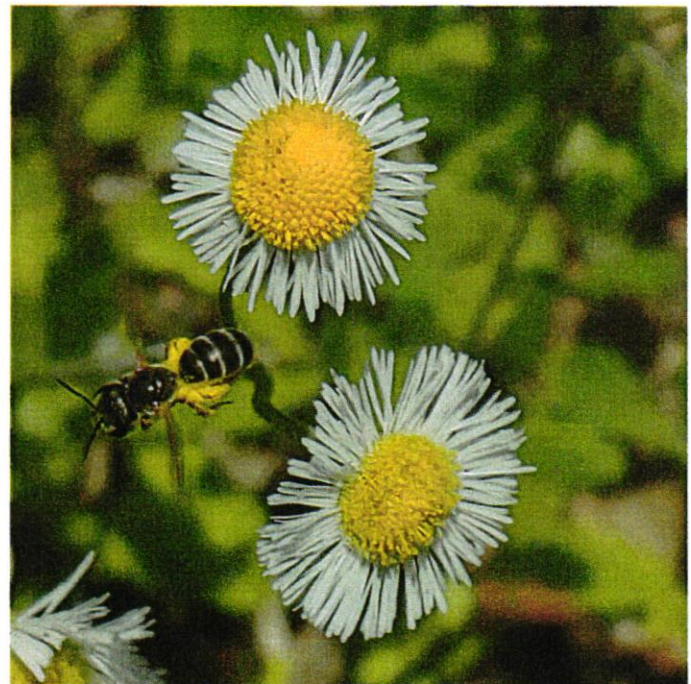


Photo Credit Tonya Malott

Primary Unit	Date Time Recieved	Complaint Type	Address
JUSTIN ST CLAIR, 253	12/01/2022 04:02:03	ANIMAL COMPLAINT	871 NW 6TH ST
KAYLA CRAMER, 251	12/01/2022 06:15:00	BUILDING CHECK	447 NW 6TH AVE
KAYLA CRAMER, 251	12/01/2022 06:45:57	SUSPICIOUS PERSON	85 E CENTRAL AVE
JOHN GUINANE, X126	12/01/2022 07:10:34	TRAFFIC CONTROL	349 S MARKET BLVD
BLAINE DAY, 165	12/01/2022 10:52:25	SICK/INJURED	276 N MARKET BLVD
NICHOLAS TORCHIA, C145	12/01/2022 11:18:09	ATTEMPT TO CONTACT	174 S MARKET BLVD
	12/01/2022 12:37:39	911 HANGUP	1640 CR 738
DERRICK CANNA, Z203	12/01/2022 13:01:26	TRAFFIC STOP	S MARKET BLVD
JACOB HOLLOWAY, T122	12/01/2022 13:40:41	INFORMATION	773 NW 10TH AVE
CHARLES PIVETZ, 257	12/01/2022 14:16:34	DCF/ABUSE REG	773 NW 10TH AVE
SHAWN DECKARD, B133	12/01/2022 15:10:19	CIVIL-SERV PAPER	146 NW 3RD AVE
WALTER PETERSON, 252	12/01/2022 20:20:00	BUILDING CHECK	447 NW 6TH AVE
WALTER PETERSON, 252	12/01/2022 20:27:11	THEFT	9511 CR 733
TREY KILLORAN, 238	12/02/2022 06:15:00	BUILDING CHECK	447 NW 6TH AVE
STEVEN NEUMANN, 220	12/02/2022 07:37:20	INFORMATION	333 E CENTRAL AVE
CARL DUNLAP, B171	12/02/2022 16:08:05	CIVIL-SERV PAPER	604 NW 5TH ST
TREY KILLORAN, 238	12/02/2022 16:08:57	TRAFFIC ENFORCEMENT	773 NW 10TH AVE
CODY TAPANES, 240	12/02/2022 20:20:00	BUILDING CHECK	447 NW 6TH AVE
ADAM DODGE, S59	12/03/2022 00:56:55	ATTEMPT TO CONTACT	62 SW 2ND ST
GARRETT ALLEN, 211	12/03/2022 03:21:40	CITIZENS ASSIST	N MARKET BLVD
TREY KILLORAN, 238	12/03/2022 06:15:00	BUILDING CHECK	447 NW 6TH AVE
RONDEZ MOORE, 136	12/03/2022 12:12:35	TRAFFIC STOP	349 S MARKET BLVD
TREY KILLORAN, 238	12/03/2022 12:24:49	DISTURBANCE-VERBAL	15 S MARKET BLVD
TREY KILLORAN, 238	12/03/2022 13:42:13	INFORMATION	374 N MARKET BLVD
CODY TAPANES, 240	12/03/2022 19:52:30	DISTURBANCE-NOISE	572 NW 9TH AVE
CODY TAPANES, 240	12/03/2022 20:20:00	BUILDING CHECK	447 NW 6TH AVE
CODY TAPANES, 240	12/03/2022 20:26:33	SUSPICIOUS VEH	JODY LN
TREY KILLORAN, 238	12/04/2022 06:15:00	BUILDING CHECK	447 NW 6TH AVE
	12/04/2022 14:08:54	INFORMATION	SE 4TH ST
CODY TAPANES, 240	12/04/2022 18:25:51	CIVIL	64 NE 1ST AVE
CODY TAPANES, 240	12/04/2022 20:20:00	BUILDING CHECK	447 NW 6TH AVE
	12/04/2022 22:20:25	SICK/INJURED	9009 OAK ALLEY BLVD 188
KAYLA CRAMER, 251	12/05/2022 06:15:00	BUILDING CHECK	447 NW 6TH AVE
KAYLA CRAMER, 251	12/05/2022 07:08:41	FCIC/NCIC HIT	329 N MARKET BLVD
SHAWN DECKARD, B133	12/05/2022 10:52:53	CIVIL-SERV PAPER	130 NW 2ND ST
	12/05/2022 11:35:28	911 MISDIAL	516 NW 3RD ST
SHAWN DECKARD, B133	12/05/2022 13:20:55	CIVIL-SERV PAPER	8 NW 4TH AVE
	12/05/2022 15:38:08	SICK/INJURED	1010 E CENTRAL AVE
JUSTIN ST CLAIR, 253	12/05/2022 18:35:13	TRAFFIC STOP	N MARKET BLVD
JUSTIN ST CLAIR, 253	12/05/2022 18:58:59	TRAFFIC STOP	N MARKET BLVD
JUSTIN ST CLAIR, 253	12/05/2022 19:22:59	TRAFFIC STOP	N MARKET BLVD
JUSTIN ST CLAIR, 253	12/05/2022 20:20:00	BUILDING CHECK	447 NW 6TH AVE
JUSTIN ST CLAIR, 253	12/05/2022 20:56:24	TRAFFIC STOP	374 N MARKET BLVD
JUSTIN ST CLAIR, 253	12/05/2022 21:40:33	NARCOTICS	374 N MARKET BLVD
KAYLA CRAMER, 251	12/06/2022 06:15:00	BUILDING CHECK	447 NW 6TH AVE
	12/06/2022 17:50:00	BUILDING CHECK	524 N MARKET BLVD
WALTER PETERSON, 252	12/06/2022 20:20:00	BUILDING CHECK	447 NW 6TH AVE
ROBERT BRITT, 114	12/06/2022 22:40:25	EXTRA PATROL	524 N MARKET BLVD

STEVEN NEUMANN, 220	12/07/2022 05:44:07	SUSPICIOUS VEH	329 N MARKET BLVD
TREY KILLORAN, 238	12/07/2022 06:15:01	BUILDING CHECK	447 NW 6TH AVE
TREY KILLORAN, 238	12/07/2022 07:14:41	TRAFFIC CONTROL	349 S MARKET BLVD
	12/07/2022 09:53:32	911 MISDIAL	189 NE 4TH ST
EDWARD HINDERHOFER, K178	12/07/2022 11:56:13	SUSPICIOUS PERSON	NW 6TH ST
LAWRENCE WYNN, L25	12/07/2022 12:43:11	JUVENILE	773 NW 10TH AVE
TREY KILLORAN, 238	12/07/2022 14:10:19	DCF/ABUSE REG	1010 E CENTRAL AVE 1
TREY KILLORAN, 238	12/07/2022 14:55:36	DCF/ABUSE REG	1010 E CENTRAL AVE 16
SHAWN DECKARD, B133	12/07/2022 15:02:21	CIVIL-SERV PAPER	130 NW 2ND ST
SHAWN DECKARD, B133	12/07/2022 15:40:14	FCIC/NCIC HIT	130 NW 2ND ST
TREY KILLORAN, 238	12/07/2022 16:02:43	TRAFFIC CONTROL	773 NW 10TH AVE
	12/07/2022 16:31:07	911 MISDIAL	322 SE 3RD AVE
CODY TAPANES, 240	12/07/2022 16:36:38	STOLEN-TRAILER	382 NE 1ST ST
CODY TAPANES, 240	12/07/2022 19:38:04	INFORMATION	524 N MARKET BLVD
CODY TAPANES, 240	12/07/2022 20:20:00	BUILDING CHECK	447 NW 6TH AVE
TREY KILLORAN, 238	12/08/2022 06:15:01	BUILDING CHECK	447 NW 6TH AVE
STEVEN NEUMANN, 220	12/08/2022 06:45:32	911 HANGUP	SR 471
TREY KILLORAN, 238	12/08/2022 07:27:30	TRAFFIC CONTROL	349 S MARKET BLVD
TREY KILLORAN, 238	12/08/2022 09:43:35	ATC -WELFARE CHECK	385 NE 3RD ST
MICHAEL CASSIDY, L24	12/08/2022 10:04:17	INVESTIGATION FOLLOW	E CENTRAL AVE
STEVEN NEUMANN, 220	12/08/2022 12:39:37	FCIC/NCIC HIT	13904 SR 471
CALEB ROSS, T148	12/08/2022 13:00:51	INFORMATION	349 S MARKET BLVD
JACOB HOLLOWAY, T122	12/08/2022 16:17:01	SICK/INJURED	773 NW 10TH AVE
CODY TAPANES, 240	12/08/2022 20:20:00	BUILDING CHECK	447 NW 6TH AVE
CODY TAPANES, 240	12/09/2022 02:09:34	SUSPICIOUS VEH	W CENTRAL AVE
KAYLA CRAMER, 251	12/09/2022 06:15:00	BUILDING CHECK	447 NW 6TH AVE
TYLER THOMPSON, 230	12/09/2022 09:22:51	CITZ ASST-ESCRT	773 NW 10TH AVE
CALEB ROSS, T148	12/09/2022 11:54:22	SICK/INJURED	349 S MARKET BLVD
MICHAEL CALLAWAY, S58	12/09/2022 12:16:51	JUVENILE	349 S MARKET BLVD
TYLER THOMPSON, 230	12/09/2022 14:55:51	CITIZENS ASSIST	773 NW 10TH AVE
	12/09/2022 15:23:57	SICK/INJURED	285 NE 3RD ST
CALEB ROSS, T148	12/09/2022 15:53:29	JUVENILE	349 S MARKET BLVD
JUSTIN ST CLAIR, 253	12/09/2022 19:45:01	TRAFFIC STOP	N MARKET BLVD
	12/09/2022 19:52:39	INFORMATION	102 NE 4TH AVE
JUSTIN ST CLAIR, 253	12/09/2022 20:20:00	BUILDING CHECK	447 NW 6TH AVE
KAYLA CRAMER, 251	12/10/2022 06:15:00	BUILDING CHECK	447 NW 6TH AVE
CARL DUNLAP, B171	12/10/2022 11:35:49	CIVIL-SERV PAPER	707 NW 4TH ST
HECTOR OTERO JR, S60	12/10/2022 19:59:25	DISTURBANCE-NOISE	978 NW 4TH ST
JUSTIN ST CLAIR, 253	12/10/2022 20:20:00	BUILDING CHECK	447 NW 6TH AVE
KAYLA CRAMER, 251	12/11/2022 06:15:00	BUILDING CHECK	447 NW 6TH AVE
KAYLA CRAMER, 251	12/11/2022 14:54:30	TRAFFIC STOP	3118 E C 48
JUSTIN ST CLAIR, 253	12/11/2022 19:14:33	DISTURBANCE-UNK	814 NW 5TH ST
JUSTIN ST CLAIR, 253	12/11/2022 20:20:00	BUILDING CHECK	447 NW 6TH AVE
	12/12/2022 04:57:47	REPOSSESSION	174 S MARKET BLVD
STEVEN NEUMANN, 220	12/12/2022 06:15:01	BUILDING CHECK	447 NW 6TH AVE
STEVEN NEUMANN, 220	12/12/2022 06:58:19	BURGLARY OW	267 N MARKET BLVD
	12/12/2022 08:43:07	911 HANGUP	445 NW 10TH AVE
STEVEN NEUMANN, 220	12/12/2022 08:43:09	DISTURBANCE-UNK	445 NW 10TH AVE
TREY KILLORAN, 238	12/12/2022 11:09:44	INFORMATION	524 N MARKET BLVD



STEVEN NEUMANN, 220	12/12/2022 12:03:34	CIVIL	524 N MARKET BLVD
	12/12/2022 13:43:07	911 MISDIAL	524 N MARKET BLVD
ADAM GLAYZER, X140	12/12/2022 15:20:52	TRAFFIC ENFORCEMENT	773 NW 10TH AVE
CODY TAPANES, 240	12/12/2022 20:20:00	BUILDING CHECK	447 NW 6TH AVE
CODY TAPANES, 240	12/13/2022 01:44:26	EXTRA PATROL	267 N MARKET BLVD
TREY KILLORAN, 238	12/13/2022 06:15:00	BUILDING CHECK	447 NW 6TH AVE
TREY KILLORAN, 238	12/13/2022 07:14:30	TRAFFIC CONTROL	349 S MARKET BLVD
ADAM GLAYZER, X140	12/13/2022 14:26:32	TRAFFIC ENFORCEMENT	349 S MARKET BLVD
TREY KILLORAN, 238	12/13/2022 15:47:11	THEFT -IDENTITY	360 SE 3RD AVE
CODY TAPANES, 240	12/13/2022 17:50:00	BUILDING CHECK	524 N MARKET BLVD
DENNIS HENRY, 163	12/13/2022 19:52:44	FIRE-UNKNOWN	SR 471
CODY TAPANES, 240	12/13/2022 20:20:00	BUILDING CHECK	447 NW 6TH AVE
CODY TAPANES, 240	12/13/2022 20:40:28	EXTRA PATROL	267 N MARKET BLVD
CODY TAPANES, 240	12/13/2022 20:51:54	BUILDING CHECK	524 N MARKET BLVD
KAYLA CRAMER, 251	12/14/2022 06:15:01	BUILDING CHECK	447 NW 6TH AVE
TYLER THOMPSON, 230	12/14/2022 09:11:01	ANIMAL COMPLAINT	4012 E C 478
KAYLA CRAMER, 251	12/14/2022 10:39:57	INFORMATION	349 S MARKET BLVD
PETER GLIM, S48	12/14/2022 11:54:41	ASSIST OTHER AGENCY	SR 471
DENNIS TURNER, X501	12/14/2022 11:56:38	TRAFFIC CONTROL	349 S MARKET BLVD
JACOB HOLLOWAY, T122	12/14/2022 12:41:07	INFORMATION	773 NW 10TH AVE
KAYLA CRAMER, 251	12/14/2022 14:22:19	FCIC/NCIC HIT	445 NW 10TH AVE
RASHAD CHAVIS, V164	12/14/2022 14:40:56	TRAFFIC STOP	NE 4TH AVE
	12/14/2022 16:27:04	REPOSSESSION	1010 E CENTRAL AVE
JUSTIN ST CLAIR, 253	12/14/2022 19:09:41	TRAFFIC STOP	N MARKET BLVD
JUSTIN ST CLAIR, 253	12/14/2022 19:44:43	TRAFFIC STOP	349 S MARKET BLVD
JUSTIN ST CLAIR, 253	12/14/2022 20:20:00	BUILDING CHECK	447 NW 6TH AVE
JUSTIN ST CLAIR, 253	12/15/2022 01:40:35	TRAFFIC STOP	N MARKET BLVD
JUSTIN ST CLAIR, 253	12/15/2022 02:00:00	EXTRA PATROL	267 N MARKET BLVD
JUSTIN ST CLAIR, 253	12/15/2022 02:58:29	DISTURBANCE-UNK	814 NW 5TH ST
KAYLA CRAMER, 251	12/15/2022 06:15:00	BUILDING CHECK	447 NW 6TH AVE
JACOB HOLLOWAY, T122	12/15/2022 09:02:54	INFORMATION	773 NW 10TH AVE
	12/15/2022 18:00:31	SICK/INJURED	831 NW 5TH ST
JUSTIN ST CLAIR, 253	12/15/2022 18:32:08	TRAFFIC STOP	374 N MARKET BLVD
JUSTIN ST CLAIR, 253	12/15/2022 18:44:03	TRAFFIC STOP	N MARKET BLVD
HECTOR OTERO JR, S60	12/15/2022 20:20:00	BUILDING CHECK	447 NW 6TH AVE
JUSTIN ST CLAIR, 253	12/16/2022 00:49:08	EXTRA PATROL	267 N MARKET BLVD
TREY KILLORAN, 238	12/16/2022 06:15:00	BUILDING CHECK	447 NW 6TH AVE
CODY TAPANES, 240	12/16/2022 20:20:01	BUILDING CHECK	447 NW 6TH AVE
CODY TAPANES, 240	12/16/2022 21:24:45	EXTRA PATROL	267 N MARKET BLVD
CODY TAPANES, 240	12/16/2022 22:31:28	TRAFFIC STOP	374 N MARKET BLVD
TREY KILLORAN, 238	12/17/2022 05:44:53	TRAFFIC STOP	S MARKET BLVD
TREY KILLORAN, 238	12/17/2022 06:15:00	BUILDING CHECK	447 NW 6TH AVE
TREY KILLORAN, 238	12/17/2022 07:56:13	PHONE COMPLT	1640 CR 738
CODY TAPANES, 240	12/17/2022 19:36:55	EXTRA PATROL	267 N MARKET BLVD
CODY TAPANES, 240	12/17/2022 20:20:00	BUILDING CHECK	447 NW 6TH AVE
CODY TAPANES, 240	12/17/2022 23:11:19	TRAFFIC STOP	N MARKET BLVD
	12/17/2022 23:31:21	SICK/INJURED	530 W KINGS HWY
STEVEN NEUMANN, 220	12/18/2022 06:15:00	BUILDING CHECK	447 NW 6TH AVE
CODY TAPANES, 240	12/18/2022 19:20:55	SUSPICIOUS VEH	NW 6TH AVE

CODY TAPANES, 240	12/18/2022 19:43:02	EXTRA PATROL	267 N MARKET BLVD
CODY TAPANES, 240	12/18/2022 20:20:00	BUILDING CHECK	447 NW 6TH AVE
KAYLA CRAMER, 251	12/19/2022 06:15:00	BUILDING CHECK	447 NW 6TH AVE
	12/19/2022 07:27:21	911 HANGUP	102 NE 4TH AVE
JOHN GUINANE, X126	12/19/2022 09:50:11	TRAFFIC ENFORCEMENT	349 S MARKET BLVD
JOHN GUINANE, X126	12/19/2022 11:06:25	ACCIDENT	N MARKET BLVD
	12/19/2022 11:31:32	SICK/INJURED	385 NE 3RD ST
JACOB HOLLOWAY, T122	12/19/2022 12:00:46	MENTAL PATIENT	773 NW 10TH AVE
	12/19/2022 15:11:33	911 MISDIAL	563 NW 3RD ST
KAYLA CRAMER, 251	12/19/2022 15:12:20	FCIC/NCIC HIT	NW 3RD ST
TRENT TRACY, D137	12/19/2022 15:59:12	INVESTIGATION FOLLOW	36 NW 3RD AVE
JACOB HOLLOWAY, T122	12/19/2022 16:21:15	JUVENILE	285 SE 5TH ST
JUSTIN ST CLAIR, 253	12/19/2022 18:19:52	TRAFFIC STOP	N MARKET BLVD
JUSTIN ST CLAIR, 253	12/19/2022 20:20:00	BUILDING CHECK	447 NW 6TH AVE
JUSTIN ST CLAIR, 253	12/20/2022 00:40:15	EXTRA PATROL	267 N MARKET BLVD
KAYLA CRAMER, 251	12/20/2022 06:15:00	BUILDING CHECK	447 NW 6TH AVE
JOHN GUINANE, X126	12/20/2022 09:25:28	CITIZENS ASSIST	SR 471
KAYLA CRAMER, 251	12/20/2022 12:27:31	DCF/ABUSE REG	1010 E CENTRAL AVE 4
WALTER PETERSON, 252	12/20/2022 14:57:13	DCF/ABUSE REG	773 NW 10TH AVE
JUSTIN ST CLAIR, 253	12/20/2022 17:50:00	BUILDING CHECK	524 N MARKET BLVD
JUSTIN ST CLAIR, 253	12/20/2022 18:38:09	THEFT	855 NW 5TH ST
JUSTIN ST CLAIR, 253	12/20/2022 18:45:47	DCF/ABUSE REG	1010 E CENTRAL AVE 4
JUSTIN ST CLAIR, 253	12/20/2022 20:20:00	BUILDING CHECK	447 NW 6TH AVE
JUSTIN ST CLAIR, 253	12/21/2022 00:05:51	EXTRA PATROL	267 N MARKET BLVD
CHRISTIAN CALLAWAY, 247	12/21/2022 06:15:00	BUILDING CHECK	447 NW 6TH AVE
CHRISTIAN CALLAWAY, 247	12/21/2022 12:37:08	SHOTS HRD- AREA	773 NW 10TH AVE
CODY TAPANES, 240	12/21/2022 20:20:00	BUILDING CHECK	447 NW 6TH AVE
CODY TAPANES, 240	12/21/2022 22:32:06	EXTRA PATROL	267 N MARKET BLVD
CODY TAPANES, 240	12/21/2022 23:46:59	DISTURBANCE-NOISE	SE 4TH ST
	12/22/2022 05:42:35	SICK/INJURED	211 N MARKET BLVD
CHRISTIAN CALLAWAY, 247	12/22/2022 06:15:00	BUILDING CHECK	447 NW 6TH AVE
CODY TAPANES, 240	12/22/2022 20:20:00	BUILDING CHECK	447 NW 6TH AVE
CODY TAPANES, 240	12/22/2022 22:17:45	EXTRA PATROL	267 N MARKET BLVD
CODY TAPANES, 240	12/23/2022 02:07:53	911 HANGUP	36 NW 3RD AVE
KAYLA CRAMER, 251	12/23/2022 06:15:00	BUILDING CHECK	447 NW 6TH AVE
KAYLA CRAMER, 251	12/23/2022 10:34:19	TRAFFIC STOP	469 N MARKET BLVD
TYLER THOMPSON, 230	12/23/2022 14:29:04	TRAFFIC STOP	NW 3RD AVE
PETER GLIM, S48	12/23/2022 15:39:28	TRAFFIC STOP	524 N MARKET BLVD
HECTOR OTERO JR, S60	12/23/2022 20:20:00	BUILDING CHECK	447 NW 6TH AVE
JUSTIN ST CLAIR, 253	12/23/2022 21:43:11	ALARM-RES	283 NE 1ST ST
JUSTIN ST CLAIR, 253	12/24/2022 01:07:22	EXTRA PATROL	267 N MARKET BLVD
KAYLA CRAMER, 251	12/24/2022 06:15:00	BUILDING CHECK	447 NW 6TH AVE
KAYLA CRAMER, 251	12/24/2022 15:09:20	FIRE-VEHICLE	374 N MARKET BLVD
	12/24/2022 20:20:00	BUILDING CHECK	447 NW 6TH AVE
JUSTIN ST CLAIR, 253	12/25/2022 00:13:18	EXTRA PATROL	267 N MARKET BLVD
JUSTIN ST CLAIR, 253	12/25/2022 00:19:39	SUSPICIOUS VEH	N MARKET BLVD
JUSTIN ST CLAIR, 253	12/25/2022 04:19:02	MENTAL PATIENT	811 NW 3RD ST
TYLER THOMPSON, 230	12/25/2022 06:15:01	BUILDING CHECK	447 NW 6TH AVE
	12/25/2022 14:26:35	SICK/INJURED	3840 E C 478 33

	12/25/2022 19:58:59	SICK/INJURED	9009 OAK ALLEY BLVD 135
JUSTIN ST CLAIR, 253	12/25/2022 20:20:00	BUILDING CHECK	447 NW 6TH AVE
DANIEL CALHOUN, 244	12/25/2022 23:55:08	EXTRA PATROL	267 N MARKET BLVD
BRADLEY MELANSON, 250	12/26/2022 06:15:00	BUILDING CHECK	447 NW 6TH AVE
STEVEN NEUMANN, 220	12/26/2022 08:26:45	CITIZENS ASSIST	SR 471
STEVEN NEUMANN, 220	12/26/2022 09:27:49	BURGLARY OW	284 NE 1ST ST
CHRISTIAN CALLAWAY, 247	12/26/2022 10:54:59	INFORMATION	871 NW 6TH ST
STEVEN NEUMANN, 220	12/26/2022 13:04:13	STOLEN VEHICLE	SR 471
STEVEN NEUMANN, 220	12/26/2022 16:09:03	STOLEN VEHICLE	SR 471
STEVEN NEUMANN, 220	12/26/2022 17:06:02	INVESTIGATION FOLLOW	SR 471
CHEALSEA ELLIS, 263	12/26/2022 17:57:52	INVESTIGATION FOLLOW	SR 471
GARRETT ALLEN, 211	12/26/2022 20:20:00	BUILDING CHECK	447 NW 6TH AVE
CODY TAPANES, 240	12/27/2022 01:15:19	EXTRA PATROL	267 N MARKET BLVD
DAVID KELLY, 255	12/27/2022 04:03:03	DISTURBANCE DOMESTIC	E C 478
CHRISTIAN CALLAWAY, 247	12/27/2022 06:15:01	BUILDING CHECK	447 NW 6TH AVE
CHRISTIAN CALLAWAY, 247	12/27/2022 08:01:59	INVESTIGATION FOLLOW	669 NW 7TH AVE
ROBERT HANSEN, X141	12/27/2022 15:03:20	TRAFFIC STOP	NE 4TH AVE
CODY TAPANES, 240	12/27/2022 17:50:00	BUILDING CHECK	524 N MARKET BLVD
CODY TAPANES, 240	12/27/2022 20:20:00	BUILDING CHECK	447 NW 6TH AVE
DAVID GRAHAM, 260	12/27/2022 22:30:12	TRAFFIC STOP	N MARKET BLVD
CODY TAPANES, 240	12/27/2022 22:43:02	EXTRA PATROL	267 N MARKET BLVD
KAYLA CRAMER, 251	12/28/2022 06:15:00	BUILDING CHECK	447 NW 6TH AVE
	12/28/2022 11:31:51	ANIMAL COMPLAINT	6801 CR 772
ANTHONY LEE, 155	12/28/2022 12:00:59	ALARM-COMRCL	658 E CENTRAL AVE
KAYLA CRAMER, 251	12/28/2022 14:34:42	PHONE COMPLT	871 NW 6TH ST
JUSTIN ST CLAIR, 253	12/28/2022 20:09:53	TRAFFIC STOP	E CENTRAL AVE
JUSTIN ST CLAIR, 253	12/28/2022 20:20:01	BUILDING CHECK	447 NW 6TH AVE
JUSTIN ST CLAIR, 253	12/29/2022 03:18:42	EXTRA PATROL	267 N MARKET BLVD
KAYLA CRAMER, 251	12/29/2022 06:15:00	BUILDING CHECK	447 NW 6TH AVE
ROBERT HANSEN, X141	12/29/2022 11:19:10	TRAFFIC STOP	7368 SR 471
JUSTIN ST CLAIR, 253	12/29/2022 20:03:58	DISTURBANCE DOMESTIC	236 NE 1ST AVE
JUSTIN ST CLAIR, 253	12/29/2022 20:20:00	BUILDING CHECK	447 NW 6TH AVE
WALTER PETERSON, 252	12/29/2022 20:56:26	TRAFFIC STOP	N MARKET BLVD
JUSTIN ST CLAIR, 253	12/30/2022 00:31:47	EXTRA PATROL	267 N MARKET BLVD
CHRISTIAN CALLAWAY, 247	12/30/2022 06:15:00	BUILDING CHECK	447 NW 6TH AVE

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:

<b>Tax Identification Parcel Number</b>	<b>Owner</b>
<b>N36-101 and N36-219</b>	<b>John and Alice Wintersteen</b>

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

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

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

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

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

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

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

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

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

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

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

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

**LEGAL DESCRIPTION**

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

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

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

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

#### **SECTION 2. EFFECT OF ANNEXATION.**

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

#### **SECTION 3. ADMINISTRATIVE ACTIONS.**

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

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

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

**SECTION 4. CONFLICTS.**

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

**SECTION 5. SEVERABILITY.**

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

**SECTION 6. CODIFICATION.**

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

**SECTION 7. EFFECTIVE DATE.**

This Ordinance shall take effect immediately upon passage and adoption.



**PASSED AND ENACTED** this \_\_\_\_\_ day of \_\_\_\_\_, 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 Winterszen 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

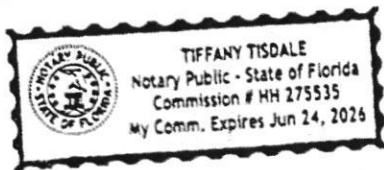
Rainald J. Rose  
Signature

[Signature]  
Witness

C Stevens Chelsea Stevens  
Signature

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 January 19, 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

# Memo

**To:** Webster City Council  
**From:** Patricia Burgos, County Planner  
**Date:** January 19, 2023  
**RE:** Adoption of the Webster Comprehensive Plan 22-03ESR  
(AKA CP2022-0005)

---

State agencies have completed their review of the Webster Comprehensive Plan amendment. Comments were received from the following agencies:

- Florida Department of Environmental Protection
- Florida Department of Transportation (FDOT)
- South West Florida Water Management district (SWFWMD)
- Florida Department of Economic Opportunity

Agency comments are limited to potential adverse impacts on important state resources and facilities. State agency comments are attached for City Council review.

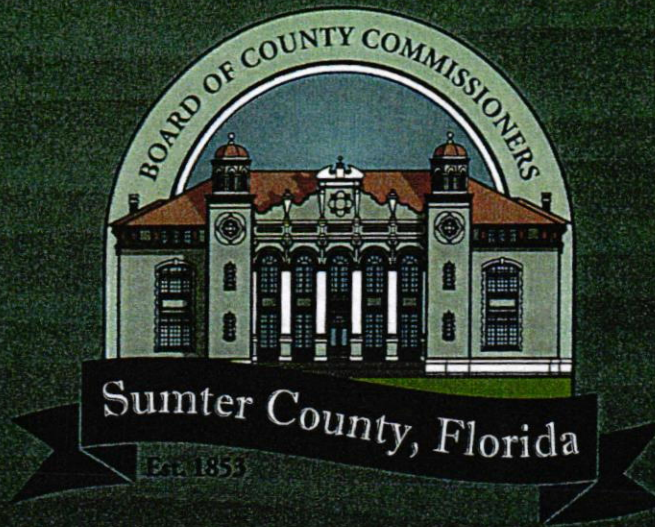
Based upon the input from State and regional reviewing agencies, staff recommends adoption of the proposed Webster Comprehensive Plan amendment.

# 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.

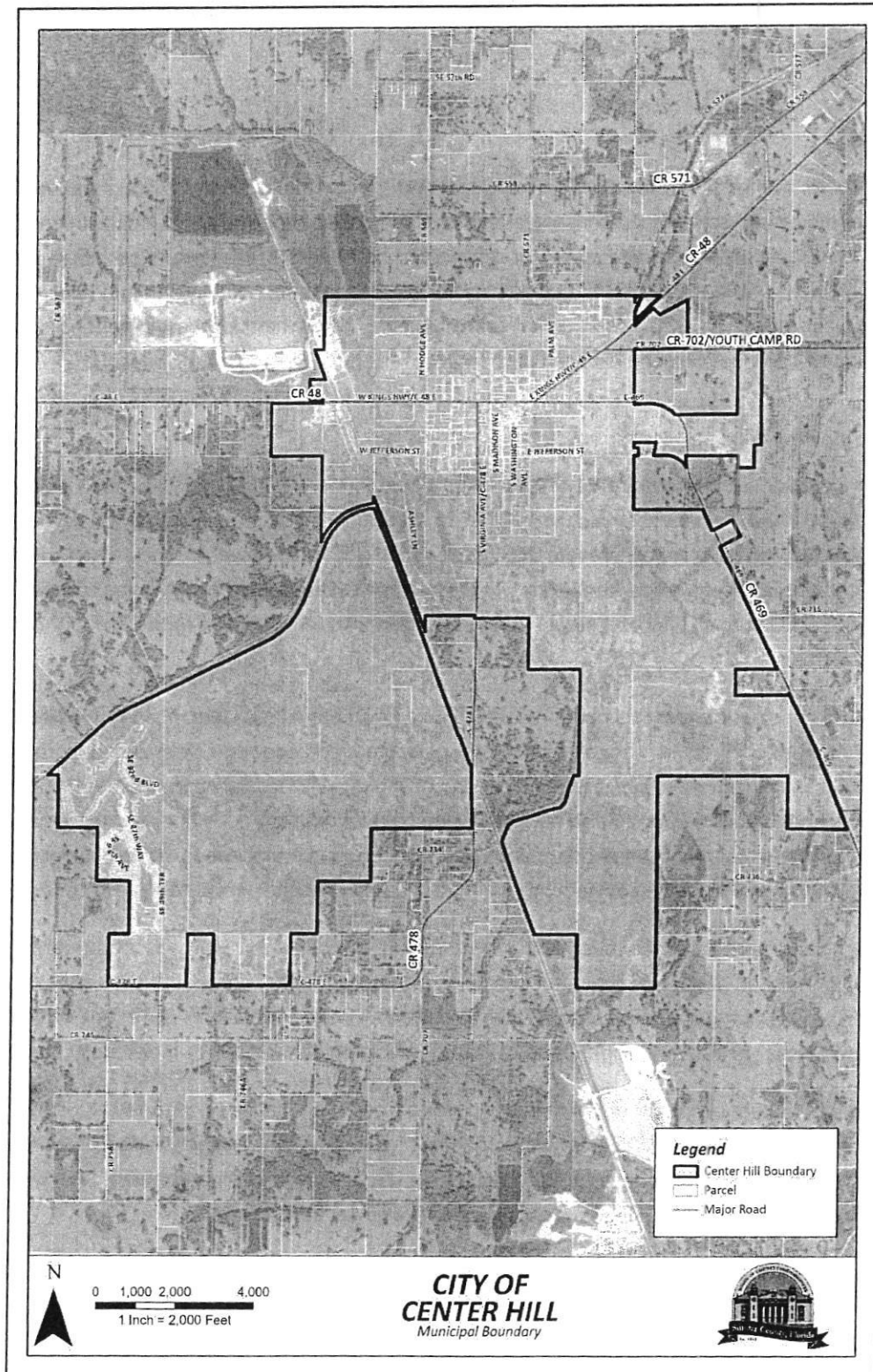
Today, a booming global economy, rapid growth largely derived from The Villages®, and the explosion of remote work have primed Center Hill, Coleman, and Webster for potential surges in population growth and private sector investment over the next two decades. This comprehensive planning effort will assist 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.





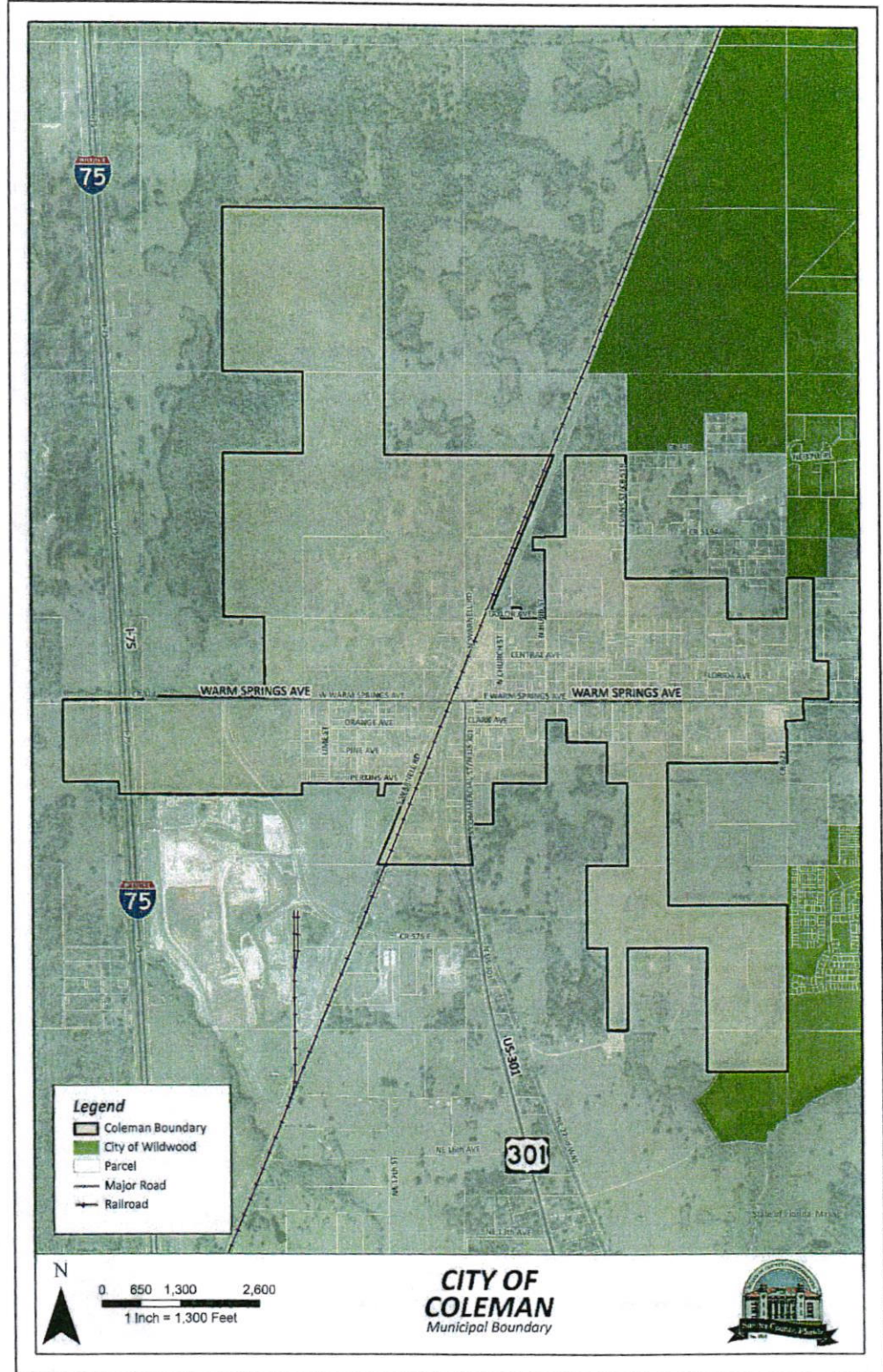
Figure 1 Center Hill Municipal Boundaries



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



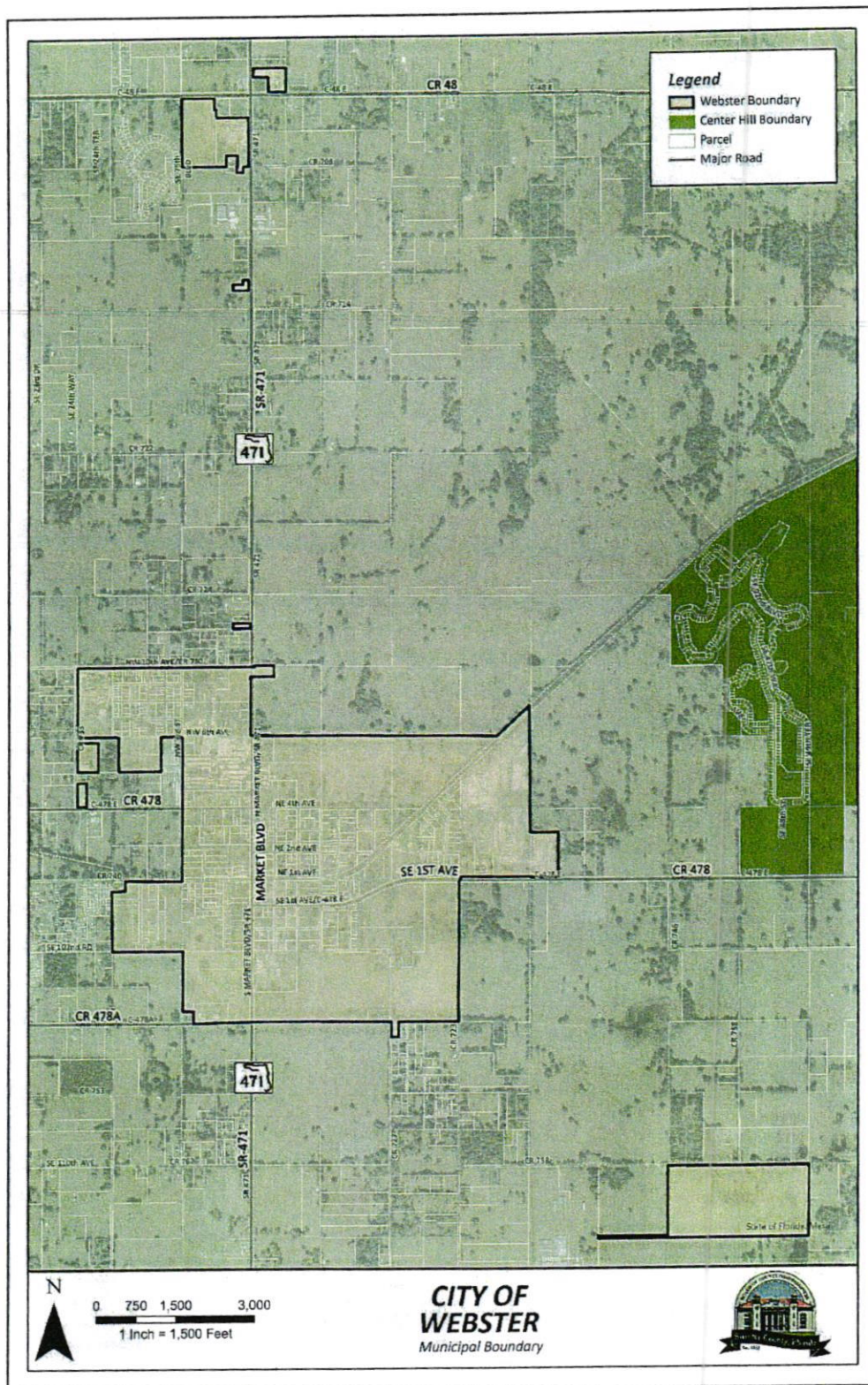
Figure 2 Coleman Municipal Boundaries



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 <sup>1</sup>	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%
<b>TOTAL</b>	<b>4,032.8</b>	<b>100%</b>	<b>1,350.9</b>	<b>100%</b>	<b>943</b>	<b>100%</b>

<sup>1</sup>The 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.

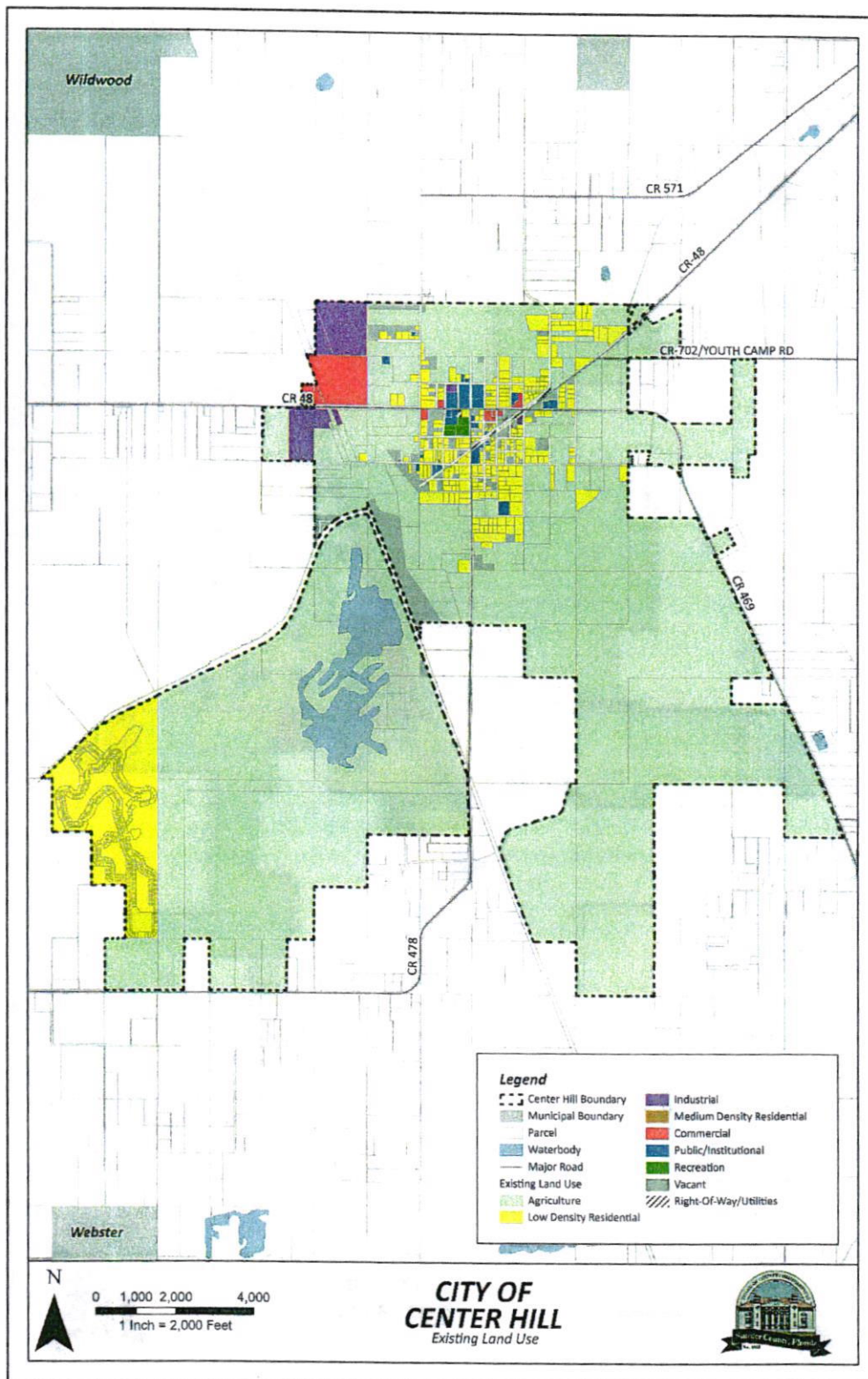
It should also be noted that during the public workshop, residents of Center Hill expressed a clear desire to further cultivate the growth of the City's major employers and industries. These employers included Florida Beef Inc (which maintains a fully integrated beef processing center within the City) 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).

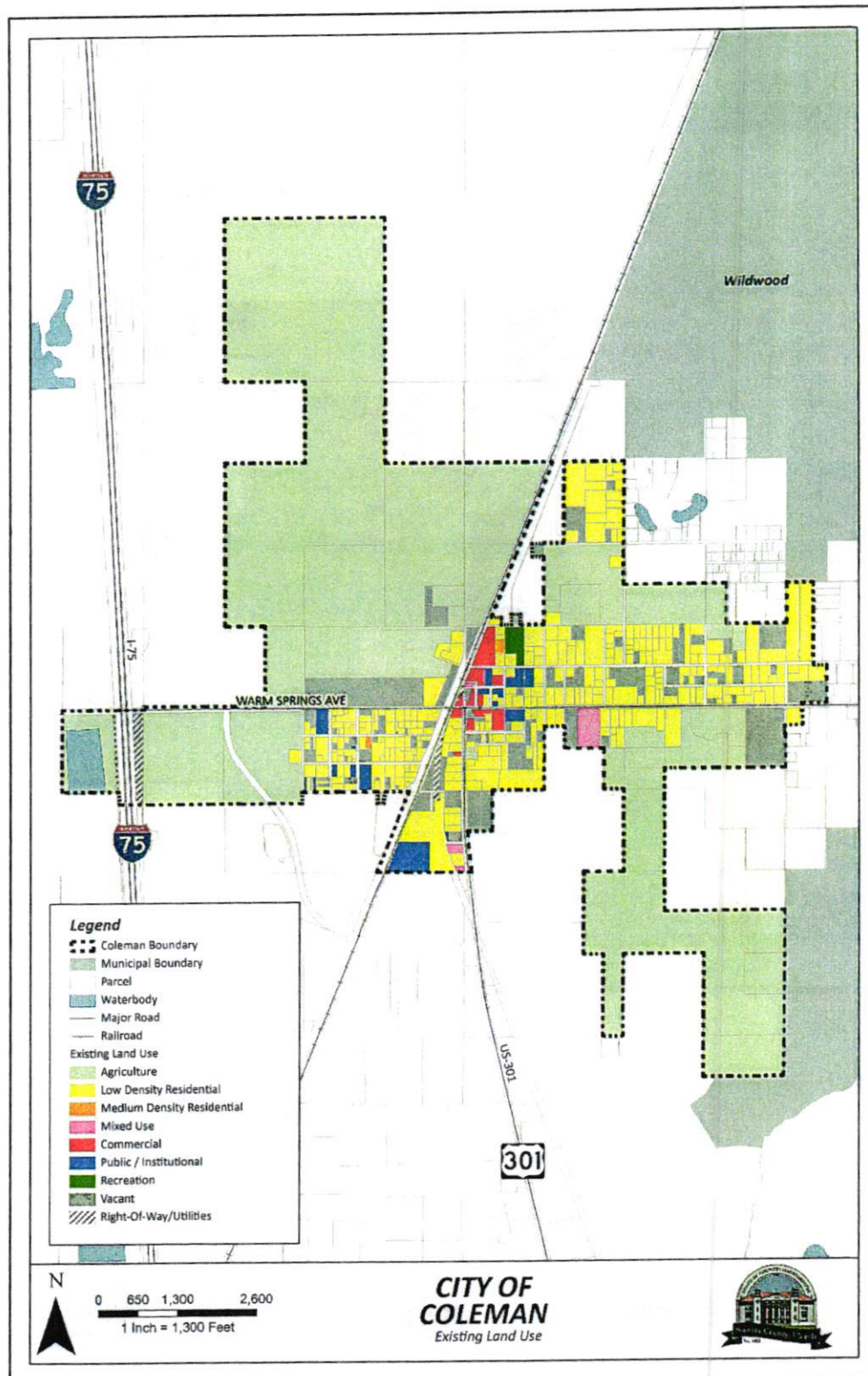


Figure 4 Center Hill Existing Land Use



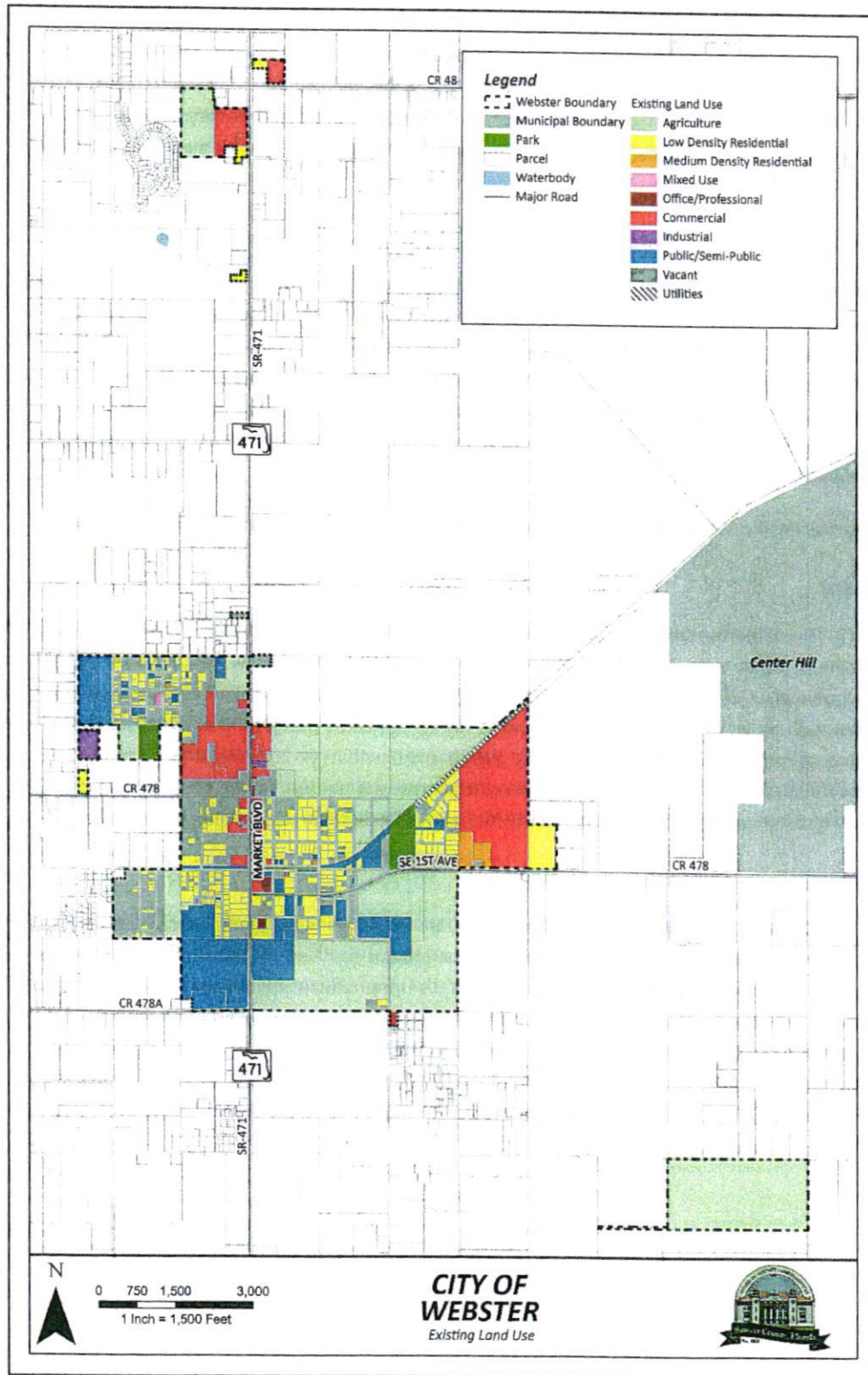
Sources: Sumter County, Sumter County Property Appraiser, 2022

Figure 5 Coleman Existing Land Use



Sources: Sumter County, Sumter County Property Appraiser, 2022

Figure 6 Webster Existing Land Use



Sources: Sumter County, Sumter County Property Appraiser, 2022





## Natural Resources

One of the most significant factors to consider when a municipality is planning for the future growth of their community is the availability of developable property. Central Florida communities such as Center Hill, Coleman, and Webster often contain a variety of significant environmental conditions which can severely limit the size, scale, and location of new development. The most common environmental concerns found within the region include waterbodies, wetlands, floodplains, very poorly drained soils, and areas with high aquifer recharge rates. The following narrative briefly identifies and discusses the environmental considerations for new development found within each city.

### WATERBODIES, WETLANDS, & FLOODPLAINS

Of the three cities examined for this analysis, the City of Center Hill possesses the largest inventory of waterbodies, wetlands, and floodplains. The City currently includes 124.5 acres of waterbodies, 599.3 acres of identified wetlands, and 1,571.6 acres of floodplains—comprising approximately 3%, 15%, and 39% of the jurisdiction's total land area, respectively. However, the City of Center Hill is not the only municipality whose growth is significantly impacted by existing environmental constraints. These constraints also have a sizable presence in the Cities of Coleman and Webster: Coleman contains 242.9 acres of wetlands (18%) and 242.2 acres of floodplains (18%); Webster possesses 37.3 acres of wetlands (4%) and 165.9 acres of floodplains (18%); yet neither jurisdiction includes a significant presence of waterbodies.

Figures 7-12 illustrate the locations and extent of waterbodies, wetlands, and floodplains within each jurisdiction.

### SOIL PERMEABILITY

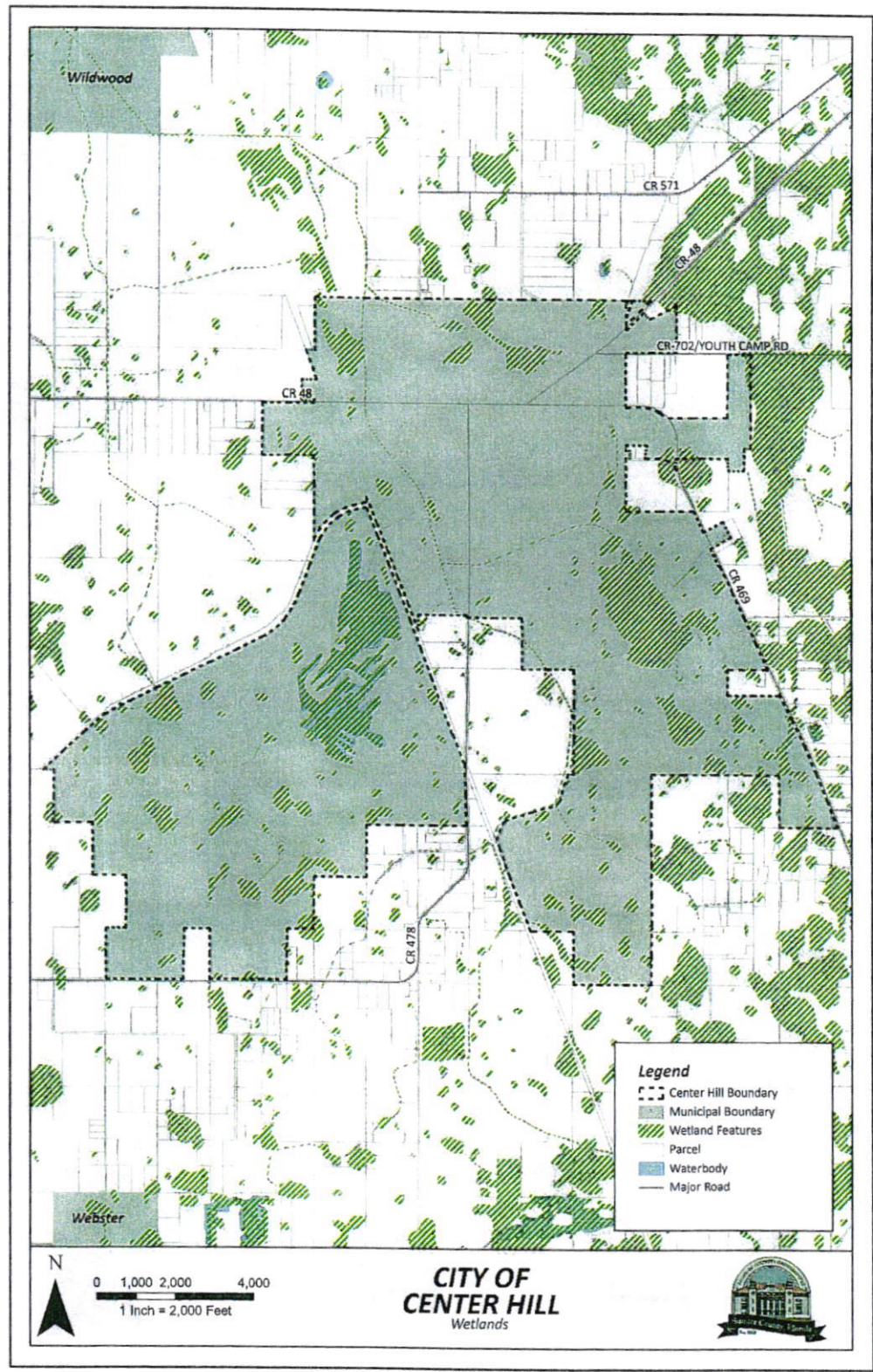
As shown in Figures 13-15 soil permeability throughout the three jurisdictions is predominately classified as Poorly Drained or Somewhat Poorly Drained. Additionally, Very Poorly Drained soils comprises approximately 16% (630.6 acres) of the City of Center Hill, 14% (186.3 acres) of Coleman, and 3% (28.5 acres) of Webster. Large swaths of these poorly drained soils also are home to significant environmental features such as wetlands and floodplains, which further limits the development potential of these sites. The most developable soils (ranging from Well Drained to Somewhat Well Drained) within each municipality today are often limited spatially to the general core area and are already developed with a mix of residential and nonresidential uses. The lack of a robust inventory of well-drained soils are likely to result in higher development costs for new projects within each of the subject cities.

### AQUIFER RECHARGE

Groundwater is the principal source of water supply for municipal, industrial, and agricultural water in Central Florida. The groundwater is contained in aquifers (water bearing geologic strata) that are separated or confined by layers of less permeable material. The County is underlain by three principal aquifer systems: the surficial aquifer, the intermediate aquifer, and the Floridan aquifer. Each aquifer is susceptible to potential contamination from surface level activities, including residential and nonresidential development. Aquifers are primarily recharged via a hydrologic process where water moves downward from the surface to ground water and can occur both naturally and through manmade processes. Lands are rated as low, moderate, or high based upon on its's ability to recharge the aquifer. As shown in Figures 16-18, the Cities of Center Hill, Coleman, and Webster are all located within areas of moderate recharge.

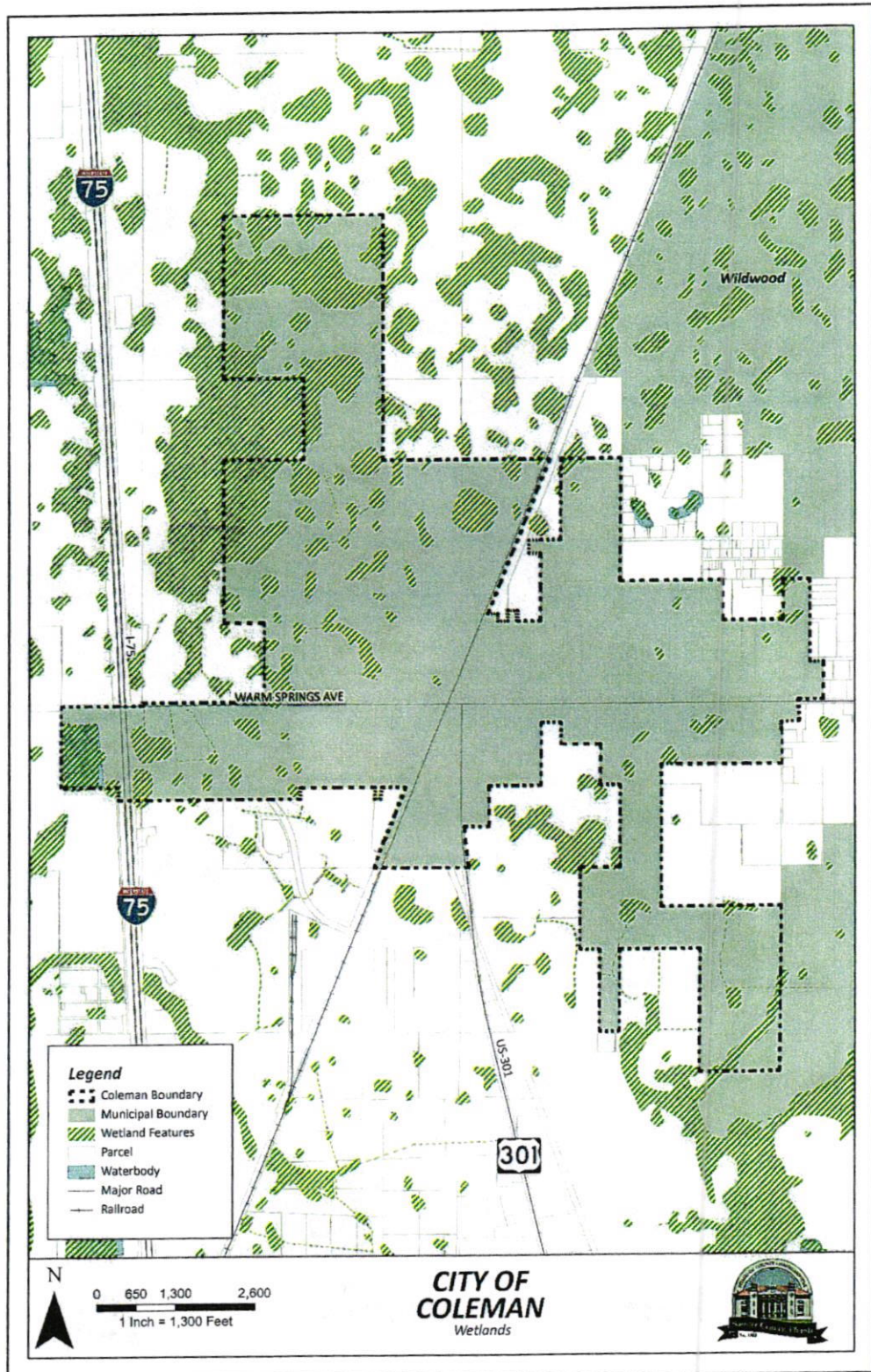


Figure 7 Center Hill Wetlands



Sources: FGDL, National Wetlands Inventory (NWI), Sumter County, 2022

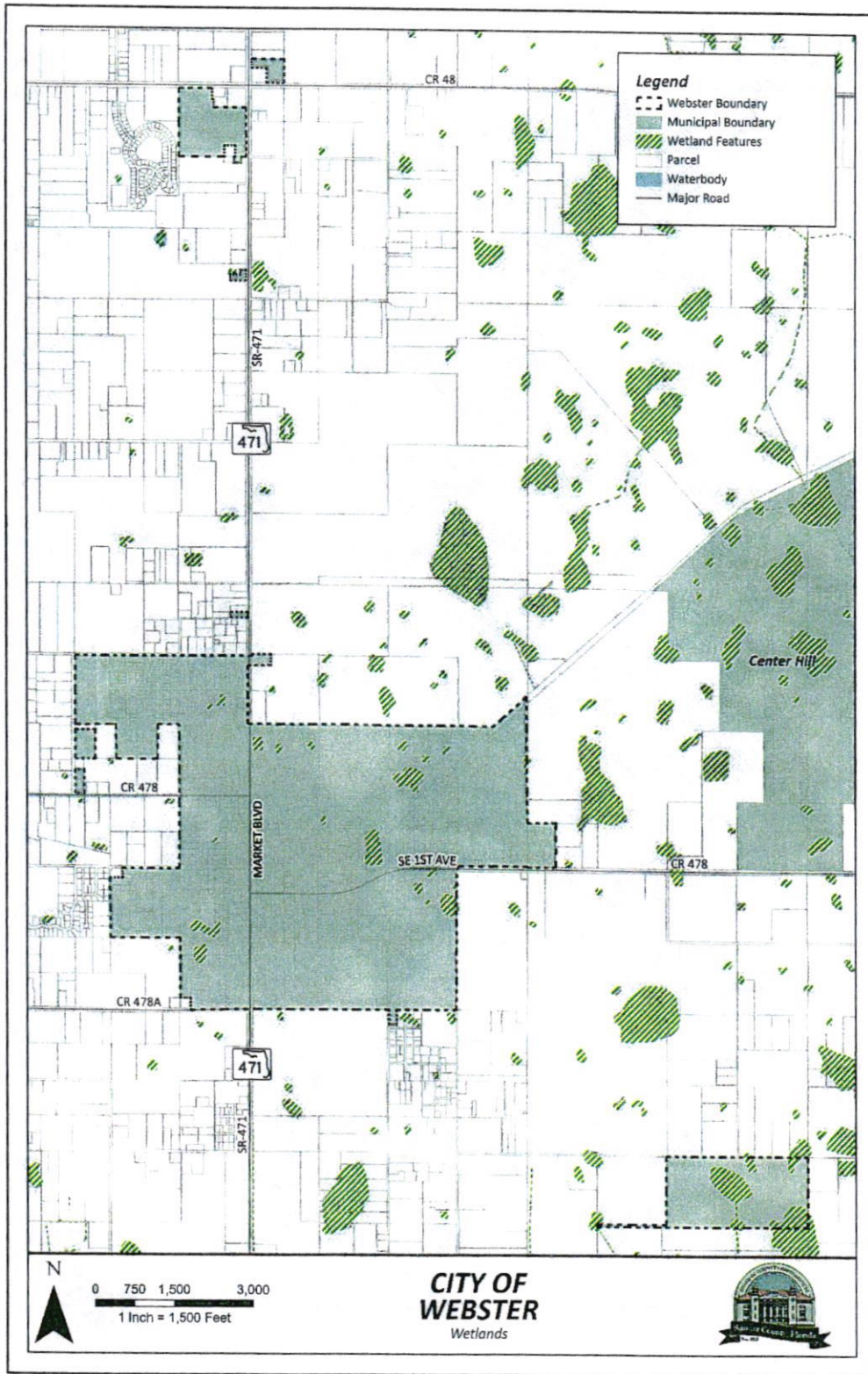
Figure 8 Coleman Wetlands



Sources: FGDL, NWI, Sumter County, 2022

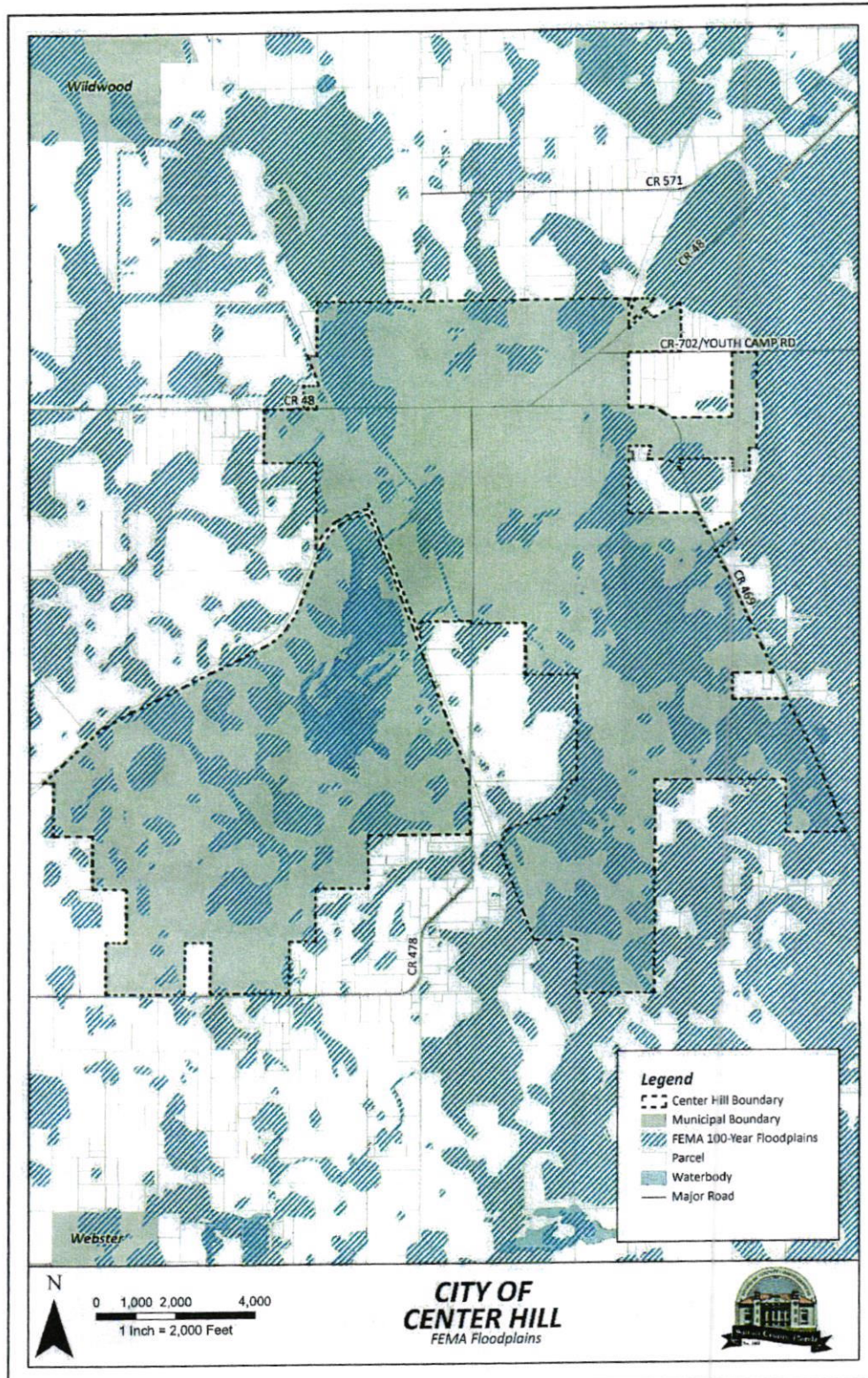


Figure 9 Webster Wetlands



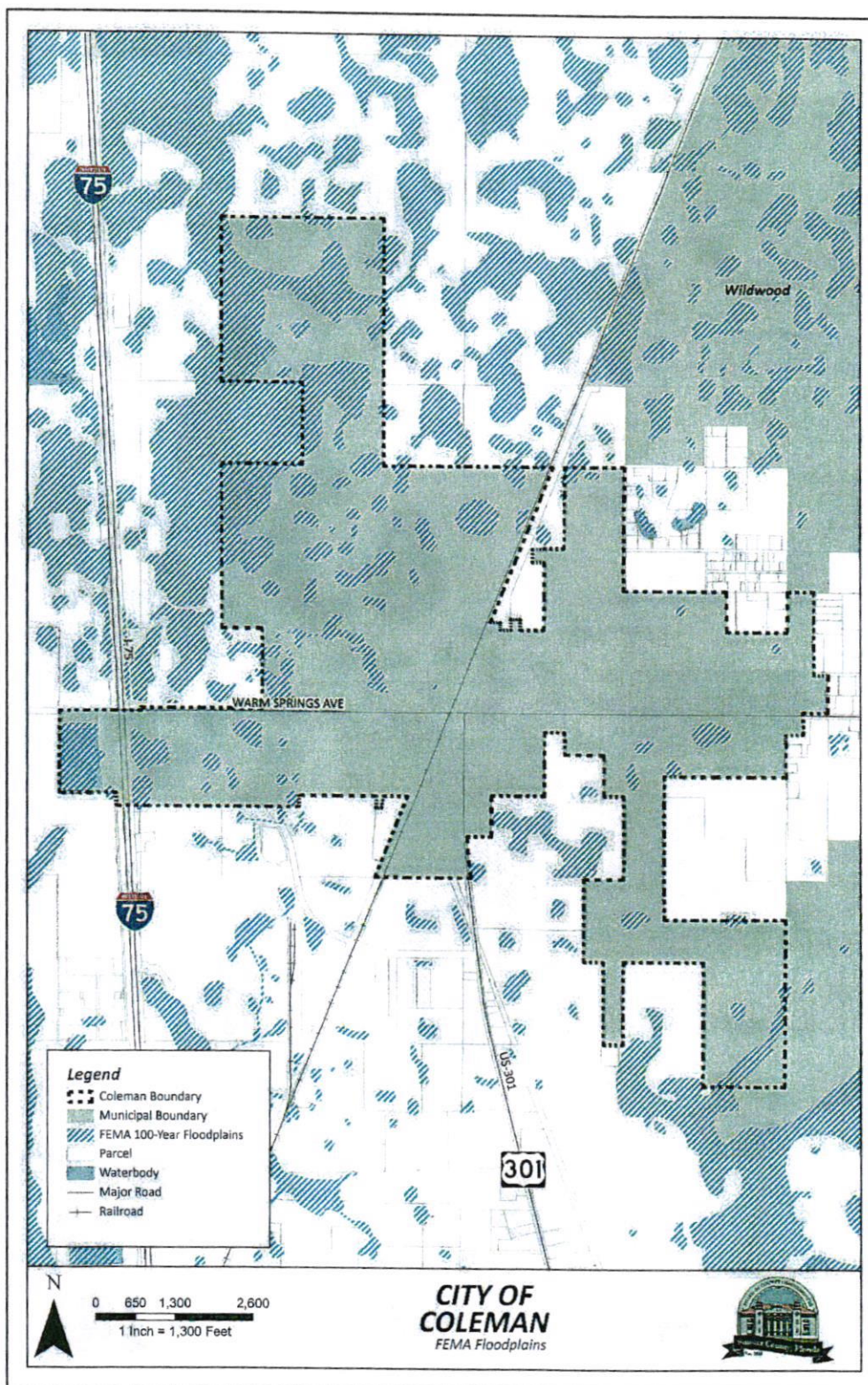
Sources: FGDL, NWI, Sumter County, 2022

Figure 10 Center Hill Floodplains



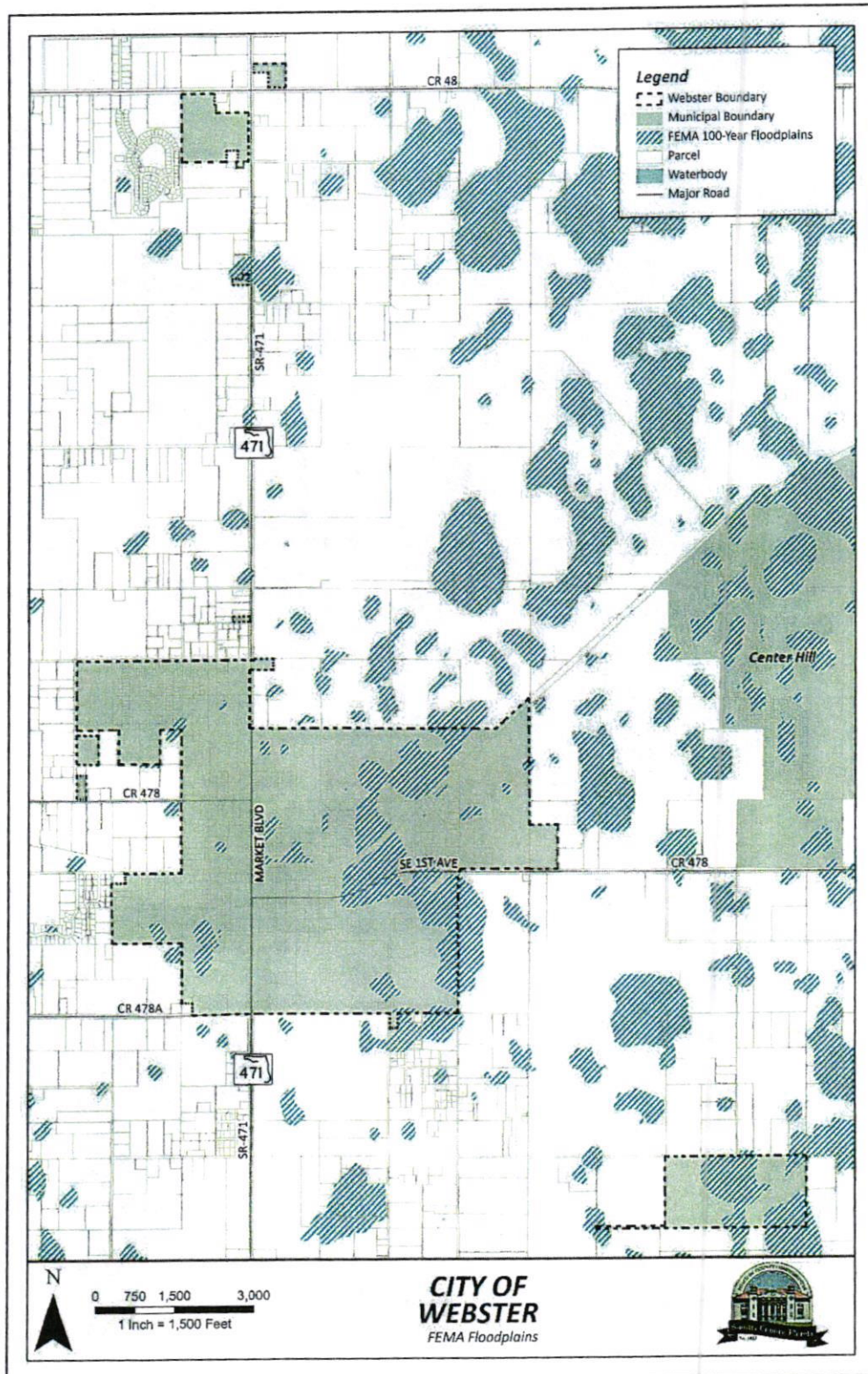
Sources: FGDL, Federal Emergency Management Agency (FEMA), Sumter County, 2022

Figure 11 Coleman Floodplains



Sources: FGDL, FEMA, Sumter County, 2022

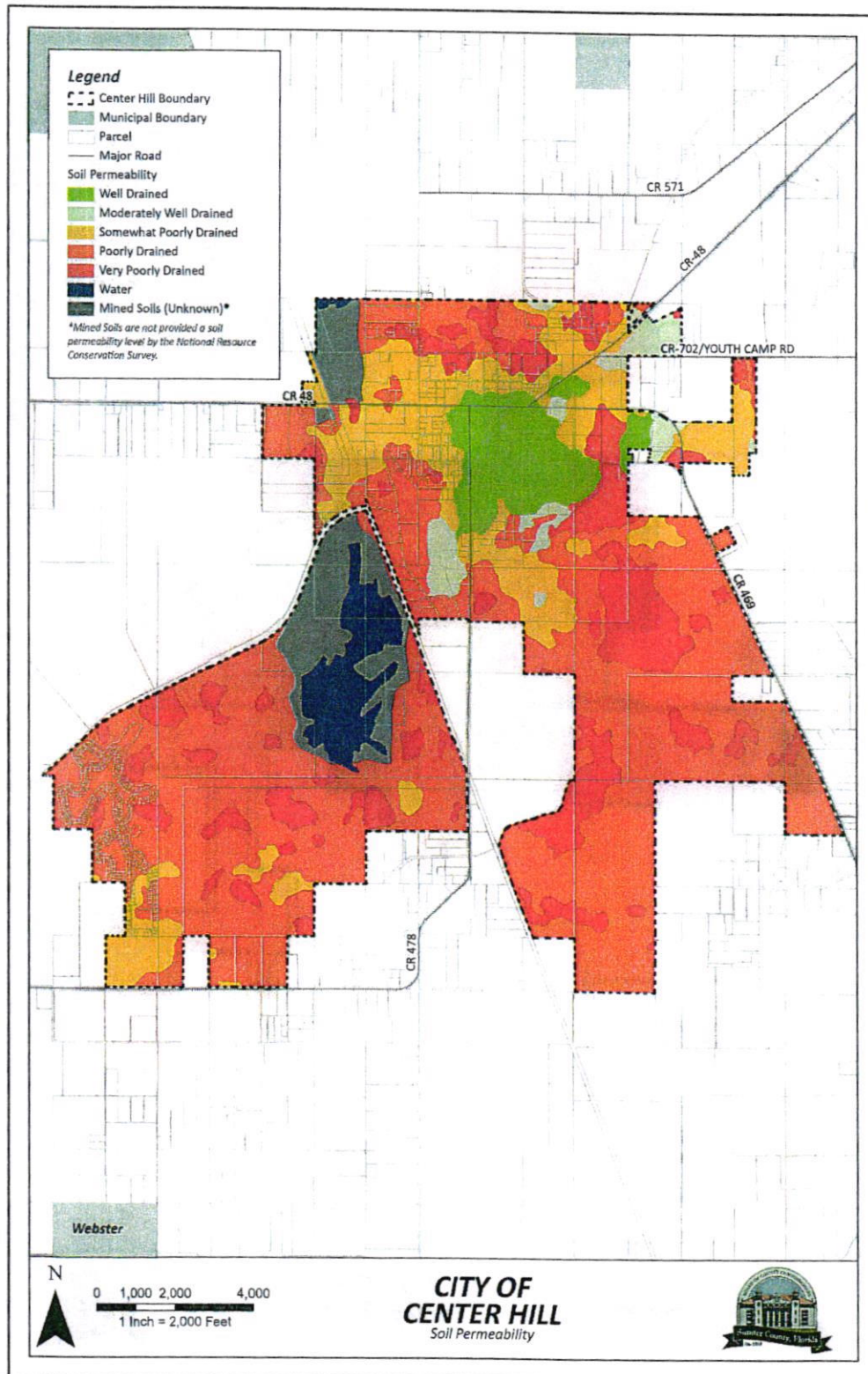
Figure 12 Webster Floodplains



Sources: FGDL, FEMA, Sumter County, 2022



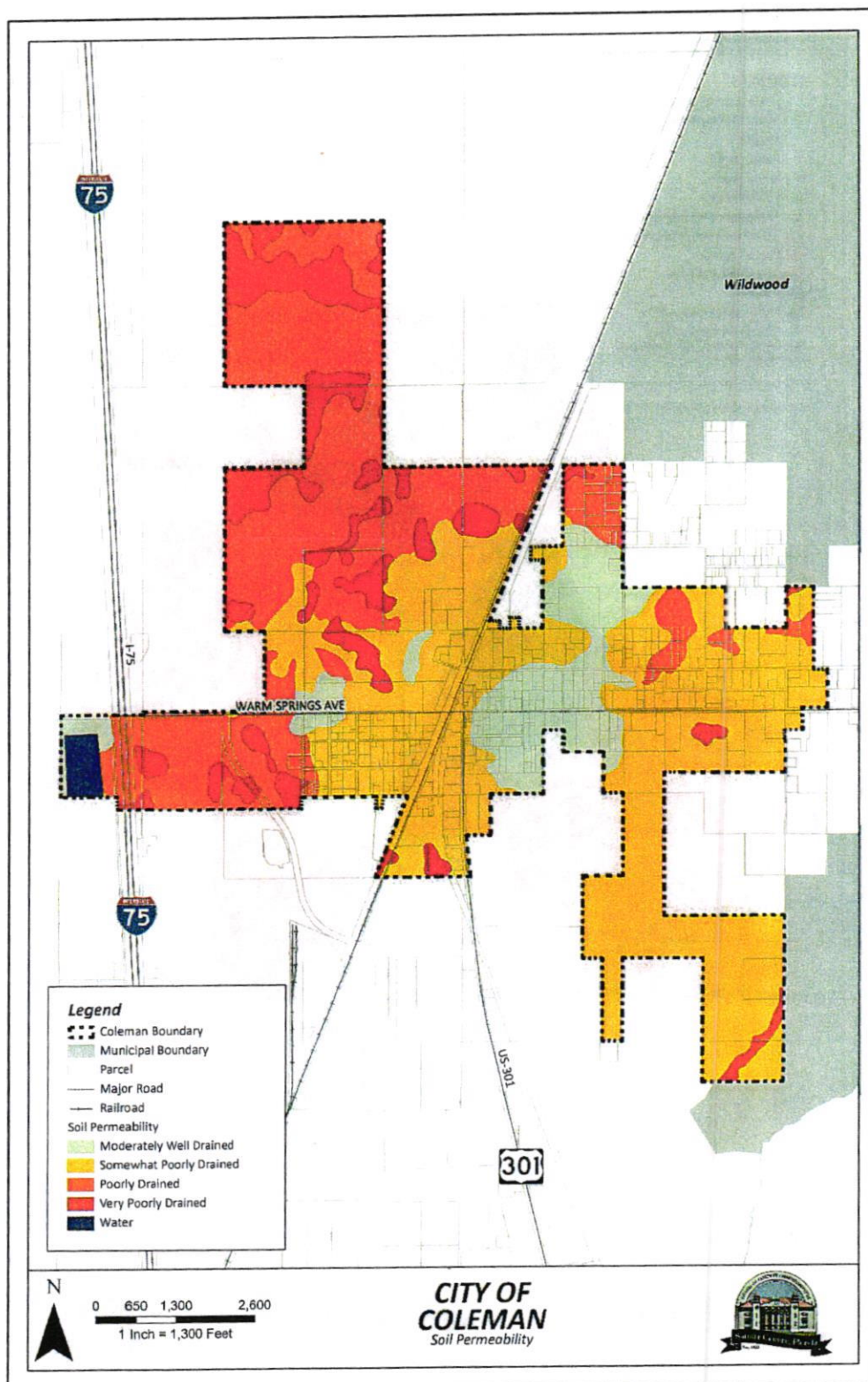
Figure 13 Center Hill Soil Permeability



Sources: FGDL, National Resources Conservation Service (NRCS), Sumter County, 2022



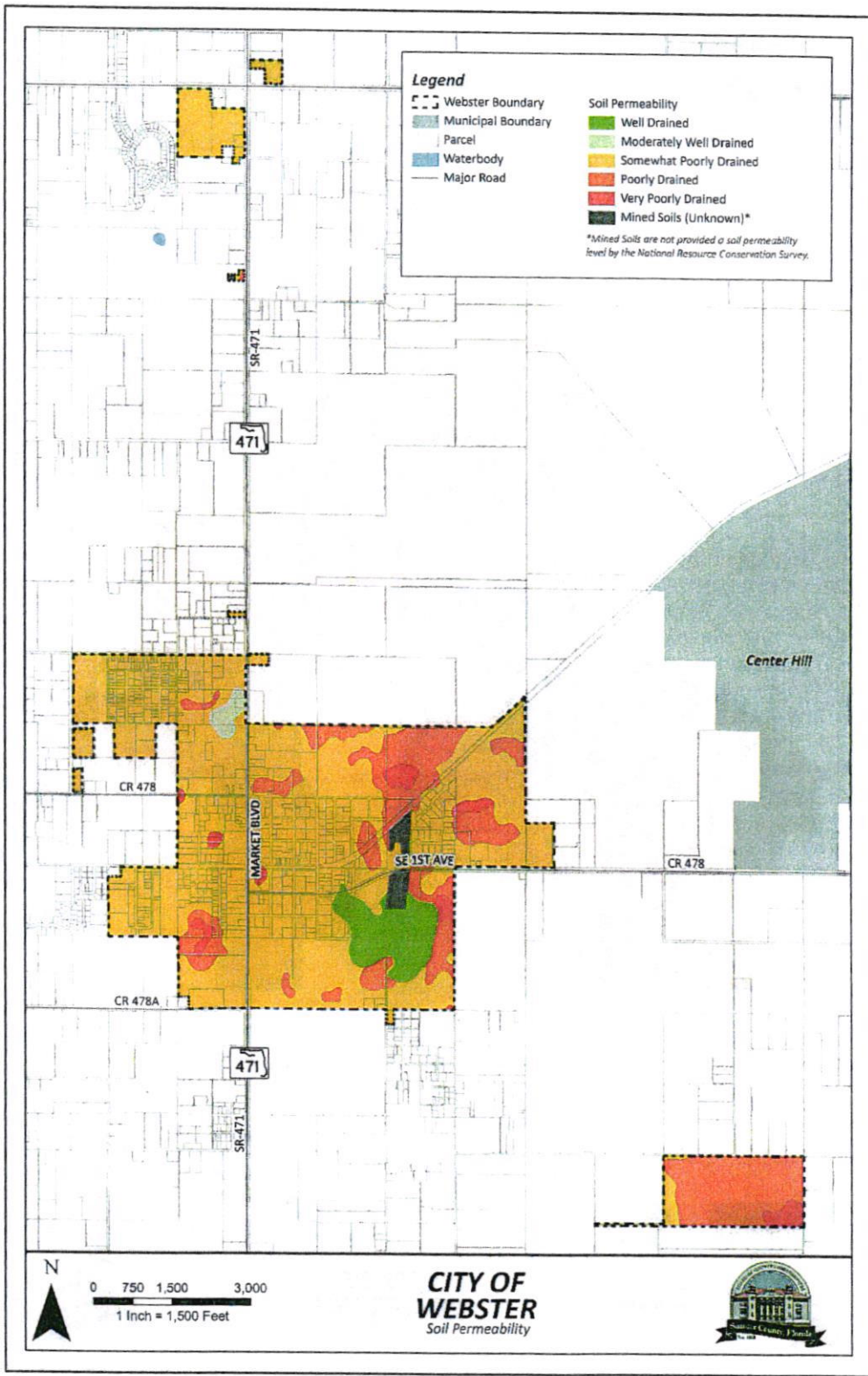
Figure 14 Coleman Soil Permeability



Sources: FGDL, NRCS, Sumter County, 2022

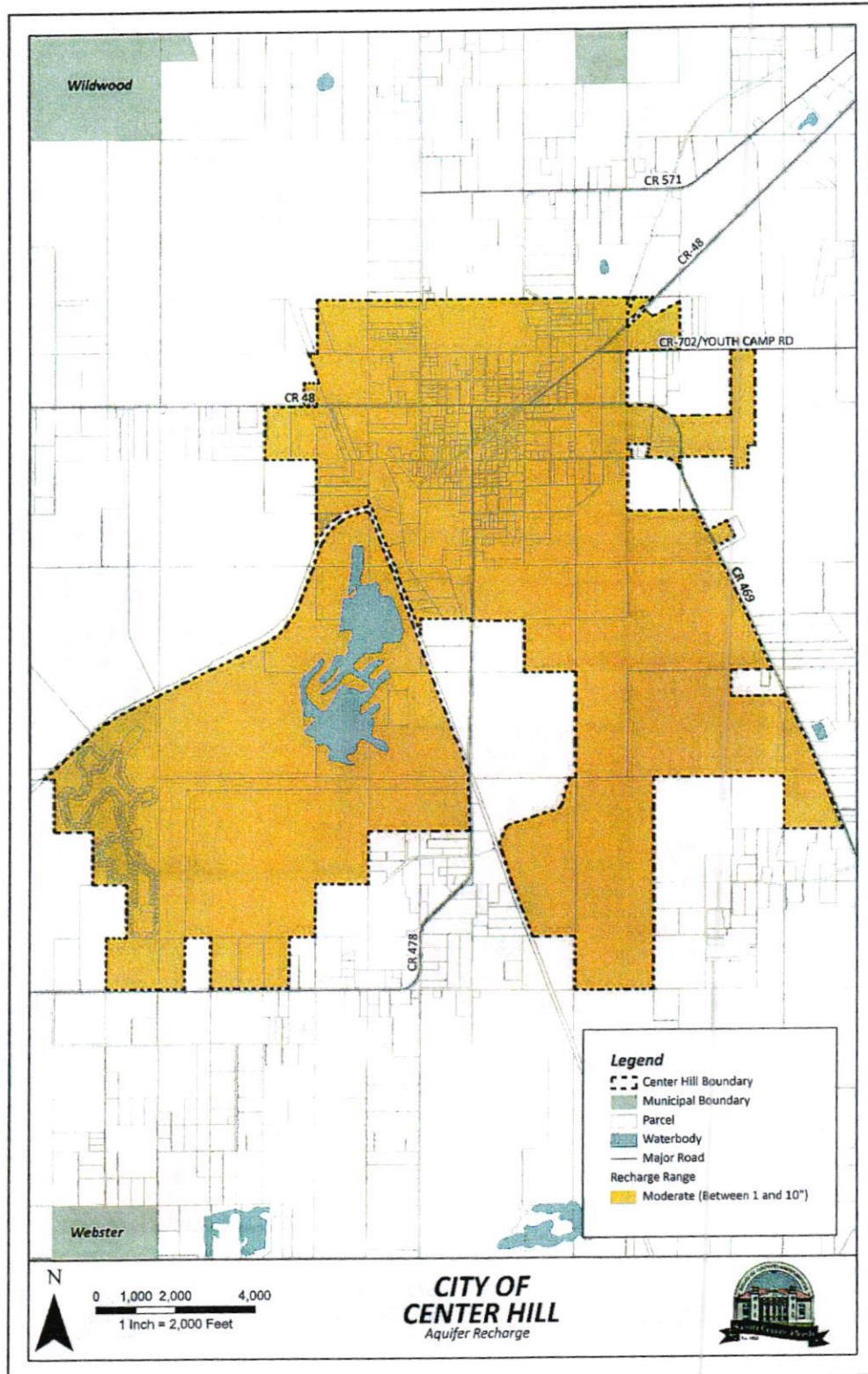


Figure 15 Webster Soil Permeability



Sources: FGDL, NRCS, Sumter County, 2022

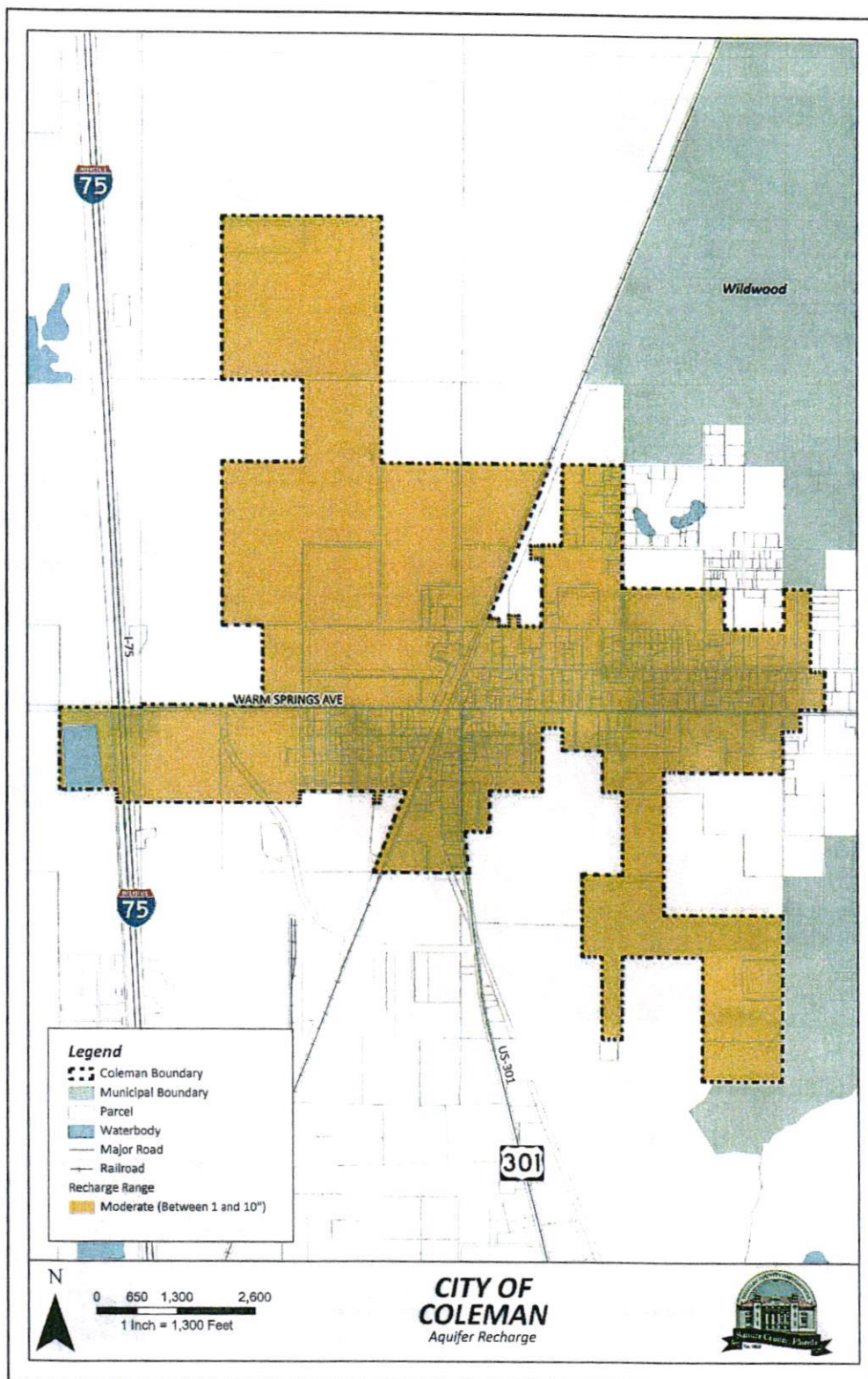
Figure 16 Center Hill Aquifer Recharge



Sources: Southwest Florida Water Management District (SWFWMD), Sumter County, 2022



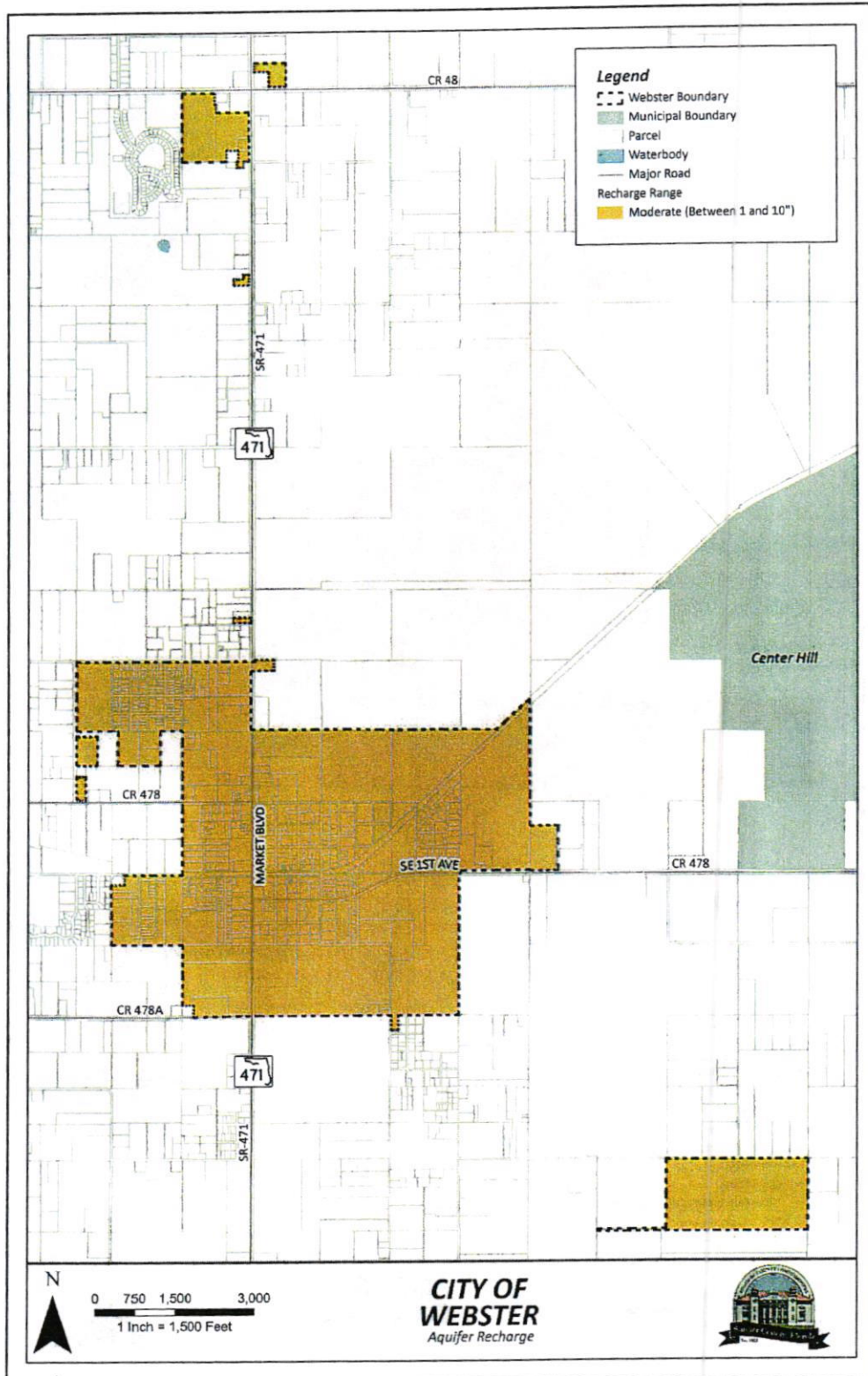
Figure 17 Center Hill Aquifer Recharge



Sources: Sumter County, SWFWMD, 2022



Figure 18 Center Hill Aquifer Recharge



Sources: Sumter County, SWFWMD, 2022