AGENDA
CITY OF WEBSTER
Regular Council Meeting
Webster City Hall, 85 E. Central Avenue
March 16, 2023 - 6:00 P.M.

I. CALL TO ORDER

Pledge of Allegiance, Invocation
Roll Call and Determination of Quorum

Note. All public comment will be limited to 3 minutes per speaker. Anyone wishing to speak during citizen's forum or on an agenda item must fill out a speaker card and present it to the City Clerk prior to being recognized. All comments will be addressed after all speakers have spoken during citizen's forum or on a particular agenda item.

II. APPROVAL OF MINUTES

Regular Council Meeting – February 19, 2022
M_____S_____ Roll Call Vote

III. CONSENT AGENDA

Resolution No. 2023-03 -- Development Agreement-New Strategy Holdings, LLC
M_____S_____ Roll Call Vote to Read by Title Only

M_____S_____ Roll Call Vote for Approval

IV. CITIZENS FORUM

V. CORRESPONDENCE TO NOTE

Law Enforcement City Newsletter Report

VI. PUBLIC HEARINGS

First Reading of Ordinance 2023-03 -- Annexation of Parcel ID's Q31-003 and Q31A001-Ginny Browning
M_____S_____ Roll Call Vote to Read by Title Only

Public input for Ginny Browning, Speaker Card

M_____S_____ Roll Call Vote for Approval

First Reading of Ordinance 2023-04 – Annexation of Parcel ID N25-016-Rodolfo Luisis
M_____S_____ Roll Call Vote to Read by Title Only

Public input for Rodolfo Luisis, Speaker Card

M_____S_____ Roll Call Vote for Approval

First Reading of Ordinance 2023-05 – Annexation of Parcel ID N36E006-Fely Palafox.
M_____S_____ Roll Call Vote to Read by Title Only

Public input for Fely Palafox, Speaker Card

M_____S_____ Roll Call Vote for Approval

First Reading of Ordinance 2023-06 -- Comp Plan Amendment for Uptown Estates
M_____S_____ Roll Call Vote to Read by Title Only

First Reading of Ordinance 2023-07 -- Rezoning for Uptown Estates
M_____S_____ Roll Call Vote to Read by Title Only

Public input for Uptown Estates, Speaker Card

Approval of First Reading of Ordinance 2023-06 -- Comp Plan Amendment for Uptown Estates
M_____S_____ Roll Call Vote for Approval

Approval of First Reading of Ordinance 2023-07 -- Rezoning for Uptown Estates
M_____S_____ Roll Call Vote for Approval

VII. NEW BUSINESS

VIII. CITY ATTORNEY'S REPORT AND REQUESTS

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

X. STAFF REPORTS

Sheriff's Office | Planning and Development Services | City Manager

XI. ADJOURNMENT

M_____S_____-Roll Call Vote.

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

MINUTES

CITY OF WEBSTER

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

I. CALL TO ORDER

Pledge of Allegiance and Invocation.

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

Determination of quorum.

II. APPROVAL OF THE MINUTES

Councilmember Cherry made a motion for approval of the minutes for January 19, 2022, seconded by Mayor Pro-Tem Vigoa.

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

Motion passed 5-0

III. CONSENT AGENDA

The Proclamation-Better Cities for Pets was read by Councilmember Malott.

IV. CITIZENS FORUM

There were no citizen speaker cards at this time.

V. CORRESPONDENCE TO NOTE

There was no correspondence to note.

VI. PUBLIC HEARINGS

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

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

Motion passed 5-0

City Clerk Amy Flood read the ordinance by title only.

City Manager Naugler stated that there is a typo in the Ordinance 2023-01 referring to the Parcel Identification number. It will be corrected before being sent for recording.

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

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

Motion passed 5-0

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

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

Motion passed 5-0

City Clerk Amy Flood read the ordinance by title only.

Councilmember Malott motioned and Councilmember Dorsey seconded for approval of the second reading of Ordinance 2023-02.

County Planner Sue Farnsworth apprised the council about Ordinance 2023-02.

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

Motion passed 5-0

The first reading of Development and Utility Services Agreement-New Strategy Holdings, LLC. Councilmember Malott motioned to read by title only, seconded by Mayor Pro-Tem Vigoa.

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

Motion passed 5-0

Approval of the first reading of Development and Utility Services Agreement-New Strategy Holdings, LLC. Councilmember Dorsey motioned and seconded by Mayor Pro-Tem Vigoa.

City Manager Naugler apprised the council about the Development and Utility Services Agreement.

County Planner Sue Farnsworth apprised the council about traffic studies.

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

Motion passed 5-0

The final vote will be done on March 16th, the next council meeting. Mayor Pro-Tem Vigoa motioned and seconded Councilmember Dorsey.

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

Motion passed 5-0

VII. NEW BUSINESS

City Manager Naugler apprised the council about Parcel Q31B088-Faiz Hoosain-Interest for the City to purchase property.

Parcel Q31B088 moving forward with interest was motioned by Councilmember Dorsey and seconded by Pro-Tem Vigoa.

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

Motion passed 5-0

Business owner Jermaine Canty spoke about getting the palm trees trimmed and putting a sign on SR 471.

VIII. CITY ATTORNEY'S REPORT AND REQUESTS

Attorney Colbert suggested that City Manager Naugler contact the Florida League of Cities in reference to best practices for the palm trees.

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

Councilmember Dorsey discussed city properties, cleaning and not keeping any that the city doesn't need.

Councilmember Malott discussed making copies of the Historical Preservation Society packet that will be here in April. Copies will be made for Council.

Mayor Pro-Tem Vigoa discussed loose pets in the city and having the Sheriffs department enforce the leash law. Mayor Pro-Tem Vigoa stated that the scholarship application is due by March 31st. Mayor Pro-Tem Vigoa also discussed going to Tallahassee in reference to the grinder pump funding. City Manager Naugler added that she has already had meetings with local representatives.

Mayor Yost discussed Habitat for Humanity building a house in Webster, and the City possibly donating a piece of property for it.

X. STAFF REPORTS

Lt Cassidy will spread the word about the leash law.

City Planner Sue Farnsworth stated that maps are being updated for land use amendments for New Strategy Holdings and Walston projects.

City Manager Naugler stated that the donated swings have arrived and public works has ordered supplies to put them up.

Resident Annie Aime thanked the council for the plaque that the City donated for her son at Hewitt Park.

XI. ADJOURNMENT

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

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

Motion passed 5-0

Meeting adjourned at 7:49 P.M.

_____
Deanna Naugler, City Manager

Attest:

_____
Amy Flood, City Clerk

RESOLUTION NO. 2023-03

A RESOLUTION OF THE CITY OF WEBSTER, FLORIDA, APPROVING A REQUEST BY NEW STRATEGIES HOLDINGS, LLC FOR A DEVELOPMENT AND UTILITY SERVICES AGREEMENT PURSUANT TO ARTICLE III, DIVISION 5 OF THE WEBSTER LAND DEVELOPMENT CODE; AUTHORIZING THE DEVELOPMENT OF A RESIDENTIAL DEVELOPMENT CONSISTING OF NOT MORE THAT 553 SINGLE-FAMILY UNITS WITHIN THE CITY LIMITS OF THE CITY OF WEBSTER; AUTHORIZING THE CITY MANAGER TO EXECUTE SAID DEVELOPMENT AND UTILITY SERVICES AGREEMENT; AND PROVIDING FOR IMPLEMENTING ADMINISTRATIVE ACTIONS, SCRIVENER'S ERRORS, CONFLICTS, SEVERABLITY, AND AN EFFECTIVE DATE.

WHEREAS, New Strategies Holdings, LLC, a Florida limited liability company, on behalf of Webster Associates Development, LLC, a New York limited liability company (hereafter collectively referred to as the "Developer") filed an application with the City of Webster ("City") for approval of the development of a residential development pursuant to the relevant provisions of the *City of Webster Land Development Code* (*LDC*) on a parcel of land located within the City limits of the City of Webster and more particularly described on Attachment "1" attached hereto (the "Property"); and

WHEREAS, Sumter County Staff, on behalf of Webster, thoroughly reviewed the application filed by the Developer and determined the City and Developer should enter into and execute a Development and Utility Services Agreement pursuant to the provisions of the *LDC* and to address the provision of utility services to the Property by the City; and

WHEREAS, the City and the Developer have agreed to enter into the Development and Utility Services Agreement attached hereto as Attachment "2" providing for the development of the Property by the Developer as a single-family development consisting of not more than 553 single-family homes and for the provision of utility services to the Property by the City (the "Project"); and

WHEREAS, on February 16, 2023, the Webster Planning and Zoning Commission conducted a properly noticed public hearing regarding the application submitted by the Developer and recommended that the Webster City Council ("City Council") approve the application filed by the Developer; and

WHEREAS, on February 16, 2023, City Council conducted a properly noticed public hearing at which the City Council was presented with an overview of the Project, discussed details of the Project, and determined to hold a second public hearing regarding the authorization of the execution of the Development and Utility Services Agreement between the City and the Developer that incorporates the provisions of the *LDC* and provides for and governs the development of the Project.

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

SECTION 1. Incorporation of Recitals. The City Council hereby adopts and incorporates into this Resolution the above recitals (whereas clauses).

SECTION 2. Approval of Agreement. The City Council approves the Development and Utility Services Agreement attached hereto as Attachment "2."

SECTION 3. Authorization to Execute Agreement. The City Council hereby authorizes the City Manager to execute the Development and Utility Services Agreement attached hereto as Attachment "2."

SECTION 4. Implementing Administrative Actions. The City Manager is hereby authorized and directed to take such actions as he may deem necessary and appropriate in order to implement the provisions of this Resolution. The City Manager may, as deemed appropriate, necessary and convenient, delegate the powers of implementation as herein set forth to such City employees as deemed effectual and prudent.

SECTION 5. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Resolution, as determined by the City Clerk and City Attorney, may be corrected.

SECTION 6. Conflicts. All Resolutions or parts of Resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION 7. Severability. If any Section or portion of a Section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Resolution.

SECTION 8. Effective Date. This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this 16th day of March 2023.

_____

DEANNA NAUGLER
City Manager of the City of Webster, Florida

ATTEST:

_____

CITY CLERK

ATTACHMENT 1

Legal Description

That certain real property situated in Sumter County, Florida, more particularly described as follows:

Sumter County Parcel ID No. S12-013, more particularly described as follows:

Commence at the Southeast comer of Section 12, Township 22 South, Range 22 East, Sumter County, Florida; thence N89°18'40"W along the South line of said Section 12, a distance of 1899.81 feet to the POINT OF BEGINNING; thence continue N89°18'40"W along said South line a distance of 740.00 feet, to the Southwest comer of the SE 1/4 of said Section 12; thence N 88°54'58"W along the South line of the E 1/2 of the SW 1/4 of said Section 12, a distance of 1353.49 feet to the Southwest comer of said E 1/2 of the SW 1/4; thence N00°50'33"E along the West line of said E 1/2 of the SW 1/4 a distance of 1304.81 feet to a point that is 25 feet from measured at a right angle to the centerline of County Road No.753; thence parallel to and 25 feet from said centerline the following courses and distances; said point being on a curve concaved Northerly having a central angle of 6°40'41" and a radius of 571.00 feet; thence Northeasterly along the arc of said curve a distance of 66.55 feet to the PC of a curve concaved Northwesterly having a central angle of 2°35'2 l" and a radius of 3980.00 feet; thence Northeasterly along the arc of said curve a distance of 179.85 feet to the PT of said curve; thence N70°3 l '37"E a distance of 218.26 feet to the PC of a curve concaved Southeasterly having a central angle of 13°28'14" and a radius of 1291.30 feet; thence Northeasterly along the arc of said curve a distance of 303.59 feet to PT of said curve; thence N83°22'35"E a distance of363.95 feet to the PC of a curve concaved Northwesterly having a central angle of 21 °30'23" and a radius of 549 .63 feet; thence Northeasterly along the arc of said curve a distance of 206.31 feet to the PCC of a curve concaved Northwesterly having a central angle of 60°44'18" and a radius of 140.00 feet; thence Northeasterly along the arc of said curve a distance of 148.41 feet to the PT of said curve; thence N0l 0 07'54"E parallel to said centerline a distance of 247.13 feet to point on the Southerly boundary of lands described in Official Record Book 1106, Page 021, Public Records of Sumter County, Florida; thence S89°17'47"E along said Southerly boundary a distance of 725.63 feet to the Southeast comer of said lands; thence S00°40'22"W a distance of2015.84 feet to the POINT OF BEGINNING.

AND

Sumter County Parcel ID No. S12-014, more particularly described as follows:

Commence at the Southeast comer of Section 12, Township 22 South, Range 22 East, Sumter County, Florida; thence N89°18'40"W along the South line of said Section 12 a distance of 472.52 feet to the POINT OF BEGINNING; thence continue N89°18'40"W along said South line Section 12 a distance of 1427.29 feet; thence N00°40'22"E a distance of 2624.85 feet to a point that is 25 feet from measured at a right angle to the centerline of County Road No. 721, thence S89°2 l '06"E parallel to and 25 feet from said centerline of said road a distance of 1424.14 feet; thence S00°36'15"W a distance of 2625.86 feet to the POINT OF BEGINNING.

AND

Sumter County Parcel ID No. S12-015, more particularly described as follows:

Commence at the Southeast comer of Section 12, Township 22 South, Range 22 East, Sumter County, Florida; thence N89°18'40"W along the South line of said Section 12 a distance of 69.57 feet to the POINT OF BEGINNING, said point being on the Westerly right-of-way of State Road No. 471; thence continue N89°18'40"W along said South line of Section 12 a distance of 402.95 feet; thence N00°36'15"E a distance of 2625.86 feet to a point that is 25 feet from measured at a right angle to the centerline of County Road No.721, thence S89°17'44"E parallel to and 25 feet from said centerline of said road a distance of 401.23 feet to the aforementioned Westerly right-of-way line; thence S00°34'00"W along said right-of-way line and 75 feet from measured at a right angle to the centerline of said road a distance of 2625. 76 feet to the POINT OF BEGINNING.

AND

Sumter County Parcel ID No. S12-016, more particularly described as follows:

Commence at the Northeast comer of Section 12, Township 22 South, Range 22 East, Sumter County, Florida; thence N89°27'53"W along the North line of said Section 12 a distance of 472.20 feet; thence S00°36'15"W a distance a distance of 25 feet to the POINT OF BEGINNING; thence continue S00°36" 15W a distance of 2608.87 feet; to a point that is 25 feet from measured at a right angle to the centerline of County Road No. 721, thence N89°21 '06"W parallel to and 25 feet from said centerline of said road a distance of 1495.01 feet; thence continue parallel to and 25 feet from said centerline and on a Westerly projection thereofN89°36'22"W a distance of 659.42 feet to a point on a Southerly projection of a 25 feet offset Easterly of the centerline of County Road No. 753; thence Northerly 25 feet from and parallel to said centerline the following courses and distances; N00°54'55"E 520.42 feet; N00°51'16"E 317.65 feet; N00°33'37"E 470.53 feet to the North line of the S 1/2 of the NE 1/4 of said Section 12; thence S89°22'49"E along said North line a distance of 1304.61 feet to the Southwest corner of the NE 1/4 of the NE 1/4 of said Section 12, thence N00°36'15"E along the West line of said NE 1/4 of the NE 1/4 a distance of 905.89 fee to the South line of lands described in Official Records Book 994, Page 350, and Official Record Book 604, Page 573, Public Records of Sumter County, Florida, thence S89°27'53"E along the South line of said lands a distance of 420.00 feet to the Southeast corner of said lands in Official Record Book 604, Page 573; thence N00°36'15"E along the Easterly boundary of said lands a distance of 395.00 feet to a point that is 25 feet from measured at right angles to the North line of said Section 12, thence S89°27'53"E parallel to said North line a distance of 425.95 feet to the POINT OF BEGINNING.

ATTACHMENT 2

Development and Utility Services Agreement

Incident Number	Primary Unit	Date Time Recieved	Complaint Type	Address
SCSO23CAD010810	JOSEPH TRIA, 243	01/29/2023 00:49:52	INVESTIGATION FOLLOW	3840 E C 478
SCSO23CAD010819	STEVEN NEUMANN, 220	01/29/2023 02:45:33	EXTRA PATROL	7697 SR 471
SCSO23CAD010833	NATHANAEL FRAYSIER, 239	01/29/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE
SCSO23CAD010858		01/29/2023 09:30:50	SICK/INJURED	2085 CR 740
SCSO23CAD010870	GARRETT ALLEN, 211	01/29/2023 10:30:17	INVESTIGATION FOLLOW	524 N MARKET BLVD
SCSO23CAD011051	STEVEN NEUMANN, 220	01/29/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE
SCSO23CAD011112	JOSEPH TRIA, 243	01/30/2023 01:08:19	EXTRA PATROL	267 N MARKET BLVD
SCSO23CAD011125	JOSEPH TRIA, 243	01/30/2023 03:46:33	EXTRA PATROL	7697 SR 471
SCSO23CAD011147	WALTER PETERSON, 252	01/30/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE
SCSO23CAD011156	WALTER PETERSON, 252	01/30/2023 06:38:55	ABANDON VEHICLE	SE 1ST AVE
SCSO23CAD011162	TYLER FROEHLICH, 231	01/30/2023 07:19:18	TRAFFIC ENFORCEMENT	349 S MARKET BLVD
SCSO23CAD011185	WALTER PETERSON, 252	01/30/2023 08:50:14	INVESTIGATION FOLLOW	516 NW 3RD ST
SCSO23CAD011226	WALTER PETERSON, 252	01/30/2023 10:18:52	VIN VERIFICATION	9009 OAK ALLEY BLVD
SCSO23CAD011276	TREY KILLORAN, T238	01/30/2023 11:46:37	SUICIDE THREATS	773 NW 10TH AVE
SCSO23CAD011415	EDWARD HINDERHOFER, 178	01/30/2023 16:20:51	STOLEN-TRAILER	7697 SR 471
SCSO23CAD011515	KAYLA CRAMER, 251	01/30/2023 20:08:45	ALARM-COMRCL	524 N MARKET BLVD
SCSO23CAD011520	KAYLA CRAMER, 251	01/30/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE
SCSO23CAD011576	KAYLA CRAMER, 251	01/30/2023 23:42:48	TRAFFIC STOP	SE 1ST AVE
SCSO23CAD011581	EDWARD HINDERHOFER, 178	01/31/2023 00:01:12	TRAFFIC STOP	S MARKET BLVD
SCSO23CAD011619	WALTER PETERSON, 252	01/31/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE
SCSO23CAD011654	WALTER PETERSON, 252	01/31/2023 07:57:30	TRAFFIC ENFORCEMENT	773 NW 10TH AVE
SCSO23CAD011745	ROBERT BRITT, 114	01/31/2023 11:37:20	DCF/ABUSE REG	773 NW 10TH AVE
SCSO23CAD011746	WALTER PETERSON, 252	01/31/2023 11:42:09	ATTEMPT TO CONTACT	385 NE 3RD ST
SCSO23CAD011751	MICHELLE SMITH, D106	01/31/2023 11:52:11	INFORMATION	298 SE 2ND AVE
SCSO23CAD011857		01/31/2023 15:33:05	911 MISDIAL	3840 E C 478
SCSO23CAD011861	MICHAEL CALLAWAY, S58	01/31/2023 15:45:22	OBSTRUCTION ON HWY	773 NW 10TH AVE
SCSO23CAD011928	KAYLA CRAMER, 251	01/31/2023 17:47:49	INVESTIGATION FOLLOW	298 SE 2ND AVE
SCSO23CAD011977	KAYLA CRAMER, 251	01/31/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE
SCSO23CAD012039	CHRISTIAN CALLAWAY, 247	02/01/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE
SCSO23CAD012046		02/01/2023 06:49:45	911 MISDIAL	468 SE 3RD AVE
SCSO23CAD012101	CHRISTIAN CALLAWAY, 247	02/01/2023 09:49:37	ELECTR LINES DOWN	N MARKET BLVD
SCSO23CAD012244	ROBERTH MATA, K154	02/01/2023 14:55:36	DCF/ABUSE REG	773 NW 10TH AVE
SCSO23CAD012266	TREY KILLORAN, T238	02/01/2023 15:40:16	SUICIDE THREATS	773 NW 10TH AVE
SCSO23CAD012311	KENNETH AMSLER, X204	02/01/2023 17:30:20	CITIZENS ASSIST	MAIN LINE RD
SCSO23CAD012358	TEONDRE WILSON, 261	02/01/2023 20:20:01	BUILDING CHECK	447 NW 6TH AVE
SCSO23CAD012378	TEONDRE WILSON, 261	02/01/2023 21:25:19	EXTRA PATROL	267 N MARKET BLVD
SCSO23CAD012430	TEONDRE WILSON, 261	02/02/2023 01:00:26	SUSPICIOUS. PERSON	302 N MARKET BLVD
SCSO23CAD012443	TEONDRE WILSON, 261	02/02/2023 03:35:44	EXTRA PATROL	7697 SR 471
SCSO23CAD012459	CHRISTIAN CALLAWAY, 247	02/02/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE
SCSO23CAD012596	CHRISTIAN CALLAWAY, 247	02/02/2023 11:58:37	INFORMATION	290 SW 1ST ST
SCSO23CAD012676	TREY KILLORAN, T238	02/02/2023 14:45:10	INVESTIGATION FOLLOW	773 NW 10TH AVE
SCSO23CAD012743	SHAWN DECKARD, B133	02/02/2023 16:41:29	CIVIL-SERV PAPER	165 NE 4TH ST
SCSO23CAD012799	TEONDRE WILSON, 261	02/02/2023 19:32:16	TRAFFIC STOP	NW 4TH AVE
SCSO23CAD012810	TEONDRE WILSON, 261	02/02/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE
SCSO23CAD012870	TEONDRE WILSON, 261	02/03/2023 02:44:22	EXTRA PATROL	267 N MARKET BLVD
SCSO23CAD012876	TEONDRE WILSON, 261	02/03/2023 03:58:28	EXTRA PATROL	7697 SR 471
SCSO23CAD012887	WALTER PETERSON, 252	02/03/2023 05:03:36	TRAFFIC STOP	S MARKET BLVD
SCSO23CAD012893	WALTER PETERSON, 252	02/03/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE
SCSO23CAD012901		02/03/2023 06:49:14	911 MISDIAL	468 SE 3RD AVE
SCSO23CAD012924	TYLER FROEHLICH, 231	02/03/2023 07:32:47	TRAFFIC ENFORCEMENT	349 S MARKET BLVD
SCSO23CAD012926	WALTER PETERSON, 252	02/03/2023 07:48:39	TRAFFIC CONTROL	773 NW 10TH AVE

SCSO23CAD012928	SHAWN DECKARD, B133	02/03/2023 07:56:13	CIVIL-SERV PAPER	165 NE 4TH ST
SCSO23CAD012956	JUSTIN ST CLAIR, 253	02/03/2023 09:08:36	CIVIL	600 SE 3RD AVE
SCSO23CAD013009	WALTER PETERSON, 252	02/03/2023 11:15:13	ATC -WELFARE CHECK	385 NE 3RD ST
SCSO23CAD013036	TREY KILLORAN, T238	02/03/2023 12:36:06	DCF/ABUSE REG	773 NW 10TH AVE
SCSO23CAD013068	TYLER FROEHLICH, 231	02/03/2023 14:00:08	SHOTS HRD- AREA	773 NW 10TH AVE
SCSO23CAD013084	TYLER FROEHLICH, 231	02/03/2023 14:39:36	TRAFFIC ENFORCEMENT	349 S MARKET BLVD
SCSO23CAD013095	SHAWN DECKARD, B133	02/03/2023 15:05:27	CIVIL-SERV PAPER	302 NE 4TH ST
SCSO23CAD013105		02/03/2023 15:25:06	SICK/INJURED	751 NW 7TH ST
SCSO23CAD013123		02/03/2023 16:03:31	SICK/INJURED	578 NW 7TH AVE
SCSO23CAD013190	KAYLA CRAMER, 251	02/03/2023 19:40:36	TRAFFIC STOP	SE 1ST AVE
SCSO23CAD013203	KAYLA CRAMER, 251	02/03/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE
SCSO23CAD013302	TYLER FROEHLICH, 231	02/04/2023 06:15:01	BUILDING CHECK	447 NW 6TH AVE
SCSO23CAD013317	TYLER FROEHLICH, 231	02/04/2023 07:22:46	TRAFFIC STOP	7368 SR 471
SCSO23CAD013330	TYLER FROEHLICH, 231	02/04/2023 08:34:38	INVESTIGATION FOLLOW	NE 1ST ST
SCSO23CAD013353	TYLER FROEHLICH, 231	02/04/2023 09:46:33	TRAFFIC STOP	349 S MARKET BLVD
SCSO23CAD013368	TYLER FROEHLICH, 231	02/04/2023 10:41:13	TRAFFIC STOP	S MARKET BLVD
SCSO23CAD013568		02/04/2023 19:53:50	911 HANGUP	332 SW 1ST ST
SCSO23CAD013577	KAYLA CRAMER, 251	02/04/2023 20:20:01	BUILDING CHECK	447 NW 6TH AVE
SCSO23CAD013673	ERICA HILLMAN, 248	02/05/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE
SCSO23CAD013713	TYLER FROEHLICH, 231	02/05/2023 09:31:04	TRAFFIC STOP	7610 SR 471
SCSO23CAD013734	TYLER FROEHLICH, 231	02/05/2023 10:37:30	TRAFFIC STOP	N MARKET BLVD
SCSO23CAD013740		02/05/2023 10:58:12	SICK/INJURED	8949 RECREATION CIR
SCSO23CAD013750		02/05/2023 11:25:20	CITIZENS ASSIST	BULL BARN RD
SCSO23CAD013764	TYLER FROEHLICH, 231	02/05/2023 12:26:38	BOLO/AREA CHECK	7368 SR 471
SCSO23CAD013919	KAYLA CRAMER, 251	02/05/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE
SCSO23CAD013998		02/06/2023 03:31:25	RECKLESS DRIVER	NW 6TH AVE
SCSO23CAD014007	CHRISTIAN CALLAWAY, 247	02/06/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE
SCSO23CAD014061		02/06/2023 09:27:37	ABANDON VEHICLE	516 NW 3RD ST
SCSO23CAD014072		02/06/2023 09:54:21	SICK/INJURED	155 E CENTRAL AVE
SCSO23CAD014083		02/06/2023 10:47:42	911 MISDIAL	97 NW 3RD AVE
SCSO23CAD014096		02/06/2023 11:17:32	911 HANGUP	NW 3RD AVE
SCSO23CAD014097		02/06/2023 11:19:01	911 MISDIAL	773 NW 10TH AVE
SCSO23CAD014130		02/06/2023 12:34:28	911 MISDIAL	473 NW 1ST ST
SCSO23CAD014155	RONDEZ MOORE, 136	02/06/2023 13:50:15	INFORMATION	516 NW 3RD ST
SCSO23CAD014240		02/06/2023 16:47:52	911 HANGUP	188 NE 1ST ST
SCSO23CAD014245	TEONDRE WILSON, 261	02/06/2023 17:02:08	ACCIDENT	SE 1ST ST
SCSO23CAD014247		02/06/2023 17:04:23	ACCIDENT	SE 1ST ST
SCSO23CAD014289	TEONDRE WILSON, 261	02/06/2023 18:27:46	DISTURBANCE-UNK	366 NW 9TH AVE
SCSO23CAD014316	TEONDRE WILSON, 261	02/06/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE
SCSO23CAD014320	TEONDRE WILSON, 261	02/06/2023 20:42:26	EXTRA PATROL	267 N MARKET BLVD
SCSO23CAD014359	TEONDRE WILSON, 261	02/07/2023 03:15:42	EXTRA PATROL	7697 SR 471
SCSO23CAD014373	CHRISTIAN CALLAWAY, 247	02/07/2023 06:13:42	TRAFFIC STOP	329 N MARKET BLVD
SCSO23CAD014374	GARRETT ALLEN, 211	02/07/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE
SCSO23CAD014377	CHRISTIAN CALLAWAY, 247	02/07/2023 06:19:12	BUILDING CHECK	447 NW 6TH AVE
SCSO23CAD014425	TREY KILLORAN, T238	02/07/2023 09:27:11	RECOVERED PROPERTY	773 NW 10TH AVE
SCSO23CAD014512		02/07/2023 13:07:19	REPOSSESSION	257 SE 1ST AVE
SCSO23CAD014524	SHAWN DECKARD, B133	02/07/2023 13:29:56	CIVIL-SERV PAPER	165 NE 4TH ST
SCSO23CAD014662	TEONDRE WILSON, 261	02/07/2023 19:05:25	TRAFFIC STOP	N MARKET BLVD
SCSO23CAD014688	TEONDRE WILSON, 261	02/07/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE
SCSO23CAD014695		02/07/2023 20:45:23	911 MISDIAL	332 SE 1ST AVE
SCSO23CAD014705	TEONDRE WILSON, 261	02/07/2023 21:34:33	TRAFFIC STOP	N MARKET BLVD
SCSO23CAD014707	JESSE BROOKS, S53	02/07/2023 21:39:33	TRAFFIC STOP	N MARKET BLVD

SCSO23CAD014713		02/07/2023 22:03:35	SICK/INJURED	159 NW 2ND ST
SCSO23CAD014716	TEONDRE WILSON, 261	02/07/2023 22:18:13	EXTRA PATROL	267 N MARKET BLVD
SCSO23CAD014722	TEONDRE WILSON, 261	02/07/2023 22:51:59	TRAFFIC STOP	S MARKET BLVD
SCSO23CAD014728	TEONDRE WILSON, 261	02/07/2023 23:05:06	TRAFFIC STOP	S MARKET BLVD
SCSO23CAD014773	WALTER PETERSON, 252	02/08/2023 05:51:23	TRAFFIC STOP	N MARKET BLVD
SCSO23CAD014782	WALTER PETERSON, 252	02/08/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE
SCSO23CAD014789	WALTER PETERSON, 252	02/08/2023 06:43:11	JUVENILE	23 SW 6TH ST
SCSO23CAD014807	WALTER PETERSON, 252	02/08/2023 07:57:15	TRAFFIC CONTROL	773 NW 10TH AVE
SCSO23CAD014833	WALTER PETERSON, 252	02/08/2023 08:59:39	ANIMAL COMPLAINT	4344 SR 50
SCSO23CAD014836	SHAWN DECKARD, B133	02/08/2023 09:13:14	CIVIL-SERV PAPER	3840 E C 478
SCSO23CAD014985	TYLER FROEHLICH, 231	02/08/2023 14:41:03	TRAFFIC ENFORCEMENT	349 S MARKET BLVD
SCSO23CAD014991		02/08/2023 14:47:21	911 MISDIAL	349 S MARKET BLVD
SCSO23CAD014994		02/08/2023 14:49:41	911 HANGUP	349 S MARKET BLVD
SCSO23CAD015036	WALTER PETERSON, 252	02/08/2023 15:54:56	TRAFFIC CONTROL	773 NW 10TH AVE
SCSO23CAD015070	WALTER PETERSON, 252	02/08/2023 16:38:29	BOLO/AREA CHECK	SR 471
SCSO23CAD015088	EDWARD HINDERHOFER, 178	02/08/2023 17:27:02	TRAFFIC STOP	318 NE 4TH ST
SCSO23CAD015112	EDWARD HINDERHOFER, 178	02/08/2023 18:14:17	TRAFFIC STOP	773 NW 10TH AVE
SCSO23CAD015133	EDWARD HINDERHOFER, 178	02/08/2023 18:54:30	TRAFFIC STOP	SE 5TH ST
SCSO23CAD015139	EDWARD HINDERHOFER, 178	02/08/2023 19:15:10	INVESTIGATION FOLLOW	773 NW 10TH AVE
SCSO23CAD015163	EDWARD HINDERHOFER, 178	02/08/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE
SCSO23CAD015164		02/08/2023 20:24:08	911 MISDIAL	530 NW 9TH AVE
SCSO23CAD015223	CONOR GARRITY, K119	02/09/2023 01:12:34	TRAFFIC STOP	N MARKET BLVD
SCSO23CAD015256	WALTER PETERSON, 252	02/09/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE
SCSO23CAD015269	WALTER PETERSON, 252	02/09/2023 07:06:35	TRAFFIC CONTROL	349 S MARKET BLVD
SCSO23CAD015276	TYLER FROEHLICH, 231	02/09/2023 07:18:33	TRAFFIC STOP	S MARKET BLVD
SCSO23CAD015288	WALTER PETERSON, 252	02/09/2023 07:58:57	TRAFFIC CONTROL	773 NW 10TH AVE
SCSO23CAD015331		02/09/2023 09:46:43	911 HANGUP	773 NW 10TH AVE
SCSO23CAD015378		02/09/2023 11:50:42	SICK/INJURED	317 SW 1ST ST
SCSO23CAD015421	TREY KILLORAN, T238	02/09/2023 13:20:06	DCF/ABUSE REG	773 NW 10TH AVE
SCSO23CAD015469	WALTER PETERSON, 252	02/09/2023 14:42:29	TRAFFIC CONTROL	349 S MARKET BLVD
SCSO23CAD015498	WALTER PETERSON, 252	02/09/2023 15:45:56	TRAFFIC CONTROL	773 NW 10TH AVE
SCSO23CAD015571	EDWARD HINDERHOFER, 178	02/09/2023 18:45:12	TRAFFIC STOP	NW 9TH AVE
SCSO23CAD015604		02/09/2023 20:09:36	911 MISDIAL	608 SE 3RD AVE
SCSO23CAD015610	EDWARD HINDERHOFER, 178	02/09/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE
SCSO23CAD015650	EDWARD HINDERHOFER, 178	02/09/2023 22:41:21	TRAFFIC STOP	NW 2ND ST
SCSO23CAD015656	BRENT SARGENT, C120	02/09/2023 23:43:48	FCIC/NCIC HIT	NW 2ND ST
SCSO23CAD015658	EDWARD HINDERHOFER, 178	02/09/2023 23:56:24	NARCOTICS	NW 2ND ST
SCSO23CAD015668	TYLER THOMPSON, 230	02/10/2023 01:16:01	ALARM-COMRCL	599 N MARKET BLVD
SCSO23CAD015696	CHRISTIAN CALLAWAY, 247	02/10/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE
SCSO23CAD015781	GARRETT ALLEN, 211	02/10/2023 10:51:13	VIN VERIFICATION	28 SE 4TH ST
SCSO23CAD015800	ADAM DODGE, S59	02/10/2023 11:46:04	SUSPICIOUS PERSON	232 SW 6TH ST
SCSO23CAD015913		02/10/2023 15:27:12	ALARM-COMRCL	524 N MARKET BLVD
SCSO23CAD016033	TEONDRE WILSON, 261	02/10/2023 20:20:01	BUILDING CHECK	447 NW 6TH AVE
SCSO23CAD016034	STEVEN NEUMANN, 220	02/10/2023 20:24:42	TRAFFIC STOP	CR 740
SCSO23CAD016047	STEVEN NEUMANN, 220	02/10/2023 20:55:17	TRAFFIC STOP	SW 1ST ST
SCSO23CAD016091	TEONDRE WILSON, 261	02/10/2023 23:25:19	EXTRA PATROL	267 N MARKET BLVD
SCSO23CAD016099	TEONDRE WILSON, 261	02/10/2023 23:59:42	CITIZENS ASSIST	469 N MARKET BLVD
SCSO23CAD016144	CHRISTIAN CALLAWAY, 247	02/11/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE
SCSO23CAD016295	GARRETT ALLEN, 211	02/11/2023 14:45:39	CIVIL	524 N MARKET BLVD
SCSO23CAD016401	TEONDRE WILSON, 261	02/11/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE
SCSO23CAD016416		02/11/2023 21:30:51	911 HANGUP	102 NE 4TH AVE
SCSO23CAD016423		02/11/2023 21:45:21	INFORMATION	102 NE 4TH AVE

SCSO23CAD016452	TEONDRE WILSON, 261	02/11/2023 23:11:19	EXTRA PATROL	267 N MARKET BLVD
SCSO23CAD016506	ADAM DODGE, S59	02/12/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE
SCSO23CAD016548		02/12/2023 09:41:42	911 HANGUP	285 SE 5TH ST
SCSO23CAD016587		02/12/2023 11:13:05	911 HANGUP	955 OAK AVE
SCSO23CAD016729	TEONDRE WILSON, 261	02/12/2023 20:20:01	BUILDING CHECK	447 NW 6TH AVE
SCSO23CAD016779	TEONDRE WILSON, 261	02/12/2023 23:57:47	EXTRA PATROL	267 N MARKET BLVD
SCSO23CAD016785		02/13/2023 01:03:39	911 HANGUP	97 NW 3RD AVE
SCSO23CAD016817	WALTER PETERSON, 252	02/13/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE
SCSO23CAD016827	JOHN GUINANE, X126	02/13/2023 07:13:58	TRAFFIC ENFORCEMENT	349 S MARKET BLVD
SCSO23CAD016838	WALTER PETERSON, 252	02/13/2023 07:58:52	TRAFFIC CONTROL	773 NW 10TH AVE
SCSO23CAD016876	WALTER PETERSON, 252	02/13/2023 10:16:20	911 HANGUP	468 N MARKET BLVD
SCSO23CAD016895		02/13/2023 11:09:14	911 MISDIAL	102 NW 4TH AVE
SCSO23CAD016897		02/13/2023 11:17:56	911 MISDIAL	524 N MARKET BLVD
SCSO23CAD016900		02/13/2023 11:26:42	SICK/INJURED	524 N MARKET BLVD
SCSO23CAD016919		02/13/2023 12:21:53	SICK/INJURED	516 NW 3RD ST
SCSO23CAD016945		02/13/2023 13:28:21	911 MISDIAL	9009 OAK ALLEY BLVD
SCSO23CAD016949	WALTER PETERSON, 252	02/13/2023 13:33:18	TRAFFIC STOP	S MARKET BLVD
SCSO23CAD016969	WALTER PETERSON, 252	02/13/2023 14:31:38	TRAFFIC CONTROL	349 S MARKET BLVD
SCSO23CAD016990	TREY KILLORAN, T238	02/13/2023 15:07:59	SICK/INJURED	773 NW 10TH AVE
SCSO23CAD017004	WALTER PETERSON, 252	02/13/2023 15:41:08	TRAFFIC CONTROL	773 NW 10TH AVE
SCSO23CAD017057	TYLER THOMPSON, 230	02/13/2023 18:02:29	TRAFFIC STOP	329 N MARKET BLVD
SCSO23CAD017061	TYLER THOMPSON, 230	02/13/2023 18:06:30	TRAFFIC STOP	NW 7TH AVE
SCSO23CAD017096	KAYLA CRAMER, 251	02/13/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE
SCSO23CAD017106	KAYLA CRAMER, 251	02/13/2023 21:09:12	TRAFFIC STOP	N MARKET BLVD
SCSO23CAD017144	WALTER PETERSON, 252	02/14/2023 05:28:56	SUSPICIOUS PERSON	374 N MARKET BLVD
SCSO23CAD017149	WALTER PETERSON, 252	02/14/2023 06:15:01	BUILDING CHECK	447 NW 6TH AVE
SCSO23CAD017155	WALTER PETERSON, 252	02/14/2023 06:51:43	SICK/INJURED	1010 E CENTRAL AVE 12
SCSO23CAD017175	TYLER FROEHLICH, 231	02/14/2023 07:34:28	TRAFFIC ENFORCEMENT	349 S MARKET BLVD
SCSO23CAD017182	WALTER PETERSON, 252	02/14/2023 07:55:53	TRAFFIC CONTROL	773 NW 10TH AVE
SCSO23CAD017261	CALEB ROSS, T148	02/14/2023 11:07:44	DCF/ABUSE REG	349 S MARKET BLVD
SCSO23CAD017259	WALTER PETERSON, 252	02/14/2023 11:08:00	TRAFFIC STOP	7368 SR 471
SCSO23CAD017317	WALTER PETERSON, 252	02/14/2023 12:47:01	DCF/ABUSE REG	1010 E CENTRAL AVE 12
SCSO23CAD017337	CARL DUNLAP, B171	02/14/2023 13:47:02	CIVIL-SERV PAPER	706 NW 5TH ST
SCSO23CAD017364	TYLER FROEHLICH, 231	02/14/2023 14:38:48	TRAFFIC ENFORCEMENT	349 S MARKET BLVD
SCSO23CAD017396	WALTER PETERSON, 252	02/14/2023 16:01:17	TRAFFIC CONTROL	773 NW 10TH AVE
SCSO23CAD017410	MICHAEL LARGE, T201	02/14/2023 16:31:20	JUVENILE	773 NW 10TH AVE
SCSO23CAD017433	KAYLA CRAMER, 251	02/14/2023 17:39:09	DCF/ABUSE REG	1010 E CENTRAL AVE 12
SCSO23CAD017439		02/14/2023 17:56:44	911 MISDIAL	SR 471
SCSO23CAD017450	EDWARD HINDERHOFER, 178	02/14/2023 18:44:21	TRAFFIC STOP	NW 4TH AVE
SCSO23CAD017479	DAVID KELLY, 255	02/14/2023 20:20:01	BUILDING CHECK	447 NW 6TH AVE
SCSO23CAD017548	PETER GLIM, S48	02/15/2023 01:56:51	ANIMAL COMPLAINT	4344 SR 50
SCSO23CAD017561	CHRISTIAN CALLAWAY, 247	02/15/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE
SCSO23CAD017601	GARRETT ALLEN, 211	02/15/2023 08:32:54	FCIC/NCIC HIT	255 SE 3RD ST
SCSO23CAD017871	JOSEPH TRIA, 243	02/15/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE
SCSO23CAD017951	CHRISTIAN CALLAWAY, 247	02/16/2023 06:15:01	BUILDING CHECK	447 NW 6TH AVE
SCSO23CAD017982	CALEB ROSS, T148	02/16/2023 08:21:55	INFORMATION	349 S MARKET BLVD
SCSO23CAD018099		02/16/2023 12:36:06	911 HANGUP	NE 4TH AVE
SCSO23CAD018217	TREY KILLORAN, T238	02/16/2023 16:07:06	INFORMATION	773 NW 10TH AVE
SCSO23CAD018266	STEVEN NEUMANN, 220	02/16/2023 18:07:25	TRAFFIC STOP	N MARKET BLVD
SCSO23CAD018317	JOSEPH TRIA, 243	02/16/2023 19:51:20	TRAFFIC STOP	SE 1ST ST
SCSO23CAD018323	JOSEPH TRIA, 243	02/16/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE
SCSO23CAD018353	JOSEPH TRIA, 243	02/16/2023 22:19:46	SUSPICIOUS INCIDENT	658 E CENTRAL AVE

SCSO23CAD018403	JOSEPH TRIA, 243	02/17/2023 04:14:41	TRAFFIC STOP	530 W KINGS HWY
SCSO23CAD018420	WALTER PETERSON, 252	02/17/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE
SCSO23CAD018436	TYLER FROEHLICH, 231	02/17/2023 07:17:29	TRAFFIC ENFORCEMENT	349 S MARKET BLVD
SCSO23CAD018448	WALTER PETERSON, 252	02/17/2023 07:57:47	TRAFFIC CONTROL	773 NW 10TH AVE
SCSO23CAD018753	EDWARD HINDERHOFER, 178	02/17/2023 18:03:32	TRAFFIC STOP	NW 2ND ST
SCSO23CAD018798	EDWARD HINDERHOFER, 178	02/17/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE
SCSO23CAD018814		02/17/2023 21:14:43	911 HANGUP	9009 OAK ALLEY BLVD
SCSO23CAD018896	EDWARD HINDERHOFER, 178	02/18/2023 03:44:50	TRAFFIC STOP	NW 3RD ST
SCSO23CAD018910	WALTER PETERSON, 252	02/18/2023 05:51:49	TRAFFIC STOP	N MARKET BLVD
SCSO23CAD018914	WALTER PETERSON, 252	02/18/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE
SCSO23CAD018982		02/18/2023 10:55:11	SICK/INJURED	469 N MARKET BLVD
SCSO23CAD019066	TYLER FROEHLICH, 231	02/18/2023 15:15:58	TRAFFIC STOP	N MARKET BLVD
SCSO23CAD019161	ANTHONY LEE, 155	02/18/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE
SCSO23CAD019177		02/18/2023 21:32:20	ALARM FIRE	317 NW 2ND ST
SCSO23CAD019239	TYLER FROEHLICH, 231	02/19/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE
SCSO23CAD019350		02/19/2023 12:31:48	SICK/INJURED	524 N MARKET BLVD
SCSO23CAD019394	TYLER FROEHLICH, 231	02/19/2023 14:46:43	ALARM-COMRCL	349 S MARKET BLVD
SCSO23CAD019442		02/19/2023 17:21:09	SICK/INJURED	1010 E CENTRAL AVE
SCSO23CAD019497	TYLER THOMPSON, 230	02/19/2023 20:05:26	TRAFFIC STOP	374 N MARKET BLVD
SCSO23CAD019503	KAYLA CRAMER, 251	02/19/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE
SCSO23CAD019582	CHRISTIAN CALLAWAY, 247	02/20/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE
SCSO23CAD019660	DYLAN HENSLEY, X505	02/20/2023 10:30:09	HIT AND RUN	524 N MARKET BLVD
SCSO23CAD019668	CHRISTIAN CALLAWAY, 247	02/20/2023 10:54:40	ACCIDENT	374 N MARKET BLVD
SCSO23CAD019670	GARRETT ALLEN, 211	02/20/2023 10:57:20	DISTURBANCE-UNK	524 N MARKET BLVD
SCSO23CAD019690		02/20/2023 11:39:43	911 MISDIAL	524 N MARKET BLVD
SCSO23CAD019710		02/20/2023 12:25:36	911 MISDIAL	516 NW 3RD ST
SCSO23CAD019733		02/20/2023 13:13:30	911 MISDIAL	524 N MARKET BLVD
SCSO23CAD019760		02/20/2023 14:09:06	911 HANGUP	524 N MARKET BLVD
SCSO23CAD019903	JOSEPH TRIA, 243	02/20/2023 20:20:01	BUILDING CHECK	447 NW 6TH AVE
SCSO23CAD019959		02/21/2023 00:41:13	911 HANGUP	4012 E C 478
SCSO23CAD019983	JOSEPH TRIA, 243	02/21/2023 03:41:18	ACCIDENT	N MARKET BLVD
SCSO23CAD019992	CHRISTIAN CALLAWAY, 247	02/21/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE
SCSO23CAD020001		02/21/2023 07:20:20	911 MISDIAL	NW 4TH AVE
SCSO23CAD020079		02/21/2023 10:36:19	911 HANGUP	NW 3RD ST
SCSO23CAD020156		02/21/2023 12:54:20	SICK/INJURED	469 N MARKET BLVD
SCSO23CAD020368	JOSEPH TRIA, 243	02/21/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE
SCSO23CAD020440	WALTER PETERSON, 252	02/22/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE
SCSO23CAD020459	TYLER FROEHLICH, 231	02/22/2023 07:48:50	TRAFFIC ENFORCEMENT	349 S MARKET BLVD
SCSO23CAD020466	TYLER FROEHLICH, 231	02/22/2023 08:07:57	TRAFFIC STOP	N MARKET BLVD
SCSO23CAD020483	JOHN GUINANE, X126	02/22/2023 08:49:01	OBSTRUCTION ON HWY	530 W KINGS HWY
SCSO23CAD020516	WALTER PETERSON, 252	02/22/2023 10:12:52	TRANS/PANHANDLE	155 E CENTRAL AVE
SCSO23CAD020598	WALTER PETERSON, 252	02/22/2023 12:44:56	DRUNK PEDESTRIAN	1010 E CENTRAL AVE 31
SCSO23CAD020602	CHRISTOPHER THIBODEAU, L33	02/22/2023 12:53:01	ESCORT-FUNERAL	4309 CR 772
SCSO23CAD020658	TREY KILLORAN, T238	02/22/2023 14:05:49	INFORMATION	773 NW 10TH AVE
SCSO23CAD020669	TYLER FROEHLICH, 231	02/22/2023 14:21:13	TRAFFIC CONTROL	349 S MARKET BLVD
SCSO23CAD020672	TREY KILLORAN, T238	02/22/2023 14:24:03	INFORMATION	773 NW 10TH AVE
SCSO23CAD020847	KAYLA CRAMER, 251	02/22/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE
SCSO23CAD020881	TYLER THOMPSON, 230	02/22/2023 21:49:26	911 HANGUP	220 NE 1ST ST
SCSO23CAD020893	KAYLA CRAMER, 251	02/22/2023 23:00:09	SUSPICIOUS VEH	469 N MARKET BLVD
SCSO23CAD020899	KAYLA CRAMER, 251	02/22/2023 23:20:15	EXTRA PATROL	188 NE 2ND AVE
SCSO23CAD020925	KAYLA CRAMER, 251	02/23/2023 02:31:01	EXTRA PATROL	188 NE 2ND AVE
SCSO23CAD020944	WALTER PETERSON, 252	02/23/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE

SCSO23CAD020985	WALTER PETERSON, 252	02/23/2023 08:27:26	EXTRA PATROL	188 NE 2ND AVE
SCSO23CAD021161		02/23/2023 13:54:12	911 HANGUP	58 NW 1ST AVE
SCSO23CAD021182	WALTER PETERSON, 252	02/23/2023 14:21:51	911 HANGUP	13904 SR 471
SCSO23CAD021191	WALTER PETERSON, 252	02/23/2023 14:37:05	TRAFFIC CONTROL	349 S MARKET BLVD
SCSO23CAD021203		02/23/2023 14:58:52	911 HANGUP	349 S MARKET BLVD
SCSO23CAD021223	TREY KILLORAN, T238	02/23/2023 15:37:02	INFORMATION	773 NW 10TH AVE
SCSO23CAD021261	KAYLA CRAMER, 251	02/23/2023 17:03:06	ALARM-COMRCL	13904 SR 471
SCSO23CAD021335	KAYLA CRAMER, 251	02/23/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE
SCSO23CAD021419	KAELIN NEIGER, 254	02/24/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE
SCSO23CAD021455	CALEB ROSS, T148	02/24/2023 08:33:08	INFORMATION	349 S MARKET BLVD
SCSO23CAD021539	GARRETT ALLEN, 211	02/24/2023 12:10:23	ANIMAL COMPLAINT	2085 CR 740
SCSO23CAD021558	GARRETT ALLEN, 211	02/24/2023 13:16:58	DCF/ABUSE REG	773 NW 10TH AVE
SCSO23CAD021664	KAELIN NEIGER, 254	02/24/2023 15:47:16	INVESTIGATION FOLLOW	9009 OAK ALLEY BLVD
SCSO23CAD021678	SHAWN DECKARD, B133	02/24/2023 16:29:20	CIVIL-SERV PAPER	3840 E C 478
SCSO23CAD021777	STEVEN NEUMANN, 220	02/24/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE
SCSO23CAD021822		02/24/2023 23:10:47	911 MISDIAL	211 SW 2ND ST
SCSO23CAD021866	KAELIN NEIGER, 254	02/25/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE
SCSO23CAD021917	KAELIN NEIGER, 254	02/25/2023 09:41:03	CITIZENS ASSIST	N MARKET BLVD
SCSO23CAD022171	JOSEPH TRIA, 243	02/25/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE
SCSO23CAD022262	JOSEPH TRIA, 243	02/26/2023 02:28:15	DISTURBANCE-NOISE	NW 9TH AVE
SCSO23CAD022264	JOSEPH TRIA, 243	02/26/2023 02:47:17	CITIZENS ASSIST	871 NW 6TH ST
SCSO23CAD022281	KAELIN NEIGER, 254	02/26/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE
SCSO23CAD022310		02/26/2023 09:11:26	SICK/INJURED	138 NE 2ND AVE
SCSO23CAD022422	KAELIN NEIGER, 254	02/26/2023 14:07:30	CITIZENS ASSIST	658 E CENTRAL AVE
SCSO23CAD022436	KAELIN NEIGER, 254	02/26/2023 14:36:42	911 HANGUP	253 SW 1ST ST
SCSO23CAD022444		02/26/2023 14:53:10	911 MISDIAL	185 E CENTRAL AVE
SCSO23CAD022494	JOSEPH TRIA, 243	02/26/2023 16:58:32	SUSPICIOUS INCIDENT	15 S MARKET BLVD
SCSO23CAD022524	JOSEPH TRIA, 243	02/26/2023 18:25:09	TRAFFIC STOP	N MARKET BLVD
SCSO23CAD022565	JOSEPH TRIA, 243	02/26/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE
SCSO23CAD022652	WALTER PETERSON, 252	02/27/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE
SCSO23CAD022669	TYLER FROEHLICH, 231	02/27/2023 07:39:43	EXTRA PATROL	188 NE 2ND AVE
SCSO23CAD022677	TYLER FROEHLICH, 231	02/27/2023 07:56:09	TRAFFIC ENFORCEMENT	349 S MARKET BLVD
SCSO23CAD022679	WALTER PETERSON, 252	02/27/2023 08:06:51	TRAFFIC CONTROL	773 NW 10TH AVE
SCSO23CAD022733	WALTER PETERSON, 252	02/27/2023 10:41:21	TRAFFIC PARKING	NE 2ND ST
SCSO23CAD022737	WALTER PETERSON, 252	02/27/2023 10:46:52	SUSPICIOUS INCIDENT	N MARKET BLVD
SCSO23CAD022782	TYLER FROEHLICH, 231	02/27/2023 11:55:44	THEFT	516 NW 3RD ST
SCSO23CAD022787		02/27/2023 12:03:12	911 HANGUP	516 NW 3RD ST
SCSO23CAD022795		02/27/2023 12:13:23	911 MISDIAL	453 NW 1ST ST
SCSO23CAD022822		02/27/2023 12:58:32	911 HANGUP	102 NE 4TH AVE
SCSO23CAD022828	TYLER FROEHLICH, 231	02/27/2023 13:06:17	INVESTIGATION FOLLOW	374 N MARKET BLVD
SCSO23CAD022865	CALEB ROSS, T148	02/27/2023 14:14:56	INFORMATION	349 S MARKET BLVD

March 2023

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	7	1	1

Important Dates:

03/21 Utility Turn-off for non-payment

04/15 Utility Payment Deadline to prevent late fees

04/20 6pm City Council Meeting City Hall

$500.00 SCHOLARSHIP

$500 SCHOLARSHIP FOR HIGHSCHOOL SENIORS

PLEASE SUBMIT SCHOLARSHIP APPLICATION BEFORE MARCH 31, 2023.

YOU CAN SUBMIT YOUR APPLICATION TO CITY HALL. APPLICANT CHOSEN WILL BE ANNOUNCED AT THE 2023 SENIOR CEREMONY AWARDS.

Disability Awareness Month

March 2023

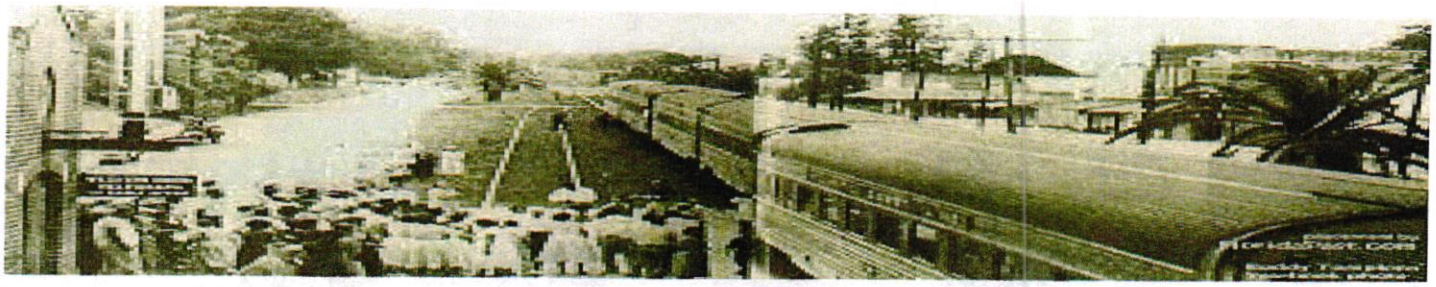
This is the 28th Year the United States has recognized and celebrated March as National Disability Awareness Month!

On February 26, 1987 President Ronald Reagan officially declared Proclamation 5613 making March National Disabilities Awareness Month. The proclamation called for people to provide understanding, encouragement and opportunities to help persons with disabilities to lead productive and fulfilling lives.

Everyone wants, and deserves, to enjoy life, feel productive and secure. But in March, we take extra steps to raise awareness about the supports and rights of the people with disabilities and to celebrate their contributions to our communities and society as a whole!

All individuals, agencies, and organizations supportive of people with disabilities are encouraged to observe the month of March with appropriate observances and activities directed toward increasing public awareness of the contributions and the potential of Americans with disabilities.

CT.gov home



Operational Activities—Administration

On-line payment processing—116
New Accounts— 5
Late Fee Assessments— 130
Notaries— 7
Faxes— 8
Locates— 21
Work Orders closed— 110
Container Permit Renewals— 0
Follow-up on existing Code Enforcement Cases— 0
Code Enforcement Foreclosures— 0
Checks Processed for Payments— 34
Utility Batches/Balancing— 38

In office Payment Processing— 442
Closed Accounts— 4
Turn-offs— 30
Copy Requests— 80
New Account Impact Fees—0
Work orders created— 119
Business License Processed— 22
New Code Enforcement Cases— 0
Code Enforcement Liens— 0
Public Records Request— 8
Purchase Orders— 77
Community Hall Rental— 1

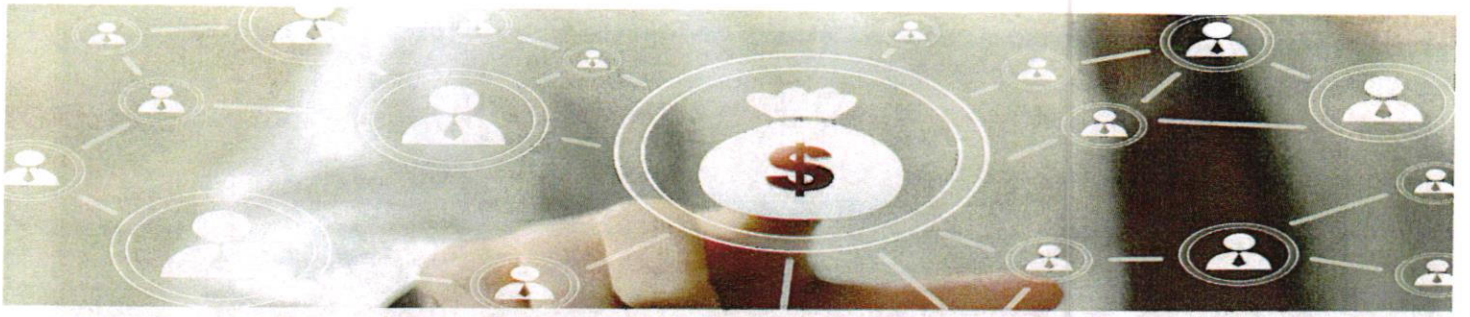
- Entered Meter Reads and processed utility bills for 504 utility accounts
- Reviewed Waste Management Bill for accuracy of billed/type of accounts
- Processed Bureau of Labor and Statistics Report
- Worked with council members and city attorney for ordinances related to the city
- Opened and disbursed incoming mail
- Created/Processed P&Z and Council agendas, minutes, and packets
- Attended City Manager meeting with County and other municipalities
- Working with Engineer on Water Use Permit Renewal and Modification, supplying additional information per SWFWMD request
- Discussions/meetings with County, Public and Developers on upcoming ordinances
- Verifying charges on invoices for payment, matching receipts for fuel and creating payments
- Entering GL Entries for all income on FLAIR Report
- Entering any GL Entries for payments processed electronically
- Updating the Utilities (Duke/SECO) spreadsheet
- Doing PO's for monthly recurring payments
- Reconciliation or verification of income and expenses on bank statements
- Scanning of all documents pertaining to GL Entry and Payments processed
- Verification of correct documents, amounts, etc. for daily deposits
- Helping to verify charges and reimbursements on credit cards
- Prepare Finance Report for monthly Council meeting
- Review and update transfers for City of Bushnell Utilities
- Processing payroll checks for all employees
- Calculate and enter 941 tax payments for payroll period
- Completing GL entry for 941 taxes and FRS paid
- Verifying and entering FRS Monthly payment for employees
- Processing Council checks
- Review and update transfers for City of Bushnell Utilities
- Working on information for Accountant and Auditor for FY2022 audit
- Working with Senate and Representatives on Appropriations Request to finish Johnson Subdivision
- Grinder pump replacement and new Master Liftstation.
- Updating Financial and HR/Payroll SOP Procedures.
- Creating a monthly staff report for Admin staff
- Working with council, representatives and senators on City's legislative funding request

Operational Activities—Public Works

Work orders processed— **119**

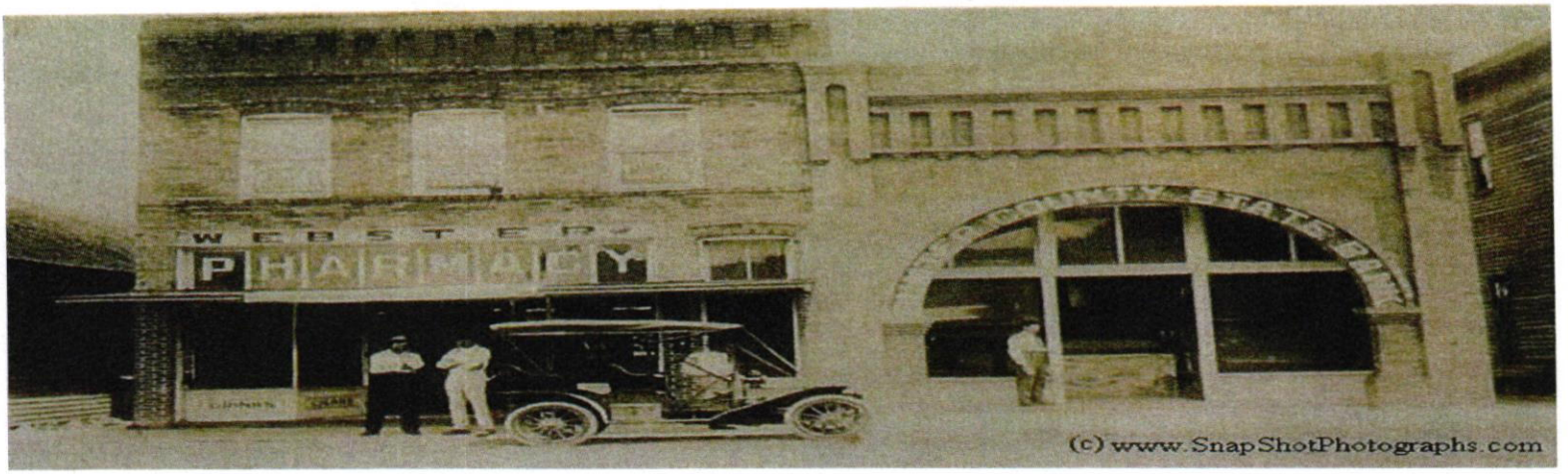
Utility turn-off —30 Utility account turn-on—29 Locates—21 Other—**39**

- Master lift station pump 2 not working. The pump is working again.
- Meeting with developer regarding a 200 acre tract north of the city limits. Discussed water and sewer access, density, etc.
- Visually inspect fire hydrant at the fire station. It may need to be replaced.
- Pump 2 at the master lift station not operating correctly again. The pump is operating again.
- Pressure washed and painted the dugouts at Harris Park.
- Contacted Duke Energy about a tree limb in close proximity to power lines on East CR 478.
- Supplied Sumter County Fire Department with information about the City's hydrants.
- Attended the C2C trail meeting in Apopka. This was for information regarding the trail going through Webster and connecting trails. The entire trail will go from St. Petersburg to Titusville with multiple trails interconnecting along the way.
- Updated city water loss reports for upcoming SWFWMD PSAR reports.
- Reset LS #4. High wet well alarm.
- Donnie Morrison from FRWA was here with ground penetrating radar to locate unmarked sewer force main on NW 9th Avenue. This does not show on maps.
- Called in 811 Locate for NW 9th Avenue and NW 3rd Street so the water and sewer lines can be exposed to determine sizes of the lines not shown on the maps.
- Replaced wood at the dugouts and painted them.
- Lift station #12 is having issues. Excessive run times.
- Traffic meeting with Sumter County. There were discussions regarding the need for widening SR 471 to four lanes due to anticipated development.
- Ordered a test plug to check wash rack at the Fairgrounds. This may be where the intrusion is coming from.
- Lift station #12 is still having issues.
- Checked chemicals at both well locations.
- Read meters.
- Met Bobby Baker at Master LS to show problems we are having with one of the inlet pipes. A crew was scheduled to come out.
- Repaired leaking RPZ valve at the Master LS.
- Flushed gravity sewer lines on NE 9th Street to try and get grease out of the line.
- Resident complained of strong smell of chlorine in the city water. A test was done and the level was normal.
- East side of SR 471 sidewalk was broken by equipment usage. Duke Energy, Century Link and Department of Transportation were notified.
- Lift station #3 Omni unit lost communication. It was reset.
- Received a complaint about vehicles parking along NW 6th Avenue between NW 1st Street and NW 3rd Street. This area is a private road.
- Exposed water lines and valves around community center. Several unmarked service lines and valves were not shown on the maps.



Financial Report

REVENUE AND LOSS 2023	
REVENUE	**February**
AD VALOREM TAX	$7,112.38
BUSINESS LICENSE	$594.20
CONTAINER PERMIT	$0.00
TOWER REVENUE	$0.00
WATER REVENUE	$21,765.61
GARBAGE REVENUE	$17,303.02
SEWER REVENUE	$38,995.86
WATER IMPACT FEES	$0.00
SEWER IMPACT FEES	$0.00
FRANCHISE FEE	$6,293.55
UTILITY TAX	$5,885.30
FLAIR	$36,263.37
TOTAL REVENUE	**$134,213.29**
EXPENSE	
LIFE INSURANCE	$176.43
ACCOUNTING & AUDIT	$4,754.25
LEGAL SERVICE	$3,697.50
PETTY CASH	$0.00
POSTAGE	$63.00
CLEANING SERVICE	$800.00
DEPUTIES	$13,274.75
WASTE CONNECTIONS	$11,062.75
CITY OF BUSHNELL	$12,077.99
REPAIR AND MAINTENANCE	$8,337.80
PAYROLL	$34,300.70
PAYROLL TAXES	$11,778.78
MACHINERY & EQUIPMENT	$11,324.53
DEP PAYMENT	$0.00
MEDICAL INSURANCE	$4,633.39
TOTAL EXPENSE	**$116,281.87**
REVENUE/LOSS	**$17,931.42**



Get to Know Our Staff

HR/Finance Manager, Ginger Howard, was born in Leesburg Florida. She lived in Lake County until 2004 and at that time she moved to Sumter County. Ginger has been married for 8 years and she has 2 children, and 5 grandchildren.

Ginger is a member of SHRM and currently pursuing her certification as an HR Specialist. She is also a member of the FGFOA (Florida Government Finance Officer Association and attends conferences and classes when available in person and virtually. She is also a member of the council at Center Hill, FL where she lives and is actively involved in and concerned about her city and the surrounding areas.

Ginger was previously employed with the Lake County School District prior to coming on board with the city in June of 2022. Her experience in finance and HR with the school district has benefited the city and she is working to improve HR and financial procedures. Ginger was also instrumental in acquiring certification for Webster to become a pet friendly city.

Ginger loves to vacation and see places she has never been to as well as spending time with family and loved ones. She is passionate about helping others through ministry and through her position with the City of Webster.

Did you Know????

The Sumter County Sheriff's Office added a new program to its inventory of non-traditional law enforcement programs. A delivery of 500 Child Safety Kits arrived to assist Law Enforcement Officers and its K9 Unit in locating missing children. The kits, manufactured by Scent Evidence K9 of Tallahassee, were delivered to Sheriff Farmer, Major Breeden and Lt. Siemer at our administrative offices, making the Sumter County Sheriff's Office the first agency to utilize them. The Child Safety Kit differs from the Human Scent Preservation Kit. The Child Safety Kit Includes fingerprinting, dental records, and scent preservation, photograph placement, along with other pertinent medical and physical information.

The scent kit can be used to preserve the pure unique scent of an individual for more than seven years and can be subsequently opened to assist scent-discriminating bloodhounds in tracking a child who is missing. The scent kit coupled with fingerprints, medical and dental information allows deputies to have access to a wealth of information to help them locate the missing child

These kits will be available free of charge to citizens of Sumter County and can be obtained from either the Villages Annex or Administrative Office in Bushnell. Sumter County residents seeking information on how to obtain and use a Child Safety Kit to improve the safety of a member of their family should call Lt. Bob Siemer at 352-689-4600. Any group or organization interested in the distribution of Scent Kits can call Scent Evidence K9 at 850-272-6950.

ORDINANCE NO. 2023-03

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA, ANNEXING BY VOLUNTARY PETITION CERTAIN REAL PROPERTY TAX IDENTIFICATION PARCEL NUMBERS Q31-003 and Q31A001 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, Ginny Browning, applied for annexation of property into the City of Webster and is hereby determined to be the fee simple title owner of the real property described below; and

WHEREAS, the said applicant petitioned the City of Webster, pursuant to Section 171.044, *Florida Statutes*, for annexation of said property into the municipal limits of the City of Webster; and

WHEREAS, the applicant is the fee simple title owner of all of said property being described by Tax Identification Parcel Numbers as follows:

Tax Identification Parcel Number	**Owner**
Q31-003 and Q31A001	**Ginny Browning**

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 aforedescribed 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 _____, 2023.

CITY COUNCIL OF THE CITY OF WEBSTER, FLORIDA

_____
Bobby Yost, Mayor

ATTEST:

_____
Amy Flood, City Clerk

APPROVED AS TO FORM AND LEGALITY:

_____
William L. Colbert, City Attorney

Exhibit A

Parcels: (Q31-003)

The Southwest ¼ of the Northwest ¼ of Section 31, Township 21 South, Range 23 East, Sumter County, Florida, LESS and EXCEPT: begin at the Southwest corner; run thence North 650 feet; thence East 315 feet; thence South 650 feet; thence West 315 feet to the Point of Beginning; AND LESS and EXCEPT: begin at the Northwest corner, run thence South 70 yards; thence East 140 yards; thence North 70 yards; thence West 140 yards to the Point of Beginning.

AND

All of LONE OAK SUBDIVISION, according to the Plat thereof as recorded in Plat Book 2, Page 7, Public Records of Sumter County, Florida, LESS: Begin at the Northwest corner of the Northwest ¼ of the Southwest ¼ of Section 31, Township 21 South, Range 23 East, Sumter County, Florida; run East 40 feet to the Point of Beginning; continue East 76.1 feet; thence North 12.5 feet; thence West 76.1 feet; thence South 12.5 feet to the Point of Beginning.

AND

The North 482.4 feet of the Northwest ¼ of the Southwest ¼ of Section 31, Township 21 South, Range 23 East, Sumter County, Florida, LESS and EXCEPT the West 414 feet thereof.

Parcel Q31A001

The Southwest ¼ of the Northwest ¼ of Section 31, Township 21 South, Range 23 East, Sumter County, Florida, LESS and EXCEPT: begin at the Southwest corner; run thence North 650 feet; thence East 315 feet; thence South 650 feet; thence West 315 feet to the Point of Beginning; AND LESS and EXCEPT: begin at the Northwest corner, run thence South 70 yards; thence East 140 yards; thence North 70 yards; thence West 140 yards to the Point of Beginning.

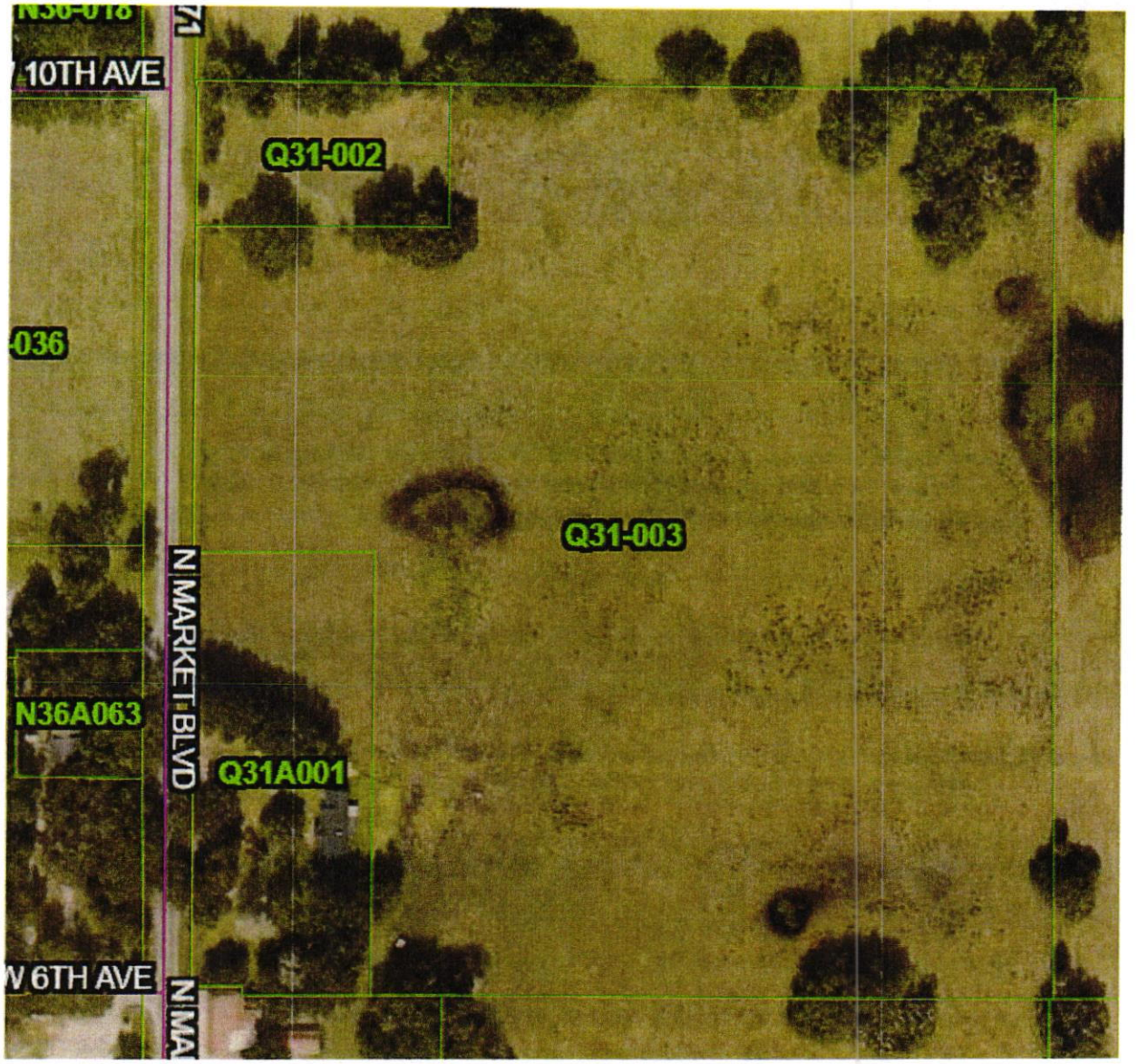
AND

All of LONE OAK SUBDIVISION, according to the Plat thereof as recorded in Plat Book 2, Page 7, Public Records of Sumter County, Florida, LESS: Begin at the Northwest corner of the Northwest ¼ of the Southwest ¼ of Section 31, Township 21 South, Range 23 East, Sumter County, Florida; run East 40 feet to the Point of Beginning; continue East 76.1 feet; thence North 12.5 feet; thence West 76.1 feet; thence South 12.5 feet to the Point of Beginning.

AND

The North 482.4 feet of the Northwest ¼ of the Southwest ¼ of Section 31, Township 21 South, Range 23 East, Sumter County, Florida, LESS and EXCEPT the West 414 feet thereof.

All being in Sumter County, Florida.



PETITION FOR VOLUNTARY ANNEXATION

(Sec. 171.044, Florida Statues)

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

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

Ginny Browning

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

SUMTER COUNTY
PARCEL NUMBER

Q31-003
Q31A001

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 to include such property.

Petitioner(s) hereby state:

1. That the described real property is in an unincorporated area of Sumter County. Florida, which is, or will be, contiguous to the City of Webster at the time of final annexation, and:

2. That the real property sought to be annexed to the City of Webster is, or will be, reasonably compact within the meaning of the law at the time of final annexation, and;

3. That an annexation of the described real property will not result in the creation of an enclave, in violation of law at the time of final annexation.

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

This petition has been executed on the 14th day of February, 2023.

OWNER(S) OR LEGAL REPRESENTATIVE

Gerry Browning
Signature

Witness

Signature

Witness

This petition was acknowledged before me on 14th day of February, 2023. Personally known to me or identification provided Florida Drivers License.

Notary Public State of Florida
Jerry Allen Woodard
My Commission HH 329176
Expires 11/3/2026

Notary Signature JERRY WOODARD

OFFICIAL USE ONLY:

Received : City of Webster, Florida, on 14th day of February 2023.

Present City Zoning March 9, 2023.

ORDINANCE NO. 2023-04

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA, ANNEXING BY VOLUNTARY PETITION CERTAIN REAL PROPERTY TAX IDENTIFICATION PARCEL NUMBERS N25-016 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, Rodolfo Luisis, applied for annexation of property into the City of Webster and is hereby determined to be the fee simple title owner of the real property described below; and

WHEREAS, the said applicant petitioned the City of Webster, pursuant to Section 171.044, *Florida Statutes*, for annexation of said property into the municipal limits of the City of Webster; and

WHEREAS, the applicant is the fee simple title owner of all of said property being described by Tax Identification Parcel Numbers as follows:

Tax Identification Parcel Number	**Owner**
N25-016	**Rodolfo Luisis**

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 aforedescribed 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 _____, 2023.

CITY COUNCIL OF THE CITY OF WEBSTER, FLORIDA

_____
Bobby Yost, Mayor

ATTEST:

_____
Amy Flood, City Clerk

APPROVED AS TO FORM AND LEGALITY:

_____
William L. Colbert, City Attorney

Exhibit A

Parcels: (N25-016)

N 1/2 of SE 1/4 of SE 1/4, Section 25, Township 21 South, Range 22 East, Sumter County, Florida. LESS two (2) acres off the North side; and LESS Highway 471 right-of-way.

All being in Sumter County, Florida.

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

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

Rodolfo J Luisis

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

SUMTER COUNTY
PARCEL NUMBER
N25-016 at 8836 SR 471 Webster Fl. 33597

and petition the City Commissioner for the City of Webster, Florida, to annex the described property into the City of Webster, and to redefine the City limits of the City of Webster in such manner as to include such property.

Petitioner(s) hereby state:

1. That the described real property is in an unincorporated area of Sumter County. Florida, which is, or will be, contiguous to the City of Webster at the time of final annexation, and:

2. That the real property sought to be annexed to the City of Webster is, or will be, reasonably compact within the meaning of the law at the time of final annexation, and;

3. That an annexation of the described real property will not result in the creation of an enclave, in violation of law at the time of final annexation.

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

This petition has been executed on the 18th day of January, 2023.

Signature

Jose Salgado Montes
Witness

Signature

Fernando Valentino
Witness

This petition was acknowledged before me on 18th day of January, 2023. Personally known to me or identification provided FLDL: L220.730.57.215.1.

JOSE SALGADO MONTES
MY COMMISSION # HH 246464
EXPIRES: March 29, 2026

Notary Signature Jose Salgado Montes

OFFICIAL USE ONLY:

Received : City of Webster, Florida, on 8th day of February, 2023.

Present City Zoning March 9, 2023.

ORDINANCE NO. 2023-05

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA, ANNEXING BY VOLUNTARY PETITION CERTAIN REAL PROPERTY TAX IDENTIFICATION PARCEL NUMBERS N36E006 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, Fely Palafox, applied for annexation of property into the City of Webster and is hereby determined to be the fee simple title owner of the real property described below; and

WHEREAS, the said applicant petitioned the City of Webster, pursuant to Section 171.044, *Florida Statutes*, for annexation of said property into the municipal limits of the City of Webster; and

WHEREAS, the applicant is the fee simple title owner of all of said property being described by Tax Identification Parcel Numbers as follows:

Tax Identification Parcel Number	**Owner**
N36E006	**Fely Palafox**

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 aforedescribed 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 _____, 2023.

CITY COUNCIL OF THE CITY OF WEBSTER, FLORIDA

_____
Bobby Yost, Mayor

ATTEST:

_____
Amy Flood, City Clerk

APPROVED AS TO FORM AND LEGALITY:

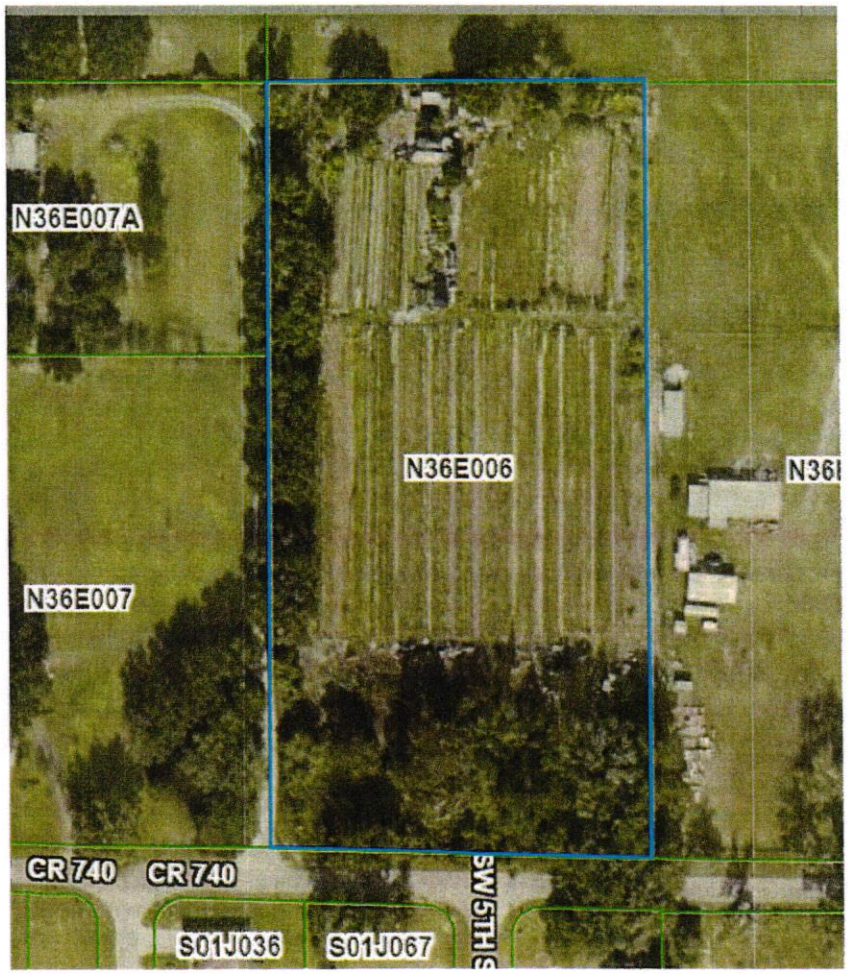
_____
William L. Colbert, City Attorney

Exhibit A

Parcels: (N36E006)

Tract 6, ROGER'S SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 4, Page 47, Public Records of Sumter County, Florida.

All being in Sumter County, Florida.



PETITION FOR VOLUNTARY ANNEXATION

(Sec. 171.044, Florida Statues)

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

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

Fely Palafox

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

SUMTER COUNTY
PARCEL NUMBER
N36E006

and petition the City Commissioner for the City of Webster, Florida, to annex the described property into the City of Webster, and to redefine the City limits of the City of Webster in such manner as to include such property.

Petitioner(s) hereby state:

1. That the described real property is in an unincorporated area of Sumter County. Florida, which is, or will be, contiguous to the City of Webster at the time of final annexation, and:

2. That the real property sought to be annexed to the City of Webster is, or will be, reasonably compact within the meaning of the law at the time of final annexation, and;

3. That an annexation of the described real property will not result in the creation of an enclave, in violation of law at the time of final annexation.

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

This petition has been executed on the 28th day of February, 2023.

OWNER(S) OR LEGAL REPRESENTATIVE

Signature | Witness

Signature | Witness

This petition was acknowledged before me on 28th day of February, 2023. Personally known to me or identification provided drivers license.

AMY RUTH FLOOD
Notary Public - State of Florida
Commission # GG 920126
My Comm. Expires Oct 7, 2023

Notary Signature

OFFICIAL USE ONLY:

Received : City of Webster, Florida, on 28th day of February, 2023.

Present City Zoning March 9, 2023.

PETITION FOR VOLUNTARY ANNEXATION

(Sec. 171.044, Florida Statues)

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

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

Antonio Palafox

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

SUMTER COUNTY
PARCEL NUMBER
N36E006

and petition the City Commissioner for the City of Webster, Florida, to annex the described property into the City of Webster, and to redefine the City limits of the City of Webster in such manner as to include such property.

Petitioner(s) hereby state:

1. That the described real property is in an unincorporated area of Sumter County. Florida, which is, or will be, contiguous to the City of Webster at the time of final annexation, and:

2. That the real property sought to be annexed to the City of Webster is, or will be, reasonably compact within the meaning of the law at the time of final annexation, and;

3. That an annexation of the described real property will not result in the creation of an enclave, in violation of law at the time of final annexation.

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

This petition has been executed on the _____day of _____, 20____.

OWNER(S) OR LEGAL REPRESENTATIVE

Antonio G Palafox
Signature

Witness

Signature

Witness

This petition was acknowledged before me on 11 day of January, 2023. Personally known to me or identification provided Drivers License.

AMY RUTH FLOOD
Notary Public - State of Florida
Commission # GG 920126
My Comm. Expires Oct 7, 2023

Amy Ruth Flood
Notary Signature

OFFICIAL USE ONLY:

Received : City of Webster, Florida, on 11th day of January, 2023.

Present City Zoning March 9, 2023.

ORDINANCE NO. 2023-06

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA AMENDING THE CITY OF WEBSTER COMPREHENSIVE PLAN, AS PREVIOUSLY AMENDED; PROVIDING FOR AMENDMENT OF THE FUTURE LAND USE MAP OF THE FUTURE LAND USE ELEMENT OF THE CITY OF WEBSTER COMPREHENSIVE PLAN RELATIVE TO CERTAIN REAL PROPERTY, APPROXIMATELY 4.9 ACRES (TAX PARCEL IDENTIFICATION NUMBER N36E006), AND DESCRIBED IN THIS ORDINANCE FROM THE COMMERCIAL FUTURE LAND USE DESIGNATION (COUNTY) TO THE COMMERCIAL FUTURE LAND USE DESIGNATION (WEBSTER); PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ASSIGNMENT OF THE LAND USE DESIGNATION FOR THE PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR RATIFICATION OF PRIOR ACTS OF THE CITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION AND DIRECTIONS TO THE CODE CODIFIER AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Antonio and Fely Palafox, whose mailing address is PO Box 535, Groveland, FL (Tax Parcel Identification Number N36E006), are the owners of the property which is the subject of this Ordinance; and

WHEREAS, the real property, totaling 4.9 acres MOL in size, is located on north side of CR 740; and

WHEREAS, Fely Palafox has authorized Dalton Thomas to apply for a land use amendment ; and

WHEREAS, Dalton Thomas applied to the City of Webster, for annexation into the City with a Commercial future land use; and

WHEREAS, the City Council of the City of Webster, Florida has taken, as implemented by City staff, all actions relating to the future land use amendment action set forth herein in accordance with the requirements and procedures mandated by State law.

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

SECTION 1. LEGISLATIVE FINDINGS AND INTENT.

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

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

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

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

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

SECTION 2. AMENDMENT TO FUTURE LAND USE MAP.

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

(b). The property which is the subject of this *Comprehensive Plan* amendment is as described as follows:

TRACT 6 ROGERS SUBD PB 4 PG 47

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

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

SECTION 6. CODIFICATION/INSTRUCTIONS TO CODE CODIFIER. It is the intention of the City Council of the City of Webster, Florida, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the codified version of the City of Webster Comprehensive Plan and/or the Code of Ordinances of the City of Webster, Florida in terms of amending the Future Land Use Map of the City.

SECTION 7. EFFECTIVE DATE The small scale *Comprehensive Plan* amendment set forth herein shall not become effective, in accordance with Section 163.3187(5)(c), Florida Statutes, until 31 days after the enactment of this Ordinance. If challenged within 30 days after enactment, the small scale amendment set forth in this Ordinance shall not become effective until the State land planning agency or the Administration Council, respectively, issues a final order determining that the subject small scale amendment is in compliance with controlling State law.

.

PASSED AND ENACTED this _____ day of _____, 2023.

CITY COUNCIL OF THE CITY OF WEBSTER, FLORIDA

_____
Bobby Yost, Mayor

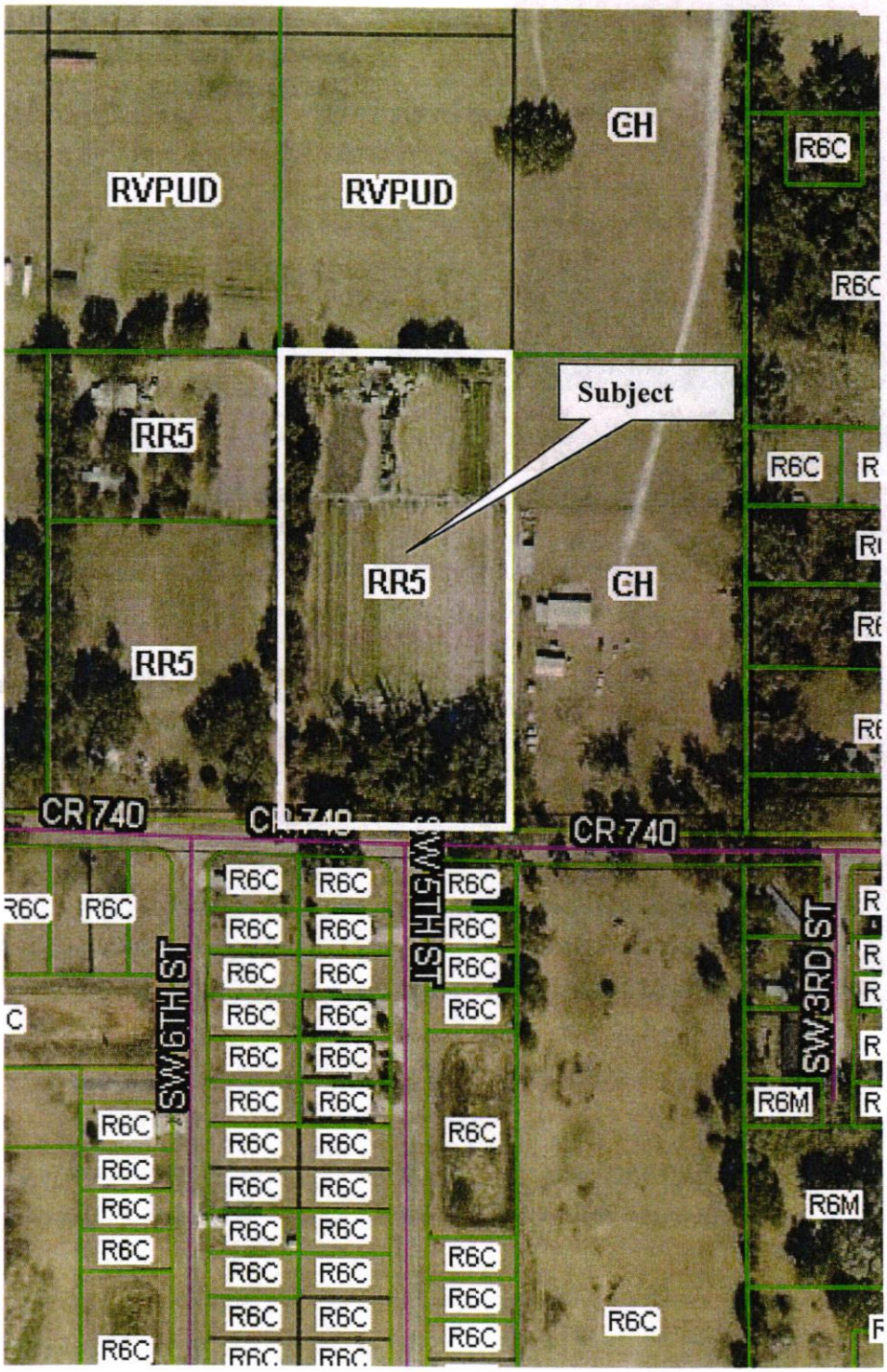
ATTEST:

_____
Amy Flood
City Clerk

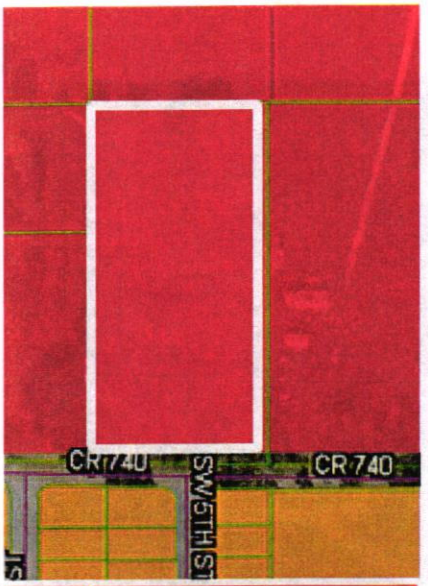
Approved as to form and Legality:

_____
William L. Colbert
City Attorney

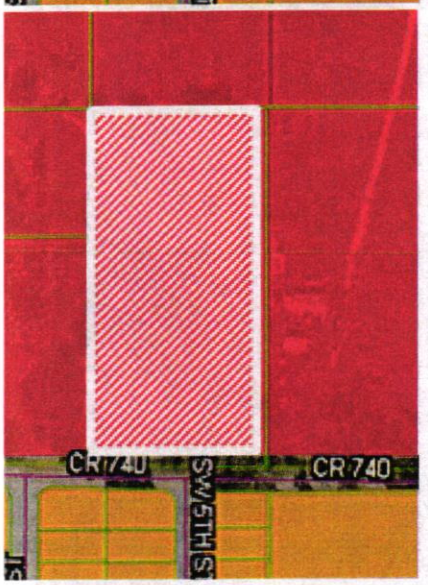
Attachment A
Map



Attachment B



Existing Future Land Use Designations



Proposed Future Land Use Designations

Webster-Urban Residential

County-Commercial

Webster-Commercial

FUTURE LAND USE MAP AMENDMENT

CITY OF WEBSTER LOCAL PLANNING AGENCY
March 9, 2023

CITY OF WEBSTER CITY COUNCIL
March 16, 2023
April 20, 2023

CASE NO.:	SS-23-01353
LANDOWNER:	Fely Palafox
REPRESENTATIVE:	Dalton Thomas
REQUESTED ACTION:	Amend the future land use designation from Commercial (Sumter County), to commercial (City of Webster) on 4.85 acres MOL following annexation.
PARCEL NO:	N36E006
LEGAL DESCRIPTIONS:	TRACT 6 ROGERS SUBD PB 4 PG 47
EXISTING ZONING:	RR5 (Rural Residential - County)
EXISTING USE:	Vacant
GENERAL LOCATION:	North side of CR 740 across from SW 5th St.

SURROUNDING LAND USE:	**SURROUNDING ZONING:**
NORTH: Vacant	**NORTH:** RVPUD (RV park – County)
SOUTH: Single Family Residential	**SOUTH:** R6C (Suburban Residential)
EAST: Agriculture	**EAST:** CH (Heavy Commercial – County)
WEST: Rural homesites	**WEST:** RR5 (Rural Residential – County

CASE SUMMARY:

The subject property is located on the north side of CR 740, across from Live Oak Park (Homes in Partnership) (Map 1). The property is in the process of being annexed into the City of Webster and retains a County commercial future land use assignment (Map 2). This amendment will add the property onto the City of Webster Future Land Use Map. The owner is requesting Commercial Future Land Use consistent with the current County designation. The applicant has stated that their intention is to develop the property as an RV park.

.CASE ANALYSIS:

This application will allow the commercial development of a 4.85 acre parcel. The Commercial Future Land Use District will allow for either Heavy Commercial, Light Commercial, or RV Park zoning. The property is located within the Urban Development Area and Joint Planning Area. Water and sewer service are accessible. The proposed land use amendment does not demonstrate any of the characteristics of urban sprawl (Attachment A). The proposed project furthers the following policies of the Future Land Use and Economic Development Elements.

Policy 1.2.9 General Commercial

The "General Commercial" future land use category is applied to land suitable for commercial activity with access from an arterial or collector road. Residential uses may be allowed secondarily to a principle commercial use. Residential uses are limited to an owner/operator/manager unit, or dwellings integrated into a mixed-use commercial development (i.e. mixed-use structures, upper flats, and loft apartments). Central water and sewer shall be utilized when available.

The property fronts on CR 740, a collector road. Central water and sewer is available for future development.

Policy 1.6.3 Commercial and Industrial Conversion

Amendments of the Future Land Use Map to convert land to General Commercial or Industrial future land use category shall be based on the following criteria:

a. New commercial and industrial land uses shall gain access from a collector or arterial roadway;
The parcel fronts on CR 740 a collector roadway.

b. New commercial or industrial sites shall have few environmental constraints or it has been demonstrated that environmental impacts can be mitigated.
There are no known environmental constraints on the property.

c. Project site is of sufficient size to meet land development regulations, including road access, internal circulations, parking, drainage, and setback/buffers;
The parcel is large enough to accommodate commercial development.

d. New industrial and commercial land uses within a designated utility service area shall connect to available public facilities or have a service agreement with the utility provider addressing future connection;
Water and sewer service is available.

e. For new commercial or industrial uses there are necessary facilities and services available or planned to support the commercial or industrial use; and
Facilities and services are available.

f. Relationship and proximity to the Economic Activity Centers identified in Policy 8.1.1 and Map 8-1 of the Economic Development Element and Primary Economic Activity Centers identified on Map 1-8.
The location is located near the Webster downtown.

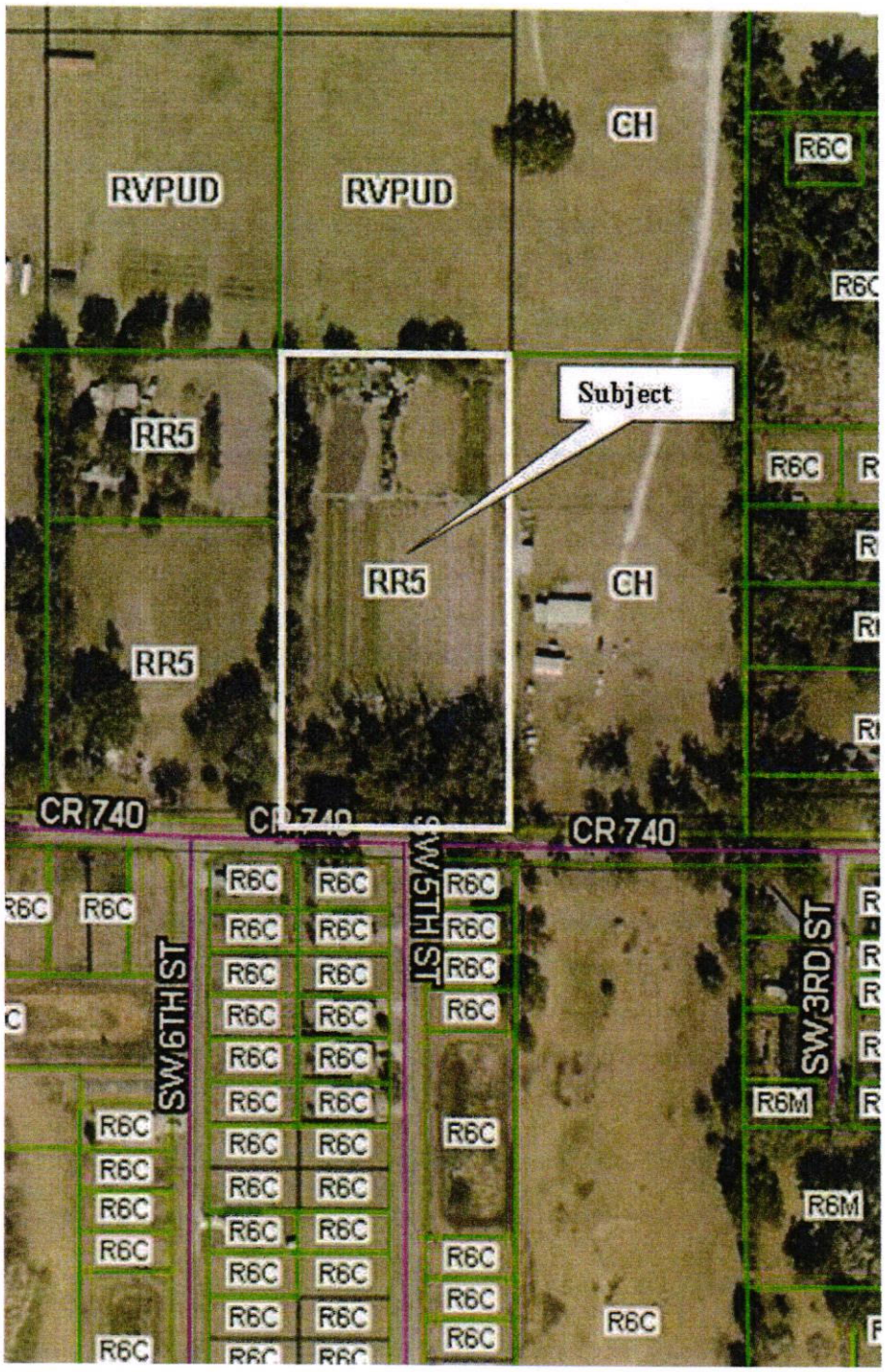
.

DEVELOPMENT SERVICES DEPARTMENT STAFF CONCLUSIONS:

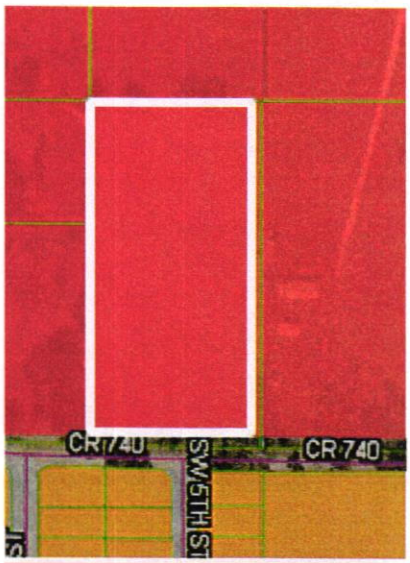
Staff deems the application sufficient and in compliance with the requirements of the City of Webster Unified Comprehensive Plan and recommends **Approval:**

Map 1

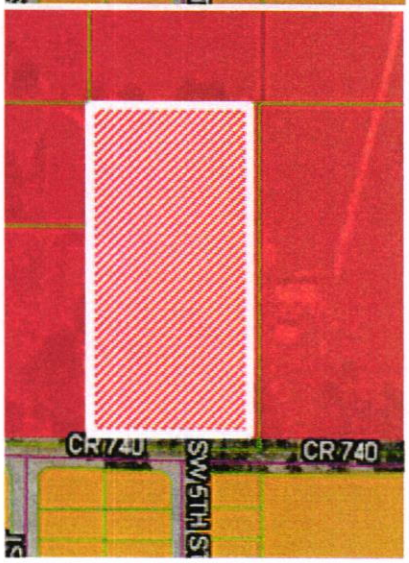
Project Location



Attachment B
Future Land Use



Existing Future Land Use Designations



Proposed Future Land Use Designations

Webster-Urban Residential

County-Commercial

Webster-Commercial

Attachment D

Urban Sprawl Analysis

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

.

I. *Promotes, allows, or designates for development substantially areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.*

The proposed project will provide new economic options in a compact manner.

II. *Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.*

The subject property is located in the City of Webster near developed areas.

III. *Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.*

The proposed development is not isolated, linear, or creating a ribbon pattern.

IV. *Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.*

The site has no significant natural resources that require protection.

V. *Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.*

The subject site does not contain unique or prime farmland

VI. *Fails to maximize use of existing public facilities and services.*

The project will be served by public utilities.

VII. *Fails to maximize use of future public facilities and services.*

The project will be served by public utilities.

VIII. *Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.*

The project site is in the City of Webster and will not require a disproportionate increase in the cost, time, money or energy to serve.

IX. *Fails to provide a clear separation between rural and urban land uses.*
The project site is in an urbanized area.

X. *Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.*
The subject property does not discourage infill or redevelopment.

XI. *Fails to encourage a functional mix of uses.*
The project does not discourage a functional mix of uses.

XII. *Results in poor accessibility among linked or related land uses.*
The project will not result in poor accessibility among related land uses.

XIII. *Results in the loss of significant amounts of functional open space.*
The project will not result in a significant lose of functional open space.

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

I. *Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on that protects natural resources and ecosystems.* The proposed project will direct development to a property with little impact on protected natural resources.

II. *Promotes the efficient and cost-effective provision or extension of public infrastructure and services.* The project will be served by public utilities.

III. *Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit.* The proposed amendment does not impact suburban residential uses.

IV. *Creates a balance of land uses based upon demands of residential population for the nonresidential needs of an area.* The proposed project will improve the balance of land uses in an urbanizing area.

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

ORDINANCE NO. 2023-07

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA PROVIDING FOR THE REZONING OF REAL PROPERTY TOTALING 4.85 ACRES, MORE OR LESS, IN SIZE (TAX PARCEL IDENTIFICATION NUMBER N36E006) WITHIN THE CITY LIMITS (MAP OF PROPERTY ATTACHED) TO RVPUD ZONING DISTRICT; PROVIDING FOR THE TAKING OF IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR THE ADOPTION OF A MAP BY REFERENCE; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Fely Palafox, whose mailing address is PO Box 535, Groveland, FL (Tax Parcel Identification Number N36E006), is the owner of the property which is the subject of this Ordinance; and

WHEREAS, the real property, totaling 4.85 acres MOL in size, is located on north side of CR 740; and

WHEREAS, Fely Palafox has authorized Dalton Thomas to apply for a land use amendment and rezoning; and

WHEREAS, Dalton Thomas applied to the City of Webster, for annexation into the City with a Commercial future land use and RVPUD zoning; and

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

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

SECTION 1. LEGISLATIVE FINDINGS AND INTENT.

(a). The City Council of the City of Webster hereby adopts and incorporates into this Ordinance the City staff report and City Council agenda memorandum relating to the application relating to the proposed rezoning of the subject property as well as the recitals (whereas clauses) to this Ordinance.

(b). The subject property, which is 4.85 acres MOL in size, is located on the north side of CR 740 (Tax Parcel Number N36E006).

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

SECTION 2. REZONING OF REAL PROPERTY/IMPLEMENTING ACTIONS.

(a). Upon enactment of this Ordinance the following described property, as depicted in the Attachment of this Ordinance, and totaling is 4.85 acres MOL in size, shall be rezoned from Rural Residential-5 (RR5-County) to Recreational Vehicle Park (RVPUD) zoning district/classification:

TRACT 6 ROGERS SUBD PB 4 PG 47

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

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

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

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

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

SECTION 7. EFFECTIVE DATE This Ordinance shall take effect immediately upon enactment; provided, however, that the rezoning of property herein set forth shall not take effect until Ordinance Number 2023-_____ relating to the Comprehensive Plan amendment becomes effective.

PASSED AND ENACTED this _____ day of _____, 2022.

CITY COUNCIL OF THE CITY OF WEBSTER, FLORIDA

_____
Bobby Yost, Mayor

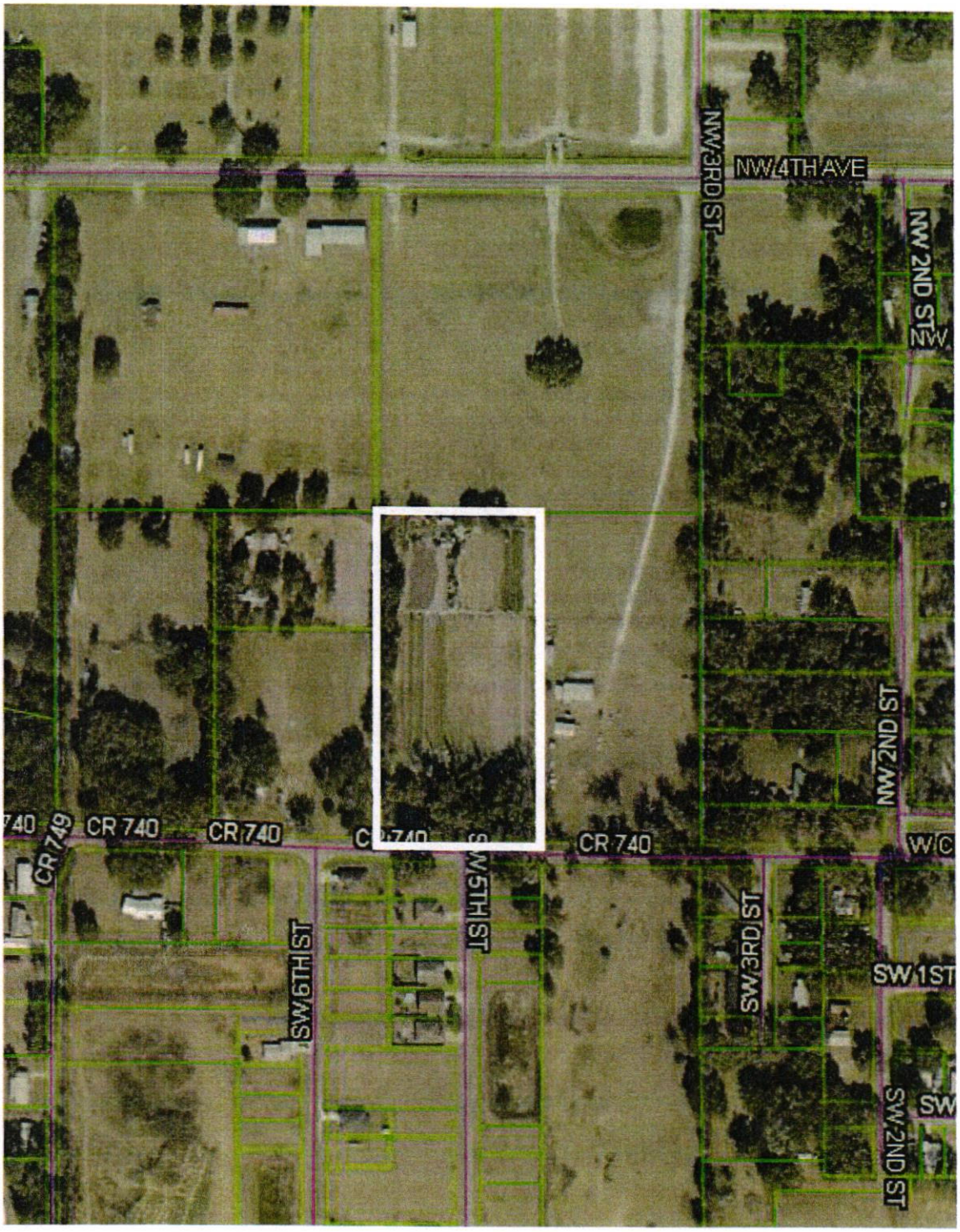
ATTEST:
Legality:

Approved as to form and

_____
Amy Flood
City Clerk

_____
William L. Colbert
City Attorney

Attachment A
MAP



CITY OF WEBSTER
REZONING APPLICATION
CITY OF WEBSTER LOCAL PLANNING AGENCY
March 9, 2023

CITY OF WEBSTER CITY COUNCIL
March 16, 2023
April 20, 2023

CASE NUMBER:	R-23-001354
LANDOWNER:	Fely Palafox
REPRESENTATIVE:	Dalton Thomas
REQUESTED ACTION:	Rezone 4.85 acres from RR5 (County) to RVPUD following annexation.
PARCEL NO:	N36E006
LEGAL DESCRIPTIONS:	TRACT 6 ROGERS SUBD PB 4 PG 47
EXISTING ZONING:	RR5 (County)
EXISTING USE:	Vacant
GENERAL LOCATION:	North side of CR 740 across from SW 5th St.

SURROUNDING LAND USE AND ZONING

The applicant is requesting to rezone 4.85 acres from RR5 (Rural Residential-County) to RVPUD (Recreational Vehicle Park Planned Unit Development). The property is located on the north side of CR 740, across from Live Oak Park (Homes in Partnership) (Map 1). It is in the process of being annexed into the City of Webster and retains a County Rural Residential zoning assignment.

Properties on the north side of CR 740 are designated Commercial on the County's Future land Use Map. Zoning assignments (Map 2) range from Rural Residential (west), to Heavy Commercial (east), to RVPUD (north). Parcels east and north are owned by RAM Swap LLC and are used as open storage for the flea market operations. Properties west of the site have homes on acreage. The south side of CR 740 is in the City limits. It is Urban Residential on the Future Land Use Map, is zoned R6C, and is developed as suburban residential homesites. The surrounding area is a mixture of residential and commercial uses.

The property is outside the 100-year floodzone.

CASE SUMMARY

The applicant is requesting this rezoning to develop a RV resort with 38 RV sites,(Attachment). Amenities include a dog park and washroom/laundry. The park will connect to City utility services. The applicant has stated that the lots will be at least 70' X 40'. They are asking to build upto 45 sites. The conceptual plan does not show any landscape buffers. The following exceptions from LDC standards are being requested:

1. Use of the stormwater retension pond to meet open space requirements (LDC 13-561(b)).
2. Relief from the requirement to have five acres for a new RV park (LDC 13-422(b)(5)(a)(3)).

CASE ANALYSIS:

Section 13-313 (e) (1) (c) *General Administration of Amendment and Permit Applications-Reviews and Approvals Process* provides for the following review criteria for LDC and zoning map amendments:

a) Change of conditions, or absence of changed conditions.
The property is proposed for annexation into the City.
b) Community need, or lack of community need.
There is no specific community need for the proposed use..
c) Benefits to the community.
The rezoning will benefit the landowner rather than the community.
d) The rights of private property owners.
The rezoning will not impinge on the rights of adjacent property owners.

Section 13-422(b), *RVPUD (Recreational Vehicle Planned Unit Development) Zoning District*, provides standards for the development of a new RV park. The following standards apply:

3. **Utilities**. *The proposed project meets the requirement to connect to City utilities.*

4. **Location**. *The proposed project is located on a collector road. It meets this standard*

5. **Size.** *The proposed project does not meet the minimum size requirements of this section. Five acres is required within the Commercial Future Land Use District. The proposed project is only 4.85 acres. The lack of acreage limits the applicants ability to provide landscape buffers, open space, and recreational facilities. The requests for relief from open space standards is due to the small project site.*

6. **Densities.** *The project proposes upto ten units per acre which meets the LDC density standards.*

7. **Commercial facilities.** *None are required or proposed.*

8. **Open Space.** *The LDC requires 25% of the tract be maintained as open space. Open space is addressed in section 13-561 of the LDC. It states that the purpose of open space is to provide passive and active recreation to residents. Part b further states that required open space shall be exlusive of areas whose primary purposed is other*

than passive or active recreation. The only open space shown on the conceptual plan providing active or passive recreation is a dog park.

The applicant is requesting to use the drainage pond to meet this requirement. While Council has approved this type of relief for another new RV park within its jurisdiction, that park had preserved wetlands incorporated intothe drainage ponds and provided numerous active recreational amenities.

Due to the lack of other green space and active recreational facilities, staff does not recommend reducing the open space standard.

9. **RV occupancy.** *The proposed project meets this standard.*

10. **Principal uses.** *The proposed project meets this standard.*

11. **Design.** *The proposed project is required to be designed so as to prevent traffic congestion, provide for efficient use of public services, and preserve the integrity of neighborhoods. This project meets these standards.*

Section 13-563(c)(2), *Buffer Design-RVPUD Zoning District,* provides standards for landscape buffers in a new RV park. The following standards apply:

a) **On property lines adjoining public roads the separation area width shall be 30 feet**. *The proposed project meet this requirement.*

b) **On property lines adjoining a land use zone other than RVPUD the buffer width shall be 20 feet,**... *Landscape buffers are required on the east and west property lines. The conceptual plan does not provide for these buffers.*

c) **No buffer is required on property lines adjoining a RVPUD zoning district**. *The project meets this requirement.*

d) **Buffers shall not be used for recreation area, camping site, vehicle parking area, utility site or for any other above ground structure or use,...** buffers along the east and west property lines will need to meet this standard.

e) **Hazardous, incendiary, noxious or pernicious materials.** The project meets this requirement.

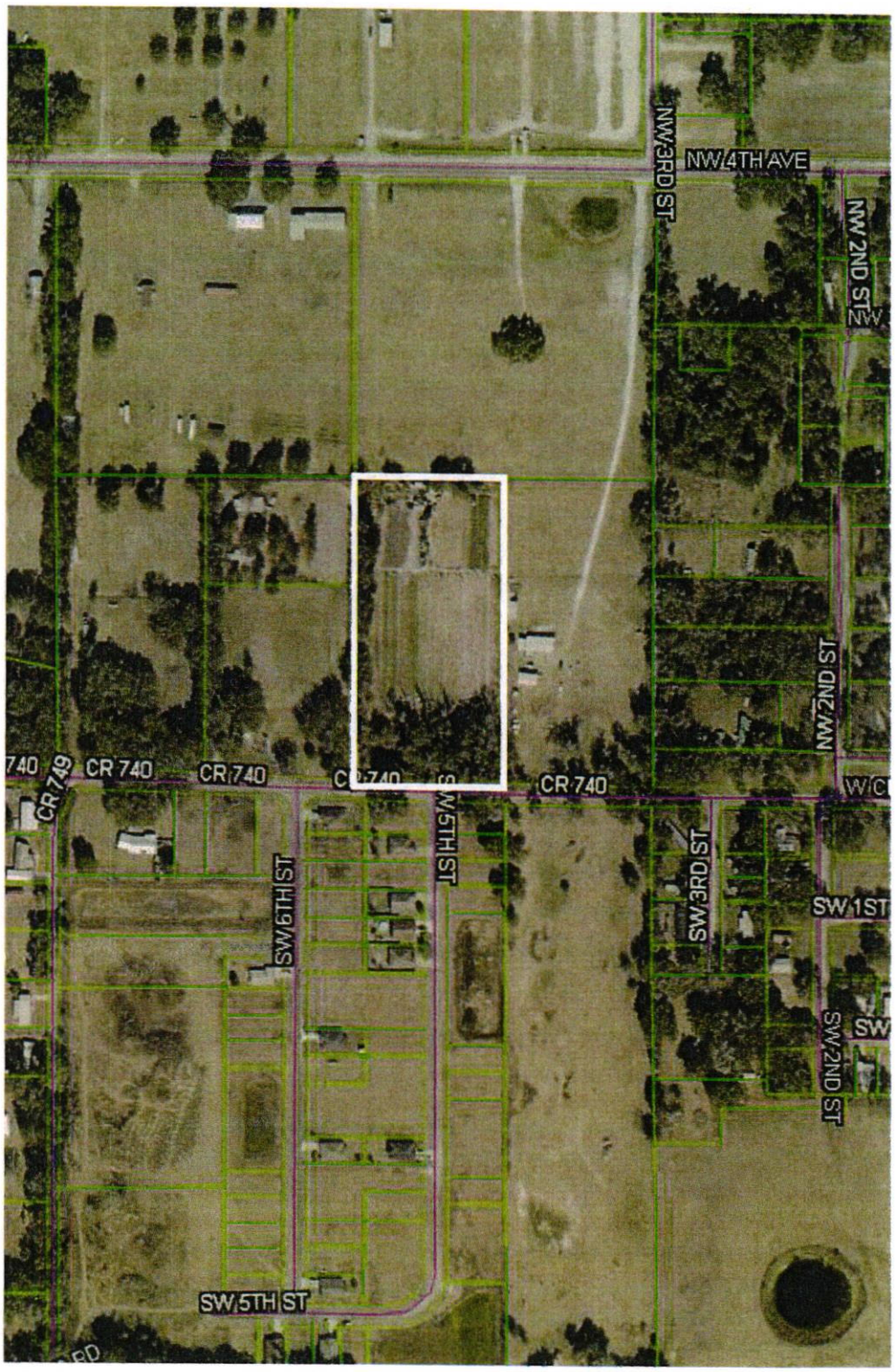
Staff has reviewed property ownership, authorizations, and SunBiz records.

DEVELOPMENT SERVICES DEPARTMENT STAFF CONCLUSIONS

Staff deemed the application sufficient for review and consideration by Council. Staff finds the application not in compliance with the minimum requirements of the Webster Land Development Code and recommends denial based on the following concerns:

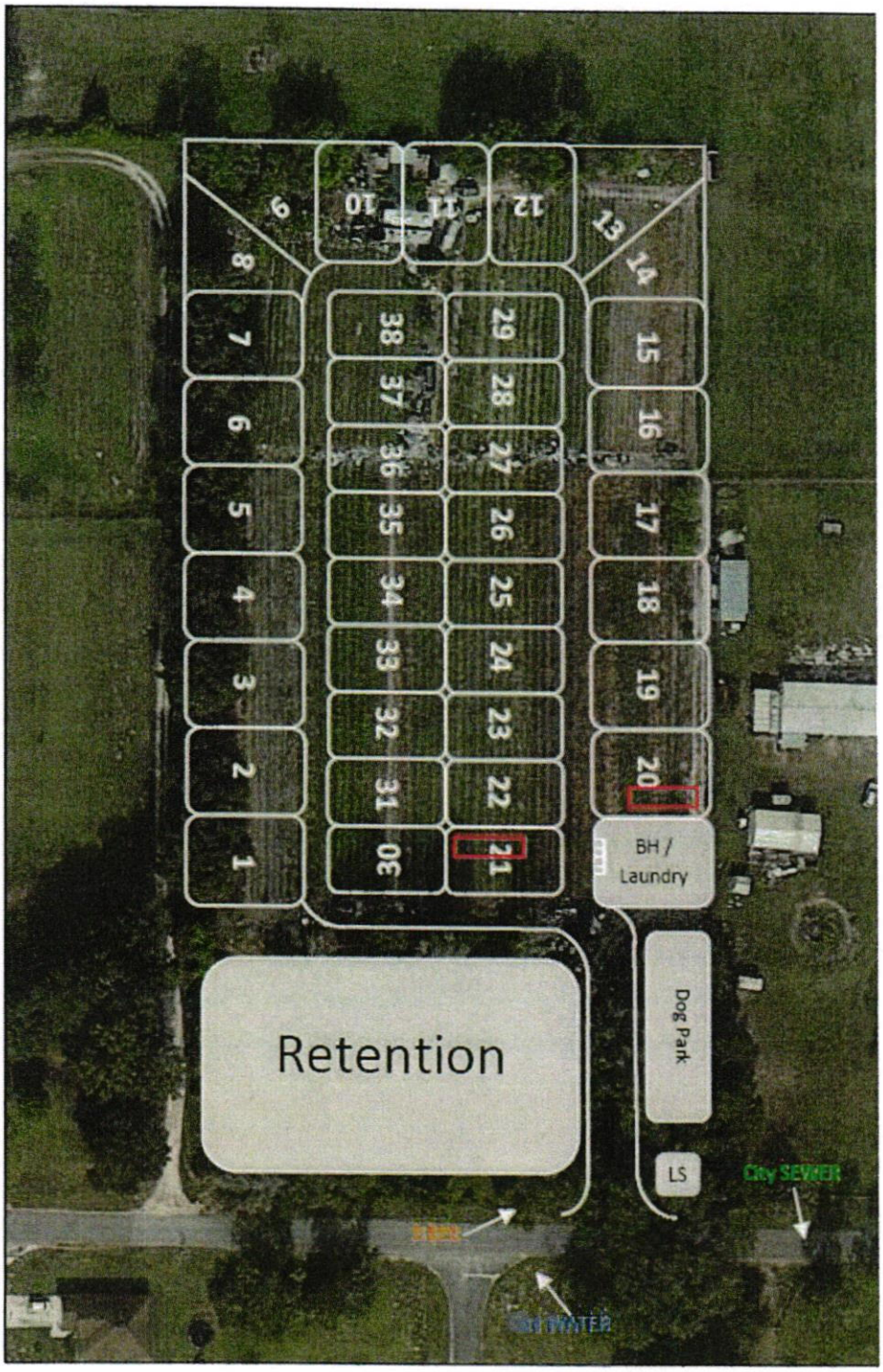
1. The proposed park does not meet the minimum acreage requirement for a new RV Park. The small size prevents the project from providing adequate open space and amenities to serve the guests at the density requsted.
2. The proposed project does not meet the minimum open space requirement or LDC standards for open space design. The applicant has requested to use a drainage pond to meet the minimum open space requirement. Staff doe not recommend approval of the relief.
3. The proposed project does not meet buffer or screening requirements along the east and west property lines.

Map 1
General Location



Map 2
Surrounding Area with Zoning Designations

Attachment A
Conceptual Master Plan



Farnsworth, Sue

From: noreply@civicplus.com
Sent: Friday, January 20, 2023 4:02 PM
To: @Planning
Subject: [Forwarded from Intradyn] [Thu Jan 26 19:00:31 2023] Online Form Submittal: Land Use Amendment and/or Rezoning Application

Land Use Amendment and/or Rezoning Application

Please select all that apply:	Rezoning, Land Use Amendment (<50>
	(Section Break)
Applicant Information:	
Name of Property Owner(s):	Antonio Palafox
Address:	PO Box 535, Groveland, FL 34736
Owner Phone:	8184780179
Email:	uptownestatesfl@gmail.com
Name of Agent:	Dalton Thomas
Address:	295 Niagara ave orange city, FL 32763
Agent Phone:	3522506302
Email:	uptownestatesfl@gmail.com
	(Section Break)
Property Information:	
Legal Description of the property (lengthy descriptions may be attached):	Tract 6 Rogers SUBD PD 4 PG 47 (As shown on property appraisers)
Street Address:	Unassigned address
Parcel #	N36E006
Current Use:	ACRG NOT ZND AG (09900)

Current Future Land Use:	TBD (JPA)
Current Zoning:	AG
Requested Future Land Use:	Commercial
Requested Zoning:	RVPUD
Acreage requested:	4.85
Reason for the request:	To annex, rezone, and develop RV Resort

Please Provide:

-
- Deed or other proof of ownership
- Signed authorization if applicant is not the land owner
- Legal description of the area under application. (lengthy or complex legal descriptions may be required in digital/text format)

Please combine your document into one file before uploading them.	Rezone Authorization.pdf

All properties for which applications require public hearings before the PZSM or commission shall be posted by the applicant with plaques furnished by the director.

- Such plaques shall identify the application, the requested action, and the date, time and place of hearing.
- Plaques shall be sufficiently conspicuous in terms of size, location, and content to provide reasonably adequate notice to potentially interested persons of the matter that will appear on the authority's agenda.
- Such notices shall be posted at least seven (7) days prior to the first hearing at which the subject property will be considered, at locations specified by the director.
- (Sumter County Land Development Code Sec. 13-315(a)(2).

By typing my name below under penalties of perjury, I declare the above information that I have given to be true and correct to the best of my knowledge and belief.	Dalton W. Thomas

A public hearing before the Planning Zoning Special Master (PZSM) will be scheduled once the application is found to be complete.

- We will let you know the location and time of the hearing.
- Your appearance or authorized representative is required at this hearing.
- Failure for you or your authorized representative's attendance will cause your application to be handled in accordance with the policy adopted in the Sumter County Land Development Code.
- Minor Special Use Permits are decided by the PZSM.

- Conditions of approval may be assigned to assure compatibility with the neighborhood.
- Hearings may be postponed by the PZSM at his/her discretion.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
BH / Laundry
Dog Park
LS
Retention
City SEWER
CITY WATER