

City of Webster

Regular Council Meeting

August 19, 2021

6:00 p.m.



Office Copy



AGENDA
CITY OF WEBSTER
Regular Council Meeting
Webster City Hall, 85 E. Central Avenue
August 19, 2021 - 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

Approval of Regular Council Meeting – July 15, 2021

M_____S_____ Roll Call Vote

III. CITIZEN FORUM

IV. CONSENT AGENDA

Proclamation Honoring AC "Buddy" Tompkins

VI. CORRESPONDENCE TO NOTE

HR/ Finance

Director of Public Works

Law Enforcement

VII. PUBLIC HEARINGS

First Reading of Ordinance 2021-06 – Amending the City of Webster Comprehensive Plan

M_____S_____ Roll Call Vote to Read by Title Only

M_____S_____ Roll Call Vote for Approval

M_____S_____ Roll Call Vote to Read by Title Only

M_____S_____ Roll Call Vote for Approval

First Reading of Ordinance 2021- 07– Amending Council Pay

M_____S_____ Roll Call Vote to Read by Title Only

M_____S_____ Roll Call Vote for Approval

V. 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

Regular Council Meeting
Webster City Hall, 85 E. Central Avenue
July 15, 2021
6:00 P.M.

I. CALL TO ORDER

Pledge of allegiance, Invocation, and Determination of Quorum.

Mayor Yost called the meeting to order at 6:00 P.M. Present were Mayor Bobby Yost, Mayor Pro -Tem Tonya Malott, Councilmember William Thompson, and Councilmember Nancy Cherry. We have quorum. Councilmember Ana Vigoa arrived late; she joined the meeting at 6:26 pm.

II. APPROVAL OF MINUTES

Councilmember Cherry Motioned to Approve the Minutes for the Regular Council Meeting Held May 20, 2021, Seconded by Mayor Pro Tem Malott

The vote was as follows:

Councilmember Cherry - Yes

Mayor Pro-Tem Malott - Yes

Councilmember Thompson - Yes

Mayor Yost - Yes

Motion Passed 4-0.

Councilmember Cherry Motioned to Approve the Minutes for the Special Council Meeting Held May 28, 2021, Seconded by Mayor Pro Tem Malott

The vote was as follows:

Councilmember Cherry - Yes

Mayor Pro-Tem Malott - Yes

Councilmember Thompson - Yes

Mayor Yost - Yes

Motion Passed 4-0.

III. CITIZENS FORUM

Larry Swafford of 9719 CR 733 Webster, FL

Mr. Swafford asked if the City of Webster had Deputies assigned to the city.

Council called on LT. Cassidy to answer Mr. Swafford's question. LT. Cassidy said yes, and explained their hours of service to the city, and other coverage the sheriff's office provided to the city of Webster.

IV. CONSENT AGENDA

Approval of Request for Proposal Process for Sale of City Property

Councilmember Cherry Motioned for Approval, Seconded by Councilmember Thompson

The vote was as follows:

Councilmember Cherry - Yes

Mayor Pro-Tem Malott - Yes

Councilmember Thompson - Yes

Mayor Yost - Yes

Motion Passed 4-0.

V. CORRESPONDENCE TO NOTE

Finance Manager

Director of Public Works

Law Enforcement

VI. PUBLIC HEARINGS

Second Reading of Ordinance 2021-05 – Changes to City Charter in Relation to Mayor Pro - Tem

Motion to read by title only by Mayor Pro-Tem Malott, Seconded by Councilmember Thompson.

The vote was as follows:

Councilmember Cherry - Yes

Mayor Pro-Tem Malott - Yes

Councilmember Thompson - Yes

Mayor Yost - Yes
Motion Passed 4-0.

Assistant City Clerk Melissa Britt read the ordinance by title only.

Motion for Approval by Councilmember Cherry of Ordinance 2021-05, Seconded by Mayor Pro –Tem Malott.

The vote was as follows:

Councilmember Cherry - No

Mayor Pro-Tem Malott - No

Councilmember Thompkins – No

Mayor Yost - No

Motion Failed 0-4

VII. NEW BUSINESS

City Manager Naugler apprised council on the status of the CDBG grant for community building and the CDBG Hardening Grant for grinder pump replacement and for the new master lift station. Mrs. Naugler said both grants were not approved, but we would have another opportunity for the infrastructure grant and will resubmit.

Mrs. Naugler apprised council that the city hopes to start renovations on the community building in September with funds that were already allocated for this project.

Mrs. Naugler informed council on the award letter received for the \$600,000 CDBG Grant and said the city can begin work on August 1, 2021.

VIII. CITY ATTORNEY'S REPORTS AND REQUEST

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

Mayor Pro–Tem apprised the city and council about the UFIFAS meeting at the Love Center.

Mayor Pro-Tem Malott proposed for an increase in the mayor's salary.

City manager Naugler stated that council could also get an increase in salary. Mrs. Naugler said this salary increase could be discussed in the budget workshop meeting.

City Manager Naugler apprised Council of the dates for the Tentative, and Final budget Adoption meetings.

Tentative budget Adoption Meeting is set for September 9, at 6:00 pm.

Final Budget Adoption Meeting is set for September 16, at 5:30 pm.

Councilmember Ana Vigoa joined meeting at 6:26 pm.

Council agreed on a date for one Budget Workshop for Monday, August 16, 2021, at 3:30 pm.

XI. STAFF REPORTS

Sue Farnsworth apprised council of the new promotion of Sarah Gill. Ms. Gill will be the planner at the Bushnell office and will be attending the next meeting.

XI. ADJOURNMENT

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

The vote was as follows:

Councilmember Vigoa -Yes

Mayor Yost – Yes

Mayor Pro-Tem Malott- Yes

Councilmember Cherry- Yes

Councilmember Thompkins

Motion Passed 5-0.

Meeting Adjourned at 6:31 pm

Attest:

Deanna Naugler, City Manager

Melissa Britt, Assistant City Clerk

**CITY COUNCIL
CITY OF WEBSTER**

PROCLAMATION 2021-01

“The historian has been the hearth at which the soul of the
country has been kept alive.”

- John Morley -

WHEREAS, the City of Webster takes great pride in recognizing one of its' own residents; and

WHEREAS, AC “Buddy” Tompkins, born February 4, 1934, at is home in Webster, Florida, therefore making him a life-long resident of Webster, Florida for the past 87 years; and

WHEREAS, AC “Buddy” Tompkins, owned several properties in Webster, Florida most notable Tompkins Florist; and

WHEREAS, AC “Buddy” Tompkins, has served as a source of Webster historical knowledge to fellow citizens, business owners, and visitors; and

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

SECTION 1. The City Council hereby recognizes AC “Buddy” Tompkins for being named the 2021 City of Webster Hometown Historian.

SECTION 2. BE IT FURTHER RESOLVED THAT a copy of this Proclamation be presented to AC “Buddy” Tompkins.

ADOPTED in Regular Session this 19th day of August 2021, A.D.

Mayor Bobby Yost

Mayor Pro-Tem Tonya Malott

Councilman Ana Vigoa

Councilman Nancy Cherry

Councilman William Thompkins, Sr.

City Manager, Deanna Naugler

Attest:

Melissa Britt, Assistant City Clerk



P/L

JULY 23, THRU AUGUST 13, 2021

Income:		
Utility Billing		\$43,405.27
State Revenues		\$24,875.91
SECO/DUKE		\$10,439.08
Business license & Container permit		\$4,029.00
Ad-Valorem Tax		\$90.29
TOTAL		\$82,839.55
Expenses:		
HEALTH INSURANCE/LIFE INSURANCE		\$2,072.45
FRS		\$2,500.30
FUEL		\$890.57
PAYROLL		\$24,875.91
PAYROLL TAXES		\$7,791.30
CELL PHONE		\$227.40
R&M		\$1,696.44
COMMUNITY HALL FLOORING		\$6,933.84
OFFICE		\$667.71
ELECTRIC		\$4,052.88
LEGAL		\$1,389.00
DEPUTIES		\$11,957.65
COUNCIL SALARY		\$1,000.00
		\$77,647.24
		\$5,192.28

7/20/21 – Order more mulch for Hewitt Park. They can only deliver so much at one time.

7/22/21 – Mulch delivered for Hewitt Park. Start spreading this load of mulch in playground.

7/22/21 – Go to Napa, get radiator hoses for Chevy 1500.

7/23/21 – Meet Ruben Law. Obtain water operator proposal for the City's well operations.

7/23/21 – Pull both pumps at lift station # 5. Impellers are worn out and are getting ragged up easily.

7/26/21 – Get quotes for utility trailer for mowers. Mower tires are wearing from driving on paved roads.

7/26/21 – Take Ranger truck to Bushnell Tire. Truck is having brake issues. Trucks are getting some age on them and are used daily.

7/27/21 – Grinder pump call for resident on NW 3rd St. Resident called in that the alarm was going off. Grinder pump Float had grease on it and had to be cleaned.

7/27/21 – Sumter County was kind enough to loan us a truck, as we had no truck in Public Works on 7/27/21, due to Blake and Logan both having classes in different locations that day, and each taking a truck. We had one truck in the shop for repairs. We do appreciate the County doing this for us.

7/28/21 – Pull wastewater sample from Interconnect.

7/28/21 – Start reading water meters.

7/29/21 – Read water meters.

7/29/21 – Go to Bushnell get Ranger from shop.

Public Works City Council Report July 2021

7/9/21 – Omni issues at Lift Stations # 1 and # 3. The Omni box at LS # 1 appears to have been hit by a power surge from all the recent storms. It is not reporting.

7/12/21 – Harris Park mowed again. PW is having troubles keeping up with mowing due to all the recent heavy rains. Water standing in places, grass growing at a rapid pace.

7/12/21 – Work on Hewitt Park playground.

7/13/21 – Meter at the interconnect was recalibrated by Bushnell. Webster staff was present.

7/13/21 – Received a complaint from resident at 2976 CR 730. Resident stated that the City water smelled like straight bleach. Public Works pulled a water sample and checked chlorine residuals. It was high, but within the allowable tolerances. I spoke to Dean with US Water , and he came by and pulled samples from this residence and from the well. The chlorine residual was higher at the residence than at the well. This is odd as the chlorine normally dilutes over time and distance. The highest read is normally at the water plant.

7/14/21 – Work on playground at Hewitt Park (100 yards of mulch to be spread)

7/15/21 – Work at Hewitt Park again.

7/19/21 – Lift Station # 7 is having pump issues. Pumps are cycling way too many times. Tighten all connections, check relays, starters, floats, etc.

7/30/21 – Pull both pumps at LS # 5 as both are ragged up again. Replace impellers and wear rings on both pumps. We had difficulty with pump # 2. Not running properly with new impeller. Making a noise it shouldn't be making. Pulled pump again. Removed impeller, reinstalled and pump seems to be running better.

8/2/21 – Pull pump at LS # 5. Pump is running but not pumping. Showing excessive run times on Omni. Cannot get bolt out as impeller as dropped on the shaft. Impeller spins freely, why it is not pumping. May need to send out for repairs.

8/3/21 – While picking up mattresses and furniture put out on the easement by resident, two boards were knocked off a board fence. The grapple on the tractor hit the fence by accident. The resident was upset. The City purchased some fence boards and repaired the fence.

8/3/21 – Obtain quote from Mader Electric to repair non-working pump from LS # 5.

8/4/21 – Joe ran over a litter of skunks while mowing with the tractor. We rescued two baby skunks (as the mother was killed) and a volunteer from FWC came and got them.

8/5/21 – Pull pump at LS #5. Mader Electric came and picked up the pump for repair.

8/5/21 – Lift Station # 7 is having cycling issues again. I have spoken to Bob Simcox a couple of times regarding this, as well as Omni Tech Support. It is hard to diagnose as one day it will have 400 cycles (showing on Omni) and the next day it will have the normal 20 cycles. Omni feels it may be a short in a wire going to the Omni box, as we observed the pumps for a while and the pump would turn on, run for 3 – 3 ½ minutes and shut off automatically. This is what it is supposed to

do. So, it may just be a reporting problem. Still trying to determine how to locate a short going to the Omni box. There are about 30-40 wires.

8/5/21 – Tractor stuck in the 47 acres while trying to mow. It is wet due to all the rain.

8/6/21 – Spread mulch at Hewitt Park as time allows.

8/6/21 – Duke Energy was kind enough to replace bulbs for the ball field lights for Harris Park. The City had the bulbs, but Duke Energy brought their bucket trucks and staff out, for free, for the City.

8/9/21 – Return the loaned County truck back to Sumter County Public Works. Pick up Ranger from Bushnell.

8/10/21 and 8/11/21 – Mark and Blake attended the Florida Rural Water Conference. Both attended classes and met several vendors and suppliers that had booths set up at the conference. There were almost 600 people there, from all over the state at this conference, so several new contacts were made.

8/12/21 – Mader Electric returned repaired pump for Lift Station #5. Pump was put back in the lift station for operation.



SUMTER COUNTY SHERIFF'S OFFICE

CALL HISTORY LISTING

Printed By:
MCASSIDY
Printed On:
08/10/2021 10:52:04

Incident Number	Date/Time	Complaint	Location	Disposition Codes	Offense Number
PUnit: 148 ROSS C	BUnit1: 215				
SCSO21CAD060873	07/02/2021 10:21:48	MENTAL PATIENT	188 NE 2ND AVE	2501 C2	
PUnit: 148 ROSS C	BUnit1: X204				
SCSO21CAD060740	07/01/2021 23:39:57	EXTRA PATROL	841 NW 7TH ST	8901 C4	
PUnit: 110 SLAY A					
SCSO21CAD060660	07/01/2021 18:20:21	INVESTIGATION FOLLOW	36 NW 3RD AVE	3801 R5	
PUnit: 152 PURSLEY R					
SCSO21CAD060503	07/01/2021 10:59:40	DISTURBANCE-UNK	36 NW 3RD AVE	1801 R1	SCSO21OFF003222
PUnit: 152 PURSLEY R BUnit1: 182 BUnit2: 200					
SCSO21CAD060500	07/01/2021 10:47:52	CIVIL-SERV PAPER	184 NE 3RD AVE	2201 C7	
PUnit: B133 DECKARD S					
SCSO21CAD060401	07/01/2021 1:37:07	EXTRA PATROL	841 NW 7TH ST	8901 C4	



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Incident Number	Date/Time	Complaint	Location	Disposition Codes	Offense Number
PUnit: 221 ROSARIO F					
CHPD21CAD000361	07/05/2021 14:16:56	TRAFFIC STOP	530 W KINGS HWY	7301 T1	
PUnit: 715 CASTRO J					
SCSO21CAD061882	07/05/2021 13:24:08	CITIZENS ASSIST	74 SW 5TH ST	2501 C1	
PUnit: 198 LIVINGSTON R					
SCSO21CAD061881	07/05/2021 13:19:57	CITIZENS ASSIST	74 SW 5TH ST	2501 C5	
SCSO21CAD061837	07/05/2021 11:13:39	ACCIDENT	N MARKET BLVD	7102 T7	
PUnit: X504 WATERS S BUnit1: 198					
SCSO21CAD061813	07/05/2021 10:15:22	TRAFFIC ENFORCEMENT	524 N MARKET BLVD	7001 T5	
PUnit: 198 LIVINGSTON R					
SCSO21CAD061741	07/05/2021 0:59:31	JUVENILE	CENTER GRADE RD	4402 R6	
PUnit: 149 COOK M BUnit1: 185 BUnit2: K190					
SCSO21CAD061591	07/04/2021 15:44:44	ANIMAL COMPLAINT	257 N MARKET BLVD	1601 M6	
PUnit: 148 ROSS C					
SCSO21CAD061487	07/04/2021 8:19:44	TRESPASS LOG	469 N MARKET BLVD	7501 C6	
PUnit: 208 SMITH D BUnit1: K224					
SCSO21CAD061470	07/04/2021 6:25:10	911 MISDIAL	2236 SE 100TH LN	9201 C1	
SCSO21CAD061441	07/04/2021 4:28:18	MENTAL PATIENT	811 NW 3RD ST	4402 C4	
PUnit: 149 COOK M BUnit1: K190					
SCSO21CAD061372	07/03/2021 21:46:59	OBSTRUCTION ON HWY	N MARKET BLVD	2501 C1	
PUnit: 148 ROSS C					
SCSO21CAD061278	07/03/2021 14:34:09	INFORMATION	40 SE 1ST ST	2501 C2	
PUnit: 148 ROSS C BUnit1: 208					
SCSO21CAD061210	07/03/2021 10:24:08	INFORMATION	188 NE 2ND AVE	9901 C5	
SCSO21CAD061056	07/02/2021 19:25:02	EXTRA PATROL	841 NW 7TH ST	8901 C5	
PUnit: 148 ROSS C					
SCSO21CAD060921	07/02/2021 12:22:15	911 MISDIAL	331 NW 2ND ST	9201 C1	
SCSO21CAD060903	07/02/2021 11:50:22	ATC -WELFARE CHECK	385 NE 3RD ST	2501 C1	



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Printed By:
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08/10/2021 10:52:03

Incident Number	Date/Time	Complaint	Location	Disposition Codes	Offense Number
SCSO21CAD063423	07/10/2021 1:40:37	EXTRA PATROL	257 NE 2ND AVE	8901 C4	
SCSO21CAD063421	07/10/2021 1:26:54	EXTRA PATROL	234 NE 2ND AVE	8901 C4	
PUnit: 221 ROSARIO F					
SCSO21CAD063415	07/10/2021 1:00:57	911 HANGUP	102 NE 4TH AVE	9201 C5	
SCSO21CAD063316	07/09/2021 17:58:57	911 HANGUP	102 NE 4TH AVE	9201 C5	
SCSO21CAD063216	07/09/2021 13:27:16	SUSPICIOUS PERSON	374 N MARKET BLVD	6601 C1	
PUnit: 110 SLAY A					
SCSO21CAD063126	07/09/2021 10:20:43	INFORMATION	257 NE 2ND AVE	4401 R6	
PUnit: 198 LIVINGSTON R					
SCSO21CAD063075	07/09/2021 7:27:05	SUSPICIOUS VEH	SR 471	3801 R5	
PUnit: T115 LIGHTCAP C BUnit1: 110 BUnit2: 114 BUnit3: 199					
SCSO21CAD063018	07/08/2021 22:20:53	SUSPICIOUS VEH	469 N MARKET BLVD	9901 K1	
SCSO21CAD063001	07/08/2021 20:47:19	BATTERY	445 NW 10TH AVE	4401 R6	
PUnit: 198 LIVINGSTON R BUnit1: 215					
SCSO21CAD062585	07/07/2021 18:05:15	SICK/INJURED	625 NW 9TH AVE	6301 M8	
SCSO21CAD062582	07/07/2021 17:46:02	CITZ ASST-ESCRT	673 NW 4TH ST	2501 C1	
PUnit: 215 BODLE R BUnit1: 211					
SCSO21CAD062544	07/07/2021 15:30:16	INFORMATION	CIR	9901 C5	
SCSO21CAD062534	07/07/2021 15:03:24	DIST-O/W	673 NW 4TH ST	3102 R1	SCSO21OFF003327
PUnit: 149 COOK M BUnit1: 177 BUnit2: S52 BUnit3: K224 BUnit4: X161					
SCSO21CAD062527	07/07/2021 14:41:31	INFORMATION	CIR	9901 C5	
SCSO21CAD062452	07/07/2021 10:44:02	SICK/INJURED	321 SW 1ST ST	6301 M8	
SCSO21CAD062033	07/05/2021 22:36:36	SUSPICIOUS VEH	469 N MARKET BLVD	6603 C1	
PUnit: 221 ROSARIO F					
SCSO21CAD061978	07/05/2021 19:17:37	DISTURBANCE-NOISE	41 SE 3RD AVE	3102 C11	



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Incident Number	Date/Time	Complaint	Location	Disposition Codes	Offense Number
SCSO21CAD064442 PUnit: 149 COOK M BUnit1: 165	07/13/2021 4:57:54	EXTRA PATROL	234 NE 2ND AVE	8901 C4	
SCSO21CAD064427 PUnit: 208 SMITH D	07/13/2021 1:55:15	EXTRA PATROL	257 NE 2ND AVE	8901 C4	
SCSO21CAD064192	07/12/2021 11:48:19	911 HANGUP	539 N MARKET BLVD	9201 C5	
SCSO21CAD064174 PUnit: 201 LARGE M BUnit1: X161 BUnit2: X204	07/12/2021 11:16:28	STOLEN VEHICLE	516 NW 3RD ST	2501 C5	
SCSO21CAD064033 PUnit: 221 ROSARIO F BUnit1: 198	07/11/2021 22:09:14	TRAFFIC STOP	SE 1ST AVE	7301 T3	
SCSO21CAD064032 PUnit: 198 LIVINGSTON R	07/11/2021 22:05:15	EXTRA PATROL	257 NE 2ND AVE	8901 C4	
SCSO21CAD064030 PUnit: 198 LIVINGSTON R	07/11/2021 22:02:40	EXTRA PATROL	234 NE 2ND AVE	8901 C4	
SCSO21CAD063935 PUnit: 198 LIVINGSTON R	07/11/2021 15:59:12	DISTURBANCE-NOISE	41 SE 3RD ST	2501 C1	
SCSO21CAD063889 PUnit: 198 LIVINGSTON R	07/11/2021 13:24:16	PHONE COMPLT	151 NE 1ST ST	2501 C1	
SCSO21CAD063767 PUnit: 221 ROSARIO F	07/11/2021 2:19:29	EXTRA PATROL	257 NE 2ND AVE	8901 C4	
SCSO21CAD063756 PUnit: 221 ROSARIO F	07/11/2021 1:50:51	EXTRA PATROL	234 NE 2ND AVE	8901 C4	
SCSO21CAD063714 PUnit: 198 LIVINGSTON R BUnit1: 221 BUnit2: K167	07/10/2021 21:16:53	DISTURBANCE DOMESTIC	57 SE 3RD ST	7202 R2 A3	SCSO21OFF003399
SCSO21CAD063663 PUnit: 221 ROSARIO F BUnit1: 198 BUnit2: 205 BUnit3: S55 BUnit4: K104 BUnit5: K138 BUnit6: K167	07/10/2021 17:56:31	FCIC/NCIC HIT	850 NW 6TH ST	8801 R2 A2	SCSO21OFF003397
SCSO21CAD063603	07/10/2021 14:16:33	INFORMATION	2295 SE 23RD LN	9901 C5	
SCSO21CAD063560 PUnit: 198 LIVINGSTON R	07/10/2021 12:37:27	TRAFFIC STOP	N MARKET BLVD	7301 T3	
SCSO21CAD063549	07/10/2021 12:13:35	911 HANGUP	102 NE 4TH AVE	9201 C11	



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08/10/2021 10:52:02

Incident Number	Date/Time	Complaint	Location	Disposition Codes	Offense Number
PUnit: 208 SMITH D					
SCSO21CAD065722	07/16/2021 18:38:05	ACCIDENT/OBSTRUCTION	NE 1ST AVE	7102 T8	
PUnit: X183 NORDLE L BUnit1: 201					
SCSO21CAD065600	07/16/2021 12:59:12	TRAFFIC STOP	N MARKET BLVD	7301 T3	
PUnit: 201 LARGE M					
SCSO21CAD065468	07/16/2021 4:04:44	CRIMINAL MISCHIEF	811 NW 3RD ST	2501 C1	
PUnit: 200 MARSHALL J					
SCSO21CAD065464	07/16/2021 2:59:05	SICK/INJURED	370 NW 8TH AVE	6301 M8	
CHPD21CAD000385	07/15/2021 14:49:13	TRAFFIC STOP	530 W KINGS HWY	7301 T4	
PUnit: 707 O'BRIEN R					
CHPD21CAD000378	07/15/2021 10:22:37	INVESTIGATION FOLLOW	126 NW 2ND ST	5702 R5	
PUnit: 701 ODOM R					
SCSO21CAD065176	07/15/2021 9:38:32	911 HANGUP	NO RECORD FOUND	9201 C5	
SCSO21CAD065107	07/15/2021 1:35:02	911 HANGUP	CIR	9201 C4	
SCSO21CAD065046	07/14/2021 20:15:28	911 HANGUP	102 NE 4TH AVE	9201 C4	
SCSO21CAD064933	07/14/2021 13:40:46	FCIC/NCIC HIT	850 NW 6TH ST	2501 C1	
PUnit: 198 LIVINGSTON R					
SCSO21CAD064821	07/14/2021 8:43:15	CIVIL	263 NE 2ND ST	3801 R5	
PUnit: 110 SLAY A					
SCSO21CAD064731	07/13/2021 19:52:10	EXTRA PATROL	234 NE 2ND AVE	8901 C4	
PUnit: 201 LARGE M					
SCSO21CAD064704	07/13/2021 18:27:52	ANIMAL COMPLAINT	E CENTRAL AVE	1601 C1	
PUnit: 201 LARGE M					
SCSO21CAD064662	07/13/2021 16:03:06	CIVIL-SERV PAPER	477 NW 7TH AVE	2201 C7	
PUnit: B133 DECKARD S					
SCSO21CAD064576	07/13/2021 12:49:10	TRAFFIC STOP	SR 471	7301 T3	
PUnit: X161 WARE G BUnit1: X204					



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Incident Number	Date/Time	Complaint	Location	Disposition Codes	Offense Number
PUnit: 198 LIVINGSTON R					
SCSO21CAD066448	07/18/2021 22:52:17	EXTRA PATROL	234 NE 2ND AVE	8901 C4	
PUnit: 201 LARGE M					
SCSO21CAD066407	07/18/2021 19:49:00	INFORMATION	374 N MARKET BLVD	2501 C4	
PUnit: 215 BODLE R BUnit1: 201					
SCSO21CAD066375	07/18/2021 18:12:42	SICK/INJURED	3840 E C 478 25	6301 M8	
SCSO21CAD066357	07/18/2021 17:06:21	TRAFFIC STOP	NE 4TH AVE	7301 T3	
PUnit: 201 LARGE M					
SCSO21CAD066086	07/17/2021 20:01:06	EXTRA PATROL	234 NE 2ND AVE	8901 C4	
PUnit: 201 LARGE M					
SCSO21CAD065991	07/17/2021 14:19:19	OBSTRUCTION ON HWY	NE 4TH ST	4301 C1	
PUnit: 201 LARGE M BUnit1: 177					
SCSO21CAD065915	07/17/2021 10:31:53	911 HANGUP	NO RECORD FOUND	9201 C5	
SCSO21CAD065906	07/17/2021 10:18:46	911 HANGUP	102 NE 4TH AVE	9901 C5	
SCSO21CAD065863	07/17/2021 7:41:44	RECKLESS DRIVER	469 N MARKET BLVD	2501 C5	
SCSO21CAD065854	07/17/2021 6:53:48	TRAFFIC STOP	349 S MARKET BLVD	7203 R1 A4	SCSO21OFF003528
PUnit: 177 WILSON D					
SCSO21CAD065847	07/17/2021 6:06:12	DISTURBANCE-UNK	174 S MARKET BLVD	3101 R6	
PUnit: 177 WILSON D BUnit1: 149 BUnit2: 227 BUnit3: K224					
SCSO21CAD065833	07/17/2021 4:04:31	MENTAL PATIENT	811 NW 3RD ST	2501 C1	
PUnit: 208 SMITH D					
SCSO21CAD065822	07/17/2021 2:15:41	MENTAL PATIENT	811 NW 3RD ST	2501 C1	
PUnit: 208 SMITH D BUnit1: 213					
SCSO21CAD065782	07/16/2021 21:41:02	MENTAL PATIENT	811 NW 3RD ST	6601 C4	
PUnit: 201 LARGE M BUnit1: 208					
SCSO21CAD065771	07/16/2021 21:03:00	EXTRA PATROL	234 NE 2ND AVE	8901 C4	
PUnit: 201 LARGE M					
SCSO21CAD065769	07/16/2021 20:51:10	ATC-REG OFF CK	353 E CENTRAL AVE	6203 C9	



SUMTER COUNTY SHERIFF'S OFFICE

CALL HISTORY LISTING

Printed By:
MCASSIDY
Printed On:
08/10/2021 10:52:01

Incident Number	Date/Time	Complaint	Location	Disposition Codes	Offense Number
CHPD21CAD000399 PUnit: 701 ODOM R	07/21/2021 8:27:00	INFORMATION	524 N MARKET BLVD	3801 R5	
SCSO21CAD067091 PUnit: 221 ROSARIO F BUnit1: 198	07/20/2021 17:18:13	TRAFFIC STOP	329 N MARKET BLVD	7301 T3	
SCSO21CAD066977 PUnit: 198 LIVINGSTON R	07/20/2021 11:45:28	TRAFFIC STOP	N MARKET BLVD	7301 C5	
SCSO21CAD066960 PUnit: 198 LIVINGSTON R	07/20/2021 11:02:52	TRAFFIC STOP	527 N MARKET BLVD	7203 T2 A4	
SCSO21CAD066956	07/20/2021 10:59:22	SICK/INJURED		6301 M8	
SCSO21CAD066909 PUnit: T122 HOLLOWAY J BUnit1: S58	07/20/2021 8:41:55	CIVIL	469 N MARKET BLVD	2501 C1	
SCSO21CAD066787 PUnit: 221 ROSARIO F	07/19/2021 20:42:42	911 HANGUP	650 NW 3RD ST	9201 R6	
SCSO21CAD066777 PUnit: K119 GARRITY C	07/19/2021 20:08:17	THEFT	360 SE 3RD AVE	4401 R6	
SCSO21CAD066726 PUnit: 222 ROSA C BUnit1: 205 BUnit2: S55	07/19/2021 17:20:20	STOLEN MC	SR 471	2501 R6	
SCSO21CAD066575 PUnit: 198 LIVINGSTON R BUnit1: T122	07/19/2021 11:17:19	DIST-O/W	524 N MARKET BLVD	3102 C11	
SCSO21CAD066566 PUnit: 198 LIVINGSTON R BUnit1: S48	07/19/2021 10:51:59	TRAFFIC STOP	N MARKET BLVD	8801 R2 A4	
SCSO21CAD066554	07/19/2021 10:16:45	SICK/INJURED	166 NW 6TH AVE	6301 M8	
SCSO21CAD066532 PUnit: 198 LIVINGSTON R	07/19/2021 9:16:56	TRAFFIC ENFORCEMENT	516 NW 3RD ST	7001 C4	
SCSO21CAD066528	07/19/2021 9:03:22	911 HANGUP	102 NE 4TH AVE	9201 K1	
SCSO21CAD066501 PUnit: T122 HOLLOWAY J	07/19/2021 7:32:07	TRAFFIC STOP	N MARKET BLVD	7301 T3	
SCSO21CAD066486	07/19/2021 5:46:44	TRAFFIC STOP	N MARKET BLVD	7301 T3	



SUMTER COUNTY SHERIFF'S OFFICE

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Printed By:
MCASSIDY
Printed On:
08/10/2021 10:52:01

Incident Number	Date/Time	Complaint	Location	Disposition Codes	Offense Number
SCSO21CAD068601 PUnit: 198 LIVINGSTON R BUnit1: K119	07/24/2021 19:08:33	TRAFFIC STOP	N MARKET BLVD	7301 T1	
SCSO21CAD068542 PUnit: 226 HOYT D BUnit1: 176 BUnit2: 198	07/24/2021 14:35:03	NARCOTICS	329 N MARKET BLVD	5404 N1 A2 I	SCSO21OFF003685
SCSO21CAD068528 PUnit: 198 LIVINGSTON R BUnit1: 176 BUnit2: 226	07/24/2021 14:01:37	TRAFFIC STOP	329 N MARKET BLVD	7203 T2 A4	SCSO21OFF003686
SCSO21CAD068519 PUnit: 198 LIVINGSTON R	07/24/2021 13:38:05	TRAFFIC STOP	N MARKET BLVD	7301 T3	
SCSO21CAD068245	07/23/2021 17:09:27	911 HANGUP	102 NE 4TH AVE	9201 C4	
SCSO21CAD068186 PUnit: 209 JENNINGS J BUnit1: 198	07/23/2021 14:45:26	FCIC/NCIC HIT	NW 9TH AVE	8801 R3 A4	
SCSO21CAD067995 PUnit: 215 BODLE R	07/23/2021 2:41:15	EXTRA PATROL	234 NE 2ND AVE	8901 C4	
SCSO21CAD067850 PUnit: 201 LARGE M	07/22/2021 16:13:50	TRAFFIC STOP	1010 E CENTRAL AVE	7301 T3	
SCSO21CAD067738 PUnit: 201 LARGE M BUnit1: T122 BUnit2: X204	07/22/2021 11:32:22	TRAFFIC STOP	NE 4TH AVE	7301 T3	
SCSO21CAD067711 PUnit: 201 LARGE M BUnit1: X183	07/22/2021 10:19:12	ABANDON VEHICLE	524 N MARKET BLVD	7701 C4	
SCSO21CAD067671 PUnit: D106 SMITH M	07/22/2021 8:37:19	ATC-REG OFF CK	353 E CENTRAL AVE	6203 C9	
SCSO21CAD067564 PUnit: 201 LARGE M	07/21/2021 21:18:09	EXTRA PATROL	234 NE 2ND AVE	8901 C4	
SCSO21CAD067533 PUnit: 201 LARGE M	07/21/2021 19:07:45	TRAFFIC STOP	349 S MARKET BLVD	7301 T3	
SCSO21CAD067451 PUnit: 201 LARGE M BUnit1: 177	07/21/2021 15:35:59	TRAFFIC STOP	NE 3RD ST	7301 T1	
SCSO21CAD067364 PUnit: 201 LARGE M	07/21/2021 11:54:03	TRAFFIC STOP	SE 1ST AVE	7301 T3	



SUMTER COUNTY SHERIFF'S OFFICE

CALL HISTORY LISTING

Printed By:
MCASSIDY
Printed On:
08/10/2021 10:52:00

Incident Number	Date/Time	Complaint	Location	Disposition Codes	Offense Number
SCSO21CAD069636 PUnit: 229 HIGHTOWER T BUnit1: 182 BUnit2: 208	07/27/2021 22:20:02	DISTURBANCE-UNK	1010 E CENTRAL AVE 16	3102 R6	
SCSO21CAD069595 PUnit: 201 LARGE M	07/27/2021 19:50:52	EXTRA PATROL	284 NE 1ST ST	8901 C4	
SCSO21CAD069586 PUnit: 208 SMITH D	07/27/2021 18:54:42	ATC-REG OFF CK	353 E CENTRAL AVE	6203 C9	
SCSO21CAD069557 PUnit: 182 GILBERT J BUnit1: 201 BUnit2: 208 BUnit3: 229 BUnit4: X161	07/27/2021 17:24:15	SUSPICIOUS INCIDENT		5404 R2 A2 I	SCSO21OFF003746
SCSO21CAD069453 PUnit: X204 AMSLER K BUnit1: 201	07/27/2021 13:24:52	ACCIDENT	469 N MARKET BLVD	7102 T7	
SCSO21CAD069376	07/27/2021 9:43:54	SICK/INJURED	524 N MARKET BLVD	6301 M8	
SCSO21CAD069327	07/27/2021 7:05:38	911 MISDIAL	530 W KINGS HWY	9201 C1	
SCSO21CAD069296 PUnit: 208 SMITH D BUnit1: 229	07/27/2021 2:06:34	EXTRA PATROL	284 NE 1ST ST	8901 C4 Z1 M	
SCSO21CAD069288 PUnit: 208 SMITH D	07/27/2021 0:30:24	CITZ ASST-ESCRT	1010 E CENTRAL AVE	9901 K1	
SCSO21CAD069235 PUnit: 208 SMITH D BUnit1: 182 BUnit2: 229	07/26/2021 20:05:15	SEX OFFENSE	950 OAK AVE	6207 R1	SCSO21OFF003723
SCSO21CAD069021 PUnit: B171 DUNLAP C BUnit1: 148	07/26/2021 10:16:20	CIVIL-SERV PAPER	268 S MARKET BLVD	2201 C1	
SCSO21CAD068979 PUnit: K224 PETERS R BUnit1: 177 BUnit2: 201	07/26/2021 8:24:35	FCIC/NCIC HIT	654 NW 6TH AVE	8801 C11	
SCSO21CAD068879	07/25/2021 20:43:03	SICK/INJURED	850 NW 6TH ST	6301 M8	
SCSO21CAD068867 PUnit: 198 LIVINGSTON R	07/25/2021 19:47:14	THEFT	284 NE 1ST ST	6803 R1	SCSO21OFF003705
SCSO21CAD068823	07/25/2021 17:14:59	911 MISDIAL	56 SE 2ND ST	9201 C1	
SCSO21CAD068780	07/25/2021 13:52:44	911 HANGUP	NO RECORD FOUND	9201 C5	



SUMTER COUNTY SHERIFF'S OFFICE

CALL HISTORY LISTING

Printed By:
MCASSIDY
Printed On:
08/10/2021 10:52:00

Incident Number	Date/Time	Complaint	Location	Disposition Codes	Offense Number
SCSO21CAD070585	07/30/2021 21:35:13	SICK/INJURED	246 SW 1ST ST	6301 M8	
SCSO21CAD070580	07/30/2021 21:23:00	SICK/INJURED	246 SW 1ST ST	6301 M8	
SCSO21CAD070561 PUnit: 201 LARGE M	07/30/2021 20:31:55	EXTRA PATROL	284 NE 1ST ST	8901 C4	
SCSO21CAD070526 PUnit: 201 LARGE M	07/30/2021 18:11:39	ASSIST OTHER AGENCY	836 E CENTRAL AVE	6101 R1	SCSO21OFF003796
SCSO21CAD070525 PUnit: 201 LARGE M	07/30/2021 18:11:16	SEX OFFENSE	836 E CENTRAL AVE	6207 R1	SCSO21OFF003795
SCSO21CAD070505 PUnit: 201 LARGE M	07/30/2021 16:41:52	SEX OFFENSE	836 E CENTRAL AVE	6207 R1	SCSO21OFF003794
SCSO21CAD070474 PUnit: 201 LARGE M BUnit1: S52	07/30/2021 15:26:34	DCF/ABUSE REG	836 E CENTRAL AVE	1102 R1	SCSO21OFF003793
SCSO21CAD070399 PUnit: 201 LARGE M	07/30/2021 11:38:23	ATC -WELFARE CHECK	385 NE 3RD ST	2501 C1	
SCSO21CAD069944	07/28/2021 21:55:09	SICK/INJURED	738 NW 6TH ST	6301 M8	
SCSO21CAD069938	07/28/2021 21:23:27	911 MISDIAL	469 N MARKET BLVD	9201 C4	
SCSO21CAD069937	07/28/2021 21:21:24	911 HANGUP	102 NE 4TH AVE	9201 K1	
SCSO21CAD069934	07/28/2021 21:15:29	911 HANGUP	102 NE 4TH AVE	9201 C11	
SCSO21CAD069819 PUnit: 176 MARTIN P BUnit1: 226 BUnit2: L32	07/28/2021 14:32:02	DCF/ABUSE REG	1010 E CENTRAL AVE	1102 R1	SCSO21OFF003757
CHPD21CAD000408 PUnit: 701 ODOM R	07/28/2021 8:56:42	INVESTIGATION FOLLOW	524 N MARKET BLVD	3801 R5	
SCSO21CAD069686 PUnit: 226 HOYT D BUnit1: 176 BUnit2: K138	07/28/2021 7:08:18	ALARM-COMRCL	773 NW 10TH AVE	1402 C5	
SCSO21CAD069639	07/27/2021 22:25:57	911 HANGUP	1010 E CENTRAL AVE	9201 L1	
SCSO21CAD069637	07/27/2021 22:20:05	THREATS	1010 E CENTRAL AVE 16	9901 L1	

ORDINANCE NO. 2021-06

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA AMENDING THE *CITY OF WEBSTER UNIFIED COMPREHENSIVE PLAN*, AS PREVIOUSLY AMENDED; PROVIDING FOR THE ENACTMENT OF A PROPERTY RIGHTS ELEMENT WITH GOALS, OBJECTIVES AND POLICIES; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR A SAVINGS PROVISION AND RATIFICATION OF PRIOR ACTS OF THE CITY; PROVIDING FOR CONFLICTS; CODIFICATION AND DIRECTIONS TO THE CODE CODIFIER AND PROVIDING FOR THE IMPLEMENTATION OF THE STATUTORY STATE REVIEW PROCESS AND AN EFFECTIVE DATE.

WHEREAS, the City of Webster has enacted its *Comprehensive Plan* in accordance with the controlling provisions of State law which *Comprehensive Plan* has successfully guided the City for many years; and

WHEREAS, the City of Webster is committed to an ongoing and vibrant comprehensive planning program which addresses the needs of the citizens of the City; and

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

WHEREAS, the provisions of Section 163.3184, *Florida Statutes*, relate to the process for the enactment of *Comprehensive Plan* amendments; and

WHEREAS, Florida's *Community Planning Act* was amended during the 2021 Legislative Session by the passage of Committee Substitute for Committee Substitute for Committee Substitute for House Bill Number 59 (initially codified as Chapter Number

2021-195, *Laws of Florida*) to require every city and county within the State “to include in its comprehensive plan a property rights element.” (Section 163.3177(6)(i)1, *Florida Statutes*); and

WHEREAS, the City of Webster is committed to open and transparent decision-making which is the best protection for property rights and has long advocated for the rights of all people to contribute to City planning in that engaged citizens improve their neighborhoods and the City as a whole; and

WHEREAS, the high quality of life of the citizens of the City of Webster is enhanced and protected, the high quality economic and natural environment of the City is protected and the City, as a whole, is strengthened when City planning practices and procedures engage the public as public participation leads to more thoughtful and enduring planning; and

WHEREAS, the City of Webster respects judicially acknowledged and constitutionally protected private property rights; and

WHEREAS, the pertinent goals, objectives and policies of the *Comprehensive Plan* support the approval of the amendment set forth in this Ordinance as well as the controlling provisions of State law; and

WHEREAS, the City of Webster has complied with all requirements and procedures of Florida law in processing this amendment to the *City of Webster Comprehensive Plan* including, but not limited to, Section 163.3184, *Florida Statutes*, as well as other controlling law; and

WHEREAS, the City Council of the City of Webster has the power and authority to enact this Ordinance under the controlling provisions of State law such as, by way of example only, the provisions of Article VIII, Section 2 of the *Constitution of the State of Florida* and the provisions of Chapter 163 and Chapter 166, *Florida Statutes*, and the controlling case law of the State of Florida; and

WHEREAS, the City Council of the City of Webster is enacting this Ordinance in order to protect the public health, safety and welfare.

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 recitals (whereas clauses) to this Ordinance as well as City staff report and City Council agenda memorandum relating to this Ordinance as the legislative findings of the City Council.

(b). This Ordinance is internally consistent with the goals, objectives and policies of the *Comprehensive Plan of the City of Webster*.

(c). Section 187.201(14), *Florida Statutes*, (part of the State Comprehensive Plan) provides as follows:

(14) PROPERTY RIGHTS.—

(a) Goal.—Florida shall protect private property rights and recognize the existence of legitimate and often competing public and private interests in land use regulations and other government action.

(b) Policies.—

1. Provide compensation, or other appropriate relief as provided by law, to a landowner for any governmental action that is determined to be an unreasonable exercise of the state's police power so as to constitute a taking.

2. Determine compensation or other relief by judicial proceeding rather than by administrative proceeding.
3. Encourage acquisition of lands by state or local government in cases where regulation will severely limit practical use of real property.

(d). Section 70.001 (1), *Florida Statutes*, from the *Bert J. Harris, Jr., Private*

Property Rights Protection Act states, in part, as follows:

The Legislature recognizes that some laws, regulations, and ordinances of the state and political entities in the state, as applied, may inordinately burden, restrict, or limit private property rights without amounting to a taking under the State Constitution or the United States Constitution. The Legislature determines that there is an important state interest in protecting the interests of private property owners from such inordinate burdens. Therefore, it is the intent of the Legislature that, as a separate and distinct cause of action from the law of takings, the Legislature herein provides for relief, or payment of compensation, when a new law, rule, regulation, or ordinance of the state or a political entity in the state, as applied, unfairly affects real property.

(e). Section 163.3161 (10), *Florida Statutes*, from the intent and purpose section of the *Community Planning Act* provides as follows:

It is the intent of the Legislature that all governmental entities in this state recognize and respect judicially acknowledged or constitutionally protected private property rights. It is the intent of the Legislature that all rules, ordinances, regulations, comprehensive plans and amendments thereto, and programs adopted under the authority of this act must be developed, promulgated, implemented, and applied with sensitivity for private property rights and not be unduly restrictive, and property owners must be free from actions by others which would harm their property or which would constitute an inordinate burden on property rights as those terms are defined in s. 70.001(3)(e) and (f). Full and just compensation or other appropriate relief must be provided to any property owner for a governmental action that is determined to be an invalid exercise of the police power which constitutes a taking, as provided by law. Any such relief must ultimately be determined in a judicial action.

(f). Section 70.002, *Florida Statutes*, is entitled "Property Owner Bill of Rights" and requires as follows:

Each county property appraiser office shall provide on its website a Property Owner Bill of Rights. The purpose of the bill of rights is to identify certain existing rights afforded to property owners but is not a comprehensive guide. The Property Owner Bill of Rights does not create a civil cause of action. The Property Owner Bill of Rights must state:

PROPERTY OWNER BILL OF RIGHTS

This Bill of Rights does not represent all of your rights under Florida law regarding your property and should not be viewed as a comprehensive guide to property rights. This document does not create a civil cause of action and neither expands nor limits any rights or remedies provided under any other law. This document does not replace the need to seek legal advice in matters relating to property law. Laws relating to your rights are found in the State Constitution, Florida Statutes, local ordinances, and court decisions. Your rights and protections include:

1. The right to acquire, possess, and protect your property.
2. The right to use and enjoy your property.
3. The right to exclude others from your property.
4. The right to dispose of your property.
5. The right to due process.
6. The right to just compensation for property taken for a public purpose.
7. The right to relief, or payment of compensation, when a new law, rule, regulation, or ordinance of the state or a political entity unfairly affects your property.

(g). City staff and the City Council have concluded that the amendment to the City's *Comprehensive Plan* as set forth in this Ordinance are well founded and consistent with sound and generally accepted practices and principles.

SECTION 2. NEW PROPERTY RIGHTS ELEMENT; CITY *COMPREHENSIVE PLAN*. A new Property Rights Element of the *Comprehensive Plan of the City of Webster* is created to read as follows.

PROPERTY RIGHTS ELEMENT

Preamble: Residents of the City of Webster have chosen to live in the City and often have bought a home, the most significant financial decision many people make, and, oftentimes, have started a business in or are employed in the City. Decisions are made because of issues that the City addresses such as like the condition of streets and parks, the proximity to daily needs and community safety. Businesses locate in the City for its resources. They care about human assets, like customers and workers. And residents, businesses and property owners, alike, care about physical assets like public infrastructure and the environment/natural resources available within the City. Businesses rely on local government plans so they can count on these resources being available. Real estate investors study City rules and regulations in order to make financial plans and accurately evaluate investment opportunities. For investments in real estate to have low risk, the City must protect and improve the quality of a community over time. Land values reflect how desirable a community is in many ways. Regulating land use and protecting property rights are not conflicting goals. Rather, local government rules and regulations generally create value in property and bring stability to real estate markets and the community values of a jurisdiction. Rules that benefit the public also protect property rights. A local government's process for regulating land greatly impacts real estate markets and property rights. Transparency, predictability and

reliability are strategies for implementing land use rules and regulations in a way that benefits people and respects property rights. Transparency means people can see and participate in processes for developing rules and regulations. Predictability means a local government follows rules and regulations that are clear and unambiguous as a result of professional drafting the documents and civic-oriented public officials deliberating upon proposals which are ultimately adopted or enacted. Real estate investors should be able to read rules and regulations that are clear and understandable and be able to readily ascertain whether local government will be likely to permit a development proposal. Residents should be able to read rules and regulations and then know what kind of development will most reasonably occur in their community. Reliability means a local government follows through on its commitments. Local governments should make realistic plans and should follow them. And, local governments should only change their plans and rules and regulations after thorough consideration and broad as possible participation that would have the most potential of leading to strong support or consensus. When a government is reliable, people can make long-term investments in the community which is one key to a successful local economy. The City is dedicated to attaining the most benefits from sound planning for its citizens and those who own property and businesses within the City.

Goal: The City of Webster shall make planning and development decisions with respect for private property rights and with respect for people's rights to participate in decisions that affect their lives and property.

Objective 1: The City of Webster shall respect judicially acknowledged and constitutionally protected private property rights.

Policy 1.1 The City of Webster shall consider in its decision-making the right of a property owner to physically possess and control his, her or its interests in the property including, but not limited to, rights arising from easements, leases, or mineral rights.

Policy 1.2: The City of Webster shall consider in its decision-making the right of a property owner to use, maintain, develop and improve his, her or its property for personal use or for the use of any other person, subject to state law and local ordinances.

Policy 1.3: The City of Webster shall consider in its decision-making the right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

Policy 1.4: The City of Webster shall consider in its decision-making the right of a property owner to dispose of his, her or its property through sale or gift.

Policy 1.5: The City of Webster shall adhere to the rule of law in making land use decisions whether legislative, administrative, or quasi-judicial.

Policy 1.6: The City's land development regulations shall provide for applicable processes, procedures, and standards to implement this Objective.

Objective 2: People have the right to participate in planning and development decisions that affect their lives and property. The City of Webster's

decision-making processes and procedures shall be transparent so that all people may reasonably participate in decisions that affect their lives and property.

Policy 2.1: The City of Webster recognizes that planning and development decisions affect complex systems and have impacts that occur beyond the site of development. Any affected person may participate, as is consistent with controlling law, in and be a party to a hearing on a land use decision. Likewise, the general public which may not have true legal standing under controlling law, shall have the right to participate as is established under Florida law.

Policy 2.2: The City of Webster recognizes that it should make planning and development decisions in response to true and accurate information. The City of Webster shall, in accordance with controlling law, provide every affected person an opportunity to be heard, to present and rebut evidence and to be informed of all information on which the City bases its decision all as is required under Florida law.

Policy 2.3: The City of Webster recognizes that a person cannot participate in decisions about which they are unaware. The City shall provide notice as required by controlling law and shall adhere to a policy of open meetings and freedom to review and copy public records which are bedrock principles of Florida law.

Policy 2.4: The City of Webster recognizes that planning and development decisions raise issues which the City may not be capable of adequately addressing in a single hearing and that the best decisions when every affected person has the opportunity to participate early and throughout the decision-making process.

Policy 2.5: The City's land development regulations shall provide for applicable processes, procedures and standards to implement this Objective.

Objective 3: People rely on the land use designations assigned to real property under the provisions of the City's *Comprehensive Plan* and on the zoning districts or classifications assigned to properties when deciding how to use property. The City of Webster's decision-making processes shall be reliable and predictable to promote sound, long-term investments in the community.

Policy 3.1: The City of Webster shall respect the right of people, including elected and appointed officials, citizens, and property owners, to fairly evaluate proposed decisions relating to real property.

Policy 3.2: The decision-making processes of the City shall ensure that public meetings and public hearings afford the right to participation by the public as a general matter and afford administrative due process with regard to matters that are decided in the course of quasi-judicial hearing processes and procedures.

Policy 3.3: The City's land development regulations shall provide for applicable processes, procedures, and standards to implement this Objective.

SECTION 3. IMPLEMENTING ADMINISTRATIVE ACTIONS.

The City Manager, or designee, is hereby authorized to implement the provisions of this Ordinance as deemed appropriate and warranted.

SECTION 4. SAVINGS PROVISION; RATIFICATION OF PRIOR ACTIONS.

The prior actions of the City Council and its agencies in enacting and causing amendments to the *Comprehensive Plan of the City of Webster*, as well as the

implementation thereof, are hereby ratified and affirmed.

SECTION 5. SEVERABILITY.

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

SECTION 6. CONFLICTS.

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

SECTION 7. 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 adding a Property Rights Element.

SECTION 8. EFFECTIVE DATE.

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

PASSED AND ENACTED this ____ day of _____, 2021.

CITY COUNCIL OF THE CITY OF
WEBSTER, FLORIDA

Bobby Yost
Mayor

ATTEST:

Approved as to form and Legality:

Deanna Naugler
City Manager

William L. Colbert
City Attorney

ORDINANCE NO. 2021-07

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA RELATING TO CITY COUNCIL SALARIES; PROVIDING FOR A SAVINGS PROVISION; PROVIDING FOR CODIFICATION AS WELL AS THE CORRECTION OF SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the *City of Webster City Charter* derives from the enactment of Chapter 2016-263, *Laws of Florida*, which resulted from the passage of Committee Substitute for House Bill Number 1339 during the Regular Legislative Session of 2016; and

WHEREAS, Section 10. of the *City Charter* provides as follows:

Compensation and expenses. —

(1) The Mayor and City Council members shall continue to receive the salary in effect for their positions on the date that this Charter becomes effective. Thereafter, they shall receive compensation as established by adoption of an ordinance that adjusts the salary, but an ordinance increasing such salary may not take effect until after the next regular City election. The salaries of the Mayor and City Council members may be different at the determination of the City Council, but all salaries for City Council members not serving as Mayor shall be equal.

(2) The Mayor and City Council members shall be reimbursed for actual expenses incurred while performing their official duties in accordance with provisions of general law or resolution adopted by the City Council.

; and

WHEREAS, this Ordinance is enacted pursuant to the home rule powers of the City of Webster as set forth at Article VIII, Section 2, of the *Constitution of the State of Florida*; Chapter 166, *Florida Statutes*, and other applicable controlling law.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY

OF WEBSTER, FLORIDA:

SECTION 1. LEGISLATIVE AND ADMINISTRATIVE FINDINGS AND INTENT.

(a). The City Council of the City of Webster hereby adopts and incorporates into this Ordinance the recitals (whereas clauses) set forth herein as the legislative and administrative findings and intent of the City Council.

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

SECTION 2. ESTABLISHMENT OF SALARIES OF MAYOR AND MEMBERS OF THE CITY COUNCIL.

The City Council hereby establishes and fixes the salaries of the Mayor and City Council as follows:

- (1). For each Member of the City Council, \$300.00 per month.
- (2). For the Mayor, \$500.00 per month.

SECTION 3. SAVINGS; EFFECT OF ORDINANCE.

The prior actions of the City of Webster in terms of the matters relating to the payment of salaries to the Mayor and the City Council, as well as any and all related matters and processes and procedures of the City pertaining thereto, are hereby ratified and affirmed.

SECTION 4. CODIFICATION; SCRIVENER'S ERRORS.

The provisions, sections, divisions, and provisions of this Ordinance may be codified, renumbered or relettered as deemed appropriate by the Code codifier. Typographical errors and other matters of a similar nature that do not affect the intent of

this Ordinance, as determined by the City Clerk and City Attorney, may be corrected without the need for a public hearing.

SECTION 5. CONFLICTS.

All ordinances or parts thereof in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION 6. SEVERABILITY.

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance, or application hereof, is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion or application shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions thereof.

SECTION 7. EFFECTIVE DATE.

This Ordinance shall not take effect until after the next regular City Election.

PASSED AND ENACTED this ____ day of _____, 2021.

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

Bobby Yost
Mayor

ATTEST:

Approved as to form and Legality:

Deanna Naugler
City Manager

William L. Colbert
City Attorney

LARGE SCALE COMPREHENSIVE PLAN TEXT AMENDMENT

CASE NO.: CP2021-0007

APPLICANT: Staff

REQUESTED ACTION(s): Amend the Webster Unified Comprehensive Plan by adding a Property Rights Element in compliance with Section 163.3177(6)(i), Florida Statutes.

CASE SUMMARY:

House Bill 59, which became law on June 29, 2021, adds Section 163.3177(6)(i), Florida Statutes. Effective July 1, 2021, each local government is required to adopt a property rights element into its comprehensive plan. This new element must be adopted before the Florida Department of Economic Opportunity will accept for review any other amendments to the Comprehensive Plan. The attached Property Rights Element will meet this requirement and allow future revisions to the Webster Unified Comprehensive Plan.

DEVELOPMENT SERVICES DIVISION STAFF CONCLUSIONS:

Staff deems the application sufficient and in compliance with the requirements of the Unified Comprehensive Plan and recommends Approval.