



**AGENDA
CITY OF WEBSTER**

Regular Council Meeting
Webster City Hall, 85 E. Central Avenue
August 17, 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 – July 20, 2023
M _____ S _____ Roll Call Vote

III. CONSENT AGENDA

IV. CITIZENS FORUM

V. CORRESPONDENCE TO NOTE

Law Enforcement City Newsletter Report

VI. PUBLIC HEARINGS

Second Reading of Ordinance 2023-13 – Comp Plan Amendment-Parcel ID N25-016-Rudolfo Luisis
M _____ S _____ Roll Call Vote to Read by Title Only

M _____ S _____ Roll Call Vote for Approval

Second Reading of Ordinance 2023-14 – Rezoning- Parcel ID N25-016-Rudolfo Luisis
M _____ S _____ Roll Call Vote to Read by Title Only

M _____ S _____ Roll Call Vote for Approval

Second Reading of Ordinance 2023-15 – Comp Plan Amendment-Parcel ID Q19-086-South Sumter Self Storage, LLC
M _____ S _____ Roll Call Vote to Read by Title Only

M _____ S _____ Roll Call Vote for Approval

Second Reading of Ordinance 2023-16 - Rezoning-Parcel ID Q19-086-South Sumter Self Storage, LLC
M _____ S _____ Roll Call Vote to Read by Title Only

M _____ S _____ Roll Call Vote for Approval

First Reading of Ordinance 2023-17 –Comp Plan Amendment – Parcel ID Q19-060-Southern Properties Florida, LLC
M _____ S _____ Roll Call Vote to Read by Title Only

M _____ S _____ Roll Call Vote for Approval

First Reading of Ordinance 2023-18 –Rezoning – Parcel ID Q19-060-Southern Properties Florida, LLC
M _____ S _____ Roll Call Vote to Read by Title Only

M _____ S _____ Roll Call Vote for Approval

Second Reading of Ordinance 2023-19 –Annexation – Parcel ID N36E006-Anthony and Fely Palafox
M _____ S _____ Roll Call Vote to Read by Title Only

M _____ S _____ Roll Call Vote for Approval

Second Reading of Ordinance 2023-20 –Comp Plan Amendment – Parcel ID Q19-085-Florida 1
Holdings, LLC

M _____ S _____ Roll Call Vote to Read by Title Only

M _____ S _____ Roll Call Vote for Approval

Second Reading of Ordinance 2023-21 –Rezoning – Parcel ID Q19-085-Florida 1 Holdings, LLC
M _____ S _____ Roll Call Vote to Read by Title Only

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

July 20, 2023

Council Meeting

6:00 P.M.

I. CALL TO ORDER

Pledge of Allegiance and Invocation.

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

We have a quorum.

II. APPROVAL OF THE MINUTES

Councilmember Dorsey made a motion for approval of the minutes for March 16, 2023, 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

IV. CITIZENS FORUM

V. CORRESPONDENCE TO NOTE

There was no correspondence to note.

VI. PUBLIC HEARINGS

The second reading of Ordinance 2023-12-Annexation-Parcel ID Q19-085-Florida 1 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

City Clerk Amy Flood read the ordinance by title only.

Councilmember Dorsey made a motion to approve Ordinance 2023-12, seconded by Mayor Pro-Tem Vigoa. County Planner Sue Farnsworth updated the council on the project.

Vote was as follows:

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

Motion passed 5-0

The first Reading of Ordinance 2023-13-Comp Plan Amendment-Parcel ID N25-016-Rudolfo Luisis. Councilmember Dorsey made a motion 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 made a motion to approve Ordinance 2023-13, seconded by Councilmember Dorsey. County Planner Sue Farnsworth updated the council on the project.

Vote was as follows:

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

Motion passed 5-0

The first Reading of Ordinance 2023-14-Rezoning-Parcel ID N25-016-Rudolfo Luisis. Councilmember Dorsey made a motion 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

City Clerk Amy Flood read the ordinance by title only.

Councilmember Malott made a motion to approve Ordinance 2023-14, seconded by Councilmember Dorsey. County Planner Sue Farnsworth updated the council on the project.

Vote was as follows:

Mayor Yost-Yes

Mayor Pro-Tem Vigoa-Yes

Councilmember Dorsey-Yes

Councilmember Cherry-Yes

Councilmember Malott-Yes

Motion passed 5-0

The first reading of Ordinance 2023-15-Comp Plan Amendment-Parcel ID Q19-086-South Sumter Self Storage, LLC. Councilmember Dorsey motioned to read by title only, seconded by Councilmember Cherry.

Vote was as follows:

Mayor Yost-Yes

Mayor Pro-Tem Vigoa-Yes

Councilmember Dorsey-Yes

Councilmember Cherry-Yes

Councilmember Malott-Yes

Motion passed 5-0

City Clerk Amy Flood read the ordinance by title only.

Councilmember Malott made a motion to approve Ordinance 2023-15, seconded by Councilmember Dorsey. County Planner Sue Farnsworth updated the council on the project.

Vote was as follows:

Mayor Yost-Yes

Mayor Pro-Tem Vigoa-Yes

Councilmember Dorsey-Yes

Councilmember Cherry-Yes

Councilmember Malott-Yes

Motion passed 5-0

The first reading of Ordinance 2023-16-Rezoning-Parcel ID Q19-086-South Sumter Self Storage, LLC. Councilmember Dorsey motioned to read by title only, seconded by Councilmember Cherry.

Vote was as follows:

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

Motion passed 5-0

City Clerk Amy Flood read the ordinance by title only.

Councilmember Malott made a motion to approve Ordinance 2023-16, seconded by Mayor Pro-Tem Vigoa. County Planner Sue Farnsworth updated the council on the project.

Vote was as follows:

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

Motion passed 5-0

Councilmember Dorsey made a motion to postpone the First Reading of Ordinance 2023-17 and Ordinance 2023-18.

County Planner Sue Farnsworth updated the council on the project.

Vote was as follows:

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

Motion passed 5-0

The first reading of Ordinance 2023-19-Annexation-Parcel ID N36E006-Anthony and Fely Palafox. Councilmember Dorsey 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.

Mayor Yost made a motion to approve Ordinance 2023-19, seconded by Councilmember Malott. County Planner Sue Farnsworth updated the council on the project.

Vote was as follows:

Mayor Yost-Yes

Mayor Pro-Tem Vigoa-Yes

Councilmember Dorsey-Yes

Councilmember Cherry-Yes

Councilmember Malott-Yes

Motion passed 5-0

The first reading of Ordinance 2023-20-Comp Plan Amendment-Parcel ID Q19-085-Florida 1 Holdings, LLC. Councilmember Malott motioned to read by title only, seconded by Councilmember Dorsey.

Vote was as follows:

Mayor Yost-Yes

Mayor Pro-Tem Vigoa-Yes

Councilmember Dorsey-Yes

Councilmember Cherry-Yes

Councilmember Malott-Yes

Motion passed 5-0

City Clerk Amy Flood read the ordinance by title only.

Councilmember Dorsey made a motion to approve Ordinance 2023-20, seconded by Mayor Pro-Tem Vigoa. County Planner Sue Farnsworth and Ryan Solstice updated the council on the project.

Vote was as follows:

Mayor Yost-Yes

Mayor Pro-Tem Vigoa-Yes

Councilmember Dorsey-Yes

Councilmember Cherry-Yes

Councilmember Malott-Yes

Motion passed 5-0

The first reading of Ordinance 2023-21-Rezoning-Parcel ID Q19-085-Florida 1 Holdings, LLC. Councilmember Dorsey 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.

Mayor Pro-Tem Vigoa made a motion to approve Ordinance 2023-21, seconded by Councilmember Dorsey. County Planner Sue Farnsworth and Ryan Solstice updated the council on the project.

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

VIII. CITY ATTORNEY'S REPORT AND REQUESTS

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

Councilmember Malott and County Planner Sue Farnsworth spoke about the gymnastics center.

Councilmember Dorsey spoke about postponing the discussion of donating property to Habitat for Humanity until there is more information.

Mayor Pro-Tem Vigoa and City Manager Deanna Naugler discussed purchasing the train depot property. Councilmember Dorsey made a motion to approve getting an estimate on the train depot property, 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

Mayor Yost asked the council to consider purchasing headstones for unmarked graves.

X. STAFF REPORTS

City Manager Deanna Naugler discussed the palm tree trimming that was done without the City's approval on July 19, 2023. This was discussed at the February 16, 2023, council meeting and permission to trim the trees was denied.

Councilmember Dorsey motioned for an injunction against the tree company and Jermaine Canty to prohibit further activities, 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

XI. ADJOURNMENT

Councilmember Dorsey motioned for adjournment, 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

Meeting adjourned at 7:30 P.M.

Deanna Naugler, City Manager

Attest:

Amy Flood, City Clerk

Primary Unit	Date Time Recieved	Complaint Type	Address	
ARI SALMINEN, 222	06/27/2023 04:30:43	SUSPICIOUS PERSON	2236 SE 100TH LN	6602
JARROD MARSHALL, T172	06/27/2023 06:08:22	TRAFFIC STOP	530 W KINGS HWY	7301
JARROD MARSHALL, T172	06/27/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602
JARROD MARSHALL, T172	06/27/2023 10:54:50	EXTRA PATROL	3840 E C 478	8901
JARROD MARSHALL, T172	06/27/2023 12:21:01	FCIC/NCIC HIT	978 NW 4TH ST	8801
ARI SALMINEN, 222	06/27/2023 18:38:46	TRAFFIC STOP	530 W KINGS HWY	7301
ARI SALMINEN, 222	06/27/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
ARI SALMINEN, 222	06/27/2023 20:31:45	EXTRA PATROL	658 E CENTRAL AVE	8901
ARI SALMINEN, 222	06/28/2023 03:06:55	TRAFFIC STOP	530 W KINGS HWY	7301
ENMANUEL SURIEL, 218	06/28/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602
ANTHONY LEE, 144	06/28/2023 09:20:00	ATTEMPT TO CONTACT	85 E CENTRAL AVE	2302
	06/28/2023 14:44:05	INFORMATION	102 NE 4TH AVE	9201
KAYLA CRAMER, 208	06/28/2023 15:24:04	CITIZENS ASSIST	SR 471	2501
	06/28/2023 17:29:20	911 HANGUP	102 NE 4TH AVE	9201
CHARLES PIVETZ, T214	06/28/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	8901
CHARLES PIVETZ, T214	06/28/2023 21:01:52	CITIZENS ASSIST	SE 1ST AVE	7702
	06/29/2023 02:59:48	911 MISDIAL	468 SE 3RD AVE	9201
TAYLOR VIEU, 232	06/29/2023 05:59:49	CITIZENS ASSIST	3840 E C 478 21	2501
KAYLA CRAMER, 208	06/29/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602
	06/29/2023 10:03:35	911 HANGUP	329 N MARKET BLVD	9201
	06/29/2023 10:12:23	911 HANGUP	329 N MARKET BLVD	9201
ANTHONY LEE, 144	06/29/2023 11:10:59	RECKLESS DRIVER	524 N MARKET BLVD	6603
	06/29/2023 11:18:23	911 MISDIAL	102 NE 4TH AVE	9201
	06/29/2023 11:37:35	911 HANGUP	329 N MARKET BLVD	9201
ANTHONY LEE, 144	06/29/2023 12:19:40	ATC -WELFARE CHECK	1010 E CENTRAL AVE	2501
KAYLA CRAMER, 208	06/29/2023 16:11:05	DISTURBANCE-UNK	469 N MARKET BLVD	3102
CHARLES PIVETZ, T214	06/29/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	8901
JULIANA BIBBO, 216	06/30/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602
JULIANA BIBBO, 216	06/30/2023 09:20:00	ATTEMPT TO CONTACT	85 E CENTRAL AVE	2302
JULIANA BIBBO, 216	06/30/2023 12:02:26	JUVENILE	524 N MARKET BLVD	6601
WILLIAM LAMB, K102	06/30/2023 17:44:20	RECKLESS DRIVER	N MARKET BLVD	7203
ARI SALMINEN, 222	06/30/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
ARI SALMINEN, 222	06/30/2023 21:50:24	EXTRA PATROL	658 E CENTRAL AVE	8901
	07/01/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602
	07/01/2023 10:41:42	911 HANGUP	102 NE 4TH AVE	9201
ARI SALMINEN, 222	07/01/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
ARI SALMINEN, 222	07/01/2023 20:29:43	EXTRA PATROL	658 E CENTRAL AVE	8901
JULIANA BIBBO, 216	07/02/2023 05:31:32	EXTRA PATROL	3840 E C 478 21	8901
JULIANA BIBBO, 216	07/02/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602
JULIANA BIBBO, 216	07/02/2023 14:22:12	SUSPICIOUS INCIDENT	246 SW 1ST ST	2501
	07/02/2023 17:59:38	911 HANGUP	102 NE 4TH AVE	9201
ARI SALMINEN, 222	07/02/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
ARI SALMINEN, 222	07/02/2023 20:30:04	EXTRA PATROL	658 E CENTRAL AVE	8901
ARI SALMINEN, 222	07/02/2023 21:47:14	CIVIL	860 OAK AVE	2501
GARRETT ALLEN, 181	07/02/2023 22:48:51	FIRE-VEHICLE	SR 471	3702
CHARLES PIVETZ, T214	07/03/2023 05:58:29	TRAFFIC STOP	469 N MARKET BLVD	7301

TYLER FROEHLICH, 194	07/03/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602
TYLER FROEHLICH, 194	07/03/2023 07:04:22	INVESTIGATION FOLLOW	524 N MARKET BLVD	3801
	07/03/2023 09:06:36	911 HANGUP	577 NW 3RD ST	9201
CHARLES PIVETZ, T214	07/03/2023 09:20:00	ATTEMPT TO CONTACT	85 E CENTRAL AVE	8901
	07/03/2023 09:40:50	911 HANGUP	468 N MARKET BLVD	9201
	07/03/2023 10:22:51	911 HANGUP	524 N MARKET BLVD	9201
BLAIR RUTZ, T119	07/03/2023 11:17:21	CIVIL-SERV PAPER	4120 CR 721	2201
CHARLES PIVETZ, T214	07/03/2023 12:15:01	ANIMAL COMPLAINT	524 N MARKET BLVD	1601
TYLER FROEHLICH, 194	07/03/2023 14:28:14	TRAFFIC STOP	NW 3RD AVE	5403
CHARLES PIVETZ, T214	07/03/2023 14:28:28	CIVIL	588 SE 7TH ST	2501
	07/03/2023 14:39:02	911 HANGUP	3840 E C 478	9201
ENMANUEL SURIEL, 218	07/03/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
	07/03/2023 21:16:21	911 HANGUP	102 NE 4TH AVE	9201
ENMANUEL SURIEL, 218	07/03/2023 22:42:06	EXTRA PATROL	1010 E CENTRAL AVE	5602
	07/04/2023 00:36:59	911 HANGUP	SR 471	9201
KAYLA CRAMER, 208	07/04/2023 00:53:32	911 HANGUP	SR 471	9201
CONOR GARRITY, K115	07/04/2023 02:17:37	TRAFFIC STOP	E CENTRAL AVE	7301
CHARLES PIVETZ, T214	07/04/2023 05:11:19	TRAFFIC STOP	N MARKET BLVD	7301
CHARLES PIVETZ, T214	07/04/2023 06:15:01	BUILDING CHECK	447 NW 6TH AVE	8901
	07/04/2023 18:42:10	911 HANGUP	236 NE 1ST AVE	9201
	07/04/2023 18:47:37	911 HANGUP	382 NE 1ST ST	9201
ENMANUEL SURIEL, 218	07/04/2023 19:30:09	DISTURBANCE-UNK	236 NE 1ST AVE	3101
ENMANUEL SURIEL, 218	07/04/2023 20:20:01	BUILDING CHECK	447 NW 6TH AVE	5602
ENMANUEL SURIEL, 218	07/04/2023 22:22:20	JUVENILE	236 NE 1ST AVE	1102
EDWARD HINDERHOFER, 158	07/04/2023 22:42:25	PHONE COMPLT	830 NW 3RD ST	2501
ENMANUEL SURIEL, 218	07/05/2023 00:08:07	DISTURBANCE-NOISE	SE 3RD AVE	2901
ENMANUEL SURIEL, 218	07/05/2023 03:46:42	911 HANGUP	811 NW 3RD ST	2501
JOSEPH TRIA, 202	07/05/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602
JOSEPH TRIA, 202	07/05/2023 09:20:00	ATTEMPT TO CONTACT	85 E CENTRAL AVE	2501
	07/05/2023 09:24:39	911 MISDIAL	2236 SE 100TH LN	9201
	07/05/2023 11:40:09	CITIZENS ASSIST	SR 471	2501
	07/05/2023 11:50:37	SICK/INJURED	258 NE 3RD AVE	6301
ARI SALMINEN, 222	07/05/2023 15:14:12	DCF/ABUSE REG	236 NE 1ST AVE	3801
JOSEPH TRIA, 202	07/05/2023 16:08:01	FCIC/NCIC HIT	174 S MARKET BLVD	8801
RICARDO CALCERRADA, 220	07/05/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
RICARDO CALCERRADA, 220	07/05/2023 21:15:57	DISTURBANCE-NOISE	NW 8TH AVE	2501
RICARDO CALCERRADA, 220	07/05/2023 22:44:37	DISTURBANCE-NOISE	462 NW 9TH AVE	2501
JOSEPH TRIA, 202	07/06/2023 05:58:51	TRAFFIC STOP	SE 2ND AVE	7301
JOSEPH TRIA, 202	07/06/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602
	07/06/2023 10:11:57	911 MISDIAL	329 N MARKET BLVD	9201
	07/06/2023 11:11:50	911 MISDIAL	329 N MARKET BLVD	9201
ARI SALMINEN, 222	07/06/2023 11:58:14	DCF/ABUSE REG	236 NE 1ST AVE	2501
	07/06/2023 13:14:27	911 HANGUP	102 NE 4TH AVE	9201
	07/06/2023 13:15:33	911 HANGUP	102 NE 4TH AVE	9201
JOSEPH TRIA, 202	07/06/2023 13:41:34	DISTURBANCE-VERBAL	88 SW 3RD ST	1702
RICARDO CALCERRADA, 220	07/06/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
RICARDO CALCERRADA, 220	07/06/2023 23:22:32	DISTURBANCE-VERBAL	475 NW 10TH AVE	2501

RICARDO CALCERRADA, 220	07/07/2023 02:26:33	PHONE COMPLT	871 NW 6TH ST	2501
RICARDO CALCERRADA, 220	07/07/2023 03:31:40	SUSPICIOUS PERSON	871 NW 6TH ST	6602
CHARLES PIVETZ, T214	07/07/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	8901
ROBERT HANSEN, X133	07/07/2023 07:22:28	TRAFFIC STOP	N MARKET BLVD	7301
	07/07/2023 07:46:05	911 MISDIAL	185 E CENTRAL AVE	9201
CHARLES PIVETZ, T214	07/07/2023 09:20:00	ATTEMPT TO CONTACT	85 E CENTRAL AVE	8901
ENMANUEL SURIEL, 218	07/07/2023 16:20:45	CIVIL	554 NW 9TH AVE	2501
ENMANUEL SURIEL, 218	07/07/2023 18:37:07	DISTURBANCE-UNK	2110 SE 102ND LN	1804
KAYLA CRAMER, 208	07/07/2023 19:40:53	DISTURBANCE-NOISE	1010 E CENTRAL AVE	2501
ENMANUEL SURIEL, 218	07/07/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
ENMANUEL SURIEL, 218	07/08/2023 03:10:46	TRAFFIC STOP	SE 7TH ST	7301
KAYLA CRAMER, 208	07/08/2023 04:19:30	SUSPICIOUS INCIDENT	871 NW 6TH ST	6601
ERICA HILLMAN, 205	07/08/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602
TREY KILLORAN, T198	07/08/2023 10:59:09	ANIMAL COMPLAINT	E CENTRAL AVE	1601
	07/08/2023 16:17:19	911 MISDIAL	157 SE 1ST AVE	9201
ENMANUEL SURIEL, 218	07/08/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
TREVOR LAVIANO, T169	07/09/2023 06:15:01	BUILDING CHECK	447 NW 6TH AVE	2501
ANTHONY LEE, 144	07/09/2023 16:18:47	CITIZENS ASSIST	SR 471	2501
	07/09/2023 18:46:27	INFORMATION	28631 SR 471	2501
WALTER PETERSON, 209	07/09/2023 20:00:28	ASSIST OTHER AGENCY	SR 471	2501
ENMANUEL SURIEL, 218	07/09/2023 20:20:01	BUILDING CHECK	447 NW 6TH AVE	5602
WALTER PETERSON, 209	07/09/2023 20:51:33	TRAFFIC STOP	374 N MARKET BLVD	7301
ENMANUEL SURIEL, 218	07/10/2023 02:39:31	TRAFFIC STOP	N MARKET BLVD	7301
JOSEPH TRIA, 202	07/10/2023 06:15:01	BUILDING CHECK	447 NW 6TH AVE	5602
JOSEPH TRIA, 202	07/10/2023 09:20:01	ATTEMPT TO CONTACT	85 E CENTRAL AVE	2501
	07/10/2023 11:04:30	911 HANGUP	329 N MARKET BLVD	9201
JOSEPH TRIA, 202	07/10/2023 14:57:05	THEFT	854 OAK AVE	6808
CARL DUNLAP, B154	07/10/2023 15:50:14	CIVIL-SERV PAPER	612 NW 5TH ST	2201
RICARDO CALCERRADA, 220	07/10/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
JOSEPH TRIA, 202	07/11/2023 06:15:01	BUILDING CHECK	447 NW 6TH AVE	5602
JOSEPH TRIA, 202	07/11/2023 07:47:19	BURGLARY OW	589 NW 3RD ST	2105
DERRICK CANNA, 174	07/11/2023 08:45:21	ANIMAL COMPLAINT	155 E CENTRAL AVE	2501
CARL DUNLAP, B154	07/11/2023 09:15:01	CIVIL-SERV PAPER	612 NW 5TH ST	2201
JOSEPH TRIA, 202	07/11/2023 09:38:45	INVESTIGATION FOLLOW	589 NW 3RD ST	3801
JOSEPH TRIA, 202	07/11/2023 10:35:29	INVESTIGATION FOLLOW	854 OAK AVE	3801
CARL DUNLAP, B154	07/11/2023 15:08:59	CIVIL-SERV PAPER	612 NW 5TH ST	2201
	07/11/2023 16:08:12	911 HANGUP	42 SW 5TH ST	9201
HOLLY ECKSTEIN, D137	07/11/2023 19:43:20	INVESTIGATION FOLLOW	236 NE 1ST AVE	3801
GARRETT ALLEN, 181	07/11/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	8901
DENNIS HONAKER, T206	07/12/2023 06:15:01	BUILDING CHECK	447 NW 6TH AVE	5602
ROBERT HANSEN, X133	07/12/2023 08:23:45	TRAFFIC STOP	SR 471	7301
DENNIS HONAKER, T206	07/12/2023 08:50:11	SUSPICIOUS INCIDENT	85 E CENTRAL AVE	6601
DENNIS HONAKER, T206	07/12/2023 09:20:01	ATTEMPT TO CONTACT	85 E CENTRAL AVE	2501
DENNIS HONAKER, T206	07/12/2023 10:09:52	CRIMINAL MISCHIEF	871 NW 6TH ST	2701
	07/12/2023 17:44:33	911 HANGUP	102 NE 4TH AVE	9201
ENMANUEL SURIEL, 218	07/12/2023 20:20:01	BUILDING CHECK	447 NW 6TH AVE	5601
DENNIS HONAKER, T206	07/13/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602

TYLER FROELICH, 194	07/13/2023 08:42:19	TRAFFIC STOP	E CENTRAL AVE	7301
TYLER FROELICH, 194	07/13/2023 09:17:41	TRAFFIC STOP	SE 3RD ST	7301
	07/13/2023 11:17:30	CITIZENS ASSIST	2810 C 478A	2501
WALTER PETERSON, 209	07/13/2023 18:35:58	TRAFFIC STOP	N MARKET BLVD	7301
ENMANUEL SURIEL, 218	07/13/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
JOSEPH TRIA, 202	07/14/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602
DERRICK CANNA, 174	07/14/2023 09:20:00	ATTEMPT TO CONTACT	85 E CENTRAL AVE	2501
	07/14/2023 09:21:05	911 HANGUP	CR 722/CR 714	9201
	07/14/2023 10:37:34	911 MISDIAL	2236 SE 100TH LN	9201
SHAWN DECKARD, B126	07/14/2023 14:27:35	CIVIL-SERV PAPER	466 E CENTRAL AVE	2201
GARRETT ALLEN, 181	07/14/2023 17:36:12	TRAFFIC STOP	SE 3RD AVE	7301
	07/14/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
RICARDO CALCERRADA, 220	07/14/2023 20:53:20	DISTURBANCE-UNK	871 NW 6TH ST	2501
JOSEPH TRIA, 202	07/15/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602
	07/15/2023 06:16:34	911 HANGUP	374 N MARKET BLVD	9201
DERRICK CANNA, 174	07/15/2023 10:05:33	TRESPASSING	SW 3RD ST	7503
RICARDO CALCERRADA, 220	07/15/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
RICARDO CALCERRADA, 220	07/16/2023 02:25:08	PHONE COMPLT	871 NW 6TH ST	2501
	07/16/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602
	07/16/2023 09:43:36	FIRE-UNKNOWN	13904 SR 471	2501
RICARDO CALCERRADA, 220	07/16/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
RICARDO CALCERRADA, 220	07/17/2023 02:52:48	INFORMATION	855 NW 4TH ST	2501
CHARLES PIVETZ, T214	07/17/2023 05:51:50	TRAFFIC STOP	NW 6TH AVE	7301
LACEY NORDLE, 162	07/17/2023 06:09:46	TRAFFIC STOP	4344 SR 50	7301
CHARLES PIVETZ, T214	07/17/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	8901
CHARLES PIVETZ, T214	07/17/2023 09:20:01	ATTEMPT TO CONTACT	85 E CENTRAL AVE	2501
CHARLES PIVETZ, T214	07/17/2023 09:30:44	TRAFFIC STOP	N MARKET BLVD	7301
	07/17/2023 11:30:39	911 HANGUP	166 NW 6TH AVE	9201
ENMANUEL SURIEL, 218	07/17/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
TYLER THOMPSON, 193	07/17/2023 20:40:24	TRAFFIC STOP	S MARKET BLVD	7301
	07/18/2023 00:02:03	SICK/INJURED	258 NE 3RD AVE	6301
	07/18/2023 00:18:35	SICK/INJURED	258 NE 3RD AVE	6301
	07/18/2023 00:39:47	SICK/INJURED	258 NE 3RD AVE	6301
CHARLES PIVETZ, T214	07/18/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	8901
CHARLES PIVETZ, T214	07/18/2023 10:33:40	TRAFFIC STOP	SE 2ND AVE	7301
CHARLES PIVETZ, T214	07/18/2023 13:17:25	ARMED & DANGEROUS	1010 E CENTRAL AVE	4402
	07/18/2023 17:05:57	911 MISDIAL	102 NE 4TH AVE	9201
ENMANUEL SURIEL, 218	07/18/2023 19:27:28	ALARM-RES	138 NE 2ND AVE	1403
WALTER PETERSON, 209	07/18/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
CODY TAPANES, X200	07/18/2023 22:20:59	TRAFFIC STOP	S MARKET BLVD	7301
ARI SALMINEN, 222	07/19/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602
ARI SALMINEN, 222	07/19/2023 09:20:00	ATTEMPT TO CONTACT	85 E CENTRAL AVE	2501
ARI SALMINEN, 222	07/19/2023 10:03:13	TRAFFIC STOP	530 W KINGS HWY	7301
HOLLY ECKSTEIN, D137	07/19/2023 19:29:51	ATC-REG OFF CK	285 SE 5TH ST	6203
ENMANUEL SURIEL, 218	07/19/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
	07/19/2023 22:40:21	911 HANGUP	831 NW 5TH ST	9201
ARI SALMINEN, 222	07/20/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602

ARI SALMINEN, 222	07/20/2023 06:23:30	TRAFFIC STOP	530 W KINGS HWY	7301
ARI SALMINEN, 222	07/20/2023 11:20:35	STOLEN VEHICLE	1010 E CENTRAL AVE	5702
	07/20/2023 12:12:31	SICK/INJURED	3913 SE 138TH PL	1101
DERRICK CANNA, 174	07/20/2023 12:39:43	FCIC/NCIC HIT	978 NW 4TH ST	8803
SHAWN DECKARD, B126	07/20/2023 13:42:15	CIVIL-SERV PAPER	212 SW 1ST ST	2201
ARI SALMINEN, 222	07/20/2023 13:45:08	STOLEN TAG	1010 E CENTRAL AVE	5702
SHAWN DECKARD, B126	07/20/2023 14:00:44	CIVIL-SERV PAPER	831 JODY LN	2201
RICARDO CALCERRADA, 220	07/20/2023 20:20:01	BUILDING CHECK	447 NW 6TH AVE	5602
CHARLES PIVETZ, T214	07/21/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	8901
CHARLES PIVETZ, T214	07/21/2023 09:20:00	ATTEMPT TO CONTACT	85 E CENTRAL AVE	2501
	07/21/2023 10:30:43	SICK/INJURED	112 NE 3RD ST	6301
SHAWN DECKARD, B126	07/21/2023 13:12:15	CIVIL-SERV PAPER	831 JODY LN	2201
NATHANAEL FRAYSIER, T199	07/21/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
NATHANAEL FRAYSIER, T199	07/21/2023 22:44:11	SUSPICIOUS INCIDENT	374 N MARKET BLVD	6601
WALTER PETERSON, 209	07/21/2023 23:07:52	TRAFFIC STOP	349 S MARKET BLVD	5404
TREVOR LAVIANO, T169	07/22/2023 06:15:01	BUILDING CHECK	447 NW 6TH AVE	2501
	07/22/2023 15:16:31	911 HANGUP	102 NE 4TH AVE	9201
ENMANUEL SURIEL, 218	07/22/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
TREVOR LAVIANO, T169	07/23/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	2501
ENMANUEL SURIEL, 218	07/23/2023 20:20:01	BUILDING CHECK	447 NW 6TH AVE	5602
	07/23/2023 23:12:03	SICK/INJURED	332 NW 6TH AVE	6301
ENMANUEL SURIEL, 218	07/24/2023 00:42:38	SUSPICIOUS PERSON	524 N MARKET BLVD	6602
ENMANUEL SURIEL, 218	07/24/2023 00:53:25	SUSPICIOUS PERSON	524 N MARKET BLVD	6602
JOSEPH TRIA, 202	07/24/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602
SHAWN DECKARD, B126	07/24/2023 08:15:46	CIVIL-SERV PAPER	831 JODY LN	2201
JOSEPH TRIA, 202	07/24/2023 08:36:35	FIRE-STRUCTURE	36 NW 3RD AVE	3702
JOSEPH TRIA, 202	07/24/2023 09:20:00	ATTEMPT TO CONTACT	85 E CENTRAL AVE	2501
	07/24/2023 11:34:32	911 HANGUP	125 N MARKET BLVD	9201
RICHARD PETERS, K188	07/24/2023 14:41:06	TRAFFIC STOP	NW 2ND ST	3801
	07/24/2023 16:56:33	FIRE-UNKNOWN	23 SE 1ST AVE	2501
RICARDO CALCERRADA, 220	07/24/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
RICARDO CALCERRADA, 220	07/25/2023 04:00:45	UNK REFUSED REF	855 NW 4TH ST	2501
JOSEPH TRIA, 202	07/25/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602
KENNETH ZIMMERMAN, 242	07/25/2023 08:08:58	FIRE-VEHICLE	N MARKET BLVD	3702
SHAWN DECKARD, B126	07/25/2023 08:23:21	CIVIL-SERV PAPER	831 JODY LN	2201
CHRISTOPHER MCPETERS, S55	07/25/2023 08:46:03	RECKLESS DRIVER	373 NE 2ND AVE	2501
	07/25/2023 10:02:07	911 MISDIAL	36 NW 3RD AVE	9201
	07/25/2023 11:39:52	911 MISDIAL	263 SE 3RD ST	9201
ARI SALMINEN, 222	07/25/2023 15:19:39	FCIC/NCIC HIT	81 SE 3RD ST	8801
GARRETT ALLEN, 181	07/25/2023 18:07:41	SICK/INJURED	57 SE 3RD ST	6301
RICARDO CALCERRADA, 220	07/25/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
RICARDO CALCERRADA, 220	07/26/2023 00:39:32	MENTAL PATIENT	811 NW 3RD ST	2501
DENNIS TURNER, 228	07/26/2023 02:44:15	SUSPICIOUS PERSON	374 N MARKET BLVD	6602
TREVOR LAVIANO, T169	07/26/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	2501
TREVOR LAVIANO, T169	07/26/2023 07:22:25	CRIMINAL MISCHIEF	871 NW 6TH ST	2501
TREVOR LAVIANO, T169	07/26/2023 09:20:00	ATTEMPT TO CONTACT	85 E CENTRAL AVE	2501



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.

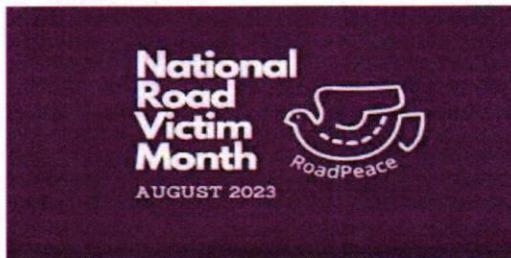
Personnel

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

Number of Authorized Positions	Full-time filled positions	Full-time open positions	Part-time filled
8.5	8	0	1

Important Dates:

- 08/23 Utility Turn-off for non-payment
- 09/14 6pm Planning & Zoning Meeting
City Hall
- 09/15 Utility Payment Deadline to prevent late fees
- 09/21 6pm City Council Meeting
City Hall



August was designated National Road Victim Month following the death of Princess Diana on 31st August 1997, and to commemorate the first death by a motor vehicle - Bridget Driscoll in 1896 .

Did you know?

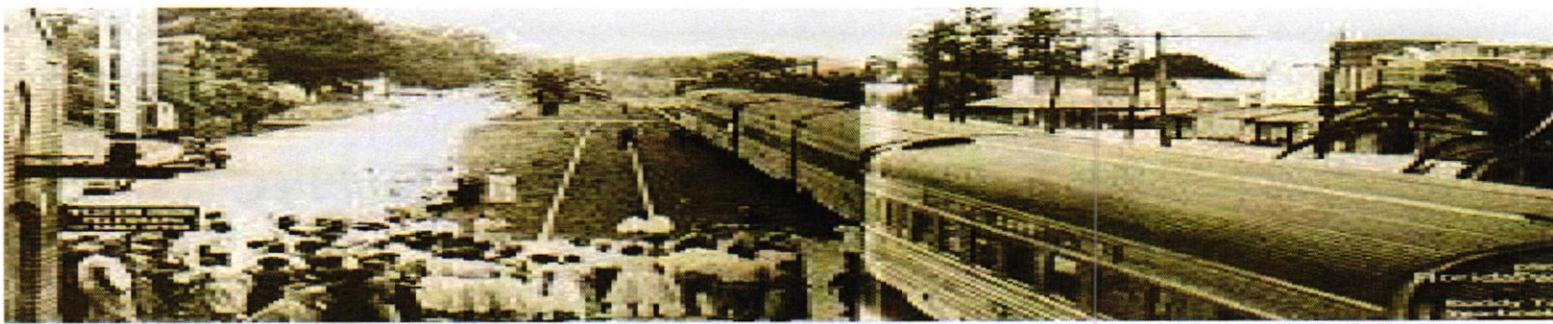
1 in 5 drivers are involved in a crash during their first year of driving. And young male drivers are 4 times more likely to be involved in a crash

SEWER AND GRINDER PUMP INFORMATION

NEVER: Flush, or put ANY of the following items down the drains. They can (and often do) cause irreparable damage to the pump, resulting in sewer overflows, backups and costly repairs.

- COOKING GREASE, OILS OR FATS
- Sanitary napkins or applicators
- ANY diapers or wipes (infant, child or adult)
- Powder laundry detergent
- Wigs and hairpieces
- Rags, socks or any material
- Plastic, latex or vinyl items
- Mop heads
- Kitty litter
- Metal, stone, glass, seafood shells
- Cotton swabs, dental floss, disposable toothbrushes

Note: this is not an all inclusive list



Operational Activities—Administration

On-line payment processing—70

New Accounts—3

Late Fee Assessments—131

Notaries—10

Faxes—1

Locates—26

Work Orders closed—147

Container Permit Renewals—0

Follow-up on existing Code Enforcement Cases—1

Code Enforcement Foreclosures—1

Checks Processed for Payments—35

Utility Batches/Balancing—38

In office Payment Processing—399

Closed Accounts—3

Turn-offs—38

Copy Requests—162

New Account Impact Fees—0

Work orders created—145

Business License Processed—20

New Code Enforcement Cases—0

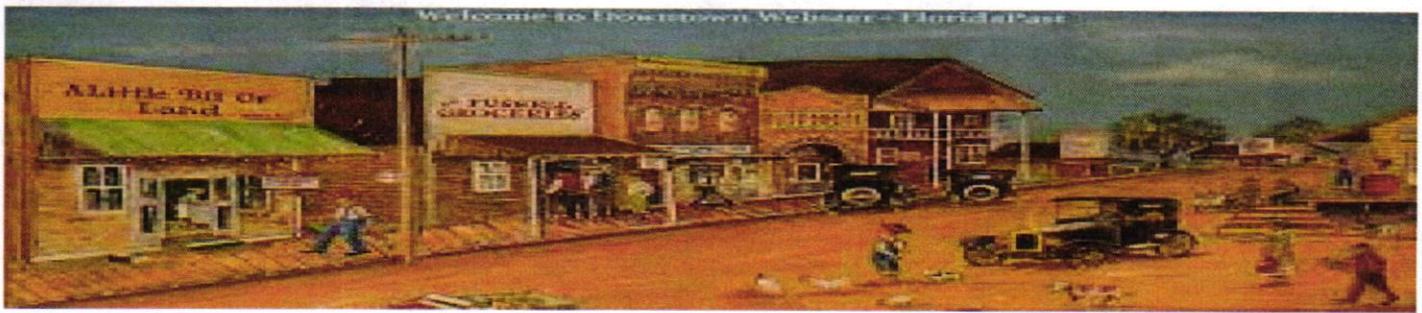
Code Enforcement Liens—

Public Records Request—2

Purchase Orders—62

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 and direct deposits
- Review and update transfers for City of Bushnell Utilities and update spreadsheet
- Updated a monthly staff report for Admin
- Working with council, representatives and senators on City's legislative funding request.
- Working with Ferguson and Edmunds preparing for the Neptune deployment
- Verification for submittal of document for FRDAP Grant



Operational Activities—Public Works

Work orders processed—150

Utility turn-off —38

Utility account turn-on—38

Locates—26

Other—48

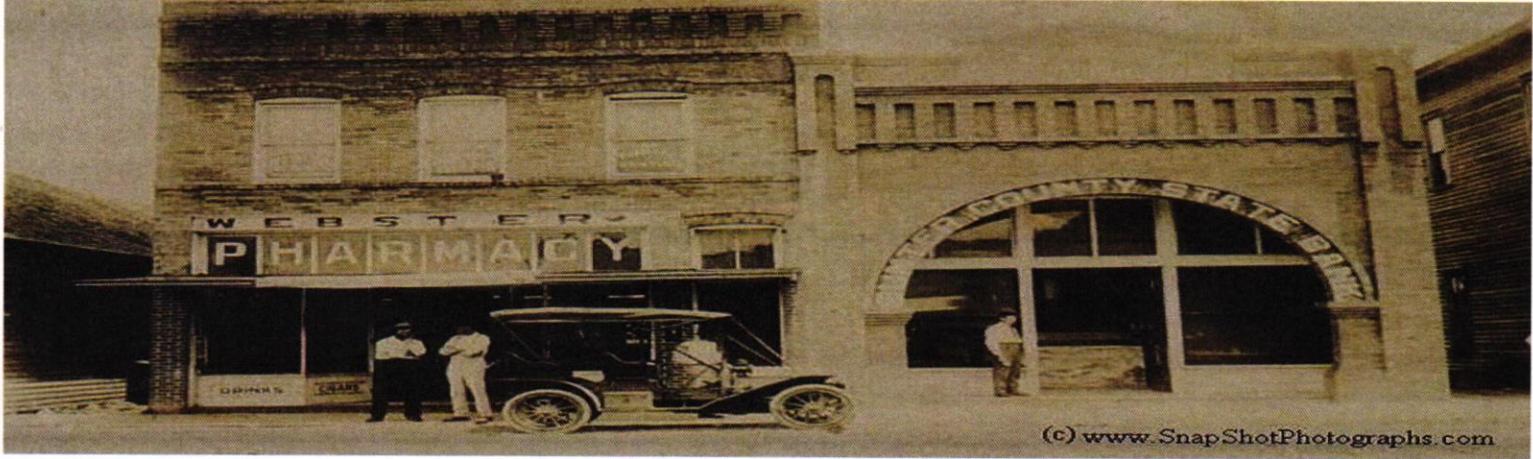
- Right of way trimming around the city continuous throughout the month
- Bryon Covell out for repairs at Master Lift Station. Pump soft start went bad. Replaced with VFD, which is current technology
- Front tires replaced on utility truck
- Used new automatic meter reading system to conduct Data Logs of various meters throughout the city. Doing this enables Public Works staff to better explain water usage to the customer.
- RCM installed 3 E-ONE grinder pumps for Anthony Manzella on NW 9th Avenue
- Utility Repair Experts installed a two-inch water line on NW 9th Avenue for the new houses built by Anthony Manzella. This was needed since no water line was installed previously to allow access to the properties
- Conducted multiple utility locates throughout the city
- Performed routine service on Public Works trucks
- Checked chemical levels at North and South wells
- Ran portable generators, north well generator and master Lift station generator to ensure they work properly
- Contacted RCM to schedule sewer main taps and grinder pump installation for Anthony Manzella's houses on NW 9th Avenue
- Continued gathering information and quotes for new budget year items of need
- Repaired street sign at SW 5th and SW 6th Street
- Inventory conducted of water service parts
- Call-out for a downed tree across NW 10th Avenue
- Extra garbage and debris pick-up around the city
- Replaced broken curb stop NE 4th Street
- Replaced three dead meter heads
- Checked pump NW 3rd Street
- Checked for water leaks throughout the city



REVENUE AND LOSS 2023

FUND	REVENUE	June
101	GENERAL FUND	\$56,896.65
104	TRANSPORTATION	\$9,253.51
105	CDBG GRANT	\$0.00
430	WATER	\$16,760.37
440	GARBAGE	\$17,931.08
450	SEWER	\$44,086.81
460	IMPACT FEES	\$0.00
	TOTAL REVENUE	\$144,928.42
	EXPENSE	
101	ADMIN	\$74,191.80
2021	SCSO	\$13,744.18
7072	PUBLIC WORKS	\$28,870.22
104	TRANSPORTATION	\$3,222.44
105	CDBG GRANT	\$0.00
430	WATER	\$12,891.23
440	GARBAGE	\$11,137.77
450	SEWER	\$23,196.09
	TOTAL EXPENSE	\$167,253.73
	REVENUE/LOSS	-\$22,325.31



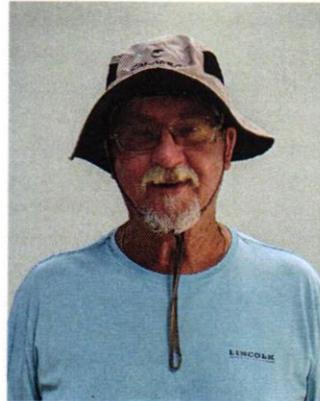


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KNOW THE LAW BEFORE YOU BURN!



What Can You Legally Burn Without an Authorization from the Florida Forest Service?



Public Works Technician (Part-Time), Clarence Ellis, Jr. was born and raised in Virginia. Clarence moved to Florida in 1991. He has been

married to his wife for 30 years. They have two daughters and four grandchildren. His two granddaughters and two grandsons are between the ages of 6 and 12. His oldest granddaughter lives in Virginia Beach, Virginia and his other three grand-children live in Ridge Manor. Clarence joined the Public Works team in June of 2022. He enjoys spending time with family, fishing, boating, and camping.

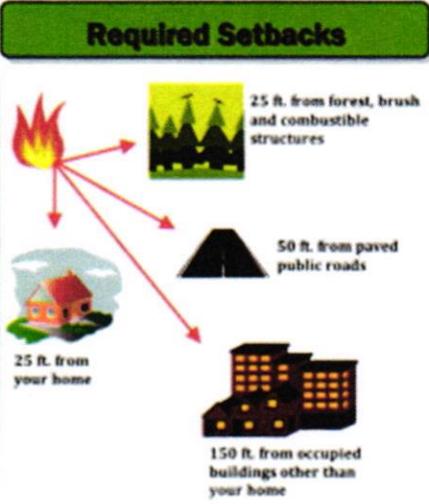
Clarence worked for Cemex for 18 1/2 years and retired from there February 2, 2022. During this time, he worked in various positions in addition to operating heavy equipment. This experience provided him with the skills and knowledge to perform the duties required by the city.

Clarence works Wednesday through Friday maintaining the road right of ways, parks and city owned properties. Clarence also helps maintain the equipment he uses to do his job and is always willing to lend a helping hand when needed. Clarence has put his carpentry skills to use to build new shelves for the Public Works Department to provide for better organization and storage. Clarence said, "I've met a lot of friendly residents around the city." Clarence has been a great addition and asset to the City.

- Household Yard Waste that Includes:**
- Leaves
 - Brush
 - Grass clippings
 - Palm fronds

- You Cannot Burn:**
- Land-clearing debris
 - Tree-cutting debris
 - Household paper products

- To Legally Burn Yard Waste Without an Authorization, You Must:**
1. Confirm with your local fire department that no local or county ordinances prohibit such burning.
 2. Ensure your fire meets the required setbacks.
 3. Ensure your fire is in a noncombustible container or a pile less than 8 ft. in diameter on ground cleared of combustible material.
 4. Ensure your fire is attended to at all times.
 5. Ensure your fire is started after 9:00 a.m. and out by at least 1 hour before sunset.
 6. Ensure adequate fire extinguishing equipment is available at all times.
 7. Ensure smoke is not a hazard or nuisance.



IF YOUR FIRE ESCAPES, YOU MAY BE LIABLE FOR SUPPRESSION COSTS AND DAMAGES TO THE PROPERTY OF OTHERS.

ORDINANCE NO. 2023-13

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 17 ACRES (TAX PARCEL IDENTIFICATION NUMBER N25-016), AND DESCRIBED IN THIS ORDINANCE FROM THE AGRICULTURAL FUTURE LAND USE DESIGNATION (COUNTY) TO THE RURAL RESIDENTIAL FUTURE LAND USE DESIGNATION; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ASSIGNMENT OF THE LAND USE DESIGNATION FOR THE PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR RATIFICATION OF PRIOR ACTS OF THE CITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION AND DIRECTIONS TO THE CODE CODIFIER AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Rudolfo Luisis, whose mailing address is 9380 SW 170th Path Apt 8-301, Miami, FL 33196 (Tax Parcel Identification Number N25-016), is the owner of the property which is the subject of this Ordinance; and

WHEREAS, The real property, totaling 17 +/- acres in size, is located on the west side of SR 471; and

WHEREAS, Rudolfo Luisis, whose mailing address is 9380 SW 170th Path Apt 8-301, Miami, FL 33196 has initiated voluntary annexation into the municipal limits of the City of Webster, Florida.; and

WHEREAS, The City Manager of the City of Webster pursuant to the controlling provisions of State law and the Code of Ordinances of the City of Webster, is petitioning to have the subject property reassigned from the Agricultural (County) future land use designation to the Rural Residential future land use designation;

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

implemented by City staff, all actions relating to the approval action set forth herein in accordance with the requirements and procedures mandated by 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 Agricultural (County) land use designation to the Rural Residential land use designation regarding the real property which is the subject of this Ordinance as set forth herein (Attachment 1).

(b). The property which is the subject of this *Comprehensive Plan* amendment is as described as follows: N 1/2 OF SE 1/4 OF SE 1/4 OF SEC 25, TWP 21S, RNG 22E LESS 2 ACRES OFF N SIDE

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, *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 large 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

Approved as to form and Legality:

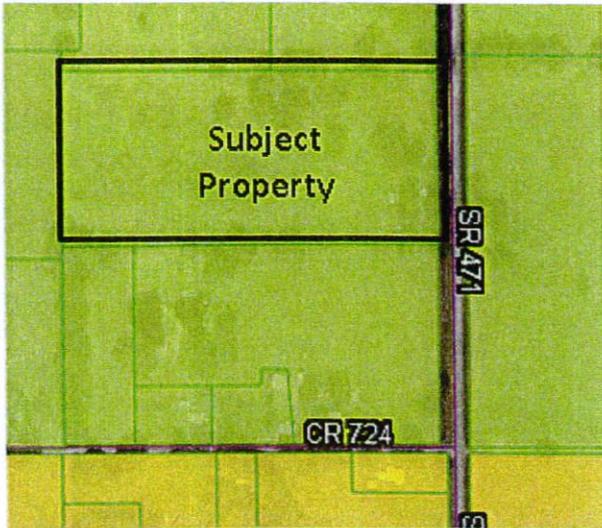
ATTEST:

**Amy Flood
City Clerk**

**William L. Colbert
City Attorney**

ATTACHMENT 1

Future Land Use Map



Existing Future Land Use Designations



Proposed Future Land Use Designations

-  Agriculture (County)
-  Rural Residential (County)
-  Rural Residential

CITY OF WEBSTER
SMALL SCALE COMPREHENSIVE PLAN AMENDMENT

PLANNING & ZONING
JULY 13, 2023

CITY COUNCIL
JULY 20, 2023
AUGUST 17, 2023

CASE NUMBER: SS-23-10366

LANDOWNER: Rudolfo Luisis

APPLICANT: City of Webster

REQUESTED ACTION: A small scale land use amendment on 17 acres MOL to change the future land use assignment from County – Agricultural to City of Webster – Rural Residential following annexation.

PARCEL NUMBER: N25-016

LEGAL DESCRIPTION: N 1/2 OF SE 1/4 OF SE 1/4 OF SEC 25, TWP 21S, RNG 22E LESS 2 ACRES OFF N SIDE

PARCEL SIZE: 17 acres MOL

LOCATION: West side of SR 471, 700-ft north of CR 724 (Map 1).

GENERAL DESCRIPTION AND BACKGROUND

This land use amendment is being initiated by staff in conjunction with voluntary annexation into the City. This amendment will add the property to the City's Future Land Use Map with a Rural Residential future land use assignment (Map 2) consistent with the Webster Joint Planning Area Agreement land use map. The property is currently designated Agricultural on the County Future Land Use Map. This amendment will allow for continued residential and agricultural use.

The subject property is developed with a single family home. It is located in a rural residential and agricultural area. The property is identified as Urban Transitional on the Joint Planning Area land use map. Urban Transitional allows for a mixture of residential uses including Rural Residential.

LAND USE SUITABILITY

Urban Sprawl

The proposed amendment displays none of the sprawl indicators as identified in Florida Statutes Chapter 163.3177.9(a) and meet four (4) of the sprawl test criteria in Florida Statutes Chapter 163.3177.9(b) (Attachment).

Environmental Resources

The property does not contain significant natural resources.

Historic Resources

This location does not appear on the Master Site File of Historic Resources.

Population and Housing

The proposed amendment will not impact the availability of housing.

CONCURRENCY ANALYSIS

Potable Water & Sewer

Water service is available to the site.

Stormwater Drainage

Any redevelopment must conform to Southwest Florida Water Management District regulations for stormwater systems.

CONSISTENCY WITH POLICIES OF THE COMPREHENSIVE PLAN

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

Policy 1.1.4 Compatibility

Zoning districts and the uses permitted within them shall be compatible with the character of the neighborhood or community. In the context of this comprehensive plan, the term "compatible" shall denote the extent to which adjacent or nearby land uses can be established without significant negative impacts or the unreasonable loss of quiet enjoyment of private property. The term "compatible" does not require land uses to be similar in type or scale. Land development regulations shall provide standards to assure compatibility of proposed projects with surrounding land uses:

- a. New residential development shall be compatible with the predominant housing type in the surrounding neighborhood;
- b. Developments shall be consistent with the fundamental development pattern of the surrounding neighborhood in scale, mass of buildings, and density/intensity;
- c. Development standards shall require techniques to mitigate negative impacts between adjacent land uses. Such techniques may include buffers and visual barriers (i.e. vegetative buffers, fences, and berms), and setbacks; and

d. Development standards shall provide consistency in the size, design, and location of site design features such as landscaping, buffers, signs, parking lots and vehicular circulation.

The proposed land use is compatible with surrounding land uses. It is located in a rural, suburbanizing area with water service available to support development.

Policy 1.2.5 Rural Residential

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

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

- a. This land use category may be applied to lands within or outside the UDA;
- b. Maximum gross density is 2 dwelling units per acre when located inside the UDA, subject to use of central water and sewer services;
- c. Maximum gross density when located outside the UDA or inside the UDA with no central water and sewer service is 1 dwelling unit per acre

The proposed land use assignment is consistent with the description for Rural Residential Future Land Use. The subject property is in a suburbanizing area with water service available. This land use assignment will allow for one acre lots consistent with the rural residential uses south of CR 724.

Future Land Use Policy 1.3.8 Compatibility for Rezoning and Amendments

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

- a. Rezoning and future land use amendments shall consider potential maximum impacts of the potential land uses; and
The requested future land use assignment increases the allowable uses to one unit per acre.

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

The use of a PUD would be appropriate if the land owner chooses to further develop the property. The landowner has not indicated they they have specific plans for redeveloping the property. Redevelopment will likely require further land use or zoning action.

PROPOSED AMENDMENT TO THE TEXT OF THE COMPREHENSIVE PLAN

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

PROPOSED AMENDMENT TO THE CAPITAL IMPROVEMENTS PLAN

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

CONCLUSIONS

Staff deemed the application sufficient for review. Staff has found the request in compliance with the minimum requirements of the Sumter County Land Development Code and Comprehensive Plan and recommends approval of the petition.

Notices Sent: 34

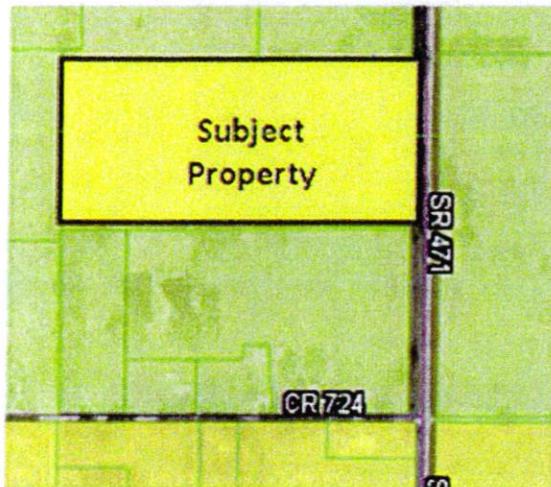
Map 1
General Location



Map 2
Future Land Use Map



Existing Future Land
Use Designations



Proposed Future Land
Use Designations

-  Agriculture (County)
-  Rural Residential (County)
-  Rural Residential

Attachment 1
URBAN SPRAWL ANALYSIS

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

- I. Promotes, allows, or designates for development substantially areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses. **The project site does not make up a substantial part of the City.**
- II. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development. **The subject property does not make up a substantial part of the City. The requested land use is consistent with the Joint Planning Area agreement land use map which provides for a functional mixture of uses as the City grows.**
- III. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments. **The amending of land use for this property will not create any of the design patterns listed above.**
- IV. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems. **The subject property does not contain significant native vegetation or environmentally sensitive areas.**
- V. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils. **The proposed development is consistent with the Joint Planning Area agreement land use map. One function of the Joint Planning Area agreement is to protect agricultural areas located outside the municipal service areas.**
- VI. Fails to maximize use of existing public facilities and services. **City utilities are available. Connection will be required if the property is redeveloped.**
- VII. Fails to maximize use of future public facilities and services. **City utilities are available. Connection will be required if the property is redeveloped.**

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

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

- (I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on that protects natural resources and ecosystems. **The subject property does not contain significant native vegetation.**
- (V) Preserves Agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils. **The Rural Residential land use assignment allows for continued agricultural uses.**
- (V) Creates a balance of land uses based upon demands of residential population for the nonresidential needs of an area. **The requested land use is consistent with the Joint Planning Area agreement land use map which provides for a functional mixture of uses as the City grows.**
- (VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area. **The requested land use is consistent with the Joint Planning Area agreement land use map which provides for a functional mixture of uses as the City grows.**

ORDINANCE NO. 2023-14

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA PROVIDING FOR THE REZONING OF REAL PROPERTY TOTALING 17 ACRES, MORE OR LESS, IN SIZE (TAX PARCEL IDENTIFICATION NUMBER N25-016) WITHIN THE CITY LIMITS (MAP OF PROPERTY ATTACHED) TO RURAL RESIDENTIAL WITH CONVENTIONAL HOUSING (RR1C) ZONING DISTRICT; PROVIDING FOR THE TAKING OF IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR THE ADOPTION OF A MAP BY REFERENCE; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Rudolfo Luisis, whose mailing address is 9380 SW 170th Path Apt 8-301, Miami, FL 33196 (Tax Parcel Identification Number N25-016), is the owner of the property which is the subject of this Ordinance; and

WHEREAS, The real property, totaling 17 +/- acres in size, is located on the west side of SR 471; and

WHEREAS, Rudolfo Luisis, whose mailing address is 9380 SW 170th Path Apt 8-301, Miami, FL 33196 has initiated voluntary annexation into the municipal limits of the City of Webster, Florida.; and

WHEREAS, The City Manager of the City of Webster pursuant to the controlling provisions of State law and the Code of Ordinances of the City of Webster, is petitioning to have the subject property reassigned from the Agricultural (A10C-County) zoning designation to the Rural Residential (RR1C) zoning designation; 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 adoption of a revised conceptual plan of development of the subject property as well as the recitals (whereas clauses) to this Ordinance.

(b). The subject property, which is 17 acres MOL in size, is located on the west side of SR 471 (Tax Parcel Number N25-016). The legal description of the subject property is as follows:

N 1/2 OF SE 1/4 OF SE 1/4 OF SEC 25, TWP 21S, RNG 22E LESS 2 ACRES OFF N SIDE.

(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 Attachment A of this Ordinance, and totaling is 17 acres MOL in size, shall be rezoned from Agricultural (A10C-County) zoning districts/classification to Rural Residential (RR1C) zoning district/classification.

(b). The City Manager, or designee, is hereby authorized to execute any and all documents necessary to formalize approval of the rezoning action taken herein and to revise and amend the Official Zoning Map or Maps of the

City of Webster as may be appropriate to accomplish the action taken in this Ordinance.

SECTION 3. INCORPORATION OF MAP. The zoning map attached to this Ordinance as the Attachment 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.

PASSED AND ENACTED this _____ day of _____, 2023.

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

Bobby Yost, Mayor

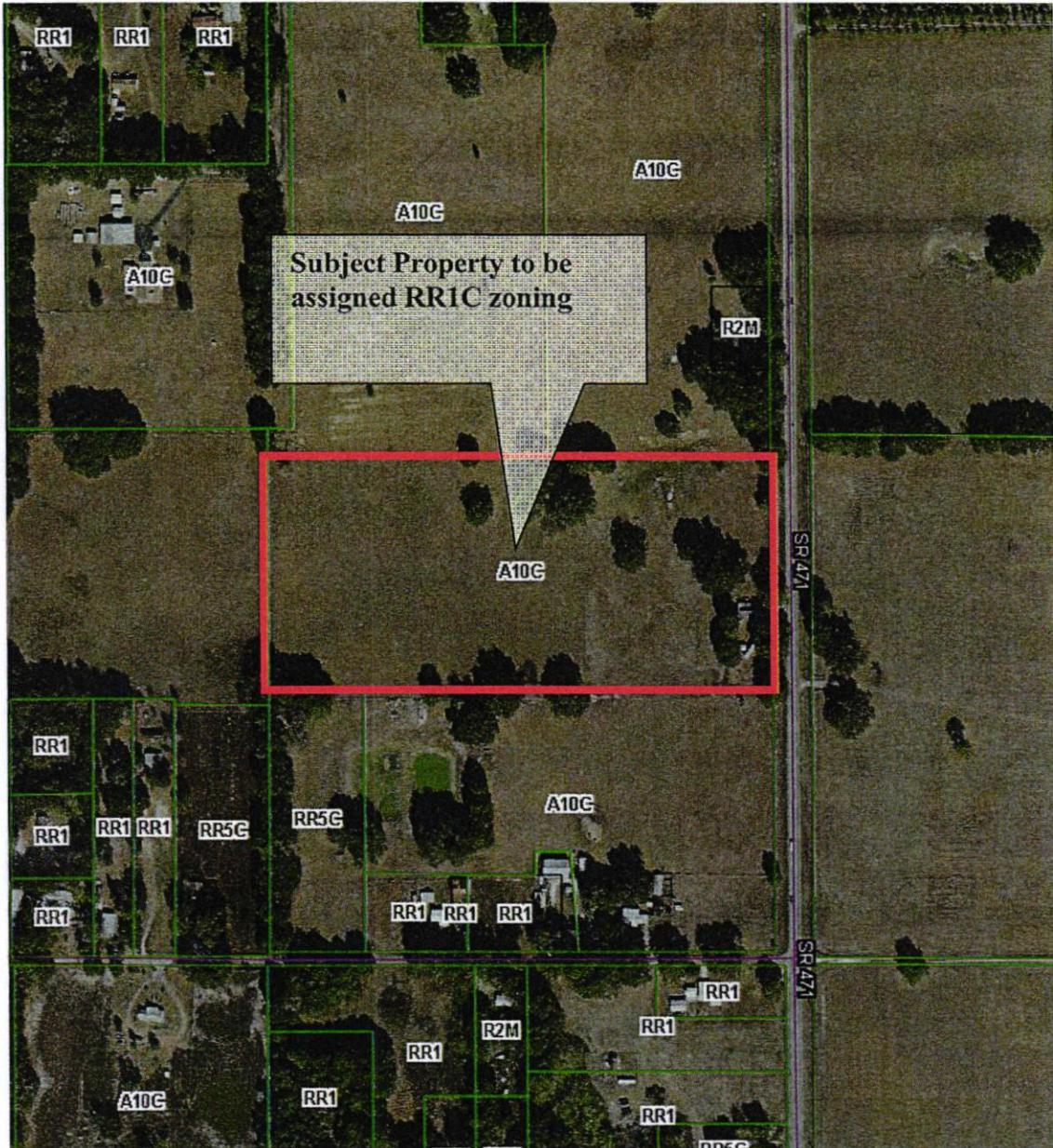
Approved as to form and

ATTEST:
Legality:

Amy Flood
City Clerk

William L. Colbert
City Attorney

Attachment



**CITY OF WEBSTER
REZONING APPLICATION**

**PLANNING & ZONING
JULY 13, 2023**

**CITY COUNCIL
JULY 20, 2023
AUGUST 17, 2023**

CASE NUMBER: R-23-010367

LANDOWNER: Rudolfo Luisis.

APPLICANT: City of Webster

REQUESTED ACTION: Rezone 17 acres MOL from County – A10C to Rural Residential (RR1C) concurrent with land use amendment SS-23-10366

PARCEL NUMBER: N25-016

LEGAL DESCRIPTION: N 1/2 OF SE 1/4 OF SE 1/4 OF SEC 25, TWP 21S, RNG 22E LESS 2 ACRES OFF N SIDE

EXISTING ZONING: Agricultural (A10C-County)

EXISTING USE: Residence and pasture

FUTURE LAND USE: County - Agricultural (Concurrent land use amendment SS-23-10366 to Webster – Rural Residential)

PARCEL SIZE: 17 acres MOL

LOCATION: West side of SR 471, 700-ft north of CR 724 (Map 1).

SURROUNDING LAND USE AND ZONING

The subject property is developed with a single-family residence. The property is located in an area with a mixture of rural residential and agricultural uses. Surrounding properties are zoned Rural Residential (RR1 – county and RR5C – County) and Agricultural (A10C – County) (Map 2).

CASE SUMMARY

This rezoning is being initiated by staff in conjunction with voluntary annexation into the City and small scale land use amendment SS-23-10366. This rezoning will add the property to the City's Zoning Map with a Rural Residential (RR1C) zoning assignment. This rezoning will allow for continued rural residential and agricultural use. Redevelopment for suburban housing use will require a new zoning approval.

CASE ANALYSIS:

This request will add the subject property to the City's Zoning Map with a zoning assignment consistent with the existing use as a rural homesite with a pasture. This application is concurrent with future land use amendment SS-23-10366.

LDC Section 13-313 (d), *General Administration of Amendment and Permit Applications-Review and Approval Process*, provides for the following review criteria for LDC and zoning map amendments:

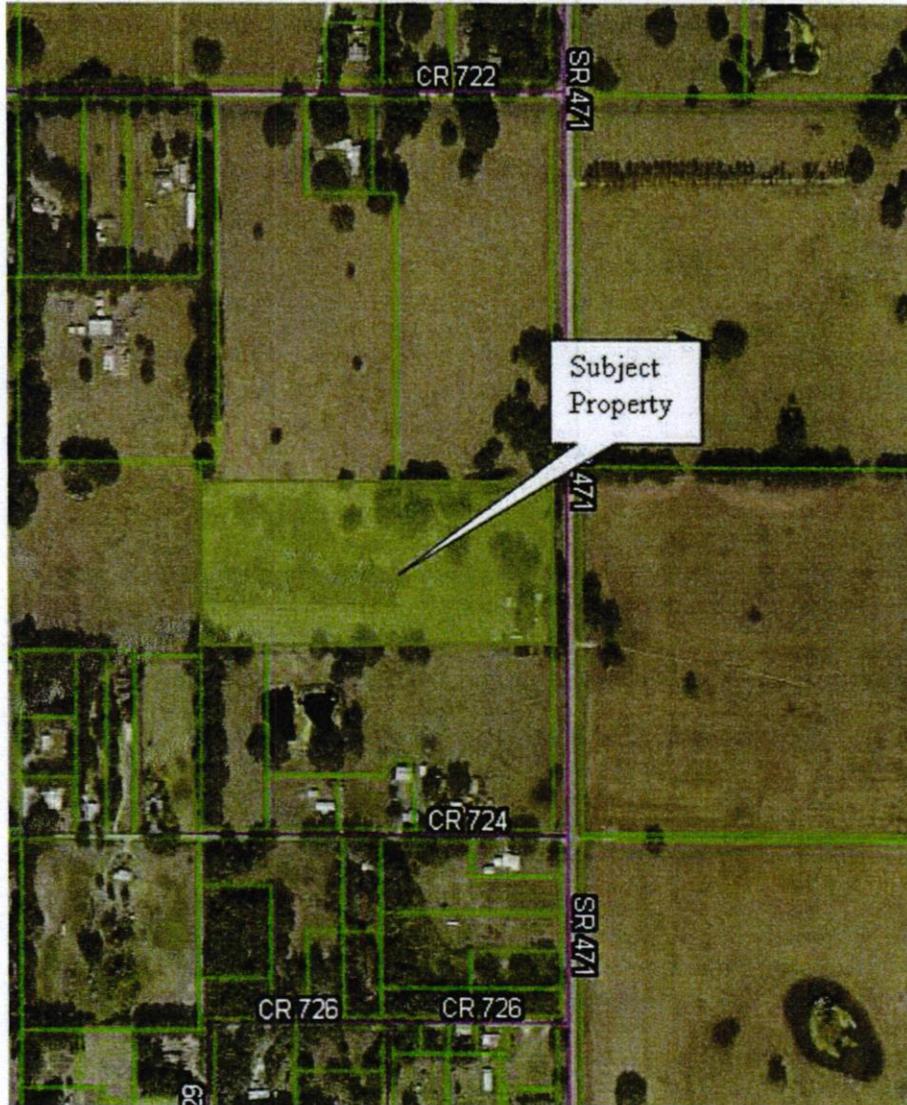
- a) Change of conditions, or absence of changed conditions.
Annexation in to Webster prompted this change.
- b) Community need, or lack of community need.
The requested rezoning will allow for continued use as a rural homesite.
- c) Benefits to the community.
There is no specific benefit to the surrounding neighborhood..
- d) The rights of private property owners.
This rezoning will preserve the existing residential and agricultural rights currently in place with County zoning..

DEVELOPMENT SERVICES DEPARTMENT STAFF CONCLUSIONS

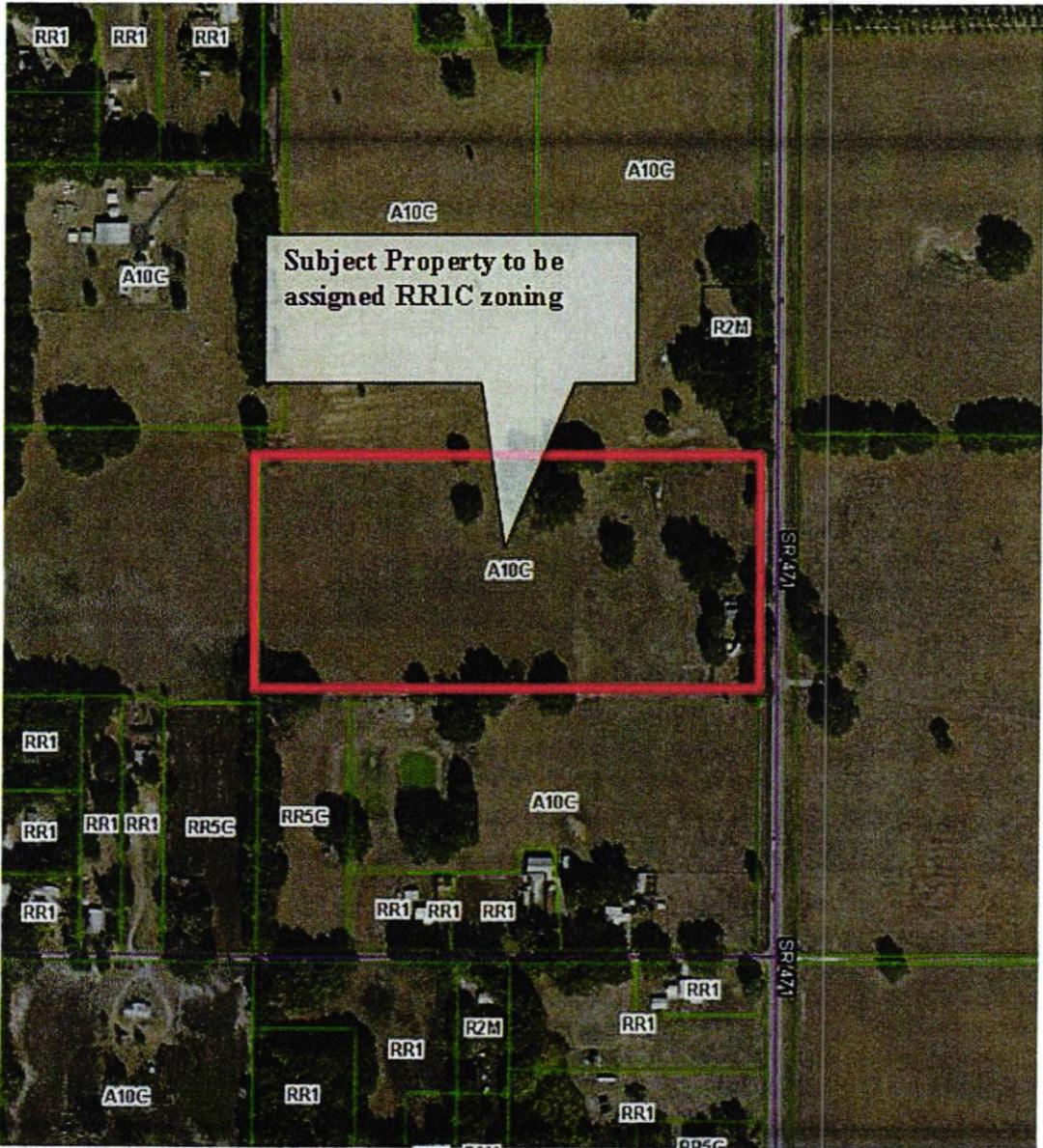
Staff deemed the application sufficient for review. Staff has found the request in compliance with the minimum requirements of the Webster Land Development Code and Comprehensive Plan and recommends approval.

Notices Sent: 34

**Map 1
General Location**



Map 2
Surrounding Zoning Assignments



ORDINANCE NO. 2023-15

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 4.1 ACRES (TAX PARCEL IDENTIFICATION NUMBER Q19-086), AND DESCRIBED IN THIS ORDINANCE FROM THE INDUSTRIAL FUTURE LAND USE DESIGNATION (COUNTY) TO THE INDUSTRIAL FUTURE LAND USE DESIGNATION (CITY); PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ASSIGNMENT OF THE LAND USE DESIGNATION FOR THE PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR RATIFICATION OF PRIOR ACTS OF THE CITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION AND DIRECTIONS TO THE CODE CODIFIER AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, South Sumter Self Storage LLC, whose mailing address is 482 French Rd, Rochester, NY 14618 (Tax Parcel Identification Number Q19-086), is the owner of the property which is the subject of this Ordinance; and

WHEREAS, The real property, totaling 4.1 +/- acres in size, is located on the east side of SR 471; and

WHEREAS, Benjamin Antonucci, whose mailing address is 482 French Rd, Rochester, NY 14618 is the Authorized Person and Manager for South Sumter Self Storage, LLC.; and

WHEREAS, Benjamin Antonucci of South Sumter Self Storage, LLC has initiated voluntary annexation into the municipal limits of the City of Webster, Florida.; and

WHEREAS, The City Manager of the City of Webster pursuant to the controlling provisions of State law and the Code of Ordinances of the City of Webster, is petitioning to have the subject property reassigned from the Industrial (County) future land use

designation to the Industrial future land use designation;

WHEREAS, the City Council of the City of Webster, Florida has taken, as implemented by City staff, all actions relating to the approval action set forth herein in accordance with the requirements and procedures mandated by 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 Industrial (County) land use designation to the Industrial land use designation regarding the real property which is the subject of this Ordinance as set forth herein (Attachment 1).

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

SECTION 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, *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 large 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

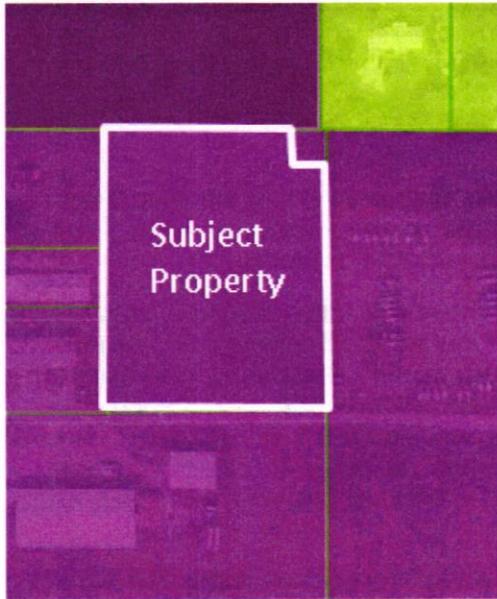
Approved as to form and Legality:

ATTEST:

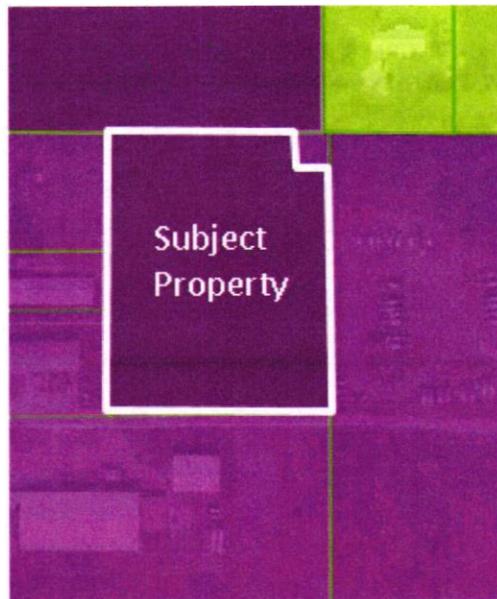
**Amy Flood
City Clerk**

**William L. Colbert
City Attorney**

ATTACHMENT 1
Future Land Use Map



Existing Future Land
Use Designations



Proposed Future Land
Use Designations

-  Agriculture (County)
-  Industrial (County)
-  Industrial

ATTACHMENT 2
Legal Description

THE NORTH 477.40 FEET OF THE EAST 282.76 FEET OF THE WEST 672.76 FEET OF THE SOUTH 3/4 OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND

THE EAST 90 FEET OF THE WEST 390 FEET OF THE NORTH 477.40 FEET OF THE SOUTH 3/4 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

LESS AND EXCEPT:

THE NORTH 60.0 FEET OF THE NORTH 477.40 FEET OF THE EAST 60.0 FEET OF THE EAST 282.76 FEET OF THE WEST 672.76 FEET OF THE SOUTH 3/4 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

TOGETHER WITH, SUBJECT TO AND RESERVING TO GRANTOR FOR JOINT USE, THAT CERTAIN EASEMENT FOR INGRESS, EGRESS, ACCESS AND UTILITIES AS PROVIDED FOR IN THAT CERTAIN RECIPROCAL NON-EXCLUSIVE PERPETUAL ACCESS AND UTILITY EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 3741, PAGE 405, ON APRIL 16, 2020, AS AMENDED AND RESTATED BY AMENDED AND RESTATED RECIPROCAL NON-EXCLUSIVE PERPETUAL ACCESS AND UTILITY EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 4252, PAGE 524, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 50 FEET OF THE NORTH 502.40 FEET OF THE WEST 672.76 FEET OF THE SOUTH 3/4 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; LESS RIGHT-OF-WAY FOR STATE ROAD NO. 471 ACROSS THE WEST SIDE THEREOF.

ALSO TOGETHER WITH NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS, MAINTENANCE AND CONSTRUCTION OF SIGNAGE CONTAINED IN THAT CERTAIN AMENDED AND RESTATED SIGN EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 4248, PAGE 753, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

AFFIDAVIT OF PUBLICATION

Sumter Sun Times

Published Weekly

Sumter County, Florida

Case No. SS SELF STORAGE WEBSTER

STATE OF FLORIDA
COUNTY OF SUMTER

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

June 22, 2023

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

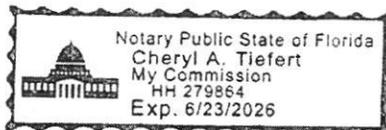
Jessica Whaley signature and name

Sworn to and subscribed before me this 22nd day of June 2023 by Jessica Whaley, who is personally known to me.

Cheryl A. Tiefert signature and name, Clerk, Notary Number: #HH279864, Notary expires: June 23, 2026

00037612 00128695

Sumter County BOCC
7375 Powell Road
Wildwood, FL 34785



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

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

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA AMENDING THE CITY OF WEBSTER COMPREHENSIVE PLAN, 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 4.1 ACRES (TAX PARCEL IDENTIFICATION NUMBER Q19-086), AND DESCRIBED IN THIS ORDINANCE FROM THE INDUSTRIAL FUTURE LAND USE DESIGNATION (COUNTY) TO THE INDUSTRIAL FUTURE LAND USE DESIGNATION (CITY); PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ASSIGNMENT OF THE LAND USE DESIGNATION FOR THE PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR RATIFICATION OF PRIOR ACTS OF THE CITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION AND DIRECTIONS TO THE CODE CODIFIER AND PROVIDING FOR AN EFFECTIVE DATE.

And AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA PROVIDING FOR THE REZONING OF REAL PROPERTY TOTALING 4.1 ACRES, MORE OR LESS, IN SIZE (TAX PARCEL IDENTIFICATION NUMBER Q19-086) WITHIN THE CITY LIMITS (MAP OF PROPERTY ATTACHED); TO INDUSTRIAL ZONING DISTRICT; PROVIDING FOR THE TAKING OF IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR THE ADOPTION OF A MAP BY REFERENCE; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

Both ordinances are for property being annexed into the City of Webster, owned by South Sumter Self Storage LLC; generally described as follows: THE NORTH 477.4 FT OF THE E 282.76 FT OF THE W 672.76 FT OF THE S 3/4 OF THE W 1/2 OF THE SW 1/4 AND THE E 90 FT OF THE W 390 FT OF N 477.4 FT OF S 3/4 OF W 1/2 OF SW 1/4 LESS THE N 477.40 FT OF E 282.76 FT OF W 672.76 FT OF S 3/4 OF W 1/2 OF THE SW 1/4, ALL BEING IN SEC 19, TWP 21S, RNG 23E. Complete legal description available upon request.

Requested action: SS-23-10362: Small scale comprehensive plan amendment to change the future land use from Industrial (County) to Industrial (City) on 4.1 acres MOL following annexation. R-23-010363: Rezone the same property from Industrial (County) to Industrial (City).

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

Planning and Zoning Board
6:00 PM, July 13, 2023

City Council - first reading
6:00 PM, July 20, 2023

City Council - second reading and final votes
6:00 P.M., August 17, 2023

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

The proposed ordinances may be inspected at City Hall between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday or Sumter County Development Services Department located at 7375 Powell Road, Suite 115, Wildwood, FL, between the hours of 7:30 A.M. and 4:00 P.M. Monday through Friday.

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

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

CITY OF WEBSTER
SMALL SCALE COMPREHENSIVE PLAN AMENDMENT

PLANNING & ZONING
JULY 13, 2023

CITY COUNCIL
JULY 20, 2023
AUGUST 17, 2023

CASE NUMBER: SS-23-10362

LANDOWNER: South Sumter Self Storage, LLC.

APPLICANT: City of Webster

REQUESTED ACTION: A small scale land use amendment on 4.1 acres MOL to change the future land use assignment from County – Industrial to City of Webster – Industrial following annexation.

PARCEL NUMBER: Q19-086

LEGAL DESCRIPTION: See Attachment 1

PARCEL SIZE: 4.1 acres MOL

LOCATION: East side of SR 471, across from the fair grounds (Map 1).

GENERAL DESCRIPTION AND BACKGROUND

This land use amendment is being initiated by staff in conjunction with voluntary annexation into the City. This amendment will add the property to the City's Future Land Use Map with an Industrial future land use assignment (Map 2). The property is currently designated Industrial on the County Future Land Use Map. This will allow for continued industrial use.

The subject property is developed with warehouses and an outdoor storage yard. It is located in a commercial/industrial area south of Beville's Corner. Surrounding commercial and industrial uses the Sumter County Fairgrounds, wholesale manufacturing warehouse, an indoor/outdoor storage facility, and a gun/gunsmithing shop. The property is inside the City of Webster/Sumter County Joint Planning Area.

There are three contiguous properties currently under application for annexation/land use amendment/rezoning at this time. These properties are under different ownership and the applications are not related.

LAND USE SUITABILITY

Urban Sprawl

The proposed amendment displays none of the sprawl indicators as identified in Florida Statutes Chapter 163.3177.9(a) and meet four (4) of the sprawl test criteria in Florida Statutes Chapter 163.3177.9(b) (Attachment).

Environmental Resources

The property does not contain significant natural resources.

Historic Resources

This location does not appear on the Master Site File of Historic Resources.

Population and Housing

The proposed amendment will not impact the availability of housing.

CONCURRENCY ANALYSIS

Potable Water & Sewer

Water service is available to the site.

Stormwater Drainage

Any redevelopment must conform to Southwest Florida Water Management District regulations for stormwater systems.

CONSISTENCY WITH POLICIES OF THE COMPREHENSIVE PLAN

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

Policy 1.1.4 Compatibility

Zoning districts and the uses permitted within them shall be compatible with the character of the neighborhood or community. In the context of this comprehensive plan, the term "compatible" shall denote the extent to which adjacent or nearby land uses can be established without significant negative impacts or the unreasonable loss of quiet enjoyment of private property. The term "compatible" does not require land uses to be similar in type or scale. Land development regulations shall provide standards to assure compatibility of proposed projects with surrounding land uses:

- a. New residential development shall be compatible with the predominant housing type in the surrounding neighborhood;
- b. Developments shall be consistent with the fundamental development pattern of the surrounding neighborhood in scale, mass of buildings, and density/intensity;

- c. Development standards shall require techniques to mitigate negative impacts between adjacent land uses. Such techniques may include buffers and visual barriers (i.e. vegetative buffers, fences, and berms), and setbacks; and
- d. Development standards shall provide consistency in the size, design, and location of site design features such as landscaping, buffers, signs, parking lots and vehicular circulation.

The proposed land use is compatible with surrounding land uses. It is located on an arterial roadway and is adjacent to a cluster of properties used for Heavy Commercial and Industrial activities.

Future Land Use Policy 1.2.10 Industrial

The "Industrial" future land use category is applied to lands suitable for light and heavy manufacturing, processing, outdoor storage, warehousing, and transportation of goods.

Secondary uses may include: commercial uses that directly support the industrial land use or provide services to the employees commercial uses that require outdoor storage, large volumes of truck activity, or other potential to create negative off-site impacts, services industries, utilities, wholesale and internet business that do not cater to on-site customers, offices relate to the industrial use, and other land uses requiring outdoor storage and/or having the potential to generate negative impacts on adjacent properties.

- a. Industrial land uses may be located within or outside the UDA;
- b. Industrial uses shall be encouraged within the Economic Activity Centers and industrial areas within the Cities;
- c. The industrial uses shall be located with access to an arterial or collector road;
- d. The maximum floor area ratio when located inside a Primary Economic Activity Center is 0.7.
- e. The maximum floor area ratio when located inside the UDA boundary is 0.5; and
- f. The maximum floor area ratio when located outside the UDA boundary is 0.3.

This property is currently designated Industrial on the County Future Land Use map. It is located within the urban development area and within a secondary economic activity center near other commercial and industrial uses.

Future Land Use Policy 1.3.8 Compatibility for Rezoning and Amendments

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

- a. Rezoning and future land use amendments shall consider potential maximum impacts of the potential land uses; and
The requested future land use assignment does not increase the allowable intensity or types of uses currently permitted with a County-Industrial future land use assignment.

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

The use of a PUD would not be appropriate for this property.

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;
- b. New commercial or industrial sites shall have few environmental constraints or it has been demonstrated that environmental impacts can be mitigated.
- c. Project site is of sufficient size to meet land development regulations, including road access, internal circulations, parking, drainage, and setback/buffers;
- 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;
- e. For new commercial or industrial uses there are necessary facilities and services available or planned to support the commercial or industrial use; and
- 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 subject property is currently assigned Industrial on the County's Future Land Use Map. The requested amendment will allow the same type and intensity of development while assuring connection to City utilities.

PROPOSED AMENDMENT TO THE TEXT OF THE COMPREHENSIVE PLAN

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

PROPOSED AMENDMENT TO THE CAPITAL IMPROVEMENTS PLAN

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

CONCLUSIONS

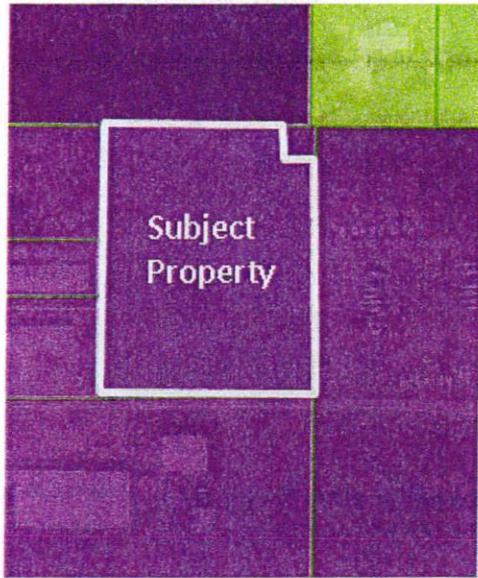
Staff deemed the application sufficient for review. Staff has found the request in compliance with the minimum requirements of the Sumter County Land Development Code and Comprehensive Plan and recommends approval of the petition.

Notices Sent: 16

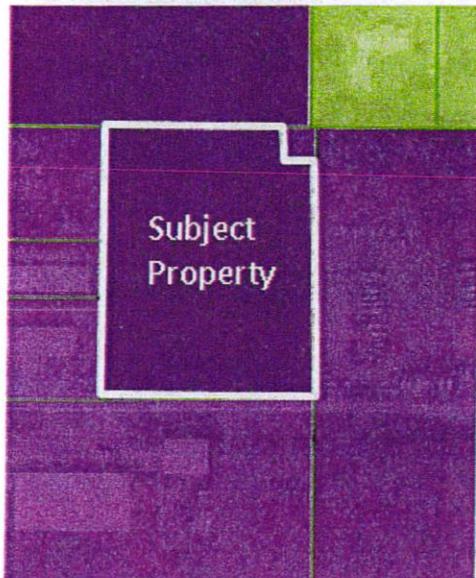
Map 1
General Location



**Map 2
Future Land Use Map**



**Existing Future Land
Use Designations**



**Proposed Future Land
Use Designations**

-  **Agriculture (County)**
-  **Industrial (County)**
-  **Industrial**

ATTACHMENT 1
Legal description

THE NORTH 477.40 FEET OF THE EAST 282.76 FEET OF THE WEST 672.76 FEET OF THE SOUTH 3/4 OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND

THE EAST 90 FEET OF THE WEST 390 FEET OF THE NORTH 477.40 FEET OF THE SOUTH 3/4 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

LESS AND EXCEPT:

THE NORTH 60.0 FEET OF THE NORTH 477.40 FEET OF THE EAST 60.0 FEET OF THE EAST 282.76 FEET OF THE WEST 672.76 FEET OF THE SOUTH 3/4 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

TOGETHER WITH, SUBJECT TO AND RESERVING TO GRANTOR FOR JOINT USE, THAT CERTAIN EASEMENT FOR INGRESS, EGRESS, ACCESS AND UTILITIES AS PROVIDED FOR IN THAT CERTAIN RECIPROCAL NON-EXCLUSIVE PERPETUAL ACCESS AND UTILITY EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 3741, PAGE 405, ON APRIL 16, 2020, AS AMENDED AND RESTATED BY AMENDED AND RESTATED RECIPROCAL NON-EXCLUSIVE PERPETUAL ACCESS AND UTILITY EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 4252, PAGE 524, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 50 FEET OF THE NORTH 502.40 FEET OF THE WEST 672.76 FEET OF THE SOUTH 3/4 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; LESS RIGHT-OF-WAY FOR STATE ROAD NO. 471 ACROSS THE WEST SIDE THEREOF.

ALSO TOGETHER WITH NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS, MAINTENANCE AND CONSTRUCTION OF SIGNAGE CONTAINED IN THAT CERTAIN AMENDED AND RESTATED SIGN EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 4248, PAGE 753, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

Attachment 2
URBAN SPRAWL ANALYSIS

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

- I. Promotes, allows, or designates for development substantially areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses. **The project site does not make up a substantial part of the City.**
- II. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development. **The subject property is in the Urban Development Area and secondary economic activity center fronting on S.R. 471 within a node of Industrial land use and Industrial & Commercial zoning. This property is contiguous to the same land use being sought and is not looking to establish an industrial use in an area where industrial land use is already existing.**
- III. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments. **The amending of land use for this property will not create any of the design patterns listed above.**
- IV. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems. **The subject property does not contain significant native vegetation but does include FEMA designated flood zone on a majority of the west side of the property.**
- V. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils. **The proposed development will have no impact on Agricultural uses and looks to conform with properties to the north.**
- VI. Fails to maximize use of existing public facilities and services. **City utilities are available. The subject property will be required to connect to City utilities.**
- VII. Fails to maximize use of future public facilities and services. **City utilities are available. The subject property will be required to connect to City 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. Fails to provide a clear separation between rural and urban land uses. **The proposed land use amendment will not disproportionately increase the cost of public services in the area.**
- IX. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities. **The requested amendment does not discourage infill.**
- X. Fails to encourage a functional mix of uses. **The proposed project will encourage a functional mix of uses. The surrounding area includes a variety of Commercial, Industrial, Residential, and Agriculture uses.**
- XI. Results in poor accessibility among linked or related land uses. **The proposed land use amendment will not affect the accessibility of adjacent lands.**
- XII. Results in the loss of significant amounts of functional open space. **The subject property does not impact functional open space.**

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

- (I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on that protects natural resources and ecosystems. **The subject property does not contain significant native vegetation.**
- (V) Preserves Agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils. **The property is currently assigned Industrial future land use assignment.**
- (V) Creates a balance of land uses based upon demands of residential population for the nonresidential needs of an area. **The land use change will not significantly affect the mixture of land uses.**
- (VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area. **The requested amendment will increase the amount of Industrial land available for development in Webster. This will improve the balance of land uses.**

ORDINANCE NO. 2023-16

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA PROVIDING FOR THE REZONING OF REAL PROPERTY TOTALING 4.1 ACRES, MORE OR LESS, IN SIZE (TAX PARCEL IDENTIFICATION NUMBER Q19-086) WITHIN THE CITY LIMITS (MAP OF PROPERTY ATTACHED) TO INDUSTRIAL 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, South Sumter Self Storage, LLC, whose mailing address is 482 French Rd, Rochester, NY 14618 (Tax Parcel Identification Number Q19-086), is the owner of the property which is the subject of this Ordinance; and

WHEREAS, the real property, totaling 4.1 +/- acres in size, is located on the east side of SR 471; and

WHEREAS, Benjamin Antonucci, whose mailing address is 482 French Rd, Rochester, NY 14618 is the Authorized Person and Manager for South Sumter Self Storage, LLC.; and

WHEREAS, Benjamin Antonucci of South Sumter Self Storage, LLC has initiated voluntary annexation into the municipal limits of the City of Webster, Florida.; and

WHEREAS, The City Manager of the City of Webster pursuant to the controlling provisions of State law and the Code of Ordinances of the City of Webster, is petitioning to have the subject property reassigned from the Industrial (County) zoning designation to the zoning designation;

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 relating to the application as well as the recitals (whereas clauses) to this Ordinance.

(b). The subject property, which is 4.1 acres MOL in size, is located on the east side of SR 471 (Tax Parcel Number Q19-086). The legal description of the subject property is provided in Attachment A.

(c). The City of Webster has complied with all requirements and procedures of Florida 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 Attachment A of this Ordinance, and totaling is 4.1 acres MOL in size, shall be rezoned from Industrial(County) zoning districts/classification to Industrial zoning district/classification.

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

Ordinance.

SECTION 3. INCORPORATION OF MAP. The map attached to this Ordinance as the Attachment 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 2023-15 relating to the Comprehensive Plan amendment becomes effective.

PASSED AND ENACTED this _____ day of _____, 2023.

CITY COUNCIL OF THE CITY
OF WEBSTER, FLORIDA

Bobby Yost, Mayor

Approved as to form and

ATTEST:
Legality:

Amy Flood
City Clerk

William L. Colbert
City Attorney

**Attachment A
Legal Description**

THE NORTH 477.40 FEET OF THE EAST 282.76 FEET OF THE WEST 672.76 FEET OF THE SOUTH 3/4 OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND

THE EAST 90 FEET OF THE WEST 390 FEET OF THE NORTH 477.40 FEET OF THE SOUTH 3/4 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

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TOGETHER WITH, SUBJECT TO AND RESERVING TO GRANTOR FOR JOINT USE, THAT CERTAIN EASEMENT FOR INGRESS, EGRESS, ACCESS AND UTILITIES AS PROVIDED FOR IN THAT CERTAIN RECIPROCAL NON-EXCLUSIVE PERPETUAL ACCESS AND UTILITY EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 3741, PAGE 405, ON APRIL 16, 2020, AS AMENDED AND RESTATED BY AMENDED AND RESTATED RECIPROCAL NON-EXCLUSIVE PERPETUAL ACCESS AND UTILITY EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 4252, PAGE 524, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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ALSO TOGETHER WITH NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS, MAINTENANCE AND CONSTRUCTION OF SIGNAGE CONTAINED IN THAT CERTAIN AMENDED AND RESTATED SIGN EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 4248, PAGE 753, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

**CITY OF WEBSTER
REZONING APPLICATION**

**PLANNING & ZONING
JULY 13, 2023**

**CITY COUNCIL
JULY 20, 2023
AUGUST 17, 2023**

CASE NUMBER: R-23-010363

LANDOWNER: South Sumter Self Storage, LLC.

APPLICANT: City of Webster

REQUESTED ACTION: Rezone 4.1 acres MOL from County – Industrial to Industrial concurrent with land use amendment SS-23-10362

PARCEL NUMBERS: Q19-086

LEGAL DESCRIPTION: See Attachment

EXISTING ZONING: County - Industrial

EXISTING USE: Warehouses and outdoor storage

FUTURE LAND USE: County - Industrial (Concurrent land use amendment SS-23-10362 to Webster - Industrial)

PARCEL SIZE: 4.1 acres MOL

LOCATION: East side of SR 471, across from the fairgrounds (Map 1).

SURROUNDING LAND USE AND ZONING

The subject property is developed with warehouses and an outdoor storage yard. It is located in a commercial/industrial area south of Beville's Corner. Surrounding commercial and industrial uses include the Sumter County Fairgrounds, wholesale manufacturing warehouse, an indoor/outdoor storage facility, and a gun/gunsmithing shop.

CASE SUMMARY

This rezoning is being initiated by staff in conjunction with voluntary annexation into the City. This rezoning will add the property to the City's Zoning Map with an Industrial zoning assignment (Map 2). The property is currently designated Industrial on the County Zoning Map. This will allow for continued industrial use.

CASE ANALYSIS:

This request will add the subject property to the City's Zoning Map with a zoning assignment consistent with the existing use as a warehouse and outdoor storage facility. This application is concurrent with future land use amendment SS-23-10362.

LDC Section 13-313 (d), *General Administration of Amendment and Permit Applications-Review and Approval Process*, provides for the following review criteria for LDC and zoning map amendments:

- a) Change of conditions, or absence of changed conditions.
Annexation in to Webster prompted this change.
- b) Community need, or lack of community need.
The requested rezoning will allow for continued use as a warehouse operation with outdoor storage.
- c) Benefits to the community.
The rezoning will provide an additional product/service to the area and jobs.
- d) The rights of private property owners.
This rezoning will preserve the existing industrial development rights currently in place with County zoning.

DEVELOPMENT SERVICES DEPARTMENT STAFF CONCLUSIONS

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

Notices Sent: 16

**Attachment
Legal Description**

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Map 1
General Location



Map 2
Surrounding Zoning Assignments

