

Meeting Notice is posted per Florida Statute,
violators who remove this agenda could be prosecuted.



AGENDA
CITY OF WEBSTER

Regular Council Meeting
Webster City Hall, 85 E. Central Avenue
August 15, 2024 - 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 18, 2024
M_____S_____ Roll Call Vote for Approval

III. CONSENT AGENDA

Appointment to MPO Board-Anagalys Vigoa
M_____S_____ Roll Call Vote for Approval

Appointment to Planning & Zoning Board-Mark Keaton
M_____S_____ Roll Call Vote for Approval

Appointment to Planning & Zoning Board-Zack Johns
M_____S_____ Roll Call Vote for Approval

Approval of Resolution 2024-04-Land Development Code-Armstrong Heating & Air
M_____S_____ Roll Call Vote for Approval

IV. CITIZENS FORUM

V. CORRESPONDENCE TO NOTE

Law Enforcement Code Compliance Update City Newsletter Report

VI. PUBLIC HEARINGS

Second Reading of Ordinance 2024-20-Annexation-N36-207-Midsouth Sumter, LLC.
M_____S_____ Roll Call Vote

M_____S_____ Roll Call Vote for Approval

First Reading of Ordinance 2024-21-Comp Plan Amendment-N36-207-Midsouth Sumter, LLC.

M_____S_____ Roll Call Vote

M_____S_____ Roll Call Vote for Approval

First Reading of Ordinance 2024-22-Rezoning-N36-207-Midsouth Sumter, LLC.

M_____S_____ Roll Call Vote

M_____S_____ Roll Call Vote for Approval

VII. NEW BUSINESS	
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VIII. CITY ATTORNEY'S REPORT AND REQUESTS	
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IX. MAYOR'S AND COUNCIL MEMBER'S REPORTS AND REQUESTS	
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X. STAFF REPORTS	
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Sheriff's Office

Planning and Development Services

City Manager

XI. ADJOURNMENT	
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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 18, 2024

Council Meeting

6:00 P.M.

I. CALL TO ORDER

Pledge of Allegiance and Invocation.

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

We have a quorum.

II. APPROVAL OF THE MINUTES

Councilmember Cherry made a motion for approval of the minutes for June 20, 2024, seconded by Councilmember Malott.

Vote was as follows:

Councilmember Cherry-Yes

Councilmember Malott-Yes

Mayor Vigoa-Yes

Motion passed 3-0

III. CONSENT AGENDA

Shadae Solomon was sworn in for Council Seat 3.

IV. CITIZENS FORUM

V. CORRESPONDENCE TO NOTE

VI. PUBLIC HEARINGS	
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The first reading of Ordinance 2024-17- Special Use-T06A112-First Baptist Church. Councilmember Cherry motioned to read by title only, seconded by Councilmember Malott.

Vote was as follows:

Councilmember Cherry-Yes

Councilmember Malott-Yes

Councilmember Solomon-Yes

Mayor Vigoa-Yes

Motion passed 4-0

City Clerk Amy Flood read the ordinance by title only.

Councilmember Malott made a motion to approve Ordinance 2024-17, seconded by Councilmember Solomon.

County Planner Jennifer Bryla and Jessica Duteau-representing Webster Baptist Church apprised the council about Ordinance 2024-17. Citizen Sandra McClanahan spoke to the board about this Ordinance.

Vote was as follows:

Councilmember Cherry-No

Councilmember Malott-Yes

Councilmember Solomon-Yes

Mayor Vigoa-No

Motion failed 2-2

The first reading of Ordinance 2024-20- Annexation-Parcel ID N36-207-Midsouth Sumter, LLC. Councilmember Solomon motioned to read by title only, seconded by Mayor Vigoa.

Vote was as follows:

Councilmember Cherry-Yes

Councilmember Malott-Yes

Councilmember Solomon-Yes

Mayor Vigoa-Yes

Motion passed 4-0

City Clerk Amy Flood read the ordinance by title only.

Councilmember Malott made a motion to approve Ordinance 2024-20, seconded by Councilmember Solomon.

City Manager Deanna Naugler apprised the council about Ordinance 2024-20.

Vote was as follows:

Councilmember Cherry-Yes

Councilmember Malott-Yes

Councilmember Solomon-Yes

Mayor Vigoa-Yes

Motion passed 4-0

VII. NEW BUSINESS

Councilmember Malott made a motion for approval of renewing the contract for the RG and Co., Auditors, seconded by Councilmember Malott.

City Manager Naugler apprised the board about the auditing company.

Vote was as follows:

Councilmember Cherry-Yes

Councilmember Malott-Yes

Councilmember Solomon-Yes

Mayor Vigoa-Yes

Motion passed 4-0

VIII. CITY ATTORNEY'S REPORT AND REQUESTS

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

X. STAFF REPORTS

County Planner Jennifer Bryla apprised the council that she received the letter for the CRS Verification.

City Manager Naugler apprised the council about Amnesty Day, August 17th from 8am to 12 noon.

XI. ADJOURNMENT

Councilmember Solomon motioned for adjournment, seconded by Councilmember Cherry.

Vote was as follows:

Councilmember Cherry-Yes

Councilmember Malott-Yes

Councilmember Solomon-Yes

Mayor Vigoa-Yes

Motion passed 4-0

Meeting adjourned at 6:30 P.M.

Deanna Naugler, City Manager

Attest:

Amy Flood, City Clerk

RESOLUTION NO. 2024- 04

A RESOLUTION OF THE CITY OF WEBSTER, FLORIDA, APPROVING A REQUEST BY ARMSTRONG HEATING & AIR, LLC FOR A DEVELOPMENT AND UTILITY SERVICES AGREEMENT PURSUANT TO ARTICLE III, DIVISION 5 OF THE WEBSTER LAND DEVELOPMENT CODE; AUTHORIZING THE DEVELOPMENT OF A RESIDENTIAL DEVELOPMENT CONSISTING OF NOT MORE THAN 224 APARTMENT UNITS, A 250 BED ALF FACILITY, 54,000 SF OF PROFESSIONAL OFFICE SPACE, 10,000 SF OF TRUCK STOP/GAS/CONVENIENCE STORE and 115,000 SF OF RETAIL WITHIN THE CITY LIMITS OF THE CITY OF WEBSTER; AUTHORIZING THE CITY MANAGER TO EXECUTE SAID DEVELOPMENT AND UTILITY SERVICES AGREEMENT; AND PROVIDING FOR IMPLEMENTING ADMINISTRATIVE ACTIONS, SCRIVENER'S ERRORS, CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

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

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

WHEREAS, the City and the Developer have agreed to enter into the Development and Utility Services Agreement attached hereto as Attachment "2" providing for the development of the Property by the Developer as a Residential Planned Unit Development (RPUD) 224 apartment units, a 250 bed ALF facility, 54,000 sf of professional office, 10,000 sf of truck stop/gas/convenience store and 115,000 sf of retail and for the provision of utility services to the Property by the City (the "Project"); and

WHEREAS, on December 20, 2018, the Webster Planning and Zoning Commission conducted a properly noticed public hearing regarding the application submitted by the Developer and recommended that the Webster City Council ("City Council") approve the application filed by the Developer; and

WHEREAS, on December 20, 2018, City Council conducted a properly noticed public hearing at which the City Council was presented with an overview of the Project, discussed details of the Project, and determined to hold a second public hearing regarding the authorization of the execution of the Development and Utility Services Agreement between the City and the Developer that incorporates the provisions of the *LDC* and provides for and governs the development of the Project.

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

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

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

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

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

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

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

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

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

PASSED AND ADOPTED this ____ day of _____ 2024.

DEANNA NAUGLER
City Manager of the City of Webster, Florida

ATTEST:

CITY CLERK

ATTACHMENT 1

Legal Description

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

ALL BEING IN SEC 24, TWP 21N, RNG 22E:

PARCEL N24-054: BEGIN AT A POINT THAT IS 50 FT SOUTH ON A BEARING OF S 1 DEG 55 MIN 05 SEC EAST OF THE SW CORNER OF THE W ½ OF THE SE ¼ OF THE NE ¼; RUN THENCE NORTH 1 DEG 55 MIN 50 SEC W 1326.92 FT TO A POINT ON THE R/W OF CR 48; THENCE NORTH 88 DEG 02 MIN 40 SEC E 660.40 FT ALONG THE R/W OF SAID CR 48 TO A POINT REFERRED TO HEREIN AS POINT "B"; BEGIN AGAIN AT THE POINT OF BEGINNING RUN NORTH 88 DEG 02 MIN 40 SEC E TO A POINT THAT IS 1326.92 FT S/LY OF POINT "B", THENCE NORTHLY 1326.92 FT TO POINT "B" LESS COMMENCE AT THE NE CORNER OF THE WEST ½ OF THE SE ¼ OF THE NE ¼, THENCE RUN SOUTH 00 DEG 03 MIN 14 SEC W 51.52 FT TO THE SOUTH R/W LINE OF CR 48 AND THE POINT OF BEGINNING OF THIS DESCRIPTION, RUN NORTH 89 DEG 47 MIN 09 SEC E 32 FT, THENCE NORTH 00 DEG 03 MIN 14 SEC E, A DISTANCE OF 210.87 FT TO THE POINT OF BEGINNING.

AND

PARCEL N24-038: THE SOUTH 914.56 FT OF THE E ½ OF THE SE ¼ OF THE NE ¼, LESS ROAD RIGHT OF WAY AND LESS THE SOUTH 210 FT OF THE EAST 470 FT OF THE E ½ OF THE SE ¼ OF THE NE ¼, AND LESS THE NORTH 210 FT OF THE SOUTH 420 FT OF THE EAST 210 FT THEREOF.

AND

PARCEL N24-099: COMMENCE AT THE SE CORNER OF THE SE ¼ OF SE ¼ OF NE ¼, RUN THENCE SOUTH 88 DEG 03 MIN 20 SEC WEST A DISTANCE OF 50.65 FT TO THE WESTERLY RIGHT OF WAY LINE OF SR 471, RUN NORTH 1 DEG 56 MIN 40 SEC WEST A DISTANCE OF 210 FT TO THE POINT OF BEGINNING, THENCE LEAVING SAID RIGHT OF WAY, RUN SOUTH 88 DEG 03 MIN 20 SEC WEST A DISTANCE OF 210 FT, RUN NORTH 01 DEG 56 MIN 40 SEC WEST A DISTANCE OF 210 FT, RUN NORTH 38 DEG 03 MIN 20 SEC EAST A DISTANCE OF 210 FT TO THE WESTERLY RIGHT OF WAY LINE OF SR 471, RUN SOUTH 01 DEG 56 MIN 40 SEC EAST ALONG THE RIGHT OF WAY A DISTANCE OF 210 FT TO THE POINT OF BEGINNING

ATTACHMENT 2

Development and Utility Services Agreement

DEVELOPMENT AGREEMENT

BETWEEN

THE CITY OF WEBSTER

AND

ARMSTRONG AIR & HEATING

DEVELOPMENT AND UTILITY SERVICES AGREEMENT

THIS DEVELOPMENT AND UTILITY SERVICES AGREEMENT ("Agreement") is made and entered into this ____ day of _____, 2024, by and between the City of Webster, a municipal corporation of the State of Florida ("City"), and Armstrong Heating & Air, a Florida limited liability company (including, without limitation, any Assignee (defined below), hereinafter collectively referred to as "Developer").

WITNESSETH:

WHEREAS, the Developer is the owner of certain real property located in the City of Webster, said real property, totaling 28 acres in size, is located on the west side of SR 471, 1100-ft south of C-48 E being generally identified as Parcels N24-054, N24-099, and N24-038 in the Public Records of Sumter County, Florida and more clearly described on Exhibit "A" attached hereto ("the Property"); and

WHEREAS, David Beeler of 75502 w. Stoneybrook Parkway, Winter Garden FL 34787 S SR 471, Bushnell, FL 34787 is the registered agent for the project; and

WHEREAS, Developer submitted and City has approved a Conceptual Master Plan of Development to City in conjunction with simultaneous applications for a large scale comprehensive plan amendment and rezoning to Residential Planned Unit Development; and

WHEREAS, the Developer has represented to the city, that it intends to develop a Residential Planned Unit Development (RPUD) consisting of 224 apartment units, a 250 bed ALF facility, 54,000 sf of professional office, 10,000 sf of truck stop/gas/convenience store and 115,000 sf of retail.; and

WHEREAS, the City owns and operates a central water system and a central sewer system in the City of Webster, Sumter County, Florida, and as such provides water and sewer services to properties and the occupants thereof within the City for a fee; and

WHEREAS, the Developer desires to connect to the City's central water system and sewer systems; and

WHEREAS, the Developer will submit a Conceptual Master Plan of Development as a zoning application to the City; and

NOW, THEREFORE, in consideration of the premises and the mutual obligations herein contained and the benefits accruing to the parties to this Agreement, and for other good and valuable considerations, the parties do hereby covenant and agree as follow:

I. **RECITATIONS**

The above recitations (WHEREAS clauses) are true and correct and are incorporated herein by this reference.

II. **STRUCTURES AND ADDITIONS**

A. The following structures, and accessories (of conventional construction or prefabricated) will be allowed on or at the Project:

1. Residential and non-residential structures that meet Florida Building Code standards.

2. Shipping containers may not be utilized as storage structures.

B. It is intended by the parties hereto that the duration of this Agreement shall not exceed 10 years, but which may be extended by mutual consent of the City of Webster and the Developer. Any request for an extension shall be subject to the public hearing process necessary for the initial approval of the said Agreement and the parties recognize that technology and tourism will change over the life of the Project. Accordingly, other structures or accessories similar to or which evolve from the above that are consistent with the Project or the intent of the Project and that replace or support the vehicles or structures approved by this Agreement shall be allowed at the Project without further approval.

III. **ROADS AND BUFFERS**

A. All interior roads will be paved and provide for safe travel. The Developer shall construct internal roadways to Sumter County's standards.

B. The Developer will dedicate the internal roadway development to the public. All roads in the development will remain private and maintenance of said roads shall remain the responsibility of the Developer.

IV. **WATER DISTRIBUTION SYSTEM**

A. The Developer shall construct internal water lines within the Project.

B. The Developer shall construct the water distribution system and shall connect the Project's water distribution system to the City's water system.

C. The Developer may utilize existing on-site wells and drill new ones if needed for irrigation purposes or as otherwise agreed to by the parties. The Developer will secure all necessary permits for its use or construction of any well. No cross-connection of any well with City's water system shall be allowed.

D. The Developer will be required to pay impact fees for the utilization of the City's water system and be responsible for the installation of each meter usage.

E. The Developer shall follow the City of Webster Utility System Master Plan when developing the water distribution system for the development (Attachment B).

V. **SEWER COLLECTION SYSTEM**

- A. The Developer shall construct the internal sewer lines within the Project.
- B. The Developer shall construct the sewer collection system and shall connect the Project's sewer collection system to the City's sewer system.
- C. The Developer will be required to pay impact fees for the utilization of the City's wastewater system. Any lift stations required to support the commercial and/or single-family units will be constructed at the Developer's expense.
- D. Actual sewer usage will be charged to the Project based on metered water usage.
- E. The Developer shall follow the City of Webster Utility System Master Plan when developing the waste water distribution system for the development (Attachment B).

VI. **SUMTER COUNTY ROAD IMPACT FEES**

Developer shall pay all road Impact Fees are assessed by and directed by Sumter County per Sumter County Ordinance No. 2015-10.

VII. **NOTICES**

Until further written notice by either party to the other, all notices necessary to the effectuation of any provision of this Agreement shall be delivered by certified mail, return receipt requested to the following addresses:

City of Webster Attn:
City Manager
85 East Central Avenue
Webster, Florida 33597

RRR Town Center, LLC c/o
Bret Jones, Esquire Bret
Jones, P.A.
700 Almond Street
Clermont, Florida 34711

VIII. FUTURE DEVELOPMENT

A. The terms and conditions of this Agreement shall govern and control any future development or expansion of the Project by the Developer on or relative to any real estate contiguous to the Property acquired by Developer.

B. The Developer shall submit a zoning application for adoption of a conceptual master plan of development within one year. This request shall include the Developer's desired phasing for the Project.

C. A site development permit application or platting application for the first phase of the Project shall be submitted within twenty-four (24) months of the Effective Date of this Agreement. The foregoing notwithstanding, the City Manager may extend this deadline for up to one (1) year if permitting has otherwise proceeded in good faith.

D. The conceptual master plan of development shall expire in five (5) years from the date of zoning approval if construction has not been initiated on the first phase of the project. The foregoing notwithstanding, the City Manager may extend this deadline for up to one (1) year if permitting and development have otherwise proceeded in good faith.

E. Development densities and intensities shall comply with the Webster-Sumter County Unified Comprehensive Plan, and the Webster Land Development Code zoning districts for Residential Planning Unit Development (RPUD) zoning.

IX. SUCCESSORS IN INTEREST

The rights, privileges, obligations and covenants of the City and Developer shall survive the completion of the work contemplated by this Agreement. This Agreement shall be binding upon and shall inure to the benefit of Developer and the City, their respective assigns, successors by merger, consolidation, conveyance or otherwise.

X. CONTINGENCY

Notwithstanding any provision of this Agreement to the contrary, the obligations of Developer under this Agreement shall be contingent upon (a) the acquisition by Developer of all rights-of-way and easements necessary for the extension and construction of the water distribution and sewer collection system, and (b) the obtaining of all other applicable permits from all other departments of the City, County, State or Federal governments necessary for the construction and installation of the water distribution and sewer collection systems. Developer agrees to utilize its best efforts to immediately undertake the acquisition of necessary rights-of-way and easements as well as to obtain all necessary permits from all applicable governmental agencies.

XI. **DEFAULT BY DEVELOPER**

If Developer cannot obtain necessary rights-of-ways and easements or all necessary permits, then the terms of this Agreement shall become null and void, and any monies deposited with the City shall be returned to Developer within fifteen (15) days of Developer's notification to the City that such rights-of-way, easements and/or permits cannot be obtained.

XII. **NON-PERFORMANCE/CATASTROPHE**

In the event that performance of this Agreement by either party is prevented or interrupted as a consequence of any cause beyond the control of Developer or the City, including, but not limited to Acts of God, or the public enemy, or a national emergency, allocation of or other governmental restrictions upon the use or availability of labor or materials, rationing, civil insurrection, riot, racial or civil rights disorder or demonstration, strike, embargo, flood, fire, explosion, bomb detonation, nuclear fallout, windstorm, hurricane, earthquake, or other casualty, disaster or catastrophe, neither party shall be liable to the other for such non-performance.

XIII. **ENTIRE AGREEMENT**

This Agreement embodies the entire Agreement and understanding between the parties with respect to the subject matter hereto, and supersedes all prior agreements, representations and understandings, either oral, written or otherwise relating thereto. The terms of this Agreement shall be incorporated by this reference in the Building Permit whether specifically stated therein or not.

XIV. **EFFECTIVE DATE**

This Agreement shall be effective as of the date of execution by the City.

[signatures on following page)

IN WITNESS WHEREOF, the parties have set their hands and seals on the day and year indicated and in manner and form sufficient to bind them.

Signed, sealed, and delivered in the presence of:

ATTEST:

CITY OF WEBSTER

City Clerk

Deanna Naugler, City Manager

APPROVED AS TO FORM AND LEGALITY:

Date

City Attorney

Armstrong Heating & Air

David Beeler, Agent

Date

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2024 by _____ as Agent of Armstrong Heating & Air, LLC, a Florida limited liability company, on behalf of the company. He/she is personally known to me or has produced _____ as identification.

Notary Public

(SEAL)

EXHIBIT "A"

ALL BEING IN SEC 24, TWP 21N, RNG 22E:

PARCEL N24-054: BEGIN AT A POINT THAT IS 50 FT SOUTH ON A BEARING OF S 1 DEG 55 MIN 05 SEC EAST OF THE SW CORNER OF THE W ½ OF THE SE ¼ OF THE NE ¼; RUN THENCE NORTH 1 DEG 55 MIN 50 SEC W 1326.92 FT TO A POINT ON THE R/W OF CR 48; THENCE NORTH 88 DEG 02 MIN 40 SEC E 660.40 FT ALONG THE R/W OF SAID CR 48 TO A POINT REFERRED TO HEREIN AS POINT "B"; BEGIN AGAIN AT THE POINT OF BEGINNING RUN NORTH 88 DEG 02 MIN 40 SEC E TO A POINT THAT IS 1326.92 FT S/LY OF POINT "B", THENCE NORTHLY 1326.92 FT TO POINT "B" LESS COMMENCE AT THE NE CORNER OF THE WEST ½ OF THE SE ¼ OF THE NE ¼, THENCE RUN SOUTH 00 DEG 03 MIN 14 SEC W 51.52 FT TO THE SOUTH R/W LINE OF CR 48 AND THE POINT OF BEGINNING OF THIS DESCRIPTION, RUN NORTH 89 DEG 47 MIN 09 SEC E 32 FT, THENCE NORTH 00 DEG 03 MIN 14 SEC E, A DISTANCE OF 210.87 FT TO THE POINT OF BEGINNING.

AND

PARCEL N24-038: THE SOUTH 914.56 FT OF THE E ½ OF THE SE ¼ OF THE NE ¼, LESS ROAD RIGHT OF WAY AND LESS THE SOUTH 210 FT OF THE EAST 470 FT OF THE E ½ OF THE SE ¼ OF THE NE ¼, AND LESS THE NORTH 210 FT OF THE SOUTH 420 FT OF THE EAST 210 FT THEREOF.

AND

PARCEL N24-099: COMMENCE AT THE SE CORNER OF THE SE ¼ OF SE ¼ OF NE ¼, RUN THENCE SOUTH 88 DEG 03 MIN 20 SEC WEST A DISTANCE OF 50.65 FT TO THE WESTERLY RIGHT OF WAY LINE OF SR 471, RUN NORTH 1 DEG 56 MIN 40 SEC WEST A DISTANCE OF 210 FT TO THE POINT OF BEGINNING, THENCE LEAVING SAID RIGHT OF WAY, RUN SOUTH 88 DEG 03 MIN 20 SEC WEST A DISTANCE OF 210 FT, RUN NORTH 01 DEG 56 MIN 40 SEC WEST A DISTANCE OF 210 FT, RUN NORTH 38 DEG 03 MIN 20 SEC EAST A DISTANCE OF 210 FT TO THE WESTERLY RIGHT OF WAY LINE OF SR 471, RUN SOUTH 01 DEG 56 MIN 40 SEC EAST ALONG THE RIGHT OF WAY A DISTANCE OF 210 FT TO THE POINT OF BEGINNING

Primary Unit	Date Time Recieved	Complaint Type	Address	
RILEY TONER, 260	06/27/2024 02:16:05	EXTRA PATROL	617 NW 10TH AVE	8901
JOSHUA PEREZ, 265	06/27/2024 06:15:00	EXTRA PATROL	447 NW 6TH AVE	5602
JOSHUA PEREZ, 265	06/27/2024 06:37:24	TRAFFIC STOP	SE 1ST AVE	7301
PETER GLIM, S44	06/27/2024 08:52:50	PHONE COMPLT	3840 E C 478	2501
JOSHUA PEREZ, 265	06/27/2024 09:00:00	CITIZENS ASSIST	85 E CENTRAL AVE	2501
SHAWN DECKARD, B126	06/27/2024 13:29:53	CIVIL PROCESS	759 NW 7TH ST	2201
JOSEPH TRIA, 202	06/27/2024 14:02:37	TRAFFIC STOP	S MARKET BLVD	7301
SCSO24CAD067748	06/27/2024 16:46:19	INFORMATION	102 NE 4TH AVE	2501
JOSHUA PEREZ, 265	06/27/2024 16:47:23	SUSPICIOUS PERSON	469 N MARKET BLVD	6602
TYLER FROEHLICH, 194	06/27/2024 17:56:09	TRESPASSING	11658 CR 753	2501
RILEY TONER, 260	06/27/2024 18:31:12	DISTURBANCE-UNK	814 NW 5TH ST	1702
TYLER FROEHLICH, 194	06/27/2024 21:15:01	EXTRA PATROL	447 NW 6TH AVE	8901
SHAWN WHITE, 244	06/28/2024 01:26:10	MISSING PERSON	57 SW 5TH ST	5202
TYLER FROEHLICH, 194	06/28/2024 01:51:55	PROWLER	871 NW 6TH ST	6601
NATHANAEL FRAYSIER, T199	06/28/2024 06:15:00	EXTRA PATROL	447 NW 6TH AVE	8901
NATHANAEL FRAYSIER, T199	06/28/2024 09:00:00	CITIZENS ASSIST	85 E CENTRAL AVE	2501
JOSHUA CALDWELL, 261	06/28/2024 18:29:48	911 HANGUP	1010 E CENTRAL AVE 14	9201
ROBERTH MATA, K143	06/28/2024 21:00:00	CITIZENS ASSIST	658 E CENTRAL AVE	2501
ROBERTH MATA, K143	06/28/2024 21:15:00	EXTRA PATROL	447 NW 6TH AVE	8901
JOSHUA CALDWELL, 261	06/29/2024 01:50:33	EXTRA PATROL	617 NW 10TH AVE	8901
JOSHUA CALDWELL, 261	06/29/2024 02:10:28	EXTRA PATROL	871 NW 6TH ST	8901
JONATHAN BINEGAR, C151	06/29/2024 02:23:15	SUSPICIOUS VEH	7697 SR 471	6601
JASON VOIGT, 201	06/29/2024 06:00:00	CITIZENS ASSIST	658 E CENTRAL AVE	2501
JASON VOIGT, 201	06/29/2024 06:15:00	EXTRA PATROL	447 NW 6TH AVE	8901
JASON VOIGT, 201	06/29/2024 10:00:01	CITIZENS ASSIST	381 N MARKET BLVD	2501
NATHANAEL FRAYSIER, T199	06/29/2024 11:10:46	TRESPASSING	212 NW 6TH AVE	5403
RONDEZ MOORE, X129	06/29/2024 16:37:51	HIT AND RUN	3583 CR 788	1702
JOSHUA CALDWELL, 261	06/29/2024 21:00:00	CITIZENS ASSIST	658 E CENTRAL AVE	8901
ROBERTH MATA, K143	06/29/2024 21:15:00	EXTRA PATROL	447 NW 6TH AVE	8901
DANIEL FLOYD, 229	06/29/2024 23:54:35	SUSPICIOUS VEH	466 E CENTRAL AVE	1801
JOSHUA CALDWELL, 261	06/30/2024 01:07:11	EXTRA PATROL	617 NW 10TH AVE	8901
JOSHUA CALDWELL, 261	06/30/2024 02:16:47	EXTRA PATROL	871 NW 6TH ST	8901
JASON VOIGT, 201	06/30/2024 06:00:00	CITIZENS ASSIST	658 E CENTRAL AVE	2501
JASON VOIGT, 201	06/30/2024 06:15:00	EXTRA PATROL	447 NW 6TH AVE	8901
ROBERTH MATA, K143	06/30/2024 14:00:43	SUSPICIOUS PERSON	486 NW 9TH AVE	6602
JOSHUA CALDWELL, 261	06/30/2024 21:00:00	CITIZENS ASSIST	658 E CENTRAL AVE	8901
JOSHUA CALDWELL, 261	06/30/2024 21:15:00	EXTRA PATROL	447 NW 6TH AVE	8901
JOSHUA CALDWELL, 261	07/01/2024 01:17:05	EXTRA PATROL	617 NW 10TH AVE	8901
JOSHUA CALDWELL, 261	07/01/2024 01:44:43	EXTRA PATROL	871 NW 6TH ST	8901
ROBERT BAZATA, 240	07/01/2024 06:00:00	CITIZENS ASSIST	658 E CENTRAL AVE	2501
ROBERT BAZATA, 240	07/01/2024 06:15:01	EXTRA PATROL	447 NW 6TH AVE	2501
SCSO24CAD068957	07/01/2024 08:44:37	RECKLESS DRIVER	SR 471	2501
SCSO24CAD068963	07/01/2024 09:00:00	CITIZENS ASSIST	85 E CENTRAL AVE	2501
SCSO24CAD068980	07/01/2024 10:02:00	BUSINESS ASSIST	302 N MARKET BLVD	2501
ROBERT BAZATA, 240	07/01/2024 11:48:29	INVESTIGATION FOLLOW	85 E CENTRAL AVE	3801
ROBERT BAZATA, 240	07/01/2024 12:33:30	INFORMATION	NW 6TH AVE	4402

ROBERT BAZATA, 240	07/01/2024 13:52:28	CITIZENS ASSIST	85 E CENTRAL AVE	2501
AMANDA MARQUES, 245	07/01/2024 17:26:07	DISTURBANCE-UNK	1010 E CENTRAL AVE 11	6101
SCSO24CAD069174	07/01/2024 18:00:04	ALARM-COMRCL	773 NW 10TH AVE	1403
JOSHUA PEREZ, 265	07/01/2024 20:57:07	TRESPASSING	469 N MARKET BLVD	7501
SCSO24CAD069233	07/01/2024 21:00:00	CITIZENS ASSIST	658 E CENTRAL AVE	2501
AMANDA MARQUES, 245	07/01/2024 21:15:00	EXTRA PATROL	447 NW 6TH AVE	8901
PETER GLIM, S44	07/01/2024 21:26:32	TRAFFIC STOP	SE 1ST AVE	7301
JOSHUA PEREZ, 265	07/01/2024 22:58:38	TRAFFIC STOP	SE 1ST AVE	7301
ROBERT BAZATA, 240	07/02/2024 06:00:00	CITIZENS ASSIST	658 E CENTRAL AVE	2501
ROBERT BAZATA, 240	07/02/2024 06:15:00	EXTRA PATROL	447 NW 6TH AVE	8901
ROBERT BAZATA, 240	07/02/2024 07:24:00	SUSPICIOUS INCIDENT	469 N MARKET BLVD	6601
ERICA HILLMAN, 205	07/02/2024 08:21:02	SICK/INJURED	13904 SR 471	6301
ERICA HILLMAN, 205	07/02/2024 10:00:00	CITIZENS ASSIST	381 N MARKET BLVD	2501
ERICA HILLMAN, 205	07/02/2024 10:04:37	TRESPASSING	469 N MARKET BLVD	2501
ROBERT BAZATA, 240	07/02/2024 10:57:07	SUSPICIOUS INCIDENT	4735 CR 772	6601
FAUSTO ROSARIO, D185	07/02/2024 12:14:11	INVESTIGATION FOLLOW	466 E CENTRAL AVE	8501
SHAWN WHITE, 244	07/02/2024 14:57:25	SICK/INJURED	13904 SR 471	5301
CARL DUNLAP, B154	07/02/2024 15:25:25	CIVIL-SERV PAPER	706 NW 5TH ST	2201
ANTHONY LEE, 144	07/02/2024 15:27:35	CIVIL	255 SE 3RD ST	2501
JOHN GUINANE, X121	07/02/2024 15:50:41	ACCIDENT	7095 S US 301	2501
SCSO24CAD069621	07/02/2024 20:58:55	SICK/INJURED	519 E CENTRAL AVE	9901
AMANDA MARQUES, 245	07/02/2024 21:00:00	CITIZENS ASSIST	658 E CENTRAL AVE	8901
SCSO24CAD069628	07/02/2024 21:15:00	EXTRA PATROL	447 NW 6TH AVE	8901
AMANDA MARQUES, 245	07/02/2024 21:28:16	DISTURBANCE-NOISE	791 NW 4TH ST	2501
AMANDA MARQUES, 245	07/02/2024 21:44:44	TRESPASSING	469 N MARKET BLVD	8501
SHAWN WHITE, 244	07/02/2024 23:45:08	TRAFFIC STOP	374 N MARKET BLVD	7301
JOSEPH TRIA, 202	07/03/2024 06:00:01	CITIZENS ASSIST	658 E CENTRAL AVE	5602
CHRISTIAN CALLAWAY, 204	07/03/2024 06:15:00	EXTRA PATROL	447 NW 6TH AVE	8901
CHRISTIAN CALLAWAY, 204	07/03/2024 09:00:00	CITIZENS ASSIST	85 E CENTRAL AVE	2501
CHRISTIAN CALLAWAY, 204	07/03/2024 12:30:24	ATC -WELFARE CHECK	650 NW 3RD ST	2501
CHRISTOPHER MCPETERS, S55	07/03/2024 13:39:52	INFORMATION	174 S MARKET BLVD	4402
SCSO24CAD069949	07/03/2024 16:38:26	REPOSSESSION	267 NW 9TH AVE	7704
JOSHUA CALDWELL, 261	07/03/2024 21:00:01	CITIZENS ASSIST	658 E CENTRAL AVE	8901
JOSHUA CALDWELL, 261	07/03/2024 21:15:00	EXTRA PATROL	447 NW 6TH AVE	8901
JOSHUA CALDWELL, 261	07/04/2024 01:05:46	SHOTS FIRED	23 SW 6TH ST	6601
CALEB ROSS, T139	07/04/2024 06:00:00	CITIZENS ASSIST	658 E CENTRAL AVE	8901
CALEB ROSS, T139	07/04/2024 06:15:00	EXTRA PATROL	447 NW 6TH AVE	8901
CALEB ROSS, T139	07/04/2024 09:00:00	CITIZENS ASSIST	85 E CENTRAL AVE	2501
CALEB ROSS, T139	07/04/2024 10:02:00	BUSINESS ASSIST	302 N MARKET BLVD	2501
CALEB ROSS, T139	07/04/2024 11:49:11	911 HANGUP	3840 E C 478	9201
JOSHUA CALDWELL, 261	07/04/2024 21:00:01	CITIZENS ASSIST	658 E CENTRAL AVE	8901
JOSHUA CALDWELL, 261	07/04/2024 21:15:00	EXTRA PATROL	447 NW 6TH AVE	8901
JUSTIN ST CLAIR, 210	07/05/2024 06:00:00	CITIZENS ASSIST	658 E CENTRAL AVE	2501
JUSTIN ST CLAIR, 210	07/05/2024 06:15:00	EXTRA PATROL	447 NW 6TH AVE	8901
JUSTIN ST CLAIR, 210	07/05/2024 06:44:16	INFORMATION	811 NW 3RD ST	2501
SCSO24CAD070441	07/05/2024 08:18:44	TEST - DO NOT DISP.	349 S MARKET BLVD	4401
JUSTIN ST CLAIR, 210	07/05/2024 09:00:00	CITIZENS ASSIST	85 E CENTRAL AVE	2501

JUSTIN ST CLAIR, 210	07/05/2024 10:00:00	CITIZENS ASSIST	381 N MARKET BLVD	2501
JUSTIN ST CLAIR, 210	07/05/2024 14:27:27	DISTURBANCE-UNK	811 NW 3RD ST	3102
DENNIS HONAKER, T206	07/05/2024 20:45:09	SICK/INJURED	735 NW 6TH ST	6301
JOSHUA PEREZ, 265	07/05/2024 21:00:00	CITIZENS ASSIST	658 E CENTRAL AVE	5602
DENNIS HONAKER, T206	07/05/2024 21:15:00	EXTRA PATROL	447 NW 6TH AVE	8901
DENNIS HONAKER, T206	07/06/2024 01:33:04	EXTRA PATROL	617 NW 10TH AVE	8901
DENNIS HONAKER, T206	07/06/2024 01:35:18	EXTRA PATROL	871 NW 6TH ST	8901
ERICA HILLMAN, 205	07/06/2024 06:00:00	CITIZENS ASSIST	658 E CENTRAL AVE	8901
ERICA HILLMAN, 205	07/06/2024 06:15:00	EXTRA PATROL	447 NW 6TH AVE	8901
SCSO24CAD070742	07/06/2024 07:51:08	911 MISDIAL	188 NE 1ST ST	9201
ERICA HILLMAN, 205	07/06/2024 09:00:00	CITIZENS ASSIST	85 E CENTRAL AVE	8901
SCSO24CAD070805	07/06/2024 11:39:19	CITIZENS ASSIST	604 NW 3RD ST	2501
AMANDA MARQUES, 245	07/06/2024 21:00:01	CITIZENS ASSIST	658 E CENTRAL AVE	2501
AMANDA MARQUES, 245	07/06/2024 21:15:01	EXTRA PATROL	447 NW 6TH AVE	8901
AMANDA MARQUES, 245	07/07/2024 01:57:00	EXTRA PATROL	469 N MARKET BLVD	8901
ROBERT BAZATA, 240	07/07/2024 06:00:01	CITIZENS ASSIST	658 E CENTRAL AVE	2501
ROBERT BAZATA, 240	07/07/2024 06:15:00	EXTRA PATROL	447 NW 6TH AVE	8901
ROBERT BAZATA, 240	07/07/2024 09:00:00	CITIZENS ASSIST	85 E CENTRAL AVE	8901
SCSO24CAD071103	07/07/2024 10:02:00	BUSINESS ASSIST	302 N MARKET BLVD	2501
SCSO24CAD071272	07/07/2024 19:25:14	SICK/INJURED	524 N MARKET BLVD	6301
TAYLOR PREVATT, C166	07/07/2024 21:00:00	CITIZENS ASSIST	658 E CENTRAL AVE	2501
DENNIS HENRY, K148	07/07/2024 21:12:23	CITIZENS ASSIST	447 NW 6TH AVE	2501
SCSO24CAD071302	07/07/2024 21:15:01	EXTRA PATROL	447 NW 6TH AVE	9901
CHRISTIAN CALLAWAY, 204	07/08/2024 06:00:01	CITIZENS ASSIST	658 E CENTRAL AVE	5602
CHRISTIAN CALLAWAY, 204	07/08/2024 06:15:00	EXTRA PATROL	447 NW 6TH AVE	5602
KAYLA CRAMER, 208	07/08/2024 08:29:54	STALKING	7095 S US 301	6502
CHRISTIAN CALLAWAY, 204	07/08/2024 09:00:00	CITIZENS ASSIST	85 E CENTRAL AVE	2501
CHRISTIAN CALLAWAY, 204	07/08/2024 10:00:01	CITIZENS ASSIST	381 N MARKET BLVD	2501
SCSO24CAD071462	07/08/2024 11:04:14	911 HANGUP	157 SE 1ST AVE	9201
SHAWN DECKARD, B126	07/08/2024 13:42:47	CIVIL PROCESS	462 NW 9TH AVE	2201
SHAWN DECKARD, B126	07/08/2024 14:04:24	CIVIL PROCESS	483 NW 9TH AVE	2201
SHAWN DECKARD, B126	07/08/2024 14:23:58	CIVIL PROCESS	875 NW 3RD ST	2201
RONDEZ MOORE, X129	07/08/2024 17:02:48	CITIZENS ASSIST	SR 471	2501
JOSHUA CALDWELL, 261	07/08/2024 21:00:00	CITIZENS ASSIST	658 E CENTRAL AVE	8901
JOSHUA CALDWELL, 261	07/08/2024 21:15:01	EXTRA PATROL	447 NW 6TH AVE	8901
JOSHUA CALDWELL, 261	07/09/2024 02:38:56	SUSPICIOUS INCIDENT	871 NW 6TH ST	6601
SCSO24CAD071758	07/09/2024 02:56:58	SICK/INJURED	754 NW 5TH ST	6301
CHRISTIAN CALLAWAY, 204	07/09/2024 06:00:01	CITIZENS ASSIST	658 E CENTRAL AVE	5602
CHRISTIAN CALLAWAY, 204	07/09/2024 06:15:00	EXTRA PATROL	447 NW 6TH AVE	5602
SHAWN DECKARD, B126	07/09/2024 07:47:33	CIVIL PROCESS	855 NW 5TH ST	2201
SHAWN DECKARD, B126	07/09/2024 07:51:24	CIVIL PROCESS	462 NW 9TH AVE	2201
SCSO24CAD072092	07/09/2024 18:50:55	SICK/INJURED	13904 SR 471	6301
JOSHUA CALDWELL, 261	07/09/2024 21:00:01	CITIZENS ASSIST	658 E CENTRAL AVE	8901
JOSHUA CALDWELL, 261	07/09/2024 21:15:00	EXTRA PATROL	447 NW 6TH AVE	8901
JOSHUA CALDWELL, 261	07/10/2024 01:18:23	EXTRA PATROL	871 NW 6TH ST	8901
ROBERT BAZATA, 240	07/10/2024 06:00:01	CITIZENS ASSIST	658 E CENTRAL AVE	2501
ROBERT BAZATA, 240	07/10/2024 06:15:01	EXTRA PATROL	447 NW 6TH AVE	8901

ROBERT BAZATA, 240	07/10/2024 09:00:00	CITIZENS ASSIST	85 E CENTRAL AVE	2501
SCSO24CAD072234	07/10/2024 09:00:01	CITIZENS ASSIST	85 E CENTRAL AVE	2501
ROBERT BAZATA, 240	07/10/2024 10:02:00	BUSINESS ASSIST	302 N MARKET BLVD	2501
SHAWN DECKARD, B126	07/10/2024 10:06:17	CIVIL PROCESS	855 NW 5TH ST	2201
SHAWN DECKARD, B126	07/10/2024 10:10:11	CIVIL PROCESS	462 NW 9TH AVE	2201
ROBERT BAZATA, 240	07/10/2024 11:33:25	CITIZENS ASSIST	255 SE 3RD ST	2501
SCSO24CAD072326	07/10/2024 12:53:50	911 MISDIAL	370 NW 8TH AVE	9201
RILEY TONER, 260	07/10/2024 18:17:23	TRAFFIC STOP	NW 3RD ST	7301
RILEY TONER, 260	07/10/2024 19:02:42	TRAFFIC STOP	E C 478	7301
RILEY TONER, 260	07/10/2024 21:00:01	CITIZENS ASSIST	658 E CENTRAL AVE	2501
RILEY TONER, 260	07/10/2024 21:15:00	EXTRA PATROL	447 NW 6TH AVE	8901
RILEY TONER, 260	07/11/2024 04:24:03	SUSPICIOUS INCIDENT	871 NW 6TH ST	6601
ROBERT BAZATA, 240	07/11/2024 06:00:01	CITIZENS ASSIST	658 E CENTRAL AVE	2501
ROBERT BAZATA, 240	07/11/2024 09:00:00	CITIZENS ASSIST	85 E CENTRAL AVE	2501
ROBERT BAZATA, 240	07/11/2024 10:00:00	CITIZENS ASSIST	381 N MARKET BLVD	2501
ROBERT BAZATA, 240	07/11/2024 12:23:34	ABANDON VEHICLE	SW 5TH ST	7701
CONOR GARRITY, K115	07/11/2024 18:10:13	TRAFFIC STOP	349 S MARKET BLVD	7301
JOSHUA PEREZ, 265	07/11/2024 19:30:18	TRAFFIC STOP	N MARKET BLVD	7301
SCSO24CAD072899	07/11/2024 20:07:31	OBSTRUCTION ON HWY	SR 471	2501
LACEY NORDLE, 162	07/11/2024 21:00:01	CITIZENS ASSIST	658 E CENTRAL AVE	2501
LACEY NORDLE, 162	07/11/2024 21:15:00	EXTRA PATROL	447 NW 6TH AVE	2501
RILEY TONER, 260	07/12/2024 03:39:46	SUSPICIOUS PERSON	871 NW 6TH ST	6601
SCSO24CAD072979	07/12/2024 05:38:50	ACCIDENT	SR 471	2501
CHRISTIAN CALLAWAY, 204	07/12/2024 06:00:00	CITIZENS ASSIST	658 E CENTRAL AVE	2501
CHRISTIAN CALLAWAY, 204	07/12/2024 06:15:00	EXTRA PATROL	447 NW 6TH AVE	2501
CHRISTIAN CALLAWAY, 204	07/12/2024 09:00:00	CITIZENS ASSIST	85 E CENTRAL AVE	2501
CHRISTIAN CALLAWAY, 204	07/12/2024 14:07:39	STOLEN TAG	475 NW 10TH AVE	6808
JASON VOIGT, 201	07/12/2024 18:58:23	TRAFFIC STOP	349 S MARKET BLVD	7301
JOSHUA CALDWELL, 261	07/12/2024 20:07:11	HIT AND RUN	3915 S MARKET BLVD	7105
JOSHUA CALDWELL, 261	07/12/2024 21:00:01	CITIZENS ASSIST	658 E CENTRAL AVE	8901
JOSHUA CALDWELL, 261	07/12/2024 21:15:00	EXTRA PATROL	447 NW 6TH AVE	8901
JOSHUA CALDWELL, 261	07/12/2024 23:29:27	INFORMATION	254 S MARKET BLVD	2501
CHRISTIAN CALLAWAY, 204	07/13/2024 06:00:01	CITIZENS ASSIST	658 E CENTRAL AVE	5602
CHRISTIAN CALLAWAY, 204	07/13/2024 06:15:00	EXTRA PATROL	447 NW 6TH AVE	5602
SCSO24CAD073430	07/13/2024 09:00:00	CITIZENS ASSIST	85 E CENTRAL AVE	2501
CHRISTIAN CALLAWAY, 204	07/13/2024 10:02:01	BUSINESS ASSIST	302 N MARKET BLVD	2501
SCSO24CAD073472	07/13/2024 11:32:12	911 HANGUP	469 N MARKET BLVD	9201
CHRISTIAN CALLAWAY, 204	07/13/2024 12:28:01	TRAFFIC STOP	NW 4TH AVE	7301
RONDEZ MOORE, X129	07/13/2024 13:04:38	ACCIDENT	SR 471	7102
JOSHUA CALDWELL, 261	07/13/2024 21:00:00	CITIZENS ASSIST	658 E CENTRAL AVE	8901
JASON VOIGT, 201	07/13/2024 21:15:00	EXTRA PATROL	447 NW 6TH AVE	8901
JOSEPH TRIA, 202	07/14/2024 06:00:00	CITIZENS ASSIST	658 E CENTRAL AVE	5602
JOSEPH TRIA, 202	07/14/2024 06:15:00	EXTRA PATROL	447 NW 6TH AVE	5602
SCSO24CAD073737	07/14/2024 09:00:00	CITIZENS ASSIST	85 E CENTRAL AVE	9901
JOSEPH TRIA, 202	07/14/2024 09:00:02	CITIZENS ASSIST	85 E CENTRAL AVE	5602
JOSEPH TRIA, 202	07/14/2024 10:00:00	BUSINESS ASSIST	381 N MARKET BLVD	5602
SCSO24CAD073754	07/14/2024 10:08:23	SICK/INJURED	233 SW 1ST ST	6301

SCSO24CAD073758	07/14/2024 10:18:53	SICK/INJURED	102 NE 4TH AVE	6301
JOSHUA CALDWELL, 261	07/14/2024 19:44:13	ELECTR LINES DOWN	875 NW 3RD ST	6101
JOSHUA CALDWELL, 261	07/14/2024 21:00:00	CITIZENS ASSIST	658 E CENTRAL AVE	8901
JOSHUA CALDWELL, 261	07/14/2024 21:15:01	EXTRA PATROL	447 NW 6TH AVE	8901
JOSHUA CALDWELL, 261	07/14/2024 23:18:02	SUSPICIOUS PERSON	41 SW 5TH ST	6101
JASON VOIGT, 201	07/15/2024 00:40:55	SUSPICIOUS VEH	NW 6TH AVE	6603
JUSTIN ST CLAIR, 210	07/15/2024 06:00:00	CITIZENS ASSIST	658 E CENTRAL AVE	8901
JUSTIN ST CLAIR, 210	07/15/2024 06:15:00	EXTRA PATROL	447 NW 6TH AVE	8901
JUSTIN ST CLAIR, 210	07/15/2024 09:00:00	CITIZENS ASSIST	85 E CENTRAL AVE	2501
CALEB ROSS, T139	07/15/2024 14:44:02	CIVIL	370 NW 8TH AVE	2501
RILEY TONER, 260	07/15/2024 18:33:44	SICK/INJURED	NW 3RD ST	6301
RILEY TONER, 260	07/15/2024 21:00:00	CITIZENS ASSIST	658 E CENTRAL AVE	8901
JOSHUA PEREZ, 265	07/15/2024 21:15:01	EXTRA PATROL	447 NW 6TH AVE	8901
RILEY TONER, 260	07/16/2024 03:31:55	SUSPICIOUS INCIDENT	871 NW 6TH ST	6602
ERICA HILLMAN, 205	07/16/2024 06:00:01	CITIZENS ASSIST	658 E CENTRAL AVE	8901
ERICA HILLMAN, 205	07/16/2024 06:15:00	EXTRA PATROL	447 NW 6TH AVE	8901
ERICA HILLMAN, 205	07/16/2024 08:17:47	FCIC/NCIC HIT	342 SW 1ST ST	8801
JUSTIN ST CLAIR, 210	07/16/2024 09:00:00	CITIZENS ASSIST	85 E CENTRAL AVE	9901
JUSTIN ST CLAIR, 210	07/16/2024 09:02:02	SICK/INJURED	7743 SR 471	6301
JUSTIN ST CLAIR, 210	07/16/2024 10:02:00	BUSINESS ASSIST	302 N MARKET BLVD	2302
JUSTIN ST CLAIR, 210	07/16/2024 10:08:14	BUSINESS ASSIST	85 E CENTRAL AVE	2302
DANIEL FLOYD, 229	07/16/2024 10:20:11	TRAFFIC STOP	S MARKET BLVD	7301
SHAWN DECKARD, B126	07/16/2024 10:59:16	CIVIL PROCESS	255 SE 3RD ST	2201
JUSTIN ST CLAIR, 210	07/16/2024 11:55:46	SICK/INJURED	178 SW 1ST AVE	6101
RILEY TONER, 260	07/16/2024 19:34:33	DISTURBANCE-UNK	254 S MARKET BLVD	3101
RILEY TONER, 260	07/16/2024 20:19:18	CITZ ASST-ESCRT	254 S MARKET BLVD	2501
RILEY TONER, 260	07/16/2024 21:00:00	CITIZENS ASSIST	658 E CENTRAL AVE	2501
FRANCO GESTRO, 248	07/16/2024 21:15:00	EXTRA PATROL	447 NW 6TH AVE	8901
SCSO24CAD074717	07/16/2024 22:34:46	SICK/INJURED	860 OAK AVE	6301
JOSEPH TRIA, 202	07/17/2024 06:00:01	BUILDING CHECK	658 E CENTRAL AVE	5602
JOSEPH TRIA, 202	07/17/2024 06:15:00	EXTRA PATROL	447 NW 6TH AVE	5602
JOSEPH TRIA, 202	07/17/2024 09:00:01	CITIZENS ASSIST	85 E CENTRAL AVE	2501
JOSEPH TRIA, 202	07/17/2024 09:16:13	TRAFFIC STOP	N MARKET BLVD	7301
JOSEPH TRIA, 202	07/17/2024 09:27:08	SICK/INJURED	2828 C 478A	6301
JOSEPH TRIA, 202	07/17/2024 10:00:00	CITIZENS ASSIST	381 N MARKET BLVD	2501
RONDEZ MOORE, X129	07/17/2024 14:18:13	FCIC/NCIC HIT	349 S MARKET BLVD	8801
JOSHUA CALDWELL, 261	07/17/2024 17:55:34	ACCIDENT	374 N MARKET BLVD	7102
JASON VOIGT, 201	07/17/2024 18:31:01	TRAFFIC STOP	N MARKET BLVD	7301
JOSHUA CALDWELL, 261	07/17/2024 18:51:17	CIVIL	254 S MARKET BLVD	2501
JOSHUA CALDWELL, 261	07/17/2024 21:00:00	CITIZENS ASSIST	658 E CENTRAL AVE	8901
JOSHUA CALDWELL, 261	07/17/2024 21:15:00	EXTRA PATROL	447 NW 6TH AVE	8901
JOSEPH TRIA, 202	07/18/2024 06:00:00	CITIZENS ASSIST	658 E CENTRAL AVE	5602
JOSEPH TRIA, 202	07/18/2024 06:15:01	EXTRA PATROL	447 NW 6TH AVE	5602
TEONDRE WILSON, 217	07/18/2024 07:23:10	STOLEN VEHICLE	285 SE 5TH ST	6804
TEONDRE WILSON, 217	07/18/2024 09:00:00	CITIZENS ASSIST	85 E CENTRAL AVE	2501
CORBIN HRADECKY, 249	07/18/2024 09:43:11	RECOVERED PROPERTY	285 SE 5TH ST	3801
CARLOS SANTANA, 196	07/18/2024 09:53:15	TRAFFIC STOP	E CENTRAL AVE	7301

JOSHUA CALDWELL, 261	07/18/2024 21:00:00	CITIZENS ASSIST	658 E CENTRAL AVE	8901
JOSHUA CALDWELL, 261	07/18/2024 21:15:00	EXTRA PATROL	447 NW 6TH AVE	8901
SCSO24CAD075559	07/19/2024 00:38:36	911 HANGUP	102 NE 4TH AVE	1101
ROBERT BAZATA, 240	07/19/2024 06:00:01	CITIZENS ASSIST	658 E CENTRAL AVE	2501
ROBERT BAZATA, 240	07/19/2024 06:15:00	EXTRA PATROL	447 NW 6TH AVE	8901
SCSO24CAD075636	07/19/2024 09:00:00	CITIZENS ASSIST	85 E CENTRAL AVE	2501
SCSO24CAD075655	07/19/2024 09:54:49	SICK/INJURED	165 NE 4TH ST	6301
ERICA HILLMAN, 205	07/19/2024 09:54:53	TRAFFIC STOP	N MARKET BLVD	7203
ROBERT BAZATA, 240	07/19/2024 10:02:00	BUSINESS ASSIST	302 N MARKET BLVD	2302
RILEY TONER, 260	07/19/2024 20:33:42	DISTURBANCE-UNK	814 NW 5TH ST	1804
RILEY TONER, 260	07/19/2024 21:00:00	CITIZENS ASSIST	658 E CENTRAL AVE	2501
RILEY TONER, 260	07/19/2024 21:15:00	EXTRA PATROL	447 NW 6TH AVE	8901
ROBERT BAZATA, 240	07/20/2024 06:00:00	CITIZENS ASSIST	658 E CENTRAL AVE	2501
ROBERT BAZATA, 240	07/20/2024 06:15:00	EXTRA PATROL	447 NW 6TH AVE	8901
ERICA HILLMAN, 205	07/20/2024 08:56:32	FCIC/NCIC HIT	814 NW 5TH ST	8801
SCSO24CAD076027	07/20/2024 09:00:01	CITIZENS ASSIST	85 E CENTRAL AVE	2501
ROBERT BAZATA, 240	07/20/2024 10:00:01	CITIZENS ASSIST	381 N MARKET BLVD	2501
SCSO24CAD076158	07/20/2024 17:47:48	SICK/INJURED	469 N MARKET BLVD	6301
RILEY TONER, 260	07/20/2024 21:00:01	CITIZENS ASSIST	658 E CENTRAL AVE	2501
RILEY TONER, 260	07/20/2024 21:15:00	EXTRA PATROL	447 NW 6TH AVE	8901
ROBERT BAZATA, 240	07/21/2024 06:00:00	CITIZENS ASSIST	658 E CENTRAL AVE	2501
ROBERT BAZATA, 240	07/21/2024 06:15:00	EXTRA PATROL	447 NW 6TH AVE	8901
SCSO24CAD076313	07/21/2024 08:17:21	911 HANGUP	158 NE 3RD ST	9201
SCSO24CAD076319	07/21/2024 08:19:01	SICK/INJURED	158 NE 3RD ST	6301
SCSO24CAD076329	07/21/2024 09:00:00	CITIZENS ASSIST	85 E CENTRAL AVE	2501
ERICA HILLMAN, 205	07/21/2024 11:06:30	TRAFFIC STOP	349 S MARKET BLVD	7301
LACEY NORDLE, 162	07/21/2024 15:49:08	THEFT	329 N MARKET BLVD	6803
FRANCO GESTRO, 248	07/21/2024 20:19:32	TRAFFIC STOP	469 N MARKET BLVD	7301
RILEY TONER, 260	07/21/2024 21:00:00	CITIZENS ASSIST	658 E CENTRAL AVE	2501
RILEY TONER, 260	07/21/2024 21:15:01	EXTRA PATROL	447 NW 6TH AVE	8901
KAELIN NEIGER, 211	07/22/2024 05:51:59	DISTURBANCE-UNK	516 NW 3RD ST	3102
TEONDRE WILSON, 217	07/22/2024 06:00:00	CITIZENS ASSIST	658 E CENTRAL AVE	2501
KAELIN NEIGER, 211	07/22/2024 06:15:00	EXTRA PATROL	447 NW 6TH AVE	8901
KAELIN NEIGER, 211	07/22/2024 09:00:00	CITIZENS ASSIST	85 E CENTRAL AVE	2501
KAELIN NEIGER, 211	07/22/2024 10:02:00	BUSINESS ASSIST	302 N MARKET BLVD	2302
KELSEY BRIDGEMAN, 171	07/22/2024 15:02:40	CRIMINAL MISCHIEF	3950 CR 567	2701
KELSEY BRIDGEMAN, 171	07/22/2024 16:25:33	INVESTIGATION FOLLOW	3950 CR 567	3801
JOSHUA CALDWELL, 261	07/22/2024 20:33:45	SUSPICIOUS INCIDENT	871 NW 7TH ST	2501
JOSHUA CALDWELL, 261	07/22/2024 21:00:00	CITIZENS ASSIST	658 E CENTRAL AVE	8901
SCSO24CAD076928	07/22/2024 21:15:00	EXTRA PATROL	447 NW 6TH AVE	8901
JOSHUA CALDWELL, 261	07/23/2024 03:05:03	SUSPICIOUS PERSON	349 S MARKET BLVD	2501
TREY KILLORAN, K198	07/23/2024 06:00:00	CITIZENS ASSIST	658 E CENTRAL AVE	5602
TREY KILLORAN, K198	07/23/2024 06:15:00	EXTRA PATROL	447 NW 6TH AVE	6602
TREY KILLORAN, K198	07/23/2024 09:00:00	CITIZENS ASSIST	85 E CENTRAL AVE	8901
TREY KILLORAN, K198	07/23/2024 10:00:01	CITIZENS ASSIST	381 N MARKET BLVD	8901
CARLOS SANTANA, 196	07/23/2024 10:02:43	TRAFFIC STOP	S MARKET BLVD	7301
SCSO24CAD077144	07/23/2024 11:59:58	SICK/INJURED	148 NE 4TH ST	6301

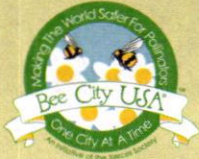
LACEY NORDLE, 162	07/23/2024 12:43:10	TRAFFIC STOP	S MARKET BLVD	7301
TREY KILLORAN, K198	07/23/2024 15:42:46	VIN VERIFICATION	9009 OAK ALLEY BLVD	7704
ADAM GLAYZER, 132	07/23/2024 17:33:59	INFORMATION	738 NW 6TH ST	6201
JOSHUA CALDWELL, 261	07/23/2024 21:00:00	CITIZENS ASSIST	658 E CENTRAL AVE	8901
JOSHUA CALDWELL, 261	07/23/2024 21:07:10	MISSING PERSON	629 NW 10TH AVE	6101
JOSHUA CALDWELL, 261	07/23/2024 21:15:00	EXTRA PATROL	447 NW 6TH AVE	8901
JASON VOIGT, 201	07/23/2024 22:50:03	TRAFFIC STOP	374 N MARKET BLVD	7301
ERICA HILLMAN, 205	07/24/2024 05:34:11	TRAFFIC STOP	S MARKET BLVD	7301
ROBERT BAZATA, 240	07/24/2024 06:00:01	CITIZENS ASSIST	658 E CENTRAL AVE	2501
ROBERT BAZATA, 240	07/24/2024 06:15:00	EXTRA PATROL	447 NW 6TH AVE	8901
ERICA HILLMAN, 205	07/24/2024 08:17:41	SUSPICIOUS PERSON	524 N MARKET BLVD	2501
ROBERT BAZATA, 240	07/24/2024 08:57:36	INFORMATION	871 NW 6TH ST	4402
ERICA HILLMAN, 205	07/24/2024 09:00:00	CITIZENS ASSIST	85 E CENTRAL AVE	2501
DONOVAN REYNOLDS, 176	07/24/2024 09:29:33	DCF/ABUSE REG	349 S MARKET BLVD	1102
ERICA HILLMAN, 205	07/24/2024 13:45:42	TRESPASS LOG	3840 E C 478 C26	2501
PETER GLIM, S44	07/24/2024 19:07:01	TRAFFIC STOP	NE 1ST ST	7301
RILEY TONER, 260	07/24/2024 21:00:01	CITIZENS ASSIST	658 E CENTRAL AVE	2501
RILEY TONER, 260	07/24/2024 21:15:00	EXTRA PATROL	447 NW 6TH AVE	8901
ROBERT BAZATA, 240	07/25/2024 06:00:00	CITIZENS ASSIST	658 E CENTRAL AVE	2501
ROBERT BAZATA, 240	07/25/2024 06:15:00	EXTRA PATROL	447 NW 6TH AVE	8901
ROBERT HANSEN, X133	07/25/2024 07:28:23	TRAFFIC STOP	N MARKET BLVD	7301
ROBERT BAZATA, 240	07/25/2024 09:00:00	CITIZENS ASSIST	85 E CENTRAL AVE	2501
ROBERT BAZATA, 240	07/25/2024 10:02:00	BUSINESS ASSIST	302 N MARKET BLVD	2501
JOSEPH TRIA, 202	07/25/2024 10:43:24	TRAFFIC STOP	SE 3RD AVE	7301
PATRICK FLYNN, K163	07/25/2024 11:14:07	SUSPICIOUS VEH	1640 CR 738	6603
SCSO24CAD078033	07/25/2024 13:27:29	SICK/INJURED	134 NE 9TH ST	6301
SCSO24CAD078150	07/25/2024 17:46:05	SICK/INJURED	NW 3RD AVE	6301
RILEY TONER, 260	07/25/2024 21:00:01	CITIZENS ASSIST	658 E CENTRAL AVE	2501
RILEY TONER, 260	07/25/2024 21:15:01	EXTRA PATROL	447 NW 6TH AVE	8901
RILEY TONER, 260	07/26/2024 00:42:29	ATC -WELFARE CHECK	332 NW 6TH AVE	2501
CONOR GARRITY, K115	07/26/2024 01:16:36	SUSPICIOUS PERSON	NW 1ST ST	6602
JOSEPH TRIA, 202	07/26/2024 06:00:01	CITIZENS ASSIST	658 E CENTRAL AVE	5602
SCSO24CAD078274	07/26/2024 06:15:00	EXTRA PATROL	447 NW 6TH AVE	5602
CALEB ROSS, T139	07/26/2024 09:00:00	CITIZENS ASSIST	85 E CENTRAL AVE	2501
JOSEPH TRIA, 202	07/26/2024 09:26:27	CIVIL	255 SE 3RD ST	2201
CHRISTOPHER MCPETERS, S55	07/26/2024 10:00:00	CITIZENS ASSIST	381 N MARKET BLVD	8901

CURRENT CODE CASES - AUGUST 2024

Number	Tag	Location	Status	Status Code	Initiated By	Initiated Date
CE-23-20662	N36B110 Rivera (SHED W/O PERMIT)	814 NW 5TH ST, WEBSTER, FL 33597	FOF	OPEN	Ashley.Evans	2023-12-21 10:12 AM
CE-24-01165	Q30-009 Hernandez (BUILDING W/O PERMIT)	8243 SR 471, Webster, FL	HEARING	OPEN	jared.oberholtzer	2024-01-24 10:30 AM
CE-24-11184	Q31-004 Sunny Webster LLC (SHEDS/DECKS/CARPORTS W/O PERMITS)	9009 OAK ALLEY BLVD, Webster, FL	NOV	OPEN	jared.oberholtzer	2024-06-27 02:44 AM
CE-24-11501	N36-037 TATE (TENT)	811 NW 3RD ST, WEBSTER, FL 33597	NOV	OPEN	Emily.Estep	2024-07-03 10:35 AM
CE-24-12048	Q31D004 AYALA (TRASH/DEBRIS)	836 E CENTRAL AVE, Webster, FL	NOV	OPEN	jared.oberholtzer	2024-07-12 04:22 AM



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:

08/15 Utility Payment Deadline to prevent late fees
 08/15 6pm City Council Meeting
 City Hall
 08/21 Utility Turn-off for non-payment
 09/02 Labor Day-Office closed
 09/12 P&Z Meeting
 09/16 Utility Payment Deadline to prevent late fees
 09/23 Utility Turn-off for non-payment

September is Childhood Cancer Awareness Month

September is Childhood Cancer Awareness Month – a time of year St. Jude's and other organizations honor children and survivors affected by pediatric cancer in order to raise awareness and continue the research and treatment of the disease. Childhood cancer remains the leading cause of death by disease for children under the age of 14.

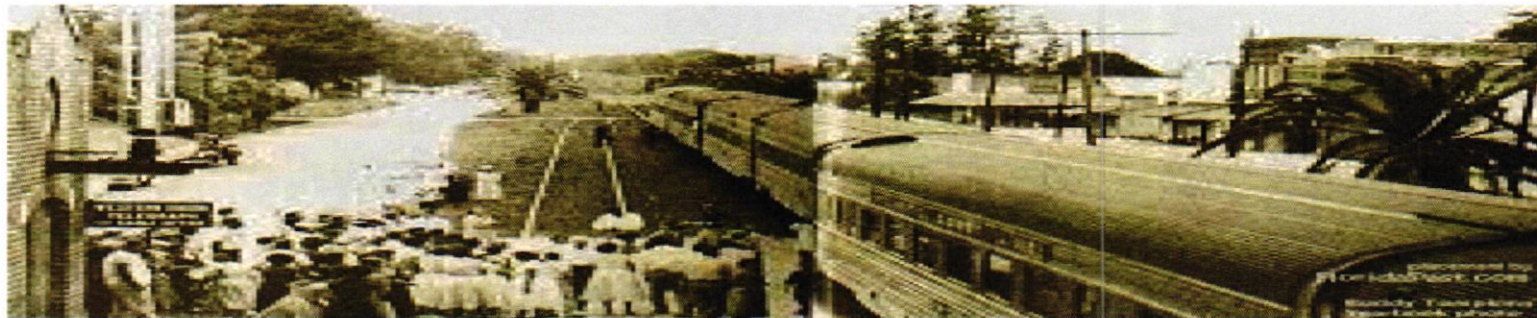
Help St. Jude Hospitals to raise awareness by participating in one of their many activities and fundraising efforts to make a difference in the lives of children living with cancer.



Gold ribbon art by St. Jude survivor
Tayde



Archie was 11 years old when he was diagnosed with stage 3 non-Hodgkin lymphoma and treated at St. Jude. He is now 22 and cancer free.

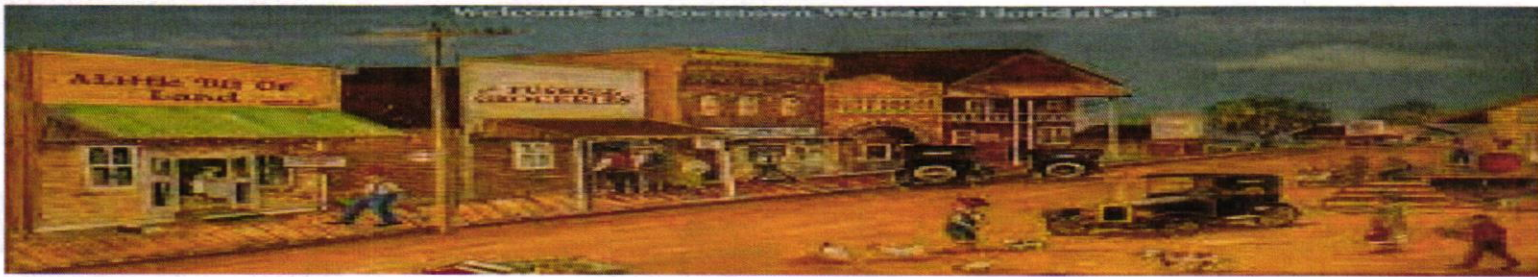


Operational Activities—Administration

On-line payment processing—94
 In office Payment Processing—358
 New Accounts—9
 Closed Accounts—3
 Late Fee Assessments—118
 Turn-offs—26
 Locates—13
 Work orders created—113
 Work Orders closed—108
 Utility Batches/Balancing—27
 Checks Processed for Payments—43
 Purchase Orders—60

Notaries—5
 Faxes—2
 Copy Requests—8
 Public Records Request—10
 Community Hall Rental—4
 Container Permit Renewals—0
 Business License Processed—4
 New Account Impact Fees—2
 New Code Enforcement Cases—4
 Follow-up on existing Code Enforcement Cases—4
 Code Enforcement Liens—0
 Code Enforcement Foreclosures—1

- Entered Meter Reads and processed utility bills for 526 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
- 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
- Processed 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
- 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 county on Grinder Pump Replacement project
- Attended Code hearing
- Attended F-ROC, Public Assistance/Grant Management and Preliminary Damage Assessment training
- Advertised for CDBG Meter Replacement, Road Paving, and Master Lift Station Project



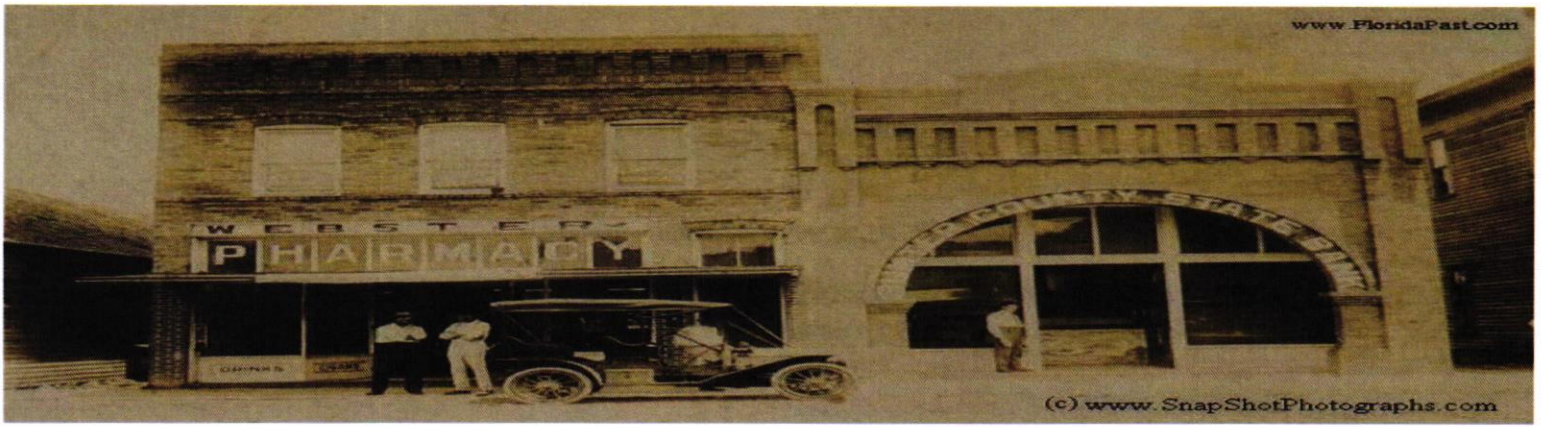
Operational Activities—Public Works

Work orders processed—113
 Utility turn-off —26
 Utility account turn-on—26
 Locates—13
 Other—48

- Right of way trimming around the city continuous throughout the month.
- Used 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.
- Automatic meter reading system used to do meter reading.
- Conducted multiple utility locates throughout the city.
- Construction of Multi use path in progress on Hwy 471. Most of the work in the city limits is completed. Still in contact with Ranger for minor issues to be resolved.
- Performed routine service on public works trucks. Right of way trimming around the city continuous throughout the month.
- Used 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.
- Automatic meter reading system used to do meter reading.
- Conducted multiple utility locates throughout the city.
- Construction of Multi use path in progress on Hwy 471. Most of the work in the city limits is completed. Still in contact with Ranger for minor issues to be resolved.
- Performed routine service on public works trucks. Performed routine service on mower. Sharpened blades.
- Checked chemical levels at North and South wells.
- Ran portable generators and generators at north well and master lift station to ensure they work properly.
- Lift station route ran two times each week of the month to ensure proper operation and document station operations.
- Park checks conducted daily at Sam Harris Park and Hewitt Park to ensure areas are clean and address any issues.
- Extra garbage and debris pick-up around the city.
- Monthly Webster/Bushnell Interconnect sample for sewer.
- Attended virtual progress meetings for multiuse path on SR 471.
- Met with several customers to discuss concerns about their water use.
- Water turn-offs for non-payment. Turn Ons after repayment.
- Repaired several broken sewer stubs in the city.
- Changed and sharpened the blades on the mowers.
- All lift stations were weedeated and sprayed with herbicide for weed control.
- Cleaned street signs around city.
- Edged curbs and sidewalks on East Central Ave.
- Cleaned storm drains on East Central.
- Worked on grinder pump issues at 871 NW 6th Street. New pump installed. Customer needs to address a clog in the discharge line due to years of non-use.
- Trained Brandon in lift station operations.
- Keith- Teams meeting with Racquel Torres/ SERCAP about water maps for ESRI FieldMaps application.
- Keith- Conference call with Rick Hauf/ HST about finalizing Lead Service Line Inventory.
- Blake- spoke with Duke Energy about tree limb concerns in or near power lines in the city.
- Call out for down tree limb on NW 3rd Street.
- Jamie Hope with FRWA on site for discussion of issues at lift stations and training.
- Received the completed water and sewer maps from SERCAP. This is accessible through ESRI Field-Maps app on Public Works employees' phones. The first year of the service is paid for through a Federal Grant from SERCAP/DEP.
- Racquel Torres/SERCAP provided training on ESRI FieldMaps program for Public Works.
- Contacted OMNI to trouble shoot issues at three lift stations with the automated notification system.
- Keith-Began working on water and wastewater utility construction standards for the city. Mittauer & Associates are assisting with creating the standards.
- Call-out for lift station #6. Diagnosed station and replaced one of the pump floats.
- Keith- attended Preliminary Damage Assessment Training at Sumter County EOC.



REVENUE AND LOSS 2024		
FUND	REVENUE	JULY
101	GENERAL FUND	\$58,452.84
104	TRANSPORTATION	\$3,475.14
105	CDBG GRANT	\$0.00
430	WATER	\$26,170.81
440	GARBAGE	\$18,989.08
450	SEWER	\$43,863.14
460	IMPACT FEES	\$9,000.00
	TOTAL REVENUE	\$159,951.01
	EXPENSE	
101-1011	GENERAL FUND-ADMIN	\$58,238.37
101-2021	GENERAL FUND-SCSO	\$13,673.00
101-7072	GENERAL FUND-PUBLIC WORKS	\$23,139.60
104	TRANSPORTATION	\$3,248.95
105	CDBG GRANT	
430	WATER	\$30,502.51
440	GARBAGE	\$23,719.02
450	SEWER	\$32,285.82
460	IMPACT FEES	\$9.43
	TOTAL EXPENSE	\$184,816.70
	REVENUE/LOSS	-\$24,865.69



Elementary School Bookmark Contest

Grades K-2 Winner

Makayla



The winners received a \$50 Visa card and their bookmarks are being printed and laminated. They will be inside the Free Little Libraries on Central Ave., while they last.

Grades 3-5 Winner

Keith



WASTE AMNESTY DAY

CITY OF WEBSTER, FL

August 17, 2024

8:00 a.m. – 12:00 noon

The City of Webster is pleased to offer its residents a waste amnesty day! The drop off location will be at the city's north well located off of SR 471 and CR 724.

You must have a Webster Utility Bill and driver's license that matches the address on the utility bill in order to participate in amnesty day.



What We Will Accept:

- Regular Household Garbage
- Old Appliances
- Microwaves
- TV's
- Plastic (soda & milk jugs)
- Cardboard
- Tires (Limit 4 passenger vehicle tires or smaller per household)
- Yard Debris (no longer than 3 feet and must be bundled)

FREE!
ONE Day
Only!



*If you have questions about what you can or cannot bring to the amnesty day,
Please Call 352-793-2073 Monday – Friday, 8 a.m. – 4 p.m.*

*Be the one who makes a difference.
Recycle.*

NO paint, hazardous materials, gas cylinders, lithium batteries, or explosives!!!



City of Webster

85 E Central Ave.

Webster, FL 33597

352-793-2073 | www.websterfl.com



**LAPTOP
GIVEAWAYS!**

CHARTER COMMUNICATIONS HOSTS BACK-TO-SCHOOL BROADBAND TOWN HALL



Spectrum



UF IFAS Extension
UNIVERSITY of FLORIDA



Saturday, August 17th, 2024 | 2:00 - 3:30PM

Sumter County Fairgrounds - Expo Hall 5

7620 State Rte. 471, Bushnell, FL 33513

Charter Communications and Sumter County are joining together for an update on Charter's investment in families and businesses in rural America with access to high-speed broadband services and programming content. Bringing high-speed services to rural communities will be life changing for families, ultimately supporting small business ownership and growth, which are fundamental to developing and sustaining economic strength across Sumter County. Come and join us for an informative and fun update on **Saturday, August 17th at the Sumter County Fairgrounds!**

ORDINANCE NO. 2024-20

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA, ANNEXING BY VOLUNTARY PETITION CERTAIN REAL PROPERTY TAX IDENTIFICATION PARCEL NUMBERS N36-207 LOCATED CONTIGUOUS TO THE CITY OF WEBSTER IN ACCORDANCE WITH THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, *FLORIDA STATUTES*, TOGETHER WITH ASSOCIATED RIGHTS-OF-WAYS; REDEFINING THE BOUNDARIES OF THE CITY OF WEBSTER TO INCLUDE SAID PROPERTY; AMENDING THE BOUNDARIES OF THE CITY IN ACCORDANCE WITH THE PROVISIONS OF SECTION 166.031, *FLORIDA STATUTES*; PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS; DIRECTING THE CITY CLERK TO RECORD THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT, WITH THE CHIEF ADMINISTRATIVE OFFICE OF SUMTER COUNTY AND WITH THE DEPARTMENT OF STATE; PROVIDING FOR LEGAL DESCRIPTION AND A MAP AND PROVIDING FOR THE INCORPORATION OF THAT EXHIBIT; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND THE TAKING OF ADMINISTRATIVE ACTIONS AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Midsouth Sumter, LLC, applied for annexation of property into the City of Webster and is hereby determined to be the fee simple title owner of the real property described below; and

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

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

Tax Identification Parcel Number	Owner
N36-207	Midsouth Sumter, LLC

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

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

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

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

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

Recording.—Any change in the municipal boundaries through annexation or contraction shall revise the charter boundary article and shall be filed as a revision of the charter with the Department of State within 30 days. A copy of such revision must be submitted to the Office of Economic and Demographic Research along with a statement specifying the population census effect and the affected land area.

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

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

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

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

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

LEGAL DESCRIPTION

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

(c). The property owner of the annexed property fully understands that all of the costs of routing and installing all utility services to the annexed property that may result and be incurred and the obligation to pay any and all applicable fees in any way relating to connection to, and provision of services by, the City's utility systems shall be borne totally by the property owner.

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

SECTION 2. EFFECT OF ANNEXATION.

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

SECTION 3. ADMINISTRATIVE ACTIONS.

(a). Within 7 days of the adoption of this Ordinance, the City Clerk shall file a copy of said Ordinance with the Clerk of the Court (Land Records/Recording), with the Chief Administrative Officer of Sumter County (the County Manager), with the Florida

Department of State, and with such other agencies and entities as may be required by law or otherwise desirable.

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

SECTION 4. CONFLICTS.

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

SECTION 5. SEVERABILITY.

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

SECTION 6. CODIFICATION.

The provisions of this Ordinance shall not be codified, but the annexed property shall be incorporated and included in all appropriate maps of the City Limits of the City of Webster by the City Clerk who is hereby directed to take any and all appropriate

actions relative to the land use planning documents of the City pertaining to the property annexed pursuant to this Ordinance.

SECTION 7. EFFECTIVE DATE.

This Ordinance shall take effect immediately upon passage and adoption.

PASSED AND ENACTED this ____ day of _____, 2024.

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

Anagalys Vigoa, Mayor

ATTEST:

**APPROVED AS TO FORM AND
LEGALITY:**

Amy Flood, City Clerk

William L. Colbert, City Attorney

Attachment A

THE E 506 FT OF THE NW 1/4 OF SW 1/4 LESS R/W FOR CR 478 ACROSS THE S SIDE THEREOF



PETITION FOR VOLUNTARY ANNEXATION

(Sec. 171.044, Florida Statutes)

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

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

MIDSOUTH SUMTER, LLC.

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

SUMTER COUNTY

PARCEL NUMBER N36-207

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

Petitioner(s) hereby state:

1. That the described real property is in an unincorporated area of Sumter County, Florida, which is, or will be, contiguous to the City of Webster at the time of final annexation, and:
2. That the real property sought to be annexed to the City of Webster is, or will be, reasonably compact withing the meaning of the law at the time of final annexation, and:
3. That an annexation of the described real property will not result in the creation of an enclave, in violation of law at the time of final annexation.
4. I understand that all rules, regulations and taxation of the City will apply upon annexation into the City.

This petition has been executed on the 29TH day of April, 2024.

OWNER(S) OR LEGAL REPRESENTATIVE

Signature WILLIAM SCOTT SMITH

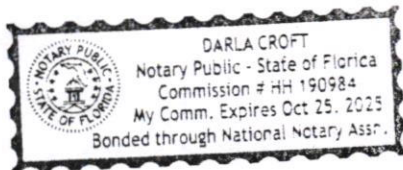
Witness


Signature

Witness

This petition was acknowledged before me on 29TH day of April, 2024.

Personally known to me or identification provided _____




Notary Signature

OFFICIAL USE ONLY:

Received:

City of Webster, Florida, on 29th day of April, 2024.

Present City Zoning June 13, 2024
A. Hood



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

April 30, 2024

Bradley Arnold
Sumter County Administrator
7375 Powell Road
Wildwood, FL 34785

Re: Annexation of Parcel N36-207

Mr. Arnold:

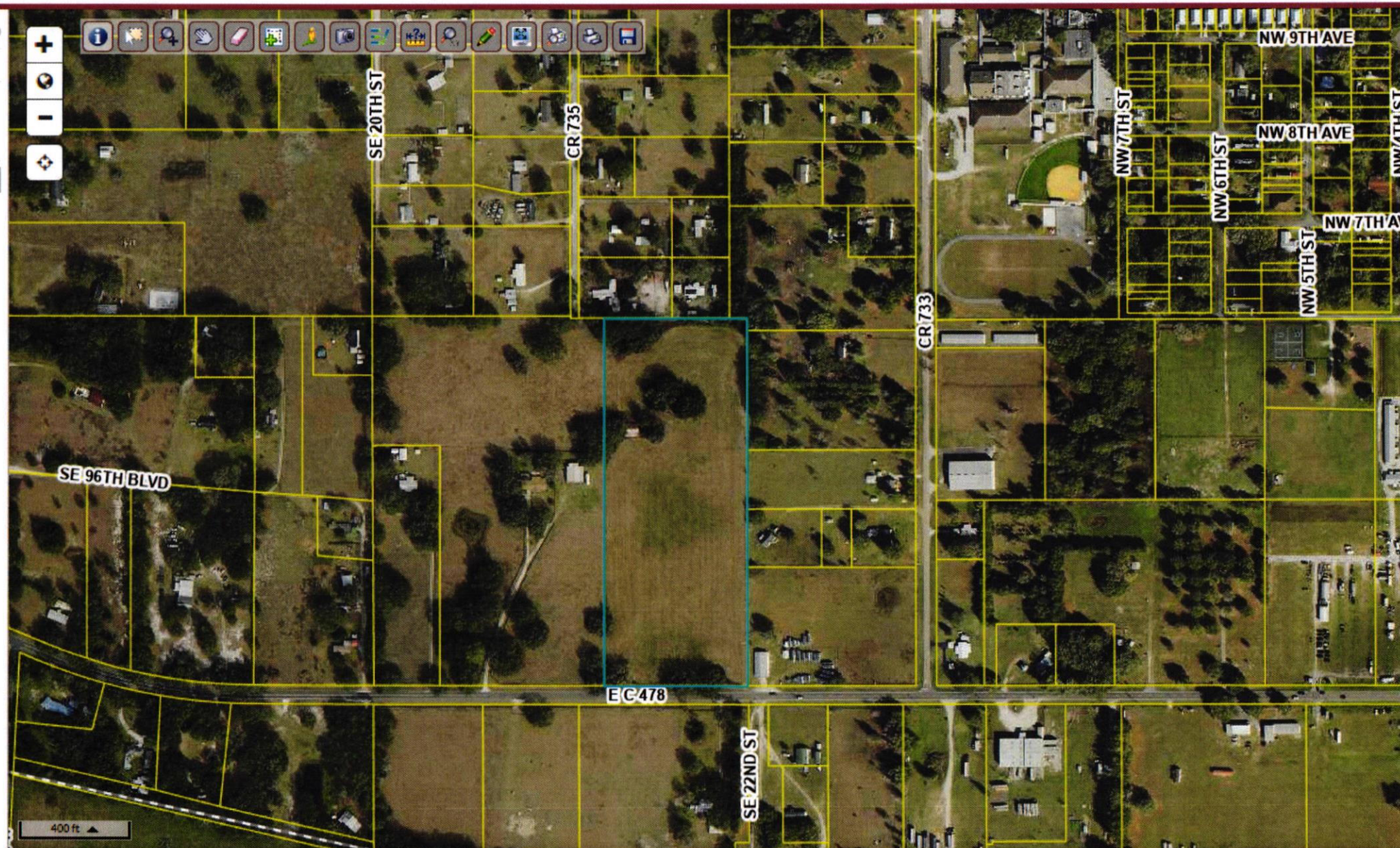
The City is in receipt of a voluntary annexation application for the above parcel. Parcel N36-207 is approximately 14.93 acres.

I have attached a copy of the application, location map, and boundary map for your records.

Pursuant to Florida Statutes 171.004(6), please accept this letter as notification of the City's intent to annex the property.

Regards

Amy Flood
City Clerk
City of Webster
352-797-2073



Parcel ID N36-207
 Sec/Twp/Rng 36-21-22
 Property Address 2236 E C-478
 WEBSTER

District
 Brief Tax Description

Alternate IDn/a
 Class ACRG NOT ZND AG
 Acreage 14.93

Owner Address MIDSOUTH SUMTER LLC
 132 BUSHNELL PLZ
 BUSHNELL FL 33513

1001
 THE E 506 FT OF THE NW 1/4 OF SW 1/4 LESS R/W FOR CR 478 ACROSS THE S SIDE THEREOF
 (Note: Not to be used on legal documents)

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Amy Flood
City of Webster
85 E Central AVE
Webster FL 33597-4701

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Daily Commercial, published in Lake County, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of Lake County, Florida, or in a newspaper by print in the issues of, on:

08/08/2024

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/08/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$79.42
Tax Amount: \$0.00
Payment Cost: \$79.42
Order No: 10406765
Customer No: 526687
PO #: Ordinance 2024-20

of Copies:
1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

ORDINANCE NO. 2024-20

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA, ANNEXING BY VOLUNTARY PETITION CERTAIN REAL PROPERTY TAX IDENTIFICATION PARCEL NUMBERS N36-207 LOCATED CONTIGUOUS TO THE CITY OF WEBSTER IN ACCORDANCE WITH THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, FLORIDA STATUTES, TOGETHER WITH ASSOCIATED RIGHTS-OF-WAYS; REDEFINING THE BOUNDARIES OF THE CITY OF WEBSTER TO INCLUDE SAID PROPERTY; AMENDING THE BOUNDARIES OF THE CITY IN ACCORDANCE WITH THE PROVISIONS OF SECTION 166.031, FLORIDA STATUTES; PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS; DIRECTING THE CITY CLERK TO RECORD THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT, WITH THE CHIEF ADMINISTRATIVE OFFICE OF SUMTER COUNTY AND WITH THE DEPARTMENT OF STATE; PROVIDING FOR LEGAL DESCRIPTION AND A MAP AND PROVIDING FOR THE INCORPORATION OF THAT EXHIBIT; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND THE TAKING OF ADMINISTRATIVE ACTIONS AND PROVIDING FOR AN EFFECTIVE DATE.

This item will be heard at the Webster City Council Meeting of August 15, 2024, at 6pm. Webster City Hall Council Chambers, 85 E Central Ave., Webster, FL 33597.

10406765 - August 8, 2024

KAITLYN FELTY
Notary Public
State of Wisconsin

ORDINANCE NO. 2024-21

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 14.93 ACRES (TAX PARCEL IDENTIFICATION NUMBER N36-207, AND DESCRIBED IN THIS ORDINANCE FROM THE COMMERCIAL FUTURE LAND USE DESIGNATION (COUNTY) TO THE COMMERCIAL FUTURE LAND USE DESIGNATION (WEBSTER); PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ASSIGNMENT OF THE LAND USE DESIGNATION FOR THE PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR RATIFICATION OF PRIOR ACTS OF THE CITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, , MidSouth Sumter LLC. mailing address: 132 Bushnell PLZ. Bushnell, FL 33513.is the owner of the property which is the subject of this Ordinance; and

WHEREAS, The real property, totaling 14.93 +/- acres in size, is located on the West side of CR 733, and north of CR 479; and

WHEREAS, MidSouth Sumter, LLC. owned the subject property, in July of 2024 when a 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 Commercial (County) Future Land Use designation to the Commercial (City) 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 Commercial (County) land use designation to the Commercial

Land Use designation regarding the real property which is the subject of this Ordinance as set forth herein (Attachment 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. 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 small scale amendment is in compliance with controlling State law.

PASSED AND ENACTED this ST day of , 2024.

CITY COUNCIL OF THE CITY OF
WEBSTER, FLORIDA

Anagalys Vigoa, Mayor

ATTEST:

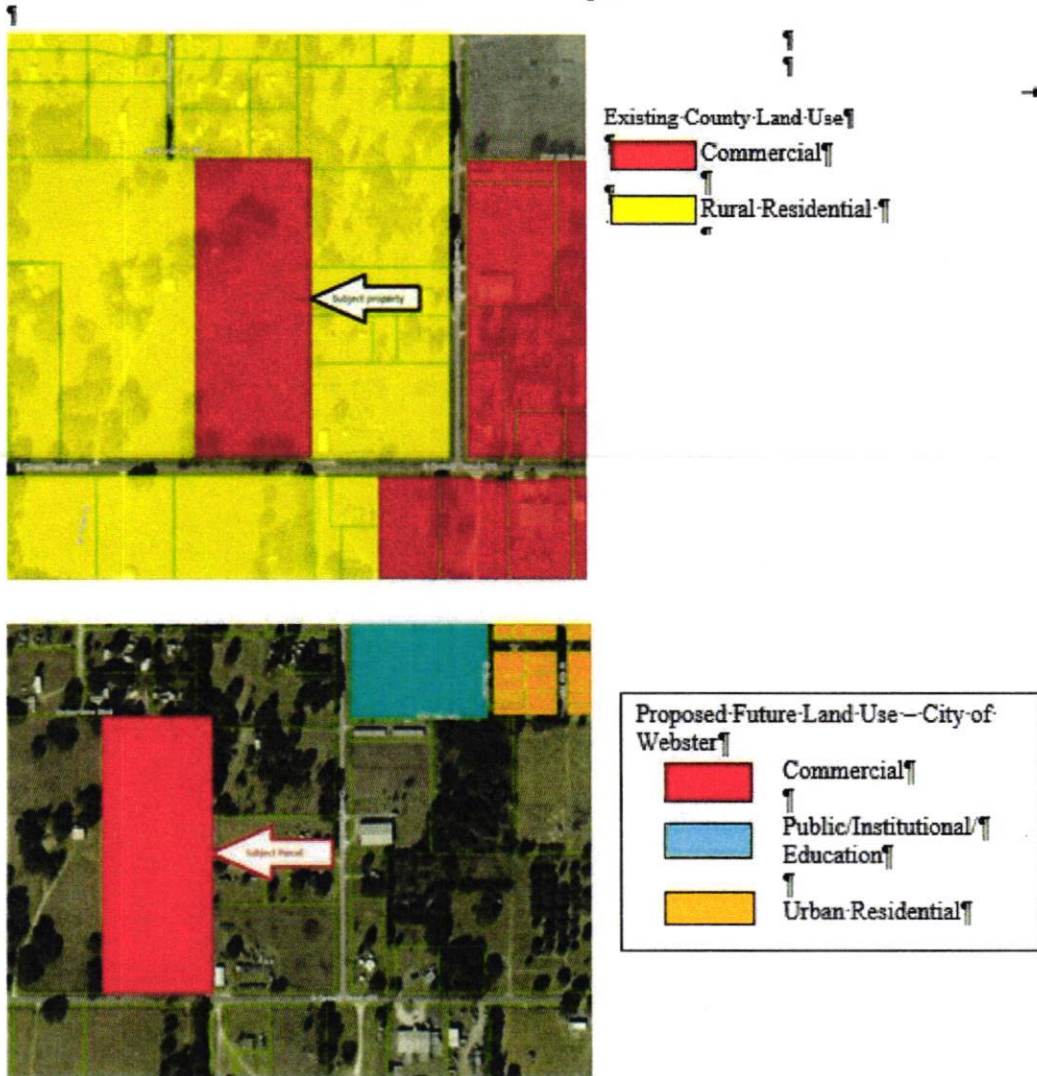
Approved as to form and Legality:

Amy Flood
City Clerk

William L. Colbert
City Attorney

ATTACHMENT 1

Future Land-Use Map



ATTACHMENT 2
Legal Description

THE E 506 FT OF THE NW 1/4 OF SW 1/4 LESS R/W FOR CR 478 ACROSS THE S SIDE
THEREOF

CITY OF WEBSTER
SMALL SCALE COMPREHENSIVE PLAN AMENDMENT

PLANNING & ZONING
AUGUST 8, 2024

CITY COUNCIL
AUGUST 15, 2024
SEPTEMBER 19, 2024

CASE NUMBER: SS-24-13085

LANDOWNER: MidSouth Sumter LLC

APPLICANT: City of Webster

REQUESTED ACTION: A small scale land use amendment on 14.93 acres MOL to change the future land use assignment from County – Commercial to City of Webster – General Commercial.

PARCEL NUMBER: N36-207

LEGAL DESCRIPTION: THE E 506 FT OF THE NW 1/4 OF SW 1/4 LESS R/W FOR CR 478 ACROSS THE S SIDE THEREOF

PARCEL SIZE: 14.93 acres MOL

LOCATION: West side of CR 733, and north of E. C 478 (Map 1).

GENERAL DESCRIPTION AND BACKGROUND

This land use amendment is being initiated by staff in conjunction with voluntary annexation into the City. The City had the final hearing on the annexation on July 18, 2024. This amendment will add the property to the City's Future Land Use Map with a General Commercial Future Land Use assignment (Map 2) consistent with the Webster Joint Planning Area Agreement land use map. The property is currently designated Commercial on the County Future Land Use Map. This amendment will allow for the existing business to use the property as a needed for office and "lay down" purposes as well as allow for grazing on the land.

The subject property holds an existing home, however the Applicant who currently does business in City of Bushnell would ultimately like to move his business office to the property. The business model is that of an underground utility business. They lay pipe and various other

necessary requirements for infrastructure creation. As a component of this business, they are required to store supplies in a “laydown” yard. This use requires a Commercial Land Use and Zoning. As such the applicant is requesting a General Commercial (C) Land Use category and a unified Zoning district of heavy commercial (CH). This district will allow for the office use and the laydown yard. Currently the zoning on the parcel is split which is problematic for future development. This requested action is actually bringing the parcel into greater compliance with Land Use and Zoning. The surrounding neighborhood is rural residential in nature and commercial to the east. The County’s Future Land Use is Commercial and the Applicant is continuing that with the City of Webster.

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 is a cleared residential lot. It 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

Service is available from the City of Webster. Connection will be required in the future when commercial development ensues.

Stormwater Drainage

All development 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 1.1.2 Development Pattern

Land development regulations shall encourage a development pattern that maximizes the utilization of existing and planned infrastructure, promotes a vibrant economy, and protects agricultural and natural resources. Such regulations shall address the following:

- a. Focus urban development to areas with appropriate existing or planned centralized water and sewer infrastructure;
- b. Encourage adaptive reuse and/or redevelopment of existing facilities;
- c. Promote a diverse economy by providing appropriate and adaptable development standards that encourage economic development in areas most suitable for development;
- e. Encourage higher densities and intensities of development to be located in Urban Areas, inside the Urban Development Area (UDA) where centralized water and sewer facilities and services are available.

Consistent with the County's JPA ,the property recently annexed into the City Webster with the intent to take advantage of the City's utilities and solidify the commercial development pattern coming from the east. The property will continue to maintain a portion of the property for Agricultural exemption as hay production is currently established on the property. It is located inside the Urban Development Area (UDA). The property is suitable a commercial use.

Policy 1.2.9 General Commercial

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

- a. General commercial may be located within or outside the UDA;
- b. The maximum floor area ratio when located within a Primary Economic Activity Center is 0.7;
- c. The maximum floor area ratio when located inside the UDA boundary is 0.5; and
- d. The maximum floor area ratio when located outside the UDA is 0.3.

The parcel is located on CR 478, there currently exists a residential home on the property, but as the office of the Applicant transitions to the property, an Agriculture use will be maintained and the "laydown" yard will be implemented and the home will become an office. This transition plan should not impact the surrounding properties in a negative way as the development will remain essentially the same, with the exception of the outdoor storage of materials. The floor area ration is not expected to increase.

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

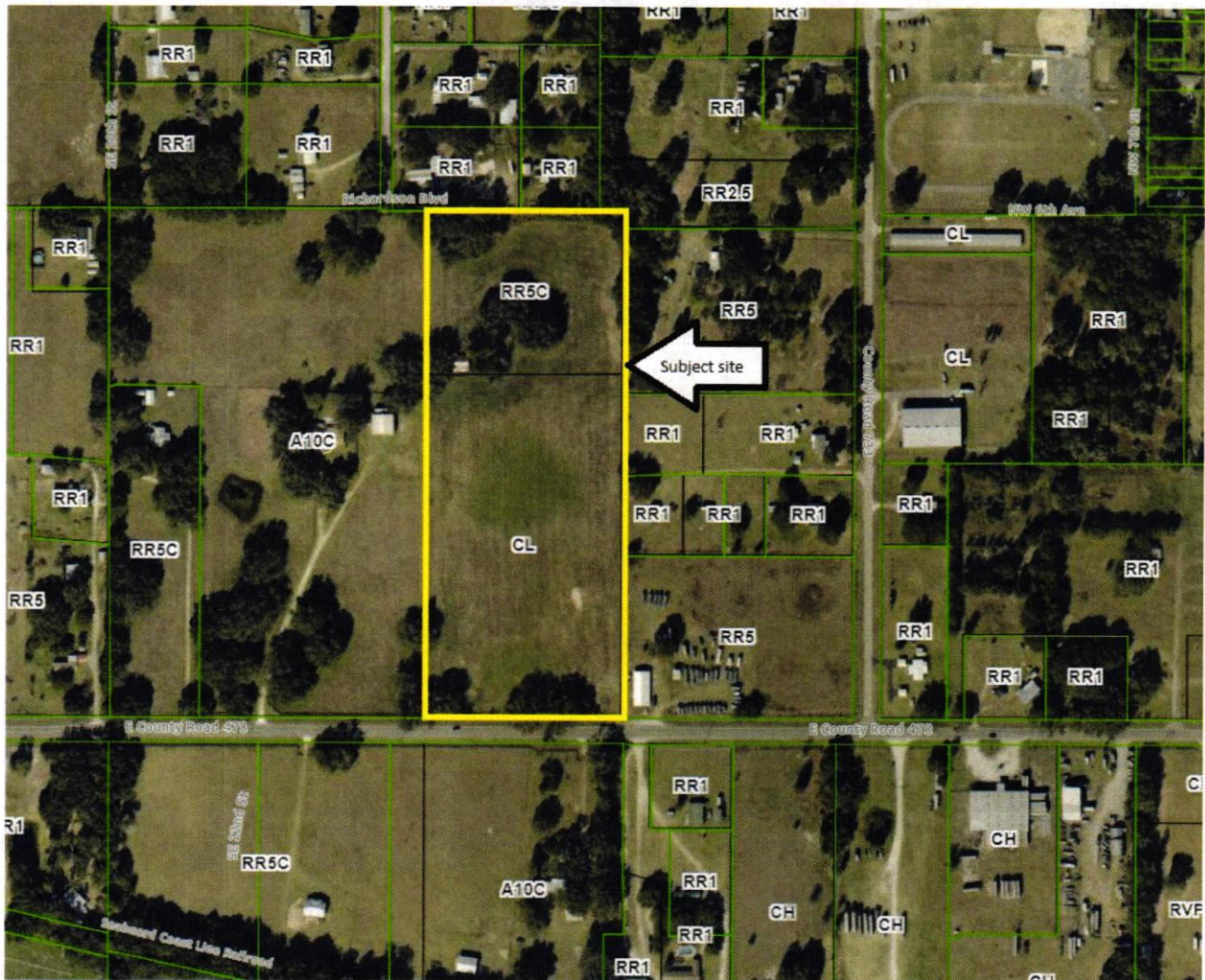
The proposed amendment does not affect the City's Capital Improvements program.

CONCLUSIONS

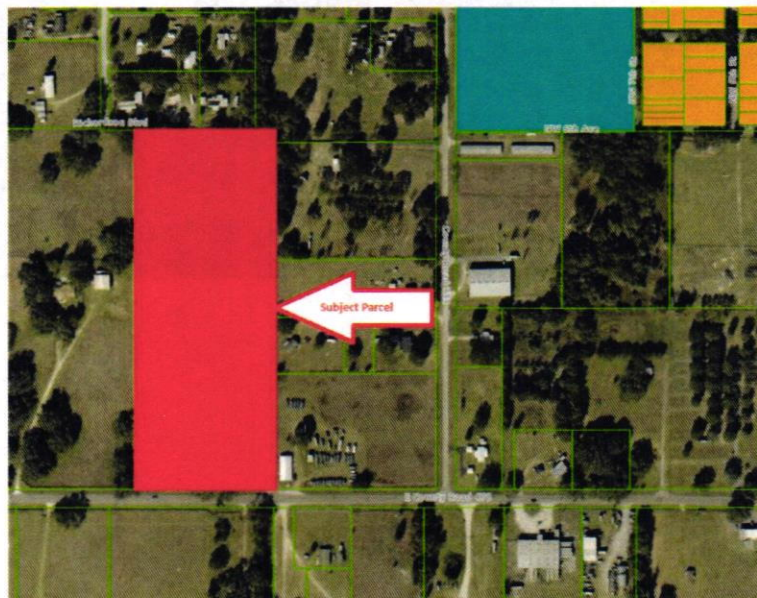
Staff deemed the application sufficient for review. Staff has found the request in compliance with the minimum requirements of the Webster County Land Development Code and Unified Comprehensive Plan and recommends approval of the petition.

Notices Sent: 13

Map 1 General Location



Future Land Use Map



Attachment
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 has an existing Future Land Use of Commercial and is within the Urban Development Boundary of the County. The property does not makeup a substantial part of the City.**
- III. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments. **The proposed amendment will not promote radial, strip, isolated, or ribbon development patterns due to the existing pattern of commercial development in the area.**
- 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 and the portion of the property that does have a Special Flood Hazard Area is intended for open space.**
- 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 land use change should have no impact on Agricultural uses as the parcel is intending to continue to produce agriculture.**
- VI. Fails to maximize use of existing public facilities and services. **The subject property will be required to connect to City when development ensues.**
- VII. Fails to maximize use of future public facilities and services. **The subject property will be required to connect to City utilities when development ensues.**
- 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 is an infill project.**
- X. Fails to encourage a functional mix of uses. **The proposed amendment will not discourage a functional mix of 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 proposed amendment should not affect agricultural areas.**
- (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 maintain the balance of land uses.**

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 14.93 ACRES (TAX PARCEL IDENTIFICATION NUMBER N36-207, AND DESCRIBED IN THIS ORDINANCE FROM THE COMMERCIAL FUTURE LAND USE DESIGNATION (COUNTY) TO THE COMMERCIAL FUTURE LAND USE DESIGNATION (WEBSTER); PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ASSIGNMENT OF THE LAND USE DESIGNATION FOR THE PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR RATIFICATION OF PRIOR ACTS OF THE CITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

And

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA PROVIDING FOR THE REZONING OF REAL PROPERTY TOTALING 14.93 ACRES, MORE OR LESS, IN SIZE (TAX PARCEL IDENTIFICATION NUMBER N36-207 WITHIN THE CITY LIMITS FROM COUNTY RR5C AND CL TO CH (HEAVY COMMERCIAL) 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.

Requested action:

SS-24-13085: Small scale comprehensive plan amendment to change the Future Land Use from Commercial (County) to Commercial (City) on 14.93 acres MOL. The property was recently annexation.

R-24-13084 : Rezone the same property from RR5C and CL (Rural Residential and Commercial Light- County) to CH (Heavy Commercial - City).

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

Planning and Zoning Board
6:00 PM, August 8, 2024

City Council – first reading
6:00 PM, August 15, 2024

City Council – second reading and final votes
6:30 P.M., September 19, 2024

The meetings will be held at the **Webster City Hall, 85 E. Central Avenue Webster, FL 33597**

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.

Published: 8/01/2024

AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

Samantha Pryor, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Sumter Sun Times, a newspaper printed and published in the City of Bushnell, County of Sumter, State of Florida, and that this affidavit is Page 1 of 2; 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:

PUBLICATION DATES:

- Aug 1, 2024

NOTICE ID: HEHH9MzNSxpsRYOPojC3

NOTICE NAME: CITY OF WEBSTER ORDINANCES

Publication Fee: \$206.78

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

(Signed) Samantha Pryor

VERIFICATION

State of Florida
County of Orange



PAMELA BAEZ
Notary Public - State of Florida

Commission # HH 186700
Expires on October 14, 2025

Subscribed in my presence and sworn to before me
on this: 08/01/2024


Notary Public

Notarized remotely online using communication technology via Proof.

ORDINANCE NO. 2024-22

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA PROVIDING FOR THE REZONING OF REAL PROPERTY TOTALING 14.93 ACRES, MORE OR LESS, IN SIZE (TAX PARCEL IDENTIFICATION NUMBER N36-207 WITHIN THE CITY LIMITS FROM COUNTY RR5C AND CL TO CH (HEAVY COMMERCIAL) 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, MidSouth Sumter LLC. mailing address: 132 Bushnell PLZ. Bushnell, FL 33513 is the owner of the property which is the subject of this Ordinance; and

WHEREAS, the real property, totaling 14.93 +/- acres in size, is located West side of CR 733, and north of E. C 478; and

WHEREAS, MidSouth Sumter, LLC. owned the subject property, in July of 2024 when a 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 Agriculture (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, as well as the recitals (whereas clauses) to this Ordinance.

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

(c). The subject property, which is 14.93 acres MOL in size, is located on the West side of CR 733, and north of E. C 478 (Tax Parcel Number N36-207). The legal description of the subject property is provided in Attachment A.

(d). Public services are not currently available to the real property which is the subject of 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 14.93 acres MOL in size, shall be rezoned from the County's RR5C (Rural Residential) and CL (Commercial Light) to the City's CH (Heavy Commercial) 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. 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 2024-21 relating to the Comprehensive amendment becomes effective..

PASSED AND ENACTED this _____ day of _____, 2024.

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

Anagalys Vigoa, Mayor

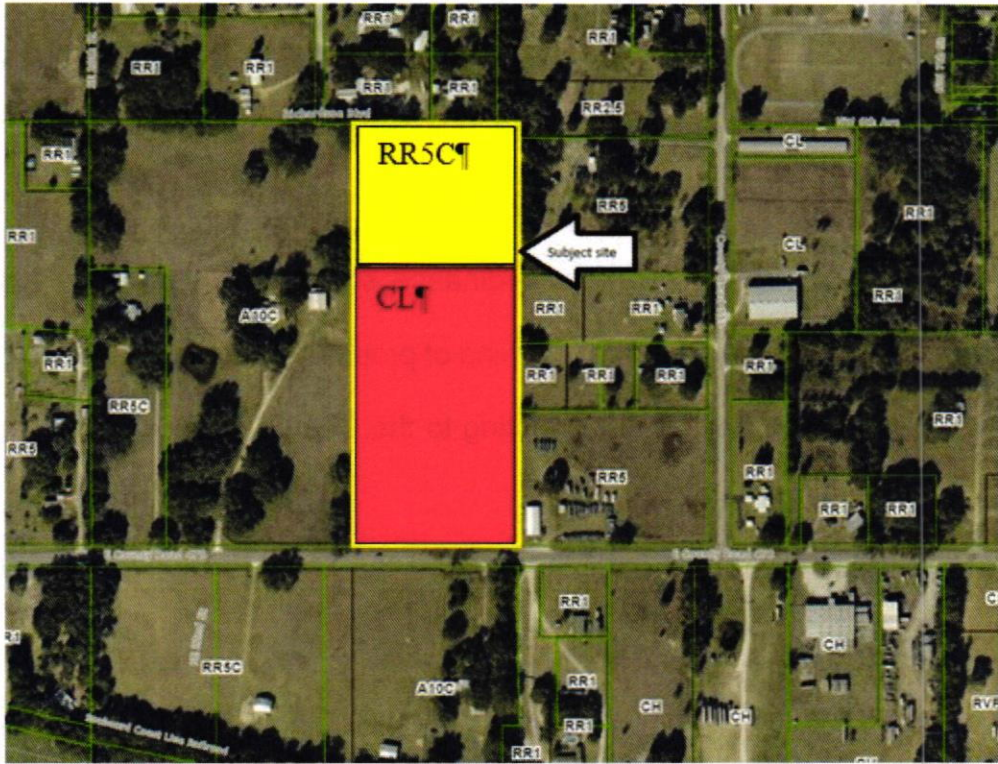
ATTEST:

Approved as to form and Legality:

**Amy Flood
City Clerk**

**William L. Colbert
City Attorney**

ATTACHMENT 1
Zoning Map



Current Zoning



**Proposed
Zoning**

ATTACHMENT 2

Legal Description

THE E 506 FT OF THE NW 1/4 OF SW 1/4 LESS R/W FOR CR 478 ACROSS THE S SIDE
THEREOF

CITY OF WEBSTER

REZONING APPLICATION

PLANNING & ZONING

AUGUST 8, 2024

CITY COUNCIL

AUGUST 15, 2024

SEPTEMBER 19, 2024

CASE NUMBER: R-24-13084

LANDOWNER: MidSouth Sumter LLC

APPLICANT: City of Webster

REQUESTED ACTION: Rezone 14.93 acres from RR5C and CL (County) to CH (Webster) concurrent with small scale amendment SS-24-13085

PARCEL NUMBER: N36-207

LEGAL DESCRIPTION: THE E 506 FT OF THE NW 1/4 OF SW 1/4 LESS R/W FOR CR 478 ACROSS THE S SIDE THEREOF

PARCEL SIZE: 14.93 acres MOL

LOCATION: West side of CR 733, and north of E. C 478 (Map 1).

GENERAL DESCRIPTION AND BACKGROUND

The subject property currently sits south and west of the City, however the parcel was annexed into the City at the final hearing on July 11, 2024. This annexation is consistent with the Joint Planning Agreement with the County. This initiative is in order to eventually accomplish a more compact and focused area of development around the cities and to conserve resources. As described the subject property was previously within the unincorporated part of the County with a split zoning of RR5C & CL (Rural Residential and Commercial Light). The parcel is also within the Urban Development Boundary of the County. This area is intended to see more intense development. The existing Future Land Use and Zoning are considered inconsistent with one another and the split zoning only exacerbates the situation. Rezoning the property to CH with the concurrent small scale land use application will render the property compliant with the Comprehensive Plan and the Land Development Code. The property is currently designated e L

This amendment will allow for the existing business to continue usage of the property as a needed for “lay down” purposes as well as allow for grazing on the land.

The subject property holds an existing home, however the Applicant who currently does business in City of Bushnell would ultimately like to move his business office to the property. The business model is that of an underground utility business. They lay pipe and various other necessary requirements for infrastructure creation. As a component of this business, they are required to store supplies in a “laydown” yard. This use requires a Commercial Land Use and Zoning. As such the applicant is requesting a General Commercial (C) Land Use category and a unified Zoning district of heavy commercial (CH). This district will allow for the office use and the laydown yard. Currently the zoning on the parcel is split which is problematic for future development. This requested action is actually bringing the parcel into greater compliance with Land Use and Zoning. The surrounding neighborhood is rural residential in nature and commercial to the east. The County’s Future Land Use is Commercial and the Applicant is continuing that with the City of Webster.

CASE SUMMARY

The rezoning will add the property to the City’s Zoning Map with a CH zoning designation. The CH zoning assignment will allow for the operation of the existing business to be able to relocate into the City of Webster as well as the continued operation of agricultural production.

CASE ANALYSIS:

The request is to adopt City zoning as the property has already been annexed. This application is concurrent with small scale land use amendment SS-24-13085 which seeks a to retain the Commercial Future Land Use assignment

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:

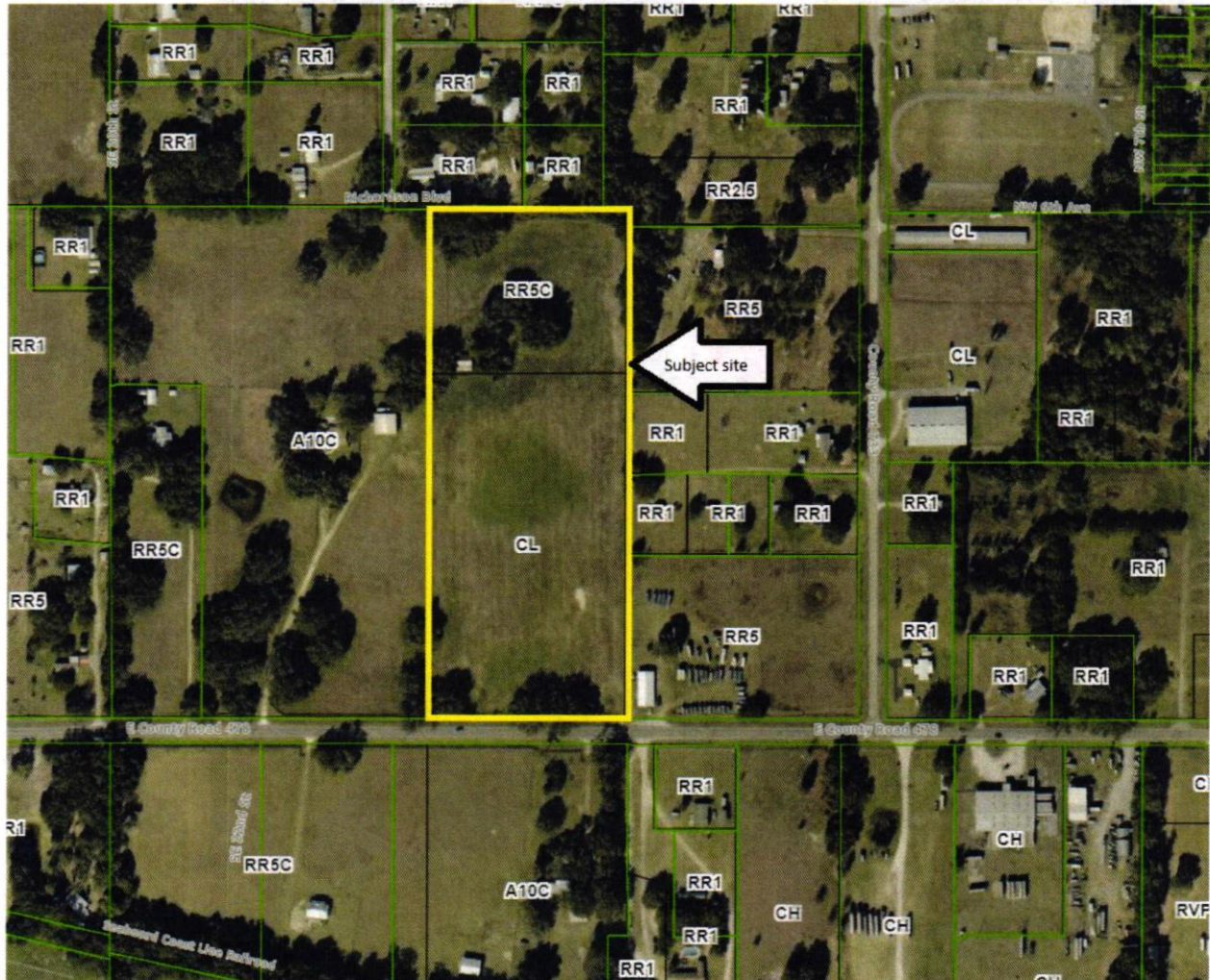
- a) Change of conditions, or absence of changed conditions.
The property has been annexed into Webster.
- b) Community need, or lack of community need.
The requested rezoning will allow the business to locate into the City of Webster consistent with the pattern of development to the East..
- c) Benefits to the community.
The rezoning will benefit the community by allowing the property owner to take advantage of an existing future land use designation. .
- d) The rights of private property owners.
This rezoning will provide consistency between the future land use and the zoning district that was not previously there. .

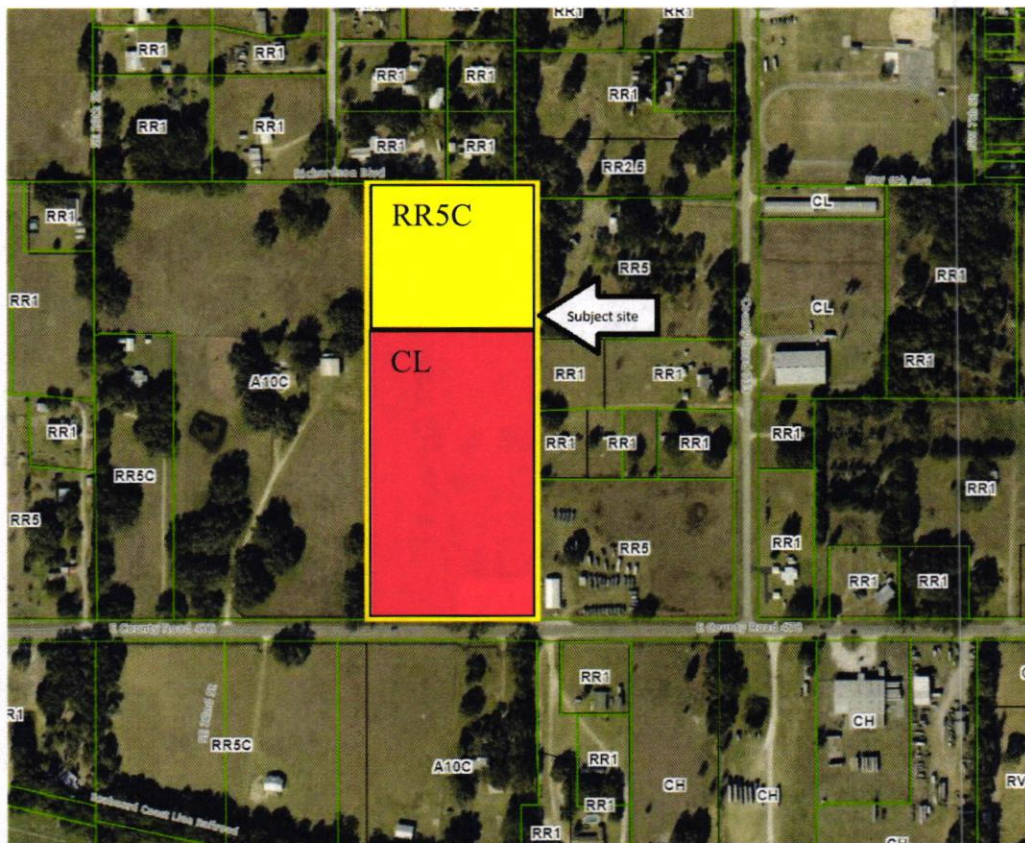
CONCLUSIONS

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 contingent upon approval of future land use amendment SS-24-13085.

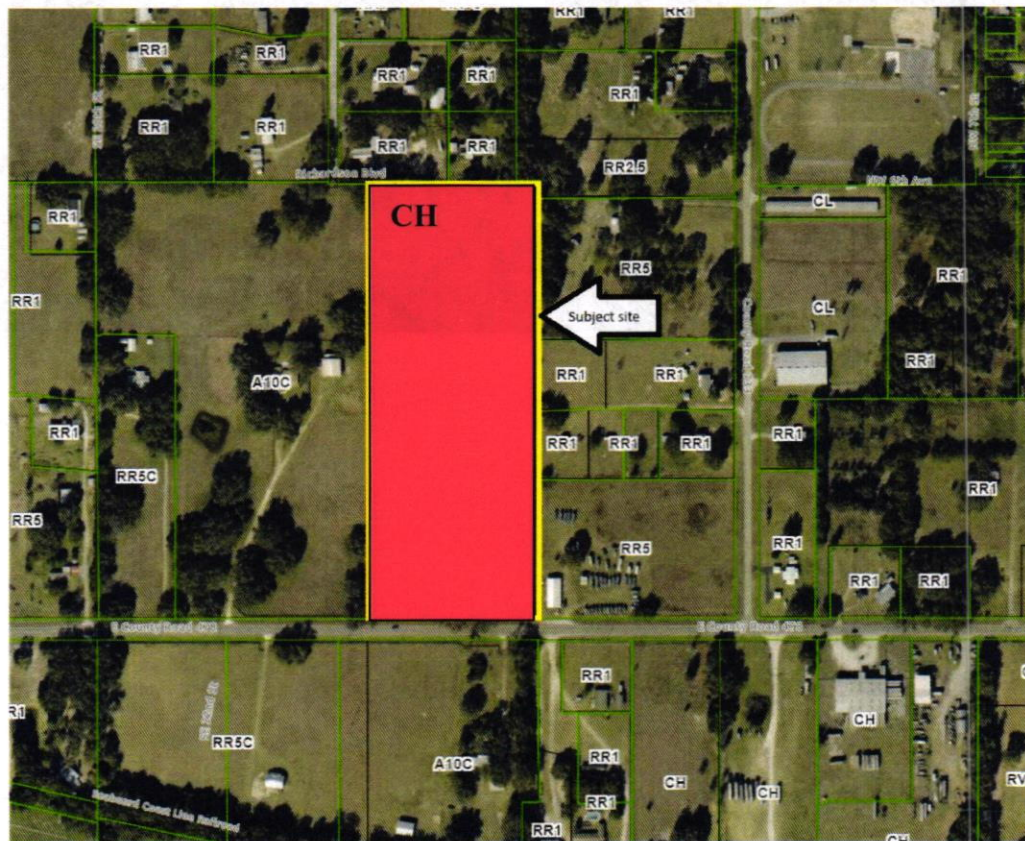
Notices Sent: 23

**Map 1
General Location**





Current Zoning



Proposed Zoning

**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 14.93 ACRES (TAX PARCEL IDENTIFICATION NUMBER N36-207, AND DESCRIBED IN THIS ORDINANCE FROM THE COMMERCIAL FUTURE LAND USE DESIGNATION (COUNTY) TO THE COMMERCIAL FUTURE LAND USE DESIGNATION (WEBSTER); PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ASSIGNMENT OF THE LAND USE DESIGNATION FOR THE PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR RATIFICATION OF PRIOR ACTS OF THE CITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

And

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA PROVIDING FOR THE REZONING OF REAL PROPERTY TOTALING 14.93 ACRES, MORE OR LESS, IN SIZE (TAX PARCEL IDENTIFICATION NUMBER N36-207 WITHIN THE CITY LIMITS FROM COUNTY RR5C AND CL TO CH (HEAVY COMMERCIAL) 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.

Requested action:

SS-24-13085: Small scale comprehensive plan amendment to change the Future Land Use from Commercial (County) to Commercial (City) on 14.93 acres MOL. The property was recently annexation.

R-24-13084 : Rezone the same property from RR5C and CL (Rural Residential and Commercial Light- County) to CH (Heavy Commercial - City).

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

Planning and Zoning Board
6:00 PM, August 8, 2024

City Council – first reading
6:00 PM, August 15, 2024

City Council – second reading and final votes
6:30 P.M., September 19, 2024

The meetings will be held at the **Webster City Hall, 85 E. Central Avenue Webster, FL 33597**

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.

Published: 8/01/2024

AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

Samantha Pryor, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Sumter Sun Times, a newspaper printed and published in the City of Bushnell, County of Sumter, State of Florida, and that this affidavit is Page 1 of 2; 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:

PUBLICATION DATES:

- Aug 1, 2024

NOTICE ID: HEHH9MzNSxpsRYOPojC3

NOTICE NAME: CITY OF WEBSTER ORDINANCES

Publication Fee: \$206.78

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

(Signed) Samantha Pryor

VERIFICATION


State of Florida
County of Orange



PAMELA BAEZ
Notary Public - State of Florida

Commission # HH 186700
Expires on October 14, 2025

Subscribed in my presence and sworn to before me
on this: 08/01/2024



Notary Public

Notarized remotely online using communication technology via Proof.