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AGENDA
CITY OF WEBSTER
Regular Council Meeting
Webster City Hall, 85 E. Central Avenue
October 16, 2025 - 6:00 P.M.

I. CALL TO ORDER

Pledge of Allegiance, Invocation
Roll Call and Determination of Quorum

Note. All public comments 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 – September 18, 2025
M_____S_____ Roll Call Vote for Approval

Final Budget Hearing – September 25, 2025
M_____S_____ Roll Call Vote for Approval

III. CONSENT AGENDA

Amended Utility Service Area Agreement with City of Center Hill

Solid Waste Contract Renewal – Waste Connections

FlaWARN Agreement

Resolution 2024-14 – Surplus Equipment and Motor Vehicles

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 and Final Reading of Ordinance 2025-35-Land Development Code Update

M_____S_____ Roll Call Vote to Read by Title

M_____S_____ Roll Call Vote for Approval

VII. NEW BUSINESS

Code Compliance-Shadae Solomon
Code Compliance-Solomon Investment Properties

VIII. CITY ATTORNEY'S REPORT AND REQUESTS

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

X. STAFF REPORTS

Sheriff's Office

Planning and Development Services

City Manager

XI. ADJOURNMENT

M_____S_____-Roll Call Vote

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



MINUTES

CITY OF WEBSTER

City Hall, 85 E Central Avenue

September 18, 2025

Council Meeting

6:00 P.M.

I. CALL TO ORDER

Pledge of Allegiance, Invocation and moment of silence for September 11th.

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

We have a quorum.

II. APPROVAL OF THE MINUTES

Councilmember Cherry made a motion for approval of the Council Meeting minutes for August 21, 2025, seconded by Councilmember Solomon.

Vote was as follows:

Councilmember Cherry-Yes

Councilmember Solomon-Yes

Councilmember Ramirez-Yes

Mayor Pro-Tem Dorsey-Yes

Mayor Vigoa-Yes

Motion passed 5-0

III. CONSENT AGENDA

Mayor Ana Vigoa presented City Manager Deanna Naugler with her 10-year service pin.

Councilmember Cherry made a motion to approve Resolution 2025-12-Submission of FRDAP Application-Harris Park, seconded by Councilmember Solomon.

City Manager Naugler apprised the council that the city submitted applications last year for both parks, however with the budget there was no funding for the grants. The cycle has reopened.

Vote was as follows:

Councilmember Cherry-Yes

Councilmember Solomon-Yes

Councilmember Ramirez-Yes

Mayor Pro-Tem Dorsey-Yes

Mayor Vigoa-Yes

Motion passed 5-0

Councilmember Cherry made a motion to approve Resolution 2025-13-Submission of FRDAP Application-Hewitt Park, seconded by Councilmember Solomon.

Vote was as follows:

Councilmember Cherry-Yes

Councilmember Solomon-Yes

Councilmember Ramirez-Yes

Mayor Pro-Tem Dorsey-Yes

Mayor Vigoa-Yes

Motion passed 5-0

IV. CITIZENS FORUM

Citizen Sandra McClanahan asked about the status of the pond next to the Post Office, property for master lift station, the status of Walton property, Armstrong property, Florida 1 Holdings, North Farm, RRR Town Center, and Webster Project. City Manager Naugler and County Planner Jared Oberholtzer addressed the questions.

V. CORRESPONDENCE TO NOTE

Mayor Pro-Tem Dorsey asked for a list of closed code compliance.

VI. PUBLIC HEARINGS

The first reading of Ordinance 2025-35, Land Development Code Update. Mayor Pro-Tem Dorsey motioned to read by title only, seconded by Councilmember Solomon.

Vote was as follows:

Councilmember Cherry-Yes

Councilmember Solomon-Yes

Councilmember Ramirez-Yes

Mayor Pro-Tem Dorsey-Yes

Mayor Vigoa-Yes

Motion passed 5-0

City Clerk Amy Flood read the ordinance by title only.

Mayor Pro-Tem Dorsey made a motion to approve Ordinance 2025-35, seconded by Councilmember Solomon.

County Planner Jared Oberholtzer introduced to the council Gabriela Castro from Inspire Placemaking Collective. Ms. Castro apprised the board about the Land Development Code Update.

Vote was as follows:

Councilmember Cherry-Yes

Councilmember Solomon-Yes

Councilmember Ramirez-Yes

Mayor Pro-Tem Dorsey-Yes

Mayor Vigoa-Yes

Motion passed 5-0

VII. NEW BUSINESS

Code Compliance-Shadae Solomon. Councilmember Solomon stepped down from the dais to address the council as a citizen on her code compliance. Mayor Pro-Tem Dorsey made a motion to table the code compliance for further investigation, seconded by Mayor Vigoa.

Vote was as follows:

Councilmember Cherry-Yes

Councilmember Ramirez-Yes

Mayor Pro-Tem Dorsey-Yes

Mayor Vigoa-Yes

Motion passed 4-0

Code Compliance-Solomon Investment Properties. Mayor Pro-Tem Dorsey made a motion to table the code compliance for further investigation, seconded by Mayor Vigoa.

Vote was as follows:

Councilmember Cherry-Yes

Councilmember Solomon-Yes

Councilmember Ramirez-Yes

Mayor Pro-Tem Dorsey-Yes

Mayor Vigoa-Yes

Motion passed 5-0

Regional Wastewater Property Offer-City Manager Naugler apprised the board of the advice of Hogan Law Firm to submit an official letter to make an offer on the property. The offer would be \$2,475,000.00, with no incentives. Mayor Pro-Tem Dorsey made a motion to approve the offer, seconded by Mayor Vigoa.

Vote was as follows:

Councilmember Cherry-Yes

Councilmember Solomon-Yes

Councilmember Ramirez-Yes

Mayor Pro-Tem Dorsey-Yes
Mayor Vigoa-Yes
Motion passed 5-0

VIII. CITY ATTORNEY'S REPORT AND REQUESTS

Attorney Hand apprised the council that the ordinance for solid waste does not allow price reduction for the Sumter County Farmer's Market. Mayor Vigoa stated that the city wanted to keep a good relationship with the market.

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

Mayor Pro-Tem Dorsey made a proposal to rename SW 1st Street to Bobby Yost Road. Mayor Pro-Tem Dorsey asked why 3rd Street did not get hooked up to the gravity sewer line. Mayor Pro-Tem Dorsey told Lt. Cassidy that there is still speeding on 730.

X. STAFF REPORTS

City Manager Naugler addressed Mayor Pro-Tem Dorsey's question about 3rd Street, she stated the county ran out of money for the project. Originally there were going to be more not connected but the county had additional money to do the biggest runs. City Manager Naugler stated that 3rd Street will be a high priority to finish the gravity feed project.

City Manager Naugler introduced the new Public Works Manager, Dylan Galbreath.

City Manager Naugler addressed the council about the accounts of seasonal customers. The customer wants to close their account to avoid paying the basic fee for maintaining the waterline and open it when they come back. They can turn off charges for garbage service if the city picks up the can while they are gone. Mayor Vigoa motioned for approval of customers paying the basic fee and not closing the account, seconded by Mayor Pro-Tem Dorsey.

Vote was as follows:

Councilmember Cherry-Yes
Councilmember Solomon-Yes
Councilmember Ramirez-Yes
Mayor Pro-Tem Dorsey-Yes
Mayor Vigoa-Yes
Motion passed 5-0

XI. ADJOURNMENT

Mayor Pro-Tem Dorsey motioned for adjournment, seconded by Councilmember Solomon.

Vote was as follows:

Councilmember Cherry-Yes
Councilmember Solomon-Yes
Councilmember Ramirez-Yes

Mayor Pro-Tem Dorsey-Yes
Mayor Vigoa-Yes
Motion passed 5-0

Meeting adjourned at 7:08 P.M.

Deanna Naugler, City Manager

Attest:

Ginger Howard, HR/Finance Manager



MINUTES

CITY OF WEBSTER

City Hall, 85 E Central Avenue

September 25, 2025

Final Budget Public Hearing

5:30 P.M.

I. CALL TO ORDER

Pledge of Allegiance and Invocation.

Mayor Pro-Tem Dorsey called the council meeting to order at 5:30 p.m. Present were Mayor Pro-Tem Dorsey, Councilmember Cherry, Councilmember Ramirez, and Councilmember Solomon. Mayor Vigoa was absent due to an illness.

We have a quorum.

II. APPROVAL OF THE MINUTES

Councilmember Cherry made a motion for approval of the minutes of the tentative budget hearing for September 4, 2025, seconded by Councilmember Solomon.

Vote was as follows:

Councilmember Cherry-Yes

Councilmember Ramirez - Yes

Councilmember Solomon-Yes

Mayor Pro-Tem Dorsey-Yes

Motion passed 4-0

III. CITIZENS FORUM

VI. PUBLIC HEARINGS

Councilmember Cherry made a motion for approval of Resolution 2025- 09 Amendment to the City of Webster's 2024-2025 Annual Operating Budget, seconded by Councilmember Solomon.

Vote was as follows:

Councilmember Cherry-Yes

Councilmember Ramirez-Yes

Councilmember Solomon-Yes

Mayor Pro-Tem Dorsey-Yes

Motion passed 4-0

Councilmember Cherry made a motion for the Approval of Resolution 2025-10 – Establishing the Millage Rate to be Levied for Fiscal Year 2025-2026, seconded by Councilmember Solomon.

Vote was as follows:

Councilmember Cherry-Yes

Councilmember Ramirez-Yes

Councilmember Solomon-Yes

Mayor Pro-Tem Dorsey-Yes

Motion passed 4-0

Councilmember Cherry made a motion for the Approval of Resolution 2025-11 – Adopting the city of Webster's Annual Operating Budget for Fiscal Year 2025-2026, seconded by Councilmember Solomon.

Vote was as follows:

Councilmember Cherry-Yes

Councilmember Ramirez-Yes

Councilmember Solomon-Yes

Mayor Pro-Tem Dorsey-Yes

Motion passed 4-0

XI. ADJOURNMENT

Councilmember Solomon motioned for adjournment, seconded by Mayor Pro-Tem Dorsey.

Vote was as follows:

Councilmember Cherry-Yes

Councilmember Ramirez-Yes

Councilmember Solomon-Yes

Mayor Pro-Tem Dorsey-Yes

Motion passed 4-0

Meeting adjourned at 5:40 P.M.

Deanna Naugler, City Manager

Attest:

Ginger Howard, HR/Finance Manager

**AMENDED INTERLOCAL SERVICE BOUNDARY AGREEMENT BETWEEN
THE CITY OF CENTER HILL AND THE CITY OF WEBSTER**

This Amended Interlocal Service Boundary hereinafter the "Agreement" is made and entered into this _____ day of October, 2025, by and between the City of Center Hill hereinafter "Center Hill"), and the City of Webster • (hereinafter "Webster").

WHEREAS, Center Hill and Webster possess Municipal Home Rule Powers pursuant to Article VIII, Section 2 (b), Florida Constitution and Section 166.021, Florida Statutes; and,

WHEREAS, the Florida Interlocal Cooperation Act of 1969, Section 163.01, Florida Statutes, encourages and empowers local governments to cooperate with one another on matters of mutual interest and advantage, and provides for Interlocal agreements between local governments on matters such as annexation and joint planning; and,

WHEREAS, the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Part II, Florida Statutes, requires that counties and cities include in their respective planning efforts intergovernmental coordination and particularly, mechanisms for identifying and implementing joint planning areas; and,

WHEREAS, Chapter 180, Florida Statutes, provides municipalities with the power to extend utilities outside of municipal limits; and,

WHEREAS, both Center Hill and Webster have extended water and wastewater into unincorporated areas of the county; and,

WHEREAS, the State Comprehensive Plan requires local governments to protect the substantial investment in public facilities that already exist and to plan for and finance new facilities in a timely, orderly, and efficient manner; and,

WHEREAS, Center Hill and Webster find that the benefits of intergovernmental communications and coordination will accrue to both Parties.

NOW, THEREFORE, in consideration of the mutual covenants set forth in this Agreement, the receipt and sufficiency of which are hereby acknowledged, Center Hill and Webster agree as follows:

1. **Incorporation of Preamble.** The Preamble above is true and correct and incorporated into this Agreement as if fully set forth herein.
2. **Termination of Agreement.** Center Hill or Webster may terminate this Agreement at anytime upon delivery of a notice of termination to the other Party at least 180 days prior to the proposed date of termination. A party delivering such a notice of termination as aforesaid may, in such Party's sole discretion, revoke such notice of termination at any time prior to the termination date.

3. Utility Service Areas (USA).

- a) The Webster Utility Service Area (WUSA) is the area within which Webster provides water, wastewater, and reclaimed water services, consistent with Chapter 180, Florida Statutes, as indicated on Attachment A in the green shaded area.
- b) The Center Hill Utility Service Area (CHUSA) is the area within which Center Hill provides water, wastewater, and reclaimed water services, consistent with Chapter 180, Florida Statutes, as indicated on Attachment A in the blue shaded area.

4. Right of First Refusal.

- a) The Parties agree that retail customers and new development within their respective USA's, which require central water and/or sewer services, shall be required to connect, if available, to the respective City's water and/or sewer system.
- b) Within its respective USA, each city has first right of refusal to provide water wastewater, and reclaimed water services to a project.
- c) If the city in whose USA the project is located cannot serve that project, the adjacent USA nearest to the project has the first right of refusal.
- d) If no City can serve the project, the developer may construct a system approved by the city in whose USA they are located; and if agreed upon by the city and developer, turn the system over to that city.

5. Portion of Property in USA.

- a) If at least 50% of the area of a property or combined contiguous properties under the same ownership or control, is within the Webster USA, then the property shall be treated as if it were all within the USA for purposes of this agreement. If at least 50% of the area of a property or combined contiguous properties under the same ownership or control is within the Center Hill USA, then the property shall be treated as if it were all within the USA for purposes of this Agreement.
 - b) If less than 50% of the area of property or combined contiguous properties under the same ownership is within the Webster USA, then it shall be outside of the USA for purposes of this Agreement. If less than 50% if the area of property or combined contiguous properties under the same ownership is within the Center Hill USA, then is shall be outside of the USA for purposes of this Agreement.
- 6. Webster will not provide service in the CHUSA unless Center Hill and Webster agree in writing to such service or under the provisions of this agreement.
 - 7. Center Hill will not provide service in WUSA unless Webster and Center Hill agree in writing to such service or under the provisions of this agreement.
 - 8. **Dispute Resolution.** Webster and Center Hill agree to resolve any dispute related to the interpretation or performance of this Agreement in the manner described in this section. Either Party may initiate the dispute resolution process by providing written notice to the other Party. Initiation of the dispute resolution process shall operate as a stay of the action which is the subject of the dispute.

Notwithstanding the foregoing, in the event that either Party determines in its sole discretion and good faith that it is necessary to file a lawsuit or other formal challenge in order to meet a jurisdictional time deadline, to obtain a temporary injunction, or otherwise to preserve a legal or equitable right related to this Agreement, such lawsuit or challenge may be filed, but upon the filing and any other act necessary to preserve the legal or equitable right or to obtain the temporary injunction, the Parties shall thereafter promptly file a joint motion with the reviewing court or administrative law

judge requesting that the case be abated in order to afford herein. If the abatement is granted, the Parties shall revert to and pursue the dispute resolution procedures set forth herein.

- a) Within ten (10) days of the abatement order, the allegedly aggrieved party shall then effect the transmittal of a notice of conflict, in the form of a certified letter, to all governmental bodies involved in the dispute at issue. Upon receipt of the notice, which shall specify the areas of disagreement, the Parties agree to conduct a conflict assessment meeting at a reasonable time and place, as mutually agreed upon, within thirty (3) days of receipt of the notice of conflict.
- b) If discussions between the Parties at the conflict resolution meeting fail to resolve the dispute, within forty (40) days of the receipt of the notice described in subparagraph a, above, the Parties shall conduct mediation on the presence of a neutral third party mediator. If the Parties are unable to agree upon a mediator, the County shall request appointment of a mediator by the Chief Judge of the Circuit Court in and for Sumter County, Florida. The mediation contemplated by this Section is intended to be informal and non-adversarial processes with the objective of helping the parties reach a mutually acceptable and voluntary agreement. The decision-making shall rest solely with the Parties. The mediator shall assist the Parties in identifying issues, fostering joint problem-solving and exploring settlement alternatives.
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- c) If the Parties are unable to reach a mediated settlement, within fifty (50) days of the receipt of the initial notice of conflict, the parties shall hold a joint intergovernmental meeting. If the joint intergovernmental meeting does not successfully resolve the issues identified in the notice of conflict the entities participating in the dispute resolution procedures described herein may avail themselves of any otherwise available rights, including the suspension of abatement of existing actions.

d) The Parties agree that this dispute resolution procedure satisfies the requirements of Chapter 164, Florida Statutes.

10. **Noticing.** All notices, consents, approvals, waivers, and elections that any Party requests or gives under this Agreement will be in writing and shall be given only by hand delivery for which a receipt is obtained, or certified mail, prepaid with confirmation of delivery requested. Notices will be delivered or mailed to the addresses set forth below or as either Party may otherwise designate in writing.

If to Webster:

City of
Webster
Attn: City
Manager 85
E Central
Ave.
Webster, FL 33597

If to Center Hill:

City of
Center Hill
Attn: City
Clerk
PO Box 649
Center Hill, FL 33514

Notices, consents, approvals, waivers, and elections will be deemed given when received by the Party for who intended.

11. **Sole Benefit.** This Agreement is solely for the benefit of Center Hill and Webster, and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party. Nothing in this Agreement, either expressed or implied, is intended or shall be construed to confer upon or give any person, corporation or governmental entity other than the Parties any right, any person, corporation or governmental entity other than the Parties any right, remedy or claim under or by reason of this Agreement or any provisions or conditions herein contained shall inure to

the sole benefit of and shall be binding upon the Parties and their respective representatives, successors and assigns.

12. Authority. The County and City each represent and warrant to the other its respective authority to enter into this Agreement, acknowledge the validity and enforceability of this Agreement. The County and City hereby represents warrants and covenants this Agreement constitutes a legal, valid and binding contract enforceable by the Parties in accordance with its terms, and that the enforceability hereof is not subject to any impairment by the applicability of any public policy or police powers.

13. Enforcement. This Agreement shall be enforceable by the Parties hereto by whatever remedies are available in law or equity, including but not limited to injunctive relief and specific performance.

14. Defense. If this Agreement or any portion hereof is challenged by any judicial, administrative, or appellate proceeding (each Party hereby covenanting with the other Party not to initiate or acquiesce to such challenge or not to appeal ant decision invalidating any portion of this Agreement), the Parties collectively and individually agree, at their individual sole cost and expense, to defend in good faith its validity through to a final judicial determination, unless both Parties mutually agree in writing not to defend such challenge or not to appeal any decision invalidating any portion of this Agreement.

15. Periodic Review. Each month, during the term of this Agreement, the City Manager or City's designee and County Administrator shall meet to discuss and resolve any issues or concerns related to this Agreement.

16. Amendments. Amendments may be proffered by either Party at any time. Proposed amendments shall be in writing and must be approved by a majority of the governing boards of each Party or shall be considered not adopted.

17. Supremacy. The Parties agree and covenant, having given and received valuable consideration for the promises and commitments made herein, it is their desire, intent and firm agreement to be bound by and observe the terms of this Agreement wherever such terms are more stringent than those

subsequently enacted by the Legislature. Should the terms of this Agreement conflict with previous agreements between the Parties, the terms of this Agreement shall control.

18. Entire Understanding. Except as otherwise set forth herein, this Agreement embodies and constitutes the entire understanding of the Parties with respect to the subject matters addressed herein, and all prior agreements, understandings, representations and statements, oral or written, are superseded by this Agreement.

19. Governing Law and Venue. The laws of the State of Florida shall govern this Agreement, and venue for any action to enforce the provisions of this Agreement shall only be in the Circuit Court in and for Sumter County, Florida. Federal Jurisdiction and venue, if applicable shall only be in the Middle District of Florida, Tampa Division. If circumstances arise which cause a conflict between this paragraphs and paragraph 7 ("Dispute Resolution") paragraphs 7 shall control.

20. Severability. Any term or provision of this Agreement that is invalid or unenforceability of the remaining terms and provision hereof or the validity or enforceability of the offending term or provision in any other situation or in any other jurisdiction.

IN WITNESS WHEREOF, Each of the undersigned has executed this Agreement on behalf of the respective party set forth below, pursuant to the authority granted to each of the undersigned in the resolution by which each party approved and adopted this Agreement.

**CITY COUNCIL OF THE CITY OF
CENTER HILL, FLORIDA**

Ginger Howard, Mayor

ATTEST:

**Diane Lamb,
City Clerk**

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

Anagalys Vigoa, Mayor

ATTEST:

**Deanna Naugler,
City Manager**

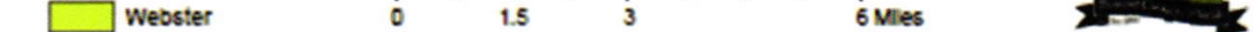


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CITY OF WEBSTER/ WASTE CONNECTIONS OF FLORIDA, INC.
SOLID WASTE FRANCHISE AGREEMENT

THIS AGREEMENT made and entered into on this 16th day of October, 2025, by and between the City of Webster, hereinafter referred to as "City", and Waste Connections of Florida, Inc., hereinafter referred to as "Contractor".

WITNESSETH:

WHEREAS, the City is desirous of securing the services of the Contractor to operate a waste hauling service for the City; and

WHEREAS, the Contractor desires to provide the operation of a waste hauling service for the City;

NOW, THEREFORE, FOR AND IN CONSIDERATION of the respective covenants herein contained, the parties agree as follows:

Section 1. - COMMENCEMENT OF WORK

The refuse collection work provided for in this Agreement shall commence December 1, 2025.

Section 2 - TERM

The term of the Agreement shall be for an initial 3-year period beginning December 1, 2025, and terminating November 30, 2028. This Agreement may be renewed by mutual agreement of the parties for 2 additional 2-year extensions.

Section 3 - DEFINITIONS

3.1 Biohazardous Waste. Means any solid waste or liquid waste, which is defined as Biohazardous pursuant to Chapter 17-7, *Florida Administrative Code*.

3.2 Bulk Waste. Means stoves, refrigerators, water tanks, washing machines, furniture, and other waste materials other than Construction and Demolition Debris or Hazardous Waste with weights or volumes greater than those allowed for Garbage Receptacles.

3.3 Commercial Service. Means the Garbage and Trash service provided to business establishments, City owned property, churches, schools, Multiple Dwelling Units, office buildings, industrial facilities and other commercial establishments.

3.4 Commercial Trash. Means any and all accumulations of paper, rags, excelsior or other packing materials, wood, paper or cardboard boxes or containers, sweepings, and any other accumulation not included under the definition of Garbage, generated by the operation of stores, offices, other business places and non-residential property.

- 3.5 Construction and Demolition Debris. Means materials defined as such from time to time by the Department and Chapter 17-7, *Florida Administrative Code*.
- 3.6 Agreement. Means this Agreement and the attached Exhibits.
- 3.7 City. Means the City of Webster, Florida.
- 3.8 Contractor. Means Waste Connections of Florida, Inc.
- 3.9 End-User. Means each and every residence, business, or other entity billed as an account within the City under this Agreement.
- 3.10 Department. Means the Florida Department of Environmental Regulation.
- 3.11 Disposal Costs. Means the "tipping fees" or other costs charged to the Contractor for disposal of refuse.
- 3.12 Garbage. Means all kitchen and table food waste and/or animal or vegetative waste that is attendant with or results from the storage, preparation, cooking, or handling of food materials; and any bottles, cans or other containers, utilized in normal household use, which due to their ability to retain water, may serve a breeding place for mosquitoes and other insects.
- 3.13 Garbage Receptacle. Means a Contractor owned and provided 95-gallon rollout cart, or such other receptacle approved by the City and the Contractor.
- 3.14 Garden and Yard Trash. Means vegetative matter resulting from residential yard and landscaping maintenance and shall include materials such as tree and shrub trimmings, grass clippings, palm fronds, or small tree branches.
- 3.15 Hazardous Waste. Means any solid waste, (even though it may be part of a delivered load of waste) which:
- (a). Is required to be accompanied by a written manifest or shipping document describing the waste as "Hazardous Waste", pursuant to any state or federal law, including, but not limited to, the Resource Conservation and Recovery Act, 42 *United States Code*, 7901, et seq. as amended and the regulations promulgated there under; or
 - (b). Contains polychlorinated biphenyls or any other substance the storage, treatment or disposal of which is subject to regulation under the Toxic Substances Control Act, 15 *United States Code* 2601, et seq. as amended and the regulations promulgated there under; or
 - (c). Contains a "reportable quantity" of one or more "Hazardous Substances", as defined in the Comprehensive Environmental Response, Compensation and Liability Act, 42 *United States Code*, 9601, et seq. as amended and regulations

promulgated there under or as defined under Rule 17-7.020(24), *Florida Administrative Code*, and other laws and regulations of a similar nature; or

(d). Contains a radioactive material the storage or disposal of which is subject to state or federal regulation.

3.16 Household Trash. Means accumulations of paper, magazines, packaging, containers, sweepings, and all other accumulations of a nature other than Garbage or Garden and Yard Trash, which are usual to housekeeping and to the operation of residences. Special Waste, furniture, White Goods, and construction material is not Household Trash.

3.17 Landfill. Means any solid waste land disposal area for which a permit, other than a general permit, is required by Section 403.707, *Florida Statutes*, that receives solid waste for disposal in or upon land other than a land-spreading site, injection well, or a surface impoundment.

3.18 Mechanical Container. Means any detachable metal container designed or intended to be mechanically dumped into a loader/packer type of Garbage truck used by the Contractor.

3.19 Multiple Dwelling Units. Means any building containing 2 or more permanent living units, not including motels and hotels, which are serviced by mechanical Container(s).

3.20 Recyclable Materials. Means any newspaper and steel, plastic and aluminum containers and other commercially viable recyclables as designated by Contractor that are generated within the Service Area.

3.21 Refuse. Means Garbage, Commercial Trash and Household Trash. Construction and Demolition Debris, Garden and Yard Trash. Hazardous Waste, Biohazardous Waste, Special Waste and Recyclable Materials are excluded.

3.23 Residential Service. Means the Refuse collection service provided to persons occupying dwelling units within the designated area who are not receiving commercial service.

3.24 Service Area. Means the City limits of Webster.

3.25 Special Waste. Means large accumulations of Refuse or Bulky Waste not accumulated within the normal scope of household or business activities.

3.26 White Goods. Means inoperative and discarded refrigerators, ranges, water heaters, freezers, small air conditioning units, and other similar domestic and commercial large appliances.

Section 4 - GRANT OF RIGHT; GENERAL CONDITIONS

4.1 Exclusive Right. The Contractor shall provide Refuse collection services within the Service Area. The Contractor shall have and is hereby granted the exclusive right to provide residential and commercial Refuse collection services in the Service Area in accordance with the terms hereof. In furtherance of such grant, City shall take any and all actions, which may be necessary or desirable to enforce the grant of such exclusive right to Contractor in the discretion of the City; provided, however, that the City shall have the right to grant the exclusive right to provide residential single stream recycling, once per week collection, in a contractor provided 18-gallon bin by providing a written 30-days notice to Contractor. Contractor may independently enforce the exclusivity provisions of the Agreement against third-party violators, including, but not limited to, seeking injunctive relief and/or damages, and the City shall use good-faith efforts to cooperate in such enforcement actions brought by Contractor. The City shall use its best efforts to adopt ordinances, rules or regulations that have the effect of requiring third parties, including, without limitation, customers, to comply with the provisions of the Agreement, including, without limitation, the exclusive service rights granted to Contractor pursuant to the Agreement.

4.2 Independent Contractor. The Contractor shall be an independent contractor and shall provide, at his own expense, all labor, insurance, supervision, machinery and equipment, plant building, trucks and any other tools, equipment, accessories and things necessary to provide the service required herein.

4.3 Spillage. The Contractor shall not litter or cause any spillage to occur upon the premises or the rights-of-way wherein the collection shall occur.

Section 5 - RESIDENTIAL COLLECTION SERVICE

5.1 Duties. The Contractor shall collect and dispose of all refuse from single-family homes, Multiple Dwelling Units and mobile homes in the Service Area. Rates shall be as established in Exhibit "A".

5.2 Frequency of Collection. The Contractor shall collect Refuse from places of residence within the Service Area one time per week for Garbage, and household trash.

5.3 Point of Pickup. Collection of residential Refuse by the Contractor shall be at curbside or other such locations as will provide ready accessibility to Contractor's collection crew and vehicle. Those residents that qualify as disabled and approved by the City shall receive rear door service for garbage at no additional cost.

5.4 Method of Set Out. Garbage and household trash shall be placed only in garbage receptacles. The Contractor shall provide collection and disposal services for all household trash and garbage generated from residential End-Users, which, has been properly prepared and stored in a garbage receptacle container provided by Contractor.

At the City's request, the Contractor shall provide End-User additional garbage receptacles at a rate of \$10.68 per month for each End-User garbage receptacle above one. Garbage receptacles that have been lost or damaged due to negligence or abuse of the End-User shall be replaced or repaired at the expense of the City.

The City shall pass on charges billed to the City by the Contractor to the End-Users and transmit payment to the Contractor upon collection of such charges. The City will administer and assess all charges, End-User complaints and all direct interaction with the End-Users.

5.5 Hours of Collection. Garbage shall not be collected between 7:30 PM and 6:00 AM.

5.6 Exclusions. Special Waste, Hazardous Waste, Biohazardous Waste, Recyclables are excluded from the Contractor's obligation to provide Residential Service.

Section 6 - COMMERCIAL COLLECTION SERVICE

6.1 Duties. The Contractor shall collect and dispose of Refuse from or generated by any commercial or industrial use, and any use not included within residential service. Rates shall be as established in Exhibit "A".

6.2 Frequency of Collection. Commercial waste may be collected by the Contractor at any time and service will be available Monday through Friday, up to 5 times per week to prevent containers from becoming overloaded.

6.3 Point of Pickup of Commercial Refuse. Commercial Refuse End-Users shall accumulate Refuse at locations that are mutually agreed upon by the End-User and the Contractor.

6.4 Method of Collection of Commercial Refuse. The Contractor shall make collections with as little disturbance as possible. Any Refuse spilled by Contractor, or spilled as result of the Contractor missing a pick-up, shall be picked up promptly by the Contractor, unless spillage is caused by overloaded containers in which case the End-User shall be responsible for picking up the spillage.

End-Users shall be permitted to use garbage receptacles provided the amount of commercial trash and garbage per collection can be stored in a maximum of 4 garbage receptacles with 95 gallons of capacity; otherwise, End-Users shall use 1 or more of the following: mechanical containers, compactor service, roll-off containers.

At the City's request, the Contractor shall provide a commercial End-User additional garbage receptacles at a rate of \$19.23 per month for every commercial End-User garbage receptacle above one. The Contractor will charge the City at a rate as set forth in Exhibit "A" for each commercial End-User garbage receptacle above one. Garbage receptacles that have been lost or damaged due to negligence or abuse of the End-User shall be replaced or repaired at the expense of the City.

The City shall pass on charges billed to the City by the Contractor to the End-Users and transmit payment to the Contractor upon collection of such charges. The City will administer and assess all charges, End-User complaints and all direct interaction with the End-Users.

6.5 Exclusions. Special Waste, Hazardous Waste, Biohazardous Waste, Recyclables, Garden and Yard Trash, White Goods are excluded from the Contractor's obligation to provide Commercial Service.

Section 7 - SCHEDULES AND ROUTES

7.1 Schedules. The Contractor shall provide the City with schedules for all residential collection routes, indicating service day. The Contractor may adjust routes to maintain maximum efficiency and will provide City with adequate advance notice of any such proposed changes.

7.2 Holidays. Contractor shall not provide service on the following holidays: New Years Day, Fourth of July, Thanksgiving and Christmas. If the regular collection day falls on any of the aforementioned holidays, the Contractor shall collect the Refuse on the next day.

Section 8 - SPECIAL WASTE COLLECTION

The Contractor may offer Special Waste collection and disposal services to the City in the Service Area upon terms and conditions acceptable to the Contractor and the City.

Section 9 - CONTRACTORS OFFICE

The Contractor shall provide at its expense, a local or toll free phone number where complaints shall be received from the City, recorded and handled during normal working hours of each week and shall provide for prompt handling of emergency complaints and all other special or emergency complaints or calls. The Contractor shall maintain an adequate record of all complaints received and the disposition thereof for a period of one year after receipt and the City shall have the right to review the Contractor's records regarding the receipt and handling of complaints.

Section 10 - Payment and Billing

10.1 Billing. The Contractor shall bill the City for services provided during the previous month and City shall pay Contractor within 30 days of receipt of such invoice as set forth herein. The rates for such service shall be initially as set forth in Exhibit "A" which is attached hereto and incorporated herein. The intent of this Agreement is that the City shall pass on charges billed to the City by the Contractor to the End-Users and transmit payment to the Contractor upon collection of such charges. The City will administer and assess all charges, End-User complaints and all direct interaction with the

10.2 Adjustments to Rates.

(a). Changes in Collection Price. Compensation payable to Contractor for all solid waste services hereunder may be adjusted upward or downward each November to reflect changes in the cost of doing business measured by fluctuations in the consumer price index (CPI) for all urban consumer items as published by the U.S. Department of Labor, Bureau of Labor Statistics. Annually, on each November of this Agreement, the net change in collection rates may reflect such increase or decrease in the CPI as defined in the following mathematical formula.

$$\text{New Rate} = \frac{[\text{CPI2 (Annual 2013)} - \text{CPI1 (Annual 2012)}] + 1 \text{ Current Rate}}{\text{CPI1 (Annual 2012)}}$$

CPI1 The published annual CPI for the prior preceding year.

CPI2 The published annual CPI for the preceding year in which the rate is being adjusted.

If CPI1 and CPI2 are not expressed in relation to the same base period or if the material change is made the method of establishing CPI, the City and the Contractor shall make an appropriate statistical adjustment or conversion. If the CPI is discontinued, the City and the Contractor shall mutually select another index published by the United States Government or by a reputable publisher of financial and economic indices.

(b.) Changes in Disposal Costs. It is recognized that, from time-to-time, the actual Disposal Cost charged to the Contractor for disposal or the generation rate of residential solid waste, of whatsoever nature, collected pursuant to this Agreement will change. In the event of such change in the Disposal Cost (including any fees, taxes or other charges or adjustments), the collection rates may be increased in such amount as will compensate the Contractor for the actual change of Disposal Cost. Decreases in Disposal Cost or generation rate shall be cause for a like dollar decrease in the collection rates. The adjustments to the per unit rates shall include a landfill disposal portion based on each resident generating 0.95 tons of Refuse per year. The density of commercial dumpster service shall be 100 pounds per cubic yard.

(c.) Change in Disposal Site. Should a change of disposal sites become necessary due to circumstances beyond the Contractor's control, the Contractor shall be entitled to an equitable adjustment in rates to take into consideration distance, tipping fees, transportation costs, time and other relevant factors. The Contractor shall provide the City with supporting documentation justifying the claim for such adjustment and the City shall respond to such claim within 30 days of receipt of document.

(d.) Change in Law. Compensation, as set forth herein, shall be increased to offset the increased costs of the Contractor as a result of increases in costs of

operations resulting from changes in controlling Federal, State or local environmental or other law or regulation which substantially changes the operations on or after the date hereof concerning the receipt, handling, transportation, or disposal of solid waste pursuant to this Agreement. No change shall be allowed hereunder for increases due to increases in income taxes or increases already compensated.

(e.) Maximum Increase. If the increase during any calendar year is over 3%, the City may terminate this Agreement, without penalty, after providing 30 days written notice to the Contractor.

Section 11 - REPRESENTATIONS AND WARRANTIES OF CONTRACTOR

The Contractor makes the following representations and warranties:

11.1 Organization, Power and Authority. The Contractor is a corporation duly organized and validly existing under the laws of the State of Florida, with full corporate power and authority to enter into this Agreement and perform its obligations hereunder.

11.2 Due Authorization; Binding Obligation. The execution, delivery and performance of this Agreement by the Contractor and the consummation of the transactions contemplated hereby have been duly authorized by all necessary corporate action on the part of the Contractor. This Agreement has been duly executed and delivered by the Contractor and is a valued and binding obligation of the Contractor enforceable in accordance with its terms.

Section 12 - DEFAULT

In the event either party defaults in the performance of any obligations to be performed by it hereunder, the non-defaulting party shall give the other written notice of each default, specifying with particularity the default complained of. In the event that the defaulting party fails or refuses to cure each default, or to commence and diligently pursue the cure of each default, within 30 days from receipt of such notice, then the non-defaulting party, may at its option, terminate this Agreement, or otherwise pursue all its legal rights and available remedies.

Section 13 - PERMITS AND LICENSES

The Contractor shall obtain, at its own expense, all permits and licenses required by law or ordinance and maintain the same in full force and effect

Section 14 - INSURANCE REQUIREMENTS

14.1 Certificate. During the life of this Agreement, the Contractor shall procure and maintain insurance of the types and to the limits specified below. The Contractor shall provide the City with a certificate of insurance evidencing the required coverage and naming the City as an additional insured on all but the Workers' Compensation coverage. Cancellation or modification of said insurance shall not be effected or

effective without providing 30 days prior written notice to the City. The Contractor shall require each of its subcontractors to procure and maintain, until completion of that subcontractor's services, insurance of the types and to the limits specified below, unless the subcontractor's work is covered by the protection afforded by the Contractor's insurance. It shall be the responsibility of the Contractor to ensure that all its subcontractors comply with all of the insurance requirements contained herein relating to such subcontractors. Except as otherwise stated, the amounts and type of insurance shall conform to the following minimum requirements:

14.2 Workers' Compensation. The Contractor shall provide and maintain during the life of this Agreement, at his own expense, Workers' Compensation Insurance coverage to apply for all employees for statutory limits in compliance with the applicable State and Federal laws. In addition, the policy must include employers' liability insurance with a limit of \$100,000 each accident.

14.3 Comprehensive General Liability. The Contractor shall provide and maintain during the life of this Agreement, at its own sole expense Comprehensive General Liability and shall have the City named as an additional insured. Coverage must be afforded on a form no more restrictive than the latest edition of the Comprehensive General Liability Policy filed by the Insurance Services Office and must include:

Minimum limits of \$1,000,000 per occurrence combined single limit for bodily injury liability and property damage liability, Premises and/or operations coverage, Independent contractors coverage, and Products and/or completed operations coverage.

14.4 Business Automobile Policy. The Contractor shall provide and maintain during the life of this Agreement, at its own sole expense and shall have the City named as an additional insured, Comprehensive Automobile Liability Insurance. Coverage must be afforded on a form no more restrictive than the latest edition of the Business Auto Policy filed by the Insurance Services Office and must include:

Minimum limits of \$1,000,000 per occurrence combined single limit for bodily injury liability and property damage liability, Owned vehicles coverage, Hired and non-owned vehicles coverage, and Employer's non-ownership coverage.

Section 15 - BOOKS AND RECORDS

The City shall have the right upon reasonable notice to inspect and review the Contractor's books and records regarding the Contractor's performance of services hereunder. The City shall maintain such records in a confidential manner to the extent permitted by law. The Public Records Laws of the State of Florida shall control under this Agreement.

Section 16 - NOTICES

Notice sent certified mail return receipt requested to a party at its business

address shall be sufficient notice whenever required for any purpose under this Agreement.

For the City:
Deanna Naugler, City Manager
City of Webster
85 E. Central Ave.
Webster, Florida, 33597

For the Contractor:
Matt Arcarola, Waste Connections of Florida, Inc.
3935 Rogers Industrial Park Rd.
Okahumpka, Florida, 34762

Section 17 - SEVERABILITY

If any provision of this Agreement is declared illegal, void or unenforceable, the other provisions shall not be affected, but shall remain in full force and effect provided that the public health, safety and welfare are protected by such remaining terms.

Section 18 - ADDITIONAL SERVICES

During the Initial Term and Renewal Term, if exercised, the City reserves the right, but not the obligation, to negotiate at any time with the Contractor without completing the competitive bidding process for services, materials, and products. The terms and conditions of this Agreement may be amended upon written approval of both the City and the Contractor.

Section 19 – Addendum

Any portion of this Agreement may be amended by an Addendum mutually agreed upon by the City and the Contractor.

Section 20 – Handling Complaints

The Contractor shall perform a service of high quality and keep the number of legitimate complaints to a minimum. The Contractor shall maintain a telephone listing in the name in which it is doing business as a Contractor and provide adequate employees. The City shall be able to contact the Contractor during collection hours Monday through Friday. After hours, an answering machine shall be provided by the Contractor.

In order that the City may be informed of the quality of service, the Contractor must enter into the electronic tracking system (Trac EZ) all calls regarding complaints, requests and compliments from the residential and commercial End-Users. This system shall be provided for by the Contractor for the City and the Contractor to record all complaints and

resolution of said complaints or inquiries of service for inspection by the City. All complaints whether received in person, by mail or telephone, shall be recorded into the electronic tracking system (TRAC EZ) as received.

Section 21 – City Controlled Property

The Contractor shall provide City with 2 containers with 30 cubic yard capacities plus disposal with service as needed, 3 4 cubic yard front load dumpsters with weekly service, and 1 95 gallon wheeled cart with weekly service free of charge to the City with the Contractor being responsible for all disposal costs. Locations shall be as designated by the City.

Section 22 – Excused Performance

Except for the payment of amounts owed hereunder, neither party hereto shall be liable for its failure to perform or delay in its performance hereunder due to contingencies beyond its reasonable control including, but not limited to, strikes, riots, compliance with laws or governmental orders, inability to access a container, fires, inclement weather and acts of God, and such failure shall not constitute a breach under this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year above first written.

CITY OF WEBSTER, FLORIDA

Deanna Naugler, City Manager

ATTEST:

**Approved as to form and
Legality:**

Ginger Howard, HR/Finance Manager

Andrew Hand, City Attorney

WASTE CONNECTIONS OF FLORIDA, INC.

By: _____
Authorized Corporate Signatory

Title: _____

Exhibit "A"

Residential Solid Waste Service Rates

Residential/Commercial Solid Waste Curbside Collection:

- a) One time per week Solid Waste Curbside Collection with 95-gallon wheeled garbage receptacle rate per unit: \$19.23
- b) Additional 95-gallon wheeled garbage receptacle rate per unit: \$10.68 per cart
- c) Commercial 95-gallon wheeled cart within the city limits rate per unit: \$19.23 per cart

Industrial Roll off Stop:

Franchise Fee: To compensate The City of Webster for the cost of administration, supervision and inspection rendered for the Industrial Roll off performance of this Agreement, as well as other costs

Related to Collection, Waste Connections shall pay to the City of Webster a fee of fifteen percent (15%) of all Gross revenues charged for Roll off services conducted in the city limits of Webster.

(EXAMPLE: 10, 20, 30, 40 cubic yard containers and 25, 30, 34, 36 cubic yard Self Contained Trash)

Compactors

Additional Services:

Waste Connections of Florida, Inc., shall provide free of charge (\$0) including disposal cost for the City of Webster:

- a) 2 each 30 cubic yard Roll off Containers plus disposal with service as needed
- b) 3 each 4 cubic yard Front Load Dumpsters with weekly service
- c) 1 each 95-gallon wheeled cart with weekly service

Commercial Front Load Dumpster & 95-Gallon Wheeled Cart Solid Waste Service Rates:

Cubic Yards	FREQUENCY (Service per week)				
	1x	2x	3x	4x	5x
2yd	\$86.33	\$172.67	\$259.00	\$345.34	\$431.67
4yd	\$109.60	\$219.20	\$328.81	\$438.41	\$548.01
6yd	\$122.31	\$244.63	\$366.94	\$489.25	\$611.56
8yd	\$134.29	\$268.58	\$402.87	\$537.17	\$671.46

WASTE CONNECTIONS OF FLORIDA, INC.

BY: _____

DATE: _____

Authorized Corporate Signatory

PRINTED NAME: Nick Kramer

TITLE: Site Manager

REVISED 8/5/2025

MUTUAL AID AGREEMENT FOR WATER/WASTEWATER

ARTICLE I. PURPOSE

The Water/Wastewater Mutual Aid Program was established to provide a method whereby water/wastewater utilities sustaining physical damage from natural or man made disasters could obtain emergency assistance, in the form of personnel, equipment, and materials and other associated services necessary, from other water/wastewater utilities. The purpose of this Agreement is to formally document such program.

ARTICLE II. DEFINITIONS

- A. AGREEMENT – The Water/Wastewater Mutual Aid Agreement. The original agreement and all signatory pages shall be kept at TREEO Center 3900 SW 63rd Blvd., Gainesville, FL 32608
- B. PARTICIPATING UTILITY – Any Water/Wastewater utility which executes this Mutual Aid Agreement.
- C. DAMAGED UTILITY – Any Participating Utility which sustains physical damage to its water/ wastewater system due to a natural or manmade disaster and seeks assistance pursuant to this Agreement.
- D. ASSISTING UTILITY – Any Participating Utility which agrees to provide assistance to a Damaged Utility pursuant to this Agreement.
- E. AUTHORIZED REPRESENTATIVE – An employee of a Participating Utility authorized by that utility's governing board to request or offer assistance under the terms of this Agreement. (A list of the Authorized Representatives for each Participating Utility shall be attached to this Agreement as Appendix A)
- F. PERIOD OF ASSISTANCE – The period of time beginning with the departure of any personnel of the Assisting Utility from any point for the purpose of travelling to the Damaged Utility in order to provide assistance and ending upon the return of all personnel of the Assisting Utility, after

providing the assistance requested, to their residence or place of Work, whichever is first to occur.

- G. SCHEDULE OF EQUIPMENT RATES – The latest rates published by Federal Emergency Management Agency under the response and recovery directorate applicable to major disasters and emergencies.
- H. WORK OR WORK-RELATED PERIOD – Any period of time in which either the personnel or equipment of the Assisting Utility are being used by the Damaged Utility to provide assistance. Specifically included within such period of time are rest breaks when the personnel of the Assisting Utility will return to active Work within a reasonable time. Also, included is mutually agreed upon rotation of personnel and equipment.

ARTICLE III. PROCEDURE

In the event that a particular utility becomes a Damaged Utility, the following procedure shall be followed:

- A. The Damaged Utility shall contact the Authorized Representative of one or more of the participating utilities and provide them with the following information:
 - 1. a general description of the damage sustained;
 - 2. the part of the water/wastewater system for which assistance is needed;
 - 3. the amount and type of personnel, equipment, materials and supplies needed and a reasonable estimate of the length of time they will be needed;
 - 4. the present weather conditions and the forecast for the next twenty-four hours; and
 - 5. a specific time and place for a representative of the Damaged Utility to meet the personnel and equipment of the Assisting Utility.
 - 6. The identification of Work conditions and special constraints such as availability of fuel supplies, lodging/meal support, medical facilities, security, communications, etc.

- B. When contacted by a Damaged Utility, the Authorized Representative of a Participating Utility shall assess his utility's situation to determine whether it is capable of providing assistance. No Participating Utility shall be under any obligation to provide assistance to a Damaged Utility. If the Authorized Representative determines that the Assisting Utility is capable of and willing to provide assistance, the Assisting Utility shall so notify the Authorized Representative of the Damaged Utility and providing the following information:
1. a complete description of the personnel, equipment and materials to be furnished to the Damaged Utility.
 2. the estimated length of time the personnel, equipment and materials will be available;
 3. the work experience and ability of the personnel and the capability of the equipment to be furnished;
 4. the name of the person or persons to be designated as supervisory personnel; and
 5. the estimated time when the assistance provided will arrive at the location designated by the Authorized Representative of the Damaged Utility.
- C. The personnel and equipment of the Assisting Utility shall remain, at all times, under the direct supervision and control of the designated supervisory personnel of the Assisting Utility. In instances where only equipment is provided by the Assisting Utility, the ownership of said equipment shall remain with the Assisting Utility and said equipment shall be returned to the Assisting Utility immediately upon request. Representatives of the Damaged Utility shall suggest Work assignments and schedules for the personnel of the Assisting Utility; however, the designated supervisory personnel of the Assisting Utility shall have the exclusive responsibility and authority for assigning Work and establishing Work schedules for the personnel of the Assisting Utility. The designated supervisory personnel shall maintain daily personnel time records and a log of equipment hours, be responsible for the

operation and maintenance of the equipment furnished by the Assisting Utility, and report Work progress to the Damaged Utility.

- D. The Damaged Utility shall have the responsibility of providing food and housing for the personnel of the Assisting Utility from the time of departure from their regularly scheduled Work location until the time of return to their regularly scheduled Work location. The food and shelter provided shall be subject to the approval of the supervisory personnel of the Assisting Utility. If not agreeable, food and shelter shall be provided and paid for as determined by mutual agreement.
- E. The Damaged Utility shall have the responsibility of providing communications between the personnel of the Assisting Utility and the Damaged Utility.

ARTICLE IV. REIMBURSABLE EXPENSES

The terms and conditions governing reimbursement for any assistance provided under this Agreement shall be agreed to prior to the providing of such assistance and shall be in accordance with the following provisions:

- A. **PERSONNEL** – During the Period of Assistance, the Assisting Utility shall continue to pay its employees according to its then prevailing rules and regulations. The Damaged Utility shall reimburse the Assisting Utility for all direct and indirect payroll costs and expenses incurred during the Period of Assistance, including, but not limited to, employee pensions and benefits.
- B. **EQUIPMENT** – The Assisting Utility shall be reimbursed for the use of its equipment during the Period of Assistance according to the SCHEDULE OF EQUIPMENT RATES established and published by FEMA. If an Assisting Utility uses an alternate basis of rates for equipment listed on the FEMA Schedule of Equipment Rates it shall provide such rates to the Damaged Utility prior to providing assistance. Rates for equipment not referenced on the FEMA Schedule of Equipment Rates shall be developed based on actual recovery of costs.

- C. **MATERIALS AND SUPPLIES** – The Assisting Utility shall be reimbursed for all materials and supplies furnished by it and used or damaged during the Period of Assistance, unless such damage is caused by negligence of the Assisting Utility's personnel. The measure of reimbursement shall be the replacement cost of the materials and supplies used or damaged, plus ten (10) percent of such cost. In the alternative, the parties may agree that the Damaged Utility will replace, with a like kind and quality as determined by the Assisting Utility, the materials and supplies used or damaged.
- D. **PAYMENT** – Unless mutually agreed otherwise, the Assisting Utility should bill the requesting utility for all expenses not later than ninety (90) days following the Period of Assistance. The requesting utility shall pay the bill in full not later than forty-five (45) days following the billing date. Unpaid bills shall become delinquent upon the forty-fifth (45th) day following the billing date, and once delinquent shall accrue interest at the rate of prime plus two percent (2%) per annum as reported by the Wall Street Journal.
- E. **DISPUTED BILLINGS** – Those undisputed portions of a billing should be paid under this payment plan. Only the disputed portions should be sent to arbitration under Article VI.

ARTICLE V. INSURANCE

Each Participating Utility shall bear the risk of its own actions, as it does with its day-to-day operations, and determine for itself what kinds of insurance, and in what amounts, it should carry. Nothing herein shall act or be construed as a waiver of any sovereign immunity or other exemption or limitation on liability that a Participating Utility may enjoy.

ARTICLE VI. ARBITRATION

All disputes between two or more participating utilities arising from participation in this Agreement, which cannot be settled through negotiation, shall be submitted to binding arbitration before a panel of three persons chosen from the members of this Mutual Aid Agreement which are participating utilities, excluding those members that are parties to the dispute.

Each party to the dispute shall choose one panel member and those panel members shall agree on one additional panel member.

The panel shall adopt rules of procedure and evidence, shall determine all issues in dispute by majority vote and shall assess damages. The decision of the panel shall be final and binding upon the parties to the dispute.

NOW, THEREFORE, in consideration of the covenants and obligations contained herein, the participating utility listed here, as a Participating Utility duly executes this Water/ Wastewater Mutual Aid Agreement this _____ day of _____, 20 ____ .

Water/Wastewater Utility Representative(s):

By: _____

Title: _____

Please Print Name

By: _____

Title: _____

Please Print Name

Name of Participating Utility: _____

Please Print Name of Utility

RESOLUTION NO. 2025-14

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEBSTER, FLORIDA RELATING TO CITY EQUIPMENT AND VEHICLES; AUTHORIZING THE DISPOSITION OF THE EQUIPMENT AND VEHICLES; PROVIDING FOR THE MAXIMIZATION OF CITY ASSETS FOR THE BEST INTERESTS OF THE CITY AND ITS CITIZENS; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR A SAVINGS PROVISION; PROVIDING FOR IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT RESOLVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF WEBSTER, FLORIDA:

SECTION 1. LEGISLATIVE FINDINGS AND INTENT.

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

(b). The City of Webster, Florida, is interested in attaining maximum utility of the assets owned by the City, such as interests in surplus property (equipment and motor vehicles) of the City, for the benefit and enjoyment of the citizens of the City and, to the maximum extent practicable and consistent with the public interest, dispose of such property by the sale and transfer of such motor vehicles to appropriate persons or entities all of such disposition of City motor vehicles being accomplished in the most efficient manner as determined to be appropriate by the City Manager in consultation with the City Attorney.

SECTION 2. DISPOSAL OF SURPLUS MOTOR VEHICLES.

(a). The City Council of the City of Webster hereby declares the following equipment and motor vehicles detailed as follows to be surplus and available for sale and purchase:

<i>Year</i>	<i>Make</i>	<i>Model</i>	<i>Serial Number/VIN</i>
2019	Massimo	T-Boss410 BL	30973768
unkwn	Club Car	Club Car Carryall 2	RG0139-071197
unkwn	Club Car	FE2520 Club Car	2340P2000-11HP
unkwn	Big Dog	X173 72" Mower	13111508
unkwn	Big Dog	X1072 72" Mower	13111510
unkwn	Dixie Chopper	XLT3300	
unkwn	Toro Pro Line	36" Walk Behind Mower	230000240
1999	Ford	Ranger	1FTYR14V9XPCO1997
2000	Chevy	3500 Flat Bed	1GBHC33ROYF468829
unkwn	Elgin	Street Sweeper SE	S8132S
unkwn	Kubota	Tractor	M900-10374
unkwn	John Deere	Tractor	
unkwn	Concrete Mixer	Unknown	Unknown
unkwn	Flashing Sign	Unknown	Unknown

(b). The City Manager may dispose of the City's equipment and motor vehicles declared surplus under the terms of this Resolution by auctioning the equipment and motor vehicles to the best offeror(s) as a result of such processes, procedures and agreements as the City Manager concludes is in the best interests of the City with all due consideration being given to obtaining the highest value for the City.

(c). Any transfer of motor vehicles shall occur in accordance with the necessary legal documents as would be appropriate under controlling law and under the guidance and direction of the City Attorney.

(d). Upon disposition of the City surplus equipment and motor vehicles being implemented in accordance with the provision of this Resolution, the City Manager shall advise the City Council as to the actions taken with regard to such City surplus property.

SECTION 3. SAVINGS.

The prior actions of the City of Webster relating to the disposition of City surplus property, as well as any and all related activities and matters and with regard to all other types of properties, are hereby ratified and affirmed.

SECTION 4. IMPLEMENTING ACTIONS.

(a). The City Manager is hereby granted authority to take any and all necessary actions that may be desirable or necessary to implement the actions taken in this Resolution as is in accord with controlling law.

(b). The City Attorney is instructed to assist the City Manager in the implementation of this Resolution and to make such recommendations as may be prudent relative to legal issues and matters.

SECTION 5. CONFLICTS.

All resolutions or parts of resolutions in conflict with this Resolution are hereby repealed.

SECTION 6. SEVERABILITY.

If any section, sentence, phrase, word or portion of this Resolution 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 Resolution not otherwise determined to be invalid, unlawful or unconstitutional.

SECTION 7. EFFECTIVE DATE.

This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED this 16th day of October, 2025.

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

Anagalys Vigoa, Mayor

**Approved as to form and
Legality:**

ATTEST

Deanna Naugler, City Manager

Andrew Hand, City Attorney

Incident Number	Primary Unit	Date Time Recieved	Complaint Type	Address	DispCode1	DispCode2	DispCode22	Offense Number
SCSO25CAD096919	PAUL BARRETO, 222	08/31/2025 01:06:32	EXTRA PATROL	349 S MARKET BLVD	8901	C4		
SCSO25CAD096948	MATTHEW BONURA, 164	08/31/2025 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	2501	C1		
SCSO25CAD097113	PAUL BARRETO, 222	08/31/2025 18:29:07	DISTURBANCE-UNK	MARKET BLVD	3102	R6		
SCSO25CAD097162	PAUL BARRETO, 222	08/31/2025 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	A1		
SCSO25CAD097224	PAUL BARRETO, 222	09/01/2025 00:34:32	EXTRA PATROL	349 S MARKET BLVD	8901	C4		
SCSO25CAD097240	PAUL BARRETO, 222	09/01/2025 03:18:36	BUILDING CHECK	469 N MARKET BLVD	5602	C4		
SCSO25CAD097255	GABRIELLE ENGLISH, 217	09/01/2025 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	8901	C1		
SCSO25CAD097335	KYLE LANE, 178	09/01/2025 11:32:16	DISTURBANCE-PHYSICAL	468 N MARKET BLVD	3102	R1		SCSO25OFF005064
SCSO25CAD097336		09/01/2025 11:32:30	DISTURBANCE-PHYSICAL	468 N MARKET BLVD	9901	C5		
SCSO25CAD097354		09/01/2025 12:22:10	911 HANGUP	102 NE 4TH AVE	9201	C5		
SCSO25CAD097417	KYLE LANE, 178	09/01/2025 14:42:44	INVESTIGATION FOLLOW	524 N MARKET BLVD	8801	R5		
SCSO25CAD097436		09/01/2025 15:26:42	SICK/INJURED	360 SE 3RD AVE	6301	M8		
SCSO25CAD097437		09/01/2025 15:31:41	911 HANGUP	4TH AVE	9201	C4		
SCSO25CAD097438		09/01/2025 15:34:35	SICK/INJURED	360 SE 3RD AVE	6301	M8		
SCSO25CAD097542	SHANNON VOSS, K120	09/01/2025 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C4		
SCSO25CAD097595	GABRIELLE ENGLISH, 217	09/02/2025 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	8901	C1		
SCSO25CAD097599	ROBERT HANSEN, X128	09/02/2025 07:13:59	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7301	T4		
SCSO25CAD097605	ROBERT HANSEN, X128	09/02/2025 07:37:14	TRAFFIC STOP	SE 1ST AVE	7301	T4		
SCSO25CAD097625	ALBERT RAY, X130	09/02/2025 08:22:31	TRAFFIC ENFORCEMENT	773 NW 10TH AVE	7001	C1		
SCSO25CAD097629	ALBERT RAY, X130	09/02/2025 08:32:53	CITIZENS ASSIST	773 NW 10TH AVE	2501	C1		
SCSO25CAD097668		09/02/2025 10:06:10	SICK/INJURED	139 SW 3RD ST	6301	M8		
SCSO25CAD097770	ALBERT RAY, X130	09/02/2025 13:56:50	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001	C1		
SCSO25CAD097796	GABRIELLE ENGLISH, 217	09/02/2025 14:59:07	SICK/INJURED	841 NW 7TH ST	6301	M8		
SCSO25CAD097931	DANIELLE ATWOOD, 221	09/02/2025 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C4		
SCSO25CAD097995	WYATT SHAW, 234	09/03/2025 05:50:46	MENTAL PATIENT	871 NW 6TH ST	2501	R6		
SCSO25CAD097998	RILEY TONER, 215	09/03/2025 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	2501	C1		
SCSO25CAD098003	MATTHEW BONURA, 164	09/03/2025 06:54:53	TRAFFIC STOP	S MARKET BLVD	7301	T4		
SCSO25CAD098006	ROBERT HANSEN, X128	09/03/2025 07:11:41	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001	C1		
SCSO25CAD098013	ROBERT HANSEN, X128	09/03/2025 07:35:44	TRAFFIC STOP	SE 1ST AVE	7301	T1		
SCSO25CAD098018	ROBERT HANSEN, X128	09/03/2025 08:01:21	TRAFFIC ENFORCEMENT	773 NW 10TH AVE	7001	C1		
SCSO25CAD098105	MATTHEW BONURA, 164	09/03/2025 10:47:25	DCF/ABUSE REG	349 S MARKET BLVD	3801	R5		
SCSO25CAD098164	ANTHONY LEE, 138	09/03/2025 12:55:08	DCF/ABUSE REG	773 NW 10TH AVE	1102	R1	Z1	SCSO25OFF005113
SCSO25CAD098188	MATTHEW BONURA, 164	09/03/2025 13:45:15	PHONE COMPLT	871 NW 6TH ST	2501	C1		
SCSO25CAD098228		09/03/2025 15:09:30	911 HANGUP	626 NW 6TH ST	9201	C11		
SCSO25CAD098229		09/03/2025 15:10:16	911 HANGUP	626 NW 6TH ST	9201	L1		
SCSO25CAD098235	ENMANUEL SURIEL, X194	09/03/2025 15:30:12	TRAFFIC ENFORCEMENT	773 NW 10TH AVE	7001	C4		
SCSO25CAD098348	PAUL BARRETO, 222	09/03/2025 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	A1		
SCSO25CAD098371	PAUL BARRETO, 222	09/03/2025 22:26:17	MENTAL PATIENT	871 NW 6TH ST	2501	C4		
SCSO25CAD098389	PAUL BARRETO, 222	09/04/2025 00:44:11	EXTRA PATROL	349 S MARKET BLVD	8901	C4		
SCSO25CAD098411	MATTHEW BONURA, 164	09/04/2025 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	2501	C1		
SCSO25CAD098431	MATTHEW BONURA, 164	09/04/2025 07:47:51	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	8901	C4		
SCSO25CAD098440	ENMANUEL SURIEL, X194	09/04/2025 08:13:27	TRAFFIC ENFORCEMENT	773 NW 10TH AVE	7001	C1		
SCSO25CAD098449	ENMANUEL SURIEL, X194	09/04/2025 08:50:15	TRAFFIC STOP	NW 5TH ST	7301	T1		

SCSO25CAD098475	TREVOR LAVIANO, T156	09/04/2025 09:53:57	SICK/INJURED	773 NW 10TH AVE	2501	M8	
SCSO25CAD098579	KENNETH AMSLER, X162	09/04/2025 14:00:38	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001	C4	
SCSO25CAD098620	ROBERT HANSEN, X128	09/04/2025 15:19:36	TRAFFIC ENFORCEMENT	773 NW 10TH AVE	7001	C1	
SCSO25CAD098637	ROBERT HANSEN, X128	09/04/2025 15:55:10	CITIZENS ASSIST	773 NW 10TH AVE	2501	C1	
SCSO25CAD098677	YAMIL ORTEGA, 248	09/04/2025 17:27:36	TRAFFIC STOP	N MARKET BLVD	7301	T3	
SCSO25CAD098741	PAUL BARRETO, 222	09/04/2025 20:15:32	TRAFFIC STOP	E C 478	7301	T3	
SCSO25CAD098756	STEVEN NEUMANN, K170	09/04/2025 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C4	
SCSO25CAD098799	PAUL BARRETO, 222	09/05/2025 00:08:20	BUILDING CHECK	85 E CENTRAL AVE	5602	C4	
SCSO25CAD098815	PAUL BARRETO, 222	09/05/2025 01:57:55	EXTRA PATROL	349 S MARKET BLVD	8901	C4	
SCSO25CAD098848	GABRIELLE ENGLISH, 217	09/05/2025 06:15:01	BUILDING CHECK	658 E CENTRAL AVE	8901	C1	
SCSO25CAD098908	JOHN ADAMS, S55	09/05/2025 09:55:04	CIVIL	349 S MARKET BLVD	2501	C2	
SCSO25CAD099006	ALBERT RAY, X130	09/05/2025 14:08:34	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001	C1	
SCSO25CAD099090	SHAWN DECKARD, B121	09/05/2025 17:02:15	CIVIL-SERV PAPER	445 NW 10TH AVE	2201	C7	
SCSO25CAD099191	DANIELLE ATWOOD, 221	09/05/2025 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C4	
SCSO25CAD099211	JESSE BROOKS, S47	09/05/2025 22:28:23	TRAFFIC STOP	N MARKET BLVD	7301	T4	
SCSO25CAD099274	CHRISTOPHER WADDELL, 240	09/06/2025 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C4	
SCSO25CAD099312	CHRISTOPHER WADDELL, 240	09/06/2025 09:19:45	DIST-O/W	871 NW 6TH ST	3102	R6	
SCSO25CAD099320	CHRISTOPHER WADDELL, 240	09/06/2025 09:31:24	THEFT	139 SW 3RD ST	6808	R6	
SCSO25CAD099503	DANIELLE ATWOOD, 221	09/06/2025 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	9901	C4	
SCSO25CAD099574	CHRISTOPHER WADDELL, 240	09/07/2025 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C4	
SCSO25CAD099659	CHRISTOPHER WADDELL, 240	09/07/2025 13:15:49	RECKLESS DRIVER	125 S MARKET BLVD	2501	C4	
SCSO25CAD099690	CHRISTOPHER WADDELL, 240	09/07/2025 16:06:16	DISTURBANCE-NOISE	831 JODY LN	3102	C4	
SCSO25CAD099773	DANIELLE ATWOOD, 221	09/07/2025 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C4	
SCSO25CAD099842	MATTHEW BONURA, 164	09/08/2025 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	2501	C4	
SCSO25CAD099861	ROBERT HANSEN, X128	09/08/2025 07:16:33	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001	C1	
SCSO25CAD099867	ROBERT HANSEN, X128	09/08/2025 07:33:05	TRAFFIC STOP	SE 1ST AVE	7301	T3	
SCSO25CAD100051	WYATT HUNT, 218	09/08/2025 14:18:14	TRAFFIC STOP	469 N MARKET BLVD	7301	C5	
SCSO25CAD100055	TREVOR LAVIANO, T156	09/08/2025 14:19:33	ASSIST OTHER AGENCY	773 NW 10TH AVE	5101	M8	Z1
SCSO25CAD100057	MATTHEW BONURA, 164	09/08/2025 14:21:17	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	8901	C4	
SCSO25CAD100074	MATTHEW BONURA, 164	09/08/2025 14:50:22	TRAFFIC STOP	85 E CENTRAL AVE	7301	T1	
SCSO25CAD100200	PAUL BARRETO, 222	09/08/2025 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	A1	
SCSO25CAD100248	PAUL BARRETO, 222	09/09/2025 02:52:38	TRAFFIC STOP	N MARKET BLVD	7301	T3	
SCSO25CAD100264	MATTHEW BONURA, 164	09/09/2025 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	8901	C4	
SCSO25CAD100280	MATTHEW BONURA, 164	09/09/2025 07:22:11	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	8901	C1	
SCSO25CAD100298	MATTHEW BONURA, 164	09/09/2025 08:14:42	JUVENILE	773 NW 10TH AVE	2501	C1	
SCSO25CAD100364	TREVOR LAVIANO, T156	09/09/2025 10:52:15	DCF/ABUSE REG	773 NW 10TH AVE	4401	R1	Z1 SCSO25OFF005228
SCSO25CAD100446	ENMANUEL SURIEL, X194	09/09/2025 14:07:49	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001	C1	
SCSO25CAD100478	MATTHEW BONURA, 164	09/09/2025 15:23:22	SUSPICIOUS INCIDENT	85 E CENTRAL AVE	2501	C1	
SCSO25CAD100574		09/09/2025 20:31:31	REPOSSESSION	134 NE 9TH ST	7703	C4	
SCSO25CAD100586	PAUL BARRETO, 222	09/09/2025 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	A1	
SCSO25CAD100592	PAUL BARRETO, 222	09/09/2025 21:42:27	ACCIDENT W/INJURIES	1ST AVE	1201	M8	
SCSO25CAD100635	GABRIELLE ENGLISH, 217	09/10/2025 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	6602	C1	
SCSO25CAD100636	AUSTIN MCCONNELL, 147	09/10/2025 06:32:12	MISSING PERSON	55 SW 6TH ST	5204	C1	Z1
SCSO25CAD100641	ROBERT HANSEN, X128	09/10/2025 07:14:59	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001	C4	

SCSO25CAD100656	GABRIELLE ENGLISH, 217	09/10/2025 08:01:55	PHONE COMPLT	871 NW 6TH ST	2501	R6	Z1
SCSO25CAD100665	GABRIELLE ENGLISH, 217	09/10/2025 08:28:54	ANIMAL COMPLAINT	368 N MARKET BLVD	1601	R6	
SCSO25CAD100727	MICHAEL CASSIDY, L22	09/10/2025 11:27:28	BUSINESS ASSIST	85 E CENTRAL AVE	2501	S4	
SCSO25CAD100784	ALBERT RAY, X130	09/10/2025 13:52:51	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001	C1	
SCSO25CAD100797	TREVOR LAVIANO, T156	09/10/2025 14:15:31	CIVIL	773 NW 10TH AVE	2201	E2	
SCSO25CAD100824	CHRISTIAN CALLAWAY, 183	09/10/2025 14:59:45	MENTAL PATIENT	2828 C 478A	5602	R6	
SCSO25CAD100848	TREVOR LAVIANO, T156	09/10/2025 15:59:39	SUICIDE THREATS	773 NW 10TH AVE	5101	R6	Z1
SCSO25CAD100862	GABRIELLE ENGLISH, 217	09/10/2025 16:22:48	TRESPASS LOG	125 S MARKET BLVD	2501	C5	
SCSO25CAD100952	JESSE BROOKS, S47	09/10/2025 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	8901	C4	
SCSO25CAD100963	CHRISTIAN CALLAWAY, 183	09/10/2025 22:07:13	INFORMATION	445 NW 10TH AVE	2501	C1	
SCSO25CAD101000	DANIELLE ATWOOD, 221	09/11/2025 02:00:45	SUSPICIOUS PERSON	40 SE 1ST ST	6602	C4	
SCSO25CAD101016	GABRIELLE ENGLISH, 217	09/11/2025 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C4	
SCSO25CAD101168	ALBERT RAY, X130	09/11/2025 13:52:24	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001	C1	
SCSO25CAD101204	KENNETH AMSLER, X162	09/11/2025 15:24:11	TRAFFIC ENFORCEMENT	773 NW 10TH AVE	7001	C1	
SCSO25CAD101273	ROBERT VACHON, 208	09/11/2025 18:20:19	DISTURBANCE-UNK	1010 E CENTRAL AVE 11	2501	R6	
SCSO25CAD101325	ROBERT VACHON, 208	09/11/2025 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	2501	C1	
SCSO25CAD101376	MATTHEW BONURA, 164	09/12/2025 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	2501	C1	
SCSO25CAD101390	ROBERT HANSEN, X128	09/12/2025 07:09:05	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001	C1	
SCSO25CAD101429	MATTHEW BONURA, 164	09/12/2025 09:28:26	DCF/ABUSE REG	349 S MARKET BLVD	3801	R5	
SCSO25CAD101515		09/12/2025 12:42:25	RECKLESS DRIVER	123 SE 1ST AVE	2501	C5	
SCSO25CAD101538		09/12/2025 13:30:46	SICK/INJURED	353 E CENTRAL AVE	6301	M8	
SCSO25CAD101537	EDWARD HINDERHOFER, 148	09/12/2025 13:31:54	CITIZENS ASSIST	120 N MARKET BLVD	2501	C2	
SCSO25CAD101673	PAUL BARRETO, 222	09/12/2025 18:48:48	911 HANGUP	146 NW 3RD AVE	9201	C4	
SCSO25CAD101717	PAUL BARRETO, 222	09/12/2025 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	A1	
SCSO25CAD101768	MATTHEW BONURA, 164	09/13/2025 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	2501	C1	
SCSO25CAD101873		09/13/2025 13:41:23	911 HANGUP	522 NW 6TH AVE	9201	C11	
SCSO25CAD102029	PAUL BARRETO, 222	09/13/2025 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C4	
SCSO25CAD102046	PAUL BARRETO, 222	09/13/2025 22:29:43	BUILDING CHECK	125 S MARKET BLVD	5602	C4	
SCSO25CAD102051	PAUL BARRETO, 222	09/13/2025 22:42:44	SUSPICIOUS INCIDENT	1010 E CENTRAL AVE	6601	R6	
SCSO25CAD102081	PAUL BARRETO, 222	09/14/2025 01:12:49	BUILDING CHECK	469 N MARKET BLVD	6603	C4	
SCSO25CAD102113		09/14/2025 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	2501	C1	
SCSO25CAD102165		09/14/2025 10:44:04	911 HANGUP	139 SW 3RD ST	9201	C4	
SCSO25CAD102178		09/14/2025 11:11:22	911 HANGUP	102 NE 4TH AVE	9201	C5	
SCSO25CAD102233	MATTHEW BONURA, 164	09/14/2025 14:03:38	DISTURBANCE-UNK	836 E CENTRAL AVE	3101	C4	
SCSO25CAD102290		09/14/2025 18:40:23	SICK/INJURED	353 E CENTRAL AVE	6301	M8	
SCSO25CAD102303	PAUL BARRETO, 222	09/14/2025 19:25:42	ELECTR LINES DOWN	247 NW 2ND ST	4301	R6	
SCSO25CAD102317		09/14/2025 20:24:18	SICK/INJURED	189 NE 4TH ST	9901	M8	
SCSO25CAD102338	PAUL BARRETO, 222	09/14/2025 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C4	
SCSO25CAD102358	CHELSEA ELLIS, 195	09/14/2025 22:12:12	SUSPICIOUS VEH	125 S MARKET BLVD	2501	C4	
SCSO25CAD102359	PAUL BARRETO, 222	09/14/2025 22:26:28	TRAFFIC STOP	190 N MARKET BLVD	7301	T4	
SCSO25CAD102403	GABRIELLE ENGLISH, 217	09/15/2025 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C1	
SCSO25CAD102448	ALBERT RAY, X130	09/15/2025 08:31:50	TRAFFIC ENFORCEMENT	773 NW 10TH AVE	7001	C1	
SCSO25CAD102501		09/15/2025 10:41:03	911 MISDIAL	524 N MARKET BLVD	9201	C4	
SCSO25CAD102529	JENNIFER ADKINS, 168	09/15/2025 11:58:43	TRESPASS LOG	524 N MARKET BLVD	7501	R2	A2 SCSO25OFF005331

SCSO25CAD102718		09/15/2025 20:29:06	SICK/INJURED	3840 E C 478	6301	M8	
SCSO25CAD102729	DANIELLE ATWOOD, 221	09/15/2025 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	8901	C4	
SCSO25CAD102798	GABRIELLE ENGLISH, 217	09/16/2025 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C1	
SCSO25CAD102808	ROBERT HANSEN, X128	09/16/2025 07:19:59	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001	C1	
SCSO25CAD102847	ALBERT RAY, X130	09/16/2025 08:35:55	TRAFFIC ENFORCEMENT	773 NW 10TH AVE	7001	C1	
SCSO25CAD102958	TREVOR LAVIANO, T156	09/16/2025 12:17:36	ASSIST OTHER AGENCY	773 NW 10TH AVE	5101	M8	Z1
SCSO25CAD102989	GABRIELLE ENGLISH, 217	09/16/2025 13:43:50	ALARM-RES	23 SE 2ND AVE	2501	C4	
SCSO25CAD102992	ALBERT RAY, X130	09/16/2025 13:55:42	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001	C1	
SCSO25CAD103014	ALBERT RAY, X130	09/16/2025 14:34:48	ACCIDENT W/INJURIES	102 NE 4TH AVE	7102	T8	
SCSO25CAD103155	DANIELLE ATWOOD, 221	09/16/2025 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	8901	C4	
SCSO25CAD103177	DANIELLE ATWOOD, 221	09/16/2025 22:49:06	SUSPICIOUS VEH	332 SE 1ST AVE	6603	R6	
SCSO25CAD103221	MATTHEW BONURA, 164	09/17/2025 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	2501	C1	
SCSO25CAD103437	KENNETH AMSLER, X162	09/17/2025 15:17:51	TRAFFIC ENFORCEMENT	773 NW 10TH AVE	7001	C4	
SCSO25CAD103540	PAUL BARRETO, 222	09/17/2025 19:58:49	SICK/INJURED	614 NW 9TH AVE	2501	M8	
SCSO25CAD103570	PAUL BARRETO, 222	09/17/2025 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	A1	
SCSO25CAD103591	YAMIL ORTEGA, 248	09/17/2025 22:02:14	911 HANGUP	370 NE 3RD ST	9201	R6	
SCSO25CAD103633	MATTHEW BONURA, 164	09/18/2025 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	2501	C1	
SCSO25CAD103648	MATTHEW BONURA, 164	09/18/2025 07:34:34	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001	Z1	
SCSO25CAD103734	RAUL RODRIGUEZ, T635	09/18/2025 11:52:43	SICK/INJURED	349 S MARKET BLVD	6301	M8	Z1
SCSO25CAD103742	CHELSEA ELLIS, 195	09/18/2025 12:10:48	JUVENILE	349 S MARKET BLVD	1102	R1	SCSO25OFF005421
SCSO25CAD103948	PAUL BARRETO, 222	09/18/2025 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	A1	
SCSO25CAD104021	GABRIELLE ENGLISH, 217	09/19/2025 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	6602	C1	
SCSO25CAD104168	ALBERT RAY, X130	09/19/2025 14:02:29	INVESTIGATION FOLLOW	349 S MARKET BLVD	3801	C1	
SCSO25CAD104201	GABRIELLE ENGLISH, 217	09/19/2025 15:05:20	DCF/ABUSE REG	174 S MARKET BLVD	3801	R5	
SCSO25CAD104324	DANIELLE ATWOOD, 221	09/19/2025 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	8901	C4	
SCSO25CAD104396	GABRIELLE ENGLISH, 217	09/20/2025 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C1	
SCSO25CAD104506	GABRIELLE ENGLISH, 217	09/20/2025 15:39:21	TRESPASSING	174 S MARKET BLVD	2501	R6	
SCSO25CAD104530	DANIELLE ATWOOD, 221	09/20/2025 17:35:27	SUSPICIOUS INCIDENT	658 E CENTRAL AVE	6601	C11	
SCSO25CAD104584	DANIELLE ATWOOD, 221	09/20/2025 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	8901	C4	
SCSO25CAD104657	GABRIELLE ENGLISH, 217	09/21/2025 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C1	
SCSO25CAD104765		09/21/2025 13:45:37	911 HANGUP	134 NE 9TH ST	9201	C4	
SCSO25CAD104827		09/21/2025 17:48:58	SICK/INJURED	9009 OAK ALLEY BLVD 268	9201	C4	
SCSO25CAD104880	MYLES DUNLAP, 213	09/21/2025 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C1	
SCSO25CAD104928	MATTHEW BONURA, 164	09/22/2025 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	2501	C1	
SCSO25CAD104994	MATTHEW BONURA, 164	09/22/2025 09:51:02	NARCOTICS	85 E CENTRAL AVE	2501	C1	
SCSO25CAD105003	MATTHEW BONURA, 164	09/22/2025 10:03:14	FCIC/NCIC HIT	3840 E C 478 22	8803	C11	
SCSO25CAD105078	JOEY ALLEN, 692	09/22/2025 13:09:13	SICK/INJURED	349 S MARKET BLVD	6301	M8	
SCSO25CAD105110	ANTHONY LEE, 138	09/22/2025 14:04:42	DCF/ABUSE REG	773 NW 10TH AVE	1102	R1	Z1 SCSO25OFF005495
SCSO25CAD105153	ENMANUEL SURIEL, X194	09/22/2025 15:46:39	MENTAL PATIENT	871 NW 6TH ST	2501	C1	
SCSO25CAD105255	PAUL BARRETO, 222	09/22/2025 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C4	
SCSO25CAD105286	PAUL BARRETO, 222	09/23/2025 00:17:48	BUILDING CHECK	85 E CENTRAL AVE	5602	C4	
SCSO25CAD105316		09/23/2025 05:00:56	911 MISDIAL	466 E CENTRAL AVE	9201	C4	
SCSO25CAD105324	MATTHEW BONURA, 164	09/23/2025 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	2501	C1	
SCSO25CAD105341	ROBERT HANSEN, X128	09/23/2025 07:44:27	TRAFFIC STOP	S MARKET BLVD	7301	T3	

SCSO25CAD105610	PAUL BARRETO, 222	09/23/2025 19:18:58	MISSING PERSON	836 E CENTRAL AVE	5101	R1	Z1	SCSO25OFF005534
SCSO25CAD105637	PAUL BARRETO, 222	09/23/2025 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	6602	C4		
SCSO25CAD105645	YAMIL ORTEGA, 248	09/23/2025 21:44:12	TRAFFIC STOP	N MARKET BLVD	7301	T3		
SCSO25CAD105654	YAMIL ORTEGA, 248	09/23/2025 22:15:05	TRAFFIC STOP	N MARKET BLVD	7301	T3		
SCSO25CAD105704	KYLE LANE, 178	09/24/2025 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	2501	C1		
SCSO25CAD105711	KYLE LANE, 178	09/24/2025 07:16:36	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001	C1		
SCSO25CAD105726	AUSTIN MCCONNELL, 147	09/24/2025 08:06:17	TRESPASS LOG	466 E CENTRAL AVE	2201	C2		
SCSO25CAD105751	KYLE LANE, 178	09/24/2025 09:22:45	BUSINESS ASSIST	85 E CENTRAL AVE	2501	C1		
SCSO25CAD105867	KYLE LANE, 178	09/24/2025 14:41:36	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001	C1		
SCSO25CAD105875	KYLE LANE, 178	09/24/2025 15:01:20	TRAFFIC CONTROL	773 NW 10TH AVE	7001	C1		
SCSO25CAD105912		09/24/2025 16:21:57	TRESPASSING	88 SW 3RD ST	2501	L1		
SCSO25CAD106001		09/24/2025 21:10:07	SICK/INJURED	285 SE 5TH ST	6301	M8		
SCSO25CAD106002	CHRISTIAN CALLAWAY, 183	09/24/2025 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	2501	C4		
SCSO25CAD106055	DANIEL FLOYD, 201	09/25/2025 02:28:33	UNSECU DOOR/GATE	2810 C 478A	5601	C1		
SCSO25CAD106065	DANIELLE ATWOOD, 221	09/25/2025 04:30:15	PROWLER	466 E CENTRAL AVE	6602	C11		
SCSO25CAD106079	GABRIELLE ENGLISH, 217	09/25/2025 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C1		
SCSO25CAD106151		09/25/2025 11:13:07	911 HANGUP	524 N MARKET BLVD	9201	C4		
SCSO25CAD106232	KYLE LANE, 178	09/25/2025 14:02:38	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001	C1		
SCSO25CAD106240	AUSTIN MCCONNELL, 147	09/25/2025 14:24:16	CIVIL-SERV PAPER	380 NE 2ND AVE	2201	C9		
SCSO25CAD106273	ROBERT HANSEN, X128	09/25/2025 15:30:26	TRAFFIC ENFORCEMENT	773 NW 10TH AVE	7001	C4		
SCSO25CAD106302		09/25/2025 16:30:59	SICK/INJURED	3840 E C 478	6301	M8		
SCSO25CAD106376	CHRISTIAN CALLAWAY, 183	09/25/2025 19:50:07	CIVIL-SERV PAPER	380 NE 2ND AVE	2201	C9		
SCSO25CAD106407	DANIELLE ATWOOD, 221	09/25/2025 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C4		
SCSO25CAD106446	DANIELLE ATWOOD, 221	09/25/2025 23:53:58	SUSPICIOUS VEH	469 N MARKET BLVD	6603	C4		
SCSO25CAD106479		09/26/2025 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	8901	C1		
SCSO25CAD106495	MATTHEW BONURA, 164	09/26/2025 07:23:05	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001	C1		
SCSO25CAD106513	DANIEL CALHOUN, 182	09/26/2025 08:19:54	ANIMAL COMPLAINT	7697 SR 471	1601	R6	Z1	
SCSO25CAD106597	MATTHEW BONURA, 164	09/26/2025 11:29:05	TRESPASSING	174 S MARKET BLVD	7502	C1		
SCSO25CAD106641	JUSTIN ST CLAIR, 188	09/26/2025 13:09:48	SEX OFFENSE	349 S MARKET BLVD	4402	R1		SCSO25OFF005593
SCSO25CAD106667	TAYLOR PREVATT, S56	09/26/2025 14:15:24	PHONE COMPLT	470 SE 1ST AVE	2501	C1		
SCSO25CAD106718	MATTHEW BONURA, 164	09/26/2025 15:58:43	ATC -WELFARE CHECK	233 SW 5TH ST	2501	C1		
SCSO25CAD106811	PAUL BARRETO, 222	09/26/2025 20:29:12	DISTURBANCE-UNK	836 E CENTRAL AVE	6808	R1		SCSO25OFF005601
SCSO25CAD106814	JUSTIN ST CLAIR, 188	09/26/2025 20:34:26	DISTURBANCE-NOISE	9009 OAK ALLEY BLVD	2901	C4		
SCSO25CAD106819		09/26/2025 21:13:24	SICK/INJURED	353 E CENTRAL AVE	6301	M8		
SCSO25CAD106820	YAMIL ORTEGA, 248	09/26/2025 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C4		
SCSO25CAD106906	MATTHEW BONURA, 164	09/27/2025 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	2501	C1		
SCSO25CAD106937	MATTHEW BONURA, 164	09/27/2025 09:04:29	ANIMAL COMPLAINT	1010 E CENTRAL AVE	2501	C11		
SCSO25CAD106947	MATTHEW BONURA, 164	09/27/2025 09:43:28	ANIMAL COMPLAINT	1010 E CENTRAL AVE	1601	M5		
SCSO25CAD106978	MATTHEW BONURA, 164	09/27/2025 11:14:08	ANIMAL COMPLAINT	1010 E CENTRAL AVE	1601	C1		
SCSO25CAD107045	MATTHEW BONURA, 164	09/27/2025 14:38:23	SUSPICIOUS VEH	E CENTRAL AVE	6601	C4		
SCSO25CAD107178	DAVID KELLY, 190	09/27/2025 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C4		
SCSO25CAD107246	MATTHEW BONURA, 164	09/28/2025 06:15:00	BUILDING CHECK	658 E CENTRAL AVE	8901	C1		
SCSO25CAD107273	MATTHEW BONURA, 164	09/28/2025 10:04:45	CITIZENS ASSIST	773 NW 4TH ST	2501	C2		
SCSO25CAD107336	CHELSEA ELLIS, 195	09/28/2025 13:28:14	ATTEMPT TO CONTACT	519 E CENTRAL AVE	2501	C4		

SCSO25CAD107384	CHELSEA ELLIS, 195	09/28/2025 16:10:34	TRESPASS LOG	190 N MARKET BLVD	7501	C6
SCSO25CAD107466	PAUL BARRETO, 222	09/28/2025 21:15:00	BUILDING CHECK	658 E CENTRAL AVE	5602	C4
SCSO25CAD107484		09/28/2025 22:06:18	SICK/INJURED	3840 E C 478	6301	M8
SCSO25CAD107517	YAMIL ORTEGA, 248	09/29/2025 01:29:27	EXTRA PATROL	524 N MARKET BLVD	8901	C4
SCSO25CAD107518	PAUL BARRETO, 222	09/29/2025 01:32:33	BUILDING CHECK	85 E CENTRAL AVE	5602	C4
SCSO25CAD107527	KYLE LANE, 178	09/29/2025 06:15:01	BUILDING CHECK	658 E CENTRAL AVE	5602	C1
SCSO25CAD107538	KYLE LANE, 178	09/29/2025 07:22:15	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001	C1
SCSO25CAD107544	KYLE LANE, 178	09/29/2025 07:56:50	TRAFFIC ENFORCEMENT	773 NW 10TH AVE	7001	C1
SCSO25CAD107564	KYLE LANE, 178	09/29/2025 08:59:29	BUSINESS ASSIST	85 E CENTRAL AVE	2501	C1

Code Cases by Jurisdiction

From Date: 10/09/2024

To Date: 10/09/2025

Jurisdiction: Webster

File#	Owner Name	Address	Parcel#	Jurisdiction	Description	Open Date	Status
24-006026	DUGGS CARLA R	950 OAK AVE	Q31D020	Webster	Trash and debris in backyard - including a mattress and tent	12/20/2024	Closed
24-006422	SUNNY WEBSTER BILLBOARD LLC	S Market Blvd	S01-003	Webster	Overgrown	12/30/2024	Closed
25-000490	ESTATE OF SOLOMON IDA C/O THELMA SCOTT	650 NW 3RD ST	N36B254	Webster	Grinder pump issue, raw sewage going into ground	01/09/2025	Open
25-000910	STEWART ISIAH & RUEBEN M (JT)	770 NW 4TH ST	N36B188	Webster	Living in an RV	01/16/2025	Closed
25-003589	SUNNY WEBSTER LLC	9009 OAK ALLEY BLVD	Q31-004	Webster	CE-24-11184 - Case reported by the City of Webster - structures added w/o permits	07/10/2024	Closed
25-003609	TATE DELORIS P	811 NW 3RD ST	N36-037	Webster	CE-24-11501 - Trash/debris, illegal residence	07/03/2024	Closed
25-003685	AYALA JIM & MARY	836 E CENTRAL AVE	Q31D004	Webster	CE-24-12048 - 836 E Central Avenue (Parcel #Q31-D004) ? piles of trash and debris in the front yard along the driveway and on the front porch of the house	07/12/2024	Closed
25-003689	HERNANDEZ YANETH & CARBAJAL	8243 SR 471	Q30-009	Webster	CE-24-14776 - Running granite countertop business prior to receiving site plan approval from Planning and Zoning.	02/25/2025	Closed
25-004289	REINALDO J ROSE	E C-478	N36-219	Webster	Bringing in debris from off property, inops.	03/05/2025	Closed
25-004291	REINALDO J ROSE	2484 E C 478	N36-101	Webster	New roof w/o permits	03/05/2025	Closed
25-004602	WILLIAMS CLIFFORD & CORETHA	445 NW 10TH AVE	N36B025	Webster	Trash & Debris - no utilities connected per City of Webster	03/11/2025	Open
25-004902	WEBSTER APTS LTD	1010 E CENTRAL AVE Apt 5	Q31-075	Webster	Windows don't stay open, outlets sparking/not working - Apt. 5	03/14/2025	Closed
25-011697	RAULERSON WAYNE A	139 SW 3RD ST	S01-039	WEBSTER	Trash, inops	06/11/2025	Open

25-011698	SYDNOR KRISTYN M & ROOSEVELT	978 NW 4TH ST	N36B021	WEBSTER	Living in an RV	06/11/2025	Closed
25-011699	BOX TRINITY MADISON	468 SE 3RD AVE	T06A002	WEBSTER	Trash and debris	06/11/2025	Closed
25-011700	BOX THOMAS M	285 SE 5TH ST	T06A001	WEBSTER	Trash and debris	06/11/2025	Closed
25-011703	MOBLEY QUENTIN T	791 NW 4TH ST	N36B166	WEBSTER	Trash, overgrown, unsafe structure	06/11/2025	Open
25-012121	SOLOMON IDA ESTATE OF	650 NW 3RD ST	N36B254	WEBSTER	Living in shed, shed installed w/o permits	06/17/2025	Open
25-013333	GAVIN LAFREDA D & VIVIAN (TIC)	725 NW 7TH ST	N36B212	WEBSTER	Home appears to be unstable & unsafe	07/07/2025	Open
25-013334	WALLER FERRIS (TTEE)	37 SW 3RD ST	S01-045	WEBSTER	Home appears to be unstable & unsafe	07/07/2025	Open
25-013335	HALL BREANNAH N	312 S MARKET BLVD	S01-134	WEBSTER	Home appears to be unstable & unsafe	07/07/2025	Open
25-013336	HALL BREANNAH N	326 S MARKET BLVD	S01-133	WEBSTER	Home appears to be unstable & unsafe	07/07/2025	Open
25-013343	WARTHEN JOHN R SR & ROSIE M (L	265 NW 10TH AVE	N36A004	WEBSTER	Home appears to be unstable & unsafe	07/07/2025	Closed
25-013345	HARDY SANDRA	341 E CENTRAL AVE	T06A058	WEBSTER	Home appears to be unstable & unsafe	07/07/2025	Closed
25-013348	HOMES IN PARTNERSHIP INC	Vacant CR 749	S01-075	Webster	Tall Grass, Trash & Debris	07/07/2025	Closed
25-013349	HOMES IN PARTNERSHIP INC	Vacant CR 749	S01-078	Webster	Tall Grass, Trash & Debris	07/07/2025	Closed
25-014129	RIVERA MARIA M RIVERA	814 NW 5TH ST	N36B110	WEBSTER	FREE RANGE CHICKENS	07/18/2025	Open
25-016629	DUTCHESS ALEX M & FISH CELESTE	167 SW 6TH ST	S01J045	WEBSTER	Inops, overgrown	08/27/2025	Closed
25-018709	MOAKLEY JAMES W	23 SW 1ST ST	S01D001	WEBSTER	Possible unsafe structure and tall grass/weeds	09/29/2025	Open

MONTHLY CITY CODE CASE REPORT

AS OF 10/10/2025

CODE CASE	STATUS	NAME	PARCEL	ADDRESS	ADDITIONAL INFO
CE-24-01165	OPEN	CARBAJAL-HERNANDEZ, YANETH		8243 SR 471	
CE-25-012121	OPEN	SOLOMON, ESTATE OF IDA	N36B254	650 NW 3 ST	PERMITS
CE-25-011697	OPEN	RAULERSON, WAYNE A	S01-039	139 SW 3 ST	TRASH AND INOP CAR
CE-25-011703	OPEN	MOBLEY QUENTIN T	N36B166	791 NW 4 ST	TRASH OVERGROWN UNSAFE STRUCTURE
CE-25-013333	OPEN	GAVIN LAFREDA D & VIVIAN (TIC)	N36B212	725 NW 7 ST	HOME APPEARS TO BE UNSTABLE AND UNSAFE
CE-25-013334	OPEN	WALLER FERRIS (TTEE)	S01-014	37 SW 3 ST	HOME APPEARS TO BE UNSTABLE AND UNSAFE
CE-25-013335	OPEN	HALL BREANNAH N	S01-134	312 S MARKET BLVD	HOME APPEARS TO BE UNSTABLE AND UNSAFE
CE-25-013336	OPEN	HALL BREANNAH N	S01-133	326 S MARKET BLVD	HOME APPEARS TO BE UNSTABLE AND UNSAFE
CE-25-014129	OPEN	RIVERA MARIA M RIVERIA	N36B110	814 NW 5 ST	FREE RANGE CHICKENS
CE-25-01879	OPEN	MOAKLEY JAMES	S01D001	23 SW 1ST ST	POSSIBLE UNSAFE STRUCTURE/TALL GRASS
CE-25-000490	AWAITING LIEN	SOLOMON, ESTATE OF IDA C/O THELMA SCOTT		650 NW 3 ST	COUNTY REQUESTED LIEN 05/19/2025
CE-24-11184	LIEN FILED	SUNNY WEBSTER, LLC (OAK ALLEY)	Q31-004	9009 OAK ALLEY BLVD	
CE-24-11501 CE25-003609	LIEN FILED	TATE, DELORIS	N36-037	811 NW 3 ST	
CE-25-000910	LIEN FILED	STEWART, ISAIAH & RUEBEN	N36B188	770 NW 4 ST	CE-23-20374 & W2020-0026
CE-24-14776 CE25-003689	LIEN FILED	CARBAJAL-HERNANDEZ, YANETH	Q30-009	8243 SR 471	90 DAYS
CE-23-20662	LIEN FILED	RIVERA, MARIA M RIVERA		814 NW 5 ST	COMPLIANT, PERMIT 08/20/2024
CE-23-11878	LIEN FILED	GIFFORD, LAURIE A	N36D003	LOT NW 4 AVE	COMPLIANT OWES FEES
CE-23-11879	LIEN FILED	GIFFORD, LAURIE A	N36D003	LOT NW 4 AVE	COMPLIANT OWES FEES
CE-23-05099	LIEN FILED	SOWINSKI, JOSEPH	Q31D024	854 OAK AVE	COMPLIANT OWES FEES
CE-24-12048	LIEN FILED	AYALA JIM & MARY	Q31D004	836 E CENTRAL AVE	COMPLIANT OWES FEES
CE-W2019-0023	FORECLOSURE STARTED	BURGOHY, GENEVA	N36A033	577 NW 3 ST	
CE-W2020-0010	FORECLOSURE STARTED	ESTATE OF IDA SOLOMON	N36B254	650 NW 3 ST	
CE-W2016-0038	FORECLOSURE STARTED	SOLOMON, SHADAE (QUICK DEED FROM ANTHONY SOLOMON)	N36B240A	UNASSIGNED LOCATION RE	COMPLIANT 12/31/2018 BUT NOW BACK OUT OF COMPLIANCE

MONTHLY CITY CODE CASE REPORT

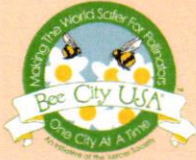
AS OF 10/10/2025

CODE CASE	STATUS	NAME	PARCEL	ADDRESS	ADDITIONAL INFO
CE-W2016-0037	FORECLOSURE STARTED	SOLOMON, SHADAE (QUICK DEED FROM ANTHONY SOLOMON)	N36B241A	UNASSIGNED LOCATION RE	COMPLIANT 12/31/2018 BUT NOW BACK OUT OF COMPLIANCE
CE-W2016-0036	FORECLOSURE STARTED	SOLOMON, SHADAE (QUICK DEED FROM ANTHONY SOLOMON)	N36B241	UNASSIGNED LOCATION RE	
CE-23-20374	FORECLOSURE STARTED	STEWART, ISAIAH & RUEBEN	N36D006	85 NW 4 AVE	
CE-W2017-0009	FORECLOSURE STARTED	THOMAS, MARIE V	N36A006	199 NW 9 AVE	COMPLIANT OWES FEES
CE-25-004801	TAX DEED SALE	WILLIAMS, CLIFFORD & CORETHA	H31A06	445 NW 10 AVE	
CE-25-004602	TAX DEED SALE	WILLIAMS, CLIFFORD & CORETHA	H31A06	445 NW 10 AVE	



OCTOBER 2025

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 news- letter 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
11	10	1	1

Important dates
10/15 Utility Payment Deadline to prevent late fees
10/16 6pm City Council Meeting City Hall
10/21 Utility Turn-off for non-payment

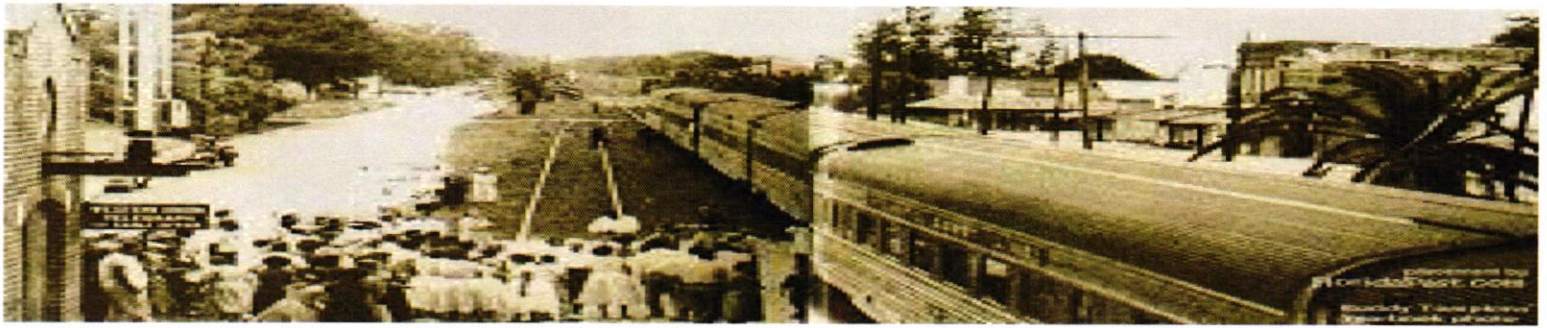
Squirrel Awareness Month



Squirrel Awareness Month in October highlights squirrels' crucial ecological role as "nature's arbor-ists," planting trees and spreading seeds, and celebrates their unique adaptations like double-jointed hind legs for climbing, agile tail use for balance and communication, and remarkable memory for locating buried food, even under snow. The month was founded in 1995 by Greg Bassett after a profound encounter, leading to his creation of the Squirrel Lovers Club to educate the public about these vital creatures.

Happy Halloween

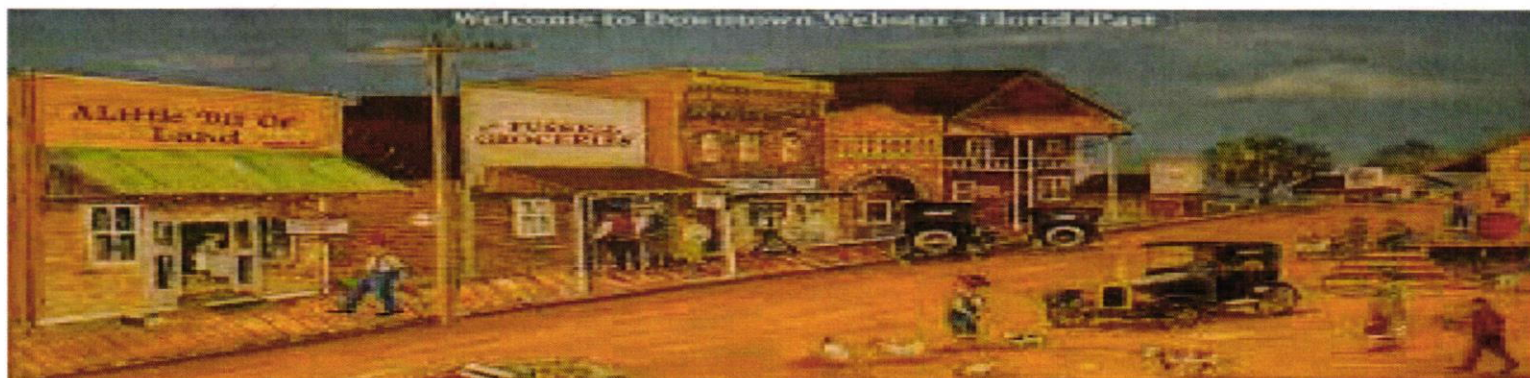




Operational Activities—Administration

On-line payment processing—547	Notaries—8
In office Payment Processing—1,355	Faxes—6
New Accounts—8	Copy Requests—7
Closed Accounts—7	Public Records Request—6
Late Fee Assessments—128	Community Hall Rental—4
Turn-offs—24	Container Permit Renewals—0
Locates—33	Business License Processed—2
Work orders created—185	New Account Impact Fees—1
Work Orders closed—145	New Code Enforcement Cases—5
Utility Batches/Balancing—40	Follow-up on existing Code Enforcement Cases—1
Checks Processed for Payments—42	Code Enforcement Liens—0
Purchase Orders—32	Code Enforcement Foreclosures—0

- Entered Meter Reads and processed utility bills for 531 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 bi-weekly
- Calculate and enter 941 tax payments for payroll period-quarterly RT6-941
- 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
- Work with FEMA to submit Cat Z for Hurricane Milton
- CDBG Grant Application
- Worked with Staff, Contractor, Engineer and Grant Writer on Meter Replacement CDBG Project
- Work with Attorney on Regional Wastewater Plant Property
- Work with Engineer on Wastewater Feasibility Study for Wastewater Capacity to support current and future growth
- Work with Council, Attorney, City of Bushnell for additional capacity
- Work on meter changeouts
- Attended Edmunds Edge Conference in North Carolina
- Implemented TextMyGov
- Applied Florida Commission Rate increase for water and wastewater
- Applied for a Rural Infrastructure Grant for a feasibility study on utility infrastructure to determine if upgrades are needed to support future growth



Operational Activities—Public Works

Work orders processed—185

Utility turn-off —24

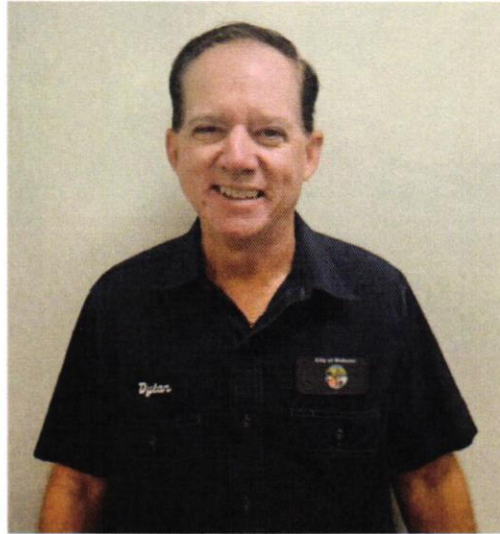
Utility account turn-on—25

Locates—33

Other—103

- Apply for a FRDAP grant for both the Harris Park and Hewitt Park
- 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 and to notify customers of any potential leaks.
- Automatic meter reading system used to collect monthly meter reading to calculate utility bills.
- Conducted multiple utility locates throughout the city from 811 tickets received.
- Performed routine service on public works trucks and equipment.
- Checked chemical levels at North and South wells.
- Ran generators at north well, south well and master lift station to ensure they work properly.
- Ran lift station route two times each week of the month to ensure proper operation and document station operations and any needed maintenance and/or repairs.
- 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.
- Monthly meter readings for interconnect, master lift station and circle-K were conducted. This ensures proper tracking of wastewater sent from our system to Bushnell.
- Met with several customers to discuss concerns about their water use.
- Water turn-offs for non-payment.
- Water turn ons after payment received for past due utility bills.
- CDBG Public Meeting
- Meeting on Outstanding Code Cases
- Attend Budget Meetings

MEET OUR NEW PUBLIC WORKS MANAGER DYLAN GALBREATH

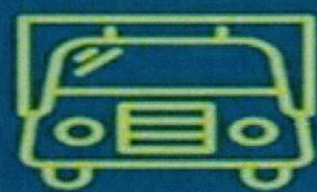
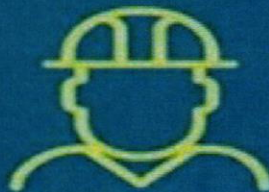


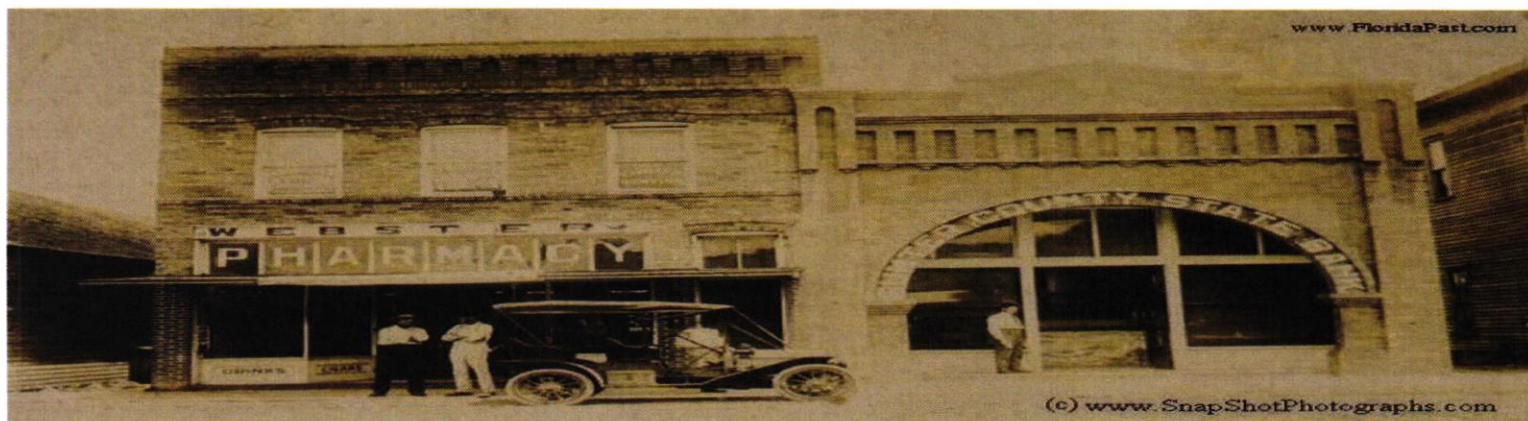
The City of Webster is pleased to welcome Dylan Galbreath as our new Public Works Manager! With a strong background spanning over two decades in leadership, public safety, and municipal operations, Dylan brings a unique blend of administrative expertise and hands-on technical skill to the role.

A proud graduate of Warner University with a Bachelor's in Organizational Management, he's adept at budgeting, coordinating complex projects, and ensuring departmental efficiency. He's a true "working manager," possessing practical experience in maintenance, repair, and operation of heavy equipment, fleet, and pipe systems- and he's ready to jump in for emergency repairs when needed.

Dylan's commitment to teamwork, effective communication, and public service will be a great asset to our city. He looks forward to working closely with city officials, staff, and you, the residents, to keep Webster running smoothly.

PUBLIC WORKS





Have you checked out this website yet?



Borrowed from FloridaPast.Com.

Please help preserve Sumter County History if you are able!

Welcome to our Sumter County, Now & Then

we can only share what we know and learn

So if Anyone has knowledge, images, stories or history of Any Kind, Please Share.

It's up to those who know now, to share what you know, for those of tomorrow.

Thank you to
Sumter County S.W.A.T. students
for helping to keep parks clean!



THANK YOU FOR GOING TOBACCO FREE

Tobacco Free Florida in Sumter County congratulates the City of Webster on making its parks and public spaces tobacco free and smokefree! This new ordinance will protect our children's health, support tobacco users who want to quit, and keep our community clean.

Tobacco free spaces support our community in many ways. These spaces improve health by providing fewer opportunities for youth to start smoking and reducing secondhand smoke exposure. Across the nation, cigarettes are by far the most littered item in the country. Cigarette butts are harmful if ingested by children, pets, or other animals. These ordinances help lower cigarette litter, encourage people to make healthy choices, and increase quit attempts.

For more information on how to get involved, visit
TobaccoFreeFlorida.com/get-involved.



CITY OF WEBSTER'S ANNUAL

LIGHT UP PARADE & MARKET

SATURDAY, DECEMBER 6



CHRISTMAS ON THE FARM

PARADE BEGINS AT 6:00 PM

Interested participants & vendors:

CALL CITY HALL 352-793-2073 OR

EMAIL US AT mbaisden@websterfl.com



Light Up Webster Parade Application

Theme: *Christmas on the Farm*

Date of Parade: Saturday, December 6, 2025

Line Up Time: 5:00 PM | Parade Begins: 6:00 PM

Application Deadline: November 25, 2025

Contact Person: _____ Organization: _____

Address: _____ City: _____ State: _____ Zip: _____

*Cell Number: _____ *Email Address: _____

Cell phone and Email MUST be complete. We may need to contact you with instructions

ENTRY FEE IS \$10. NON-PROFITS DO NOT NEED TO PAY A FEE.

THE CITY WILL HAVE A SANTA CLAUS. PLEASE DO NOT HAVE A SANTA CLAUS ON YOUR FLOAT

Entry Information Please indicate your entry type (check all that apply):

☐ Car ☐ Pickup Truck ☐ Walkers ☐ Horses ☐ Large Commercial Truck ☐ Other: _____

Number of Vehicles: _____ Number of Persons Walking: _____ Number of Horses: _____

MAKE SURE YOU HAVE A CLEAN UP CREW IF YOUR ENTRY WILL HAVE ANIMALS

Entry Description (Please provide a short description for the announcer and lineup coordinator)

FOR SAFETY REASONS, CANDY IS NOT ALLOWED TO BE THROWN FROM THE FLOATS AND/OR VEHICLES. ONLY WALKERS ARE TO GIVE OUT CANDY. VIOLATORS CAN BE REMOVED FROM THE PARADE.

Agreement & Liability Waiver

I understand that participation in the City of Webster Christmas Parade is at my own risk. By signing below, I agree that the City of Webster, its employees, officials, and volunteers are not responsible for any injury, loss, or damage that may occur to myself, my group, or my property during the parade or related activities.

I further agree to comply with all parade rules and instructions provided by City staff and volunteers. I understand that failure to follow these rules may result in removal from the parade.

Participant/Responsible Party Name (Print): _____

Signature: _____ **Date:** _____

Organization/Group Name (if applicable): _____

REVENUE AND LOSS 2025				
FUND	REVENUE	SEPTEMBER		
101	GENERAL FUND	\$48,819.59		
104	TRANSPORTATION	\$4,457.94		
105	CDBG GRANT	\$0.00		
430	WATER	\$23,604.44		
440	GARBAGE	\$22,098.49		
450	SEWER	\$37,752.00		
460	IMPACT FEES	\$4,500.00		
	TOTAL REVENUE	\$141,232.46		
	EXPENSE			
101-1011	GENERAL FUND-ADMIN	\$50,929.45		
101-2021	GENERAL FUND-SCSO	\$15,516.73		
101-7072	GENERAL FUND-PW	\$5,702.99		
104	TRANSPORTATION	\$5,637.76		
105	CDBG GRANT	\$0.00		
430	WATER	\$18,258.02		
440	GARBAGE	\$21,099.47		
450	SEWER	\$44,481.17		
460	IMPACT FEES			
	TOTAL EXPENSE	\$161,625.59		
	REVENUE/LOSS	-\$20,352.58		

ORDINANCE NO. 2025-35

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA, AMENDING THE CITY OF WEBSTER LAND DEVELOPMENT CODE; MORE SPECIFICALLY, AMENDING ALL ARTICLES AND DIVISIONS AS PROVIDED HEREIN; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Webster desires to provide for the maximum freedom of use of private property and the greatest economic opportunity for its citizens and property owners as is consistent with the health, safety and welfare of the public; and,

WHEREAS, the City's Land Development Code is the principal authority for regulation of the use of private property and the primary instrument for the implementation of City policies related to development control, growth management and land use; and,

WHEREAS, the City Council of the City of Webster desires and has directed the periodic review of all chapters of the City's Land Development Code and Official Zoning Map to eliminate redundancies, conflicts, inconsistencies and ambiguities, and to ensure that all statutory references are current and accurate; and,

WHEREAS, City staff has reviewed the Land Development Code and Official Zoning Map, identified deficiencies and has proposed amendments, revisions and changes necessary to ensure clarity, accuracy, efficiency and enforceability of the Code and Map, and has prepared documents incorporating these changes for Council review; and,

WHEREAS, the City Council of the City of Webster has determined, for the reasons stated herein, that amending the current Land Development Code and Official Zoning Map is reasonable, appropriate and necessary; and,

WHEREAS, the Council, after the appropriate publication of notice of its intention to consider this Ordinance, has determined that in consideration of the health, safety and welfare of its citizens, it is in the best interests of the City of Webster, Florida to approve this Ordinance.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Webster, Florida as follows:

SECTION 1. PURPOSE.

The purpose of this Ordinance is to Amend the City of Webster Land Development Code and Official Zoning Map, as incorporated by reference; amending specific articles, divisions and sections for the reasons set forth in the above Whereas clauses, which are incorporated herein, *in haec verba*.

SECTION 2. AUTHORITY.

Pursuant to Article VIII, Section I of the Florida Constitution and Sections 125.01 and 125.66 of the Florida Statutes, the City Council of the City of Webster has all powers of local self-government to perform county functions and render county services and facilities except when prohibited by law, including the authority to establish and amend its Land Development Code and Official Zoning Map.

SECTION 3. AMENDMENT TO THE "LAND DEVELOPMENT CODE".

The City Council of the City of Webster hereby amends the City of Webster Land Development Code as shown attached hereto as Exhibit "A", and incorporated herein, *in haec verba*.

SECTION 4. CODIFICATION.

It is the intention of the City Council of the City of Webster, and it is hereby ordained that the provisions of this Ordinance shall be reflected and made a part of the Land Development Code of the City of Webster, Florida, with the exception of Sections 2, 4, 5 and 6. The word "Ordinance," or similar words may be changed to "section," "article," or other appropriate word or phrase and the sections of this Ordinance may be renumbered or re-lettered to accomplish such intention. The Code codifier is granted liberal authority to rescind those sections of the Code declared null and void as set forth herein.

SECTION 5. CONFLICTS AND REPEALER.

This Ordinance shall be cumulative of all provisions of the Ordinances of the City of Webster, Florida, except where the provisions of this Ordinance are in direct conflict with the provisions of such Ordinances, in which event all Ordinances or parts thereof in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION 6. SEVERABILITY.

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

SECTION 7. EFFECTIVE DATE.

Once adopted by the City Council of the City of Webster, this Ordinance shall become effective immediately upon enactment, or as otherwise provided for by law.

PASSED AND ADOPTED at a duly called session of the City Council of the City of Webster, this ____ day of _____ 2025.

**CITY COUNCIL OF THE CITY
OF WEBSTER. FLORIDA**

Anagalys Vigoa, Mayor

ATTEST:

**APPROVED AS TO FORM AND
LEGALITY:**

Amy Flood, City Clerk

Andrew J. Hand, City Attorney



TO: City of Webster Planning & Zoning Special Master
FROM: Patricia A. Tyjeski, AICP, Inspire Project Manager
CC: Bradley Arnold, Sumter County Administrator
DATE: September 11, 2025
SUBJECT: City of Webster Land Development Code Update

Sumter County retained Inspire Placemaking Collective, Inc. to assist with the update of the City of Webster's Land Development Code (LDC) for consistency with the recently updated Comprehensive Plan and Sumter County's LDC. This memorandum summarizes the update and review process, the public input received, and the major changes proposed. The full draft LDC (showing the changes in strike-through and underline) may be downloaded from the project website at <https://www.inspire-engagement.com/webster-ldc-update>.

Process

Inspire held stakeholder interviews on April 16, 2025, and facilitated a workshop with City Council on August 28, 2024, to obtain initial input.

Inspire also created a project website that included a description of the project, a timeline that was regularly updated, and documents available for download. The website also hosted an online community survey, which ran from February 10 to July 11, 2025.

The full Draft LDC was also made available through the project website. The release date was August 2, 2025.

The City Council first hearing for adoption of the LDC is tentatively scheduled for September 18, 2025, and the second reading for October 16, 2025.

Public Input

Online Survey. The consulting team, in conjunction with County staff, developed an Online Survey and uploaded it to the project website to help gather public sentiments, ideas, and preferences regarding the update of the Land Development Code. Seventy people took the survey online. The survey results summary is available on the project website. The following are the main takeaways from the survey.

1. Webster should preserve its rural and small-town character.
2. Growth should be smart, limited, and low-density.
3. Infrastructure should be in place before new development occurs.

4. Downtown should be revitalized with support for small businesses.
5. Essential services and amenities such as grocery stores, healthcare, parks, and restaurants are needed.
6. Residents want more input and transparency in the development process.
7. Agriculture and the natural environment should be protected.
8. Webster should maintain its own distinct identity and not become another Villages.

LDC Major Changes

Reorganization. Article V (General Development Standards) was split into several articles to make it easier to find the standards. The current and proposed outlines are shown below:

CURRENT

Article I.	General Provisions
Article II.	Definitions
Article III.	Administration
Article IV.	Zoning
Article V.	General Development Standards
Article VI.	Accessory, Temporary, and Specific Use Standards
Article VII.	Floodplain Management

PROPOSED

Article I.	General Provisions
Article II.	Definitions
Article III.	Administration
Article IV.	Zoning
Article V.	Accessory, Temporary, and Specific Use Standards
Article VI.	Access, Circulation, Parking
Article VII.	Development, Design, and Utilities
Article VIII.	Landscaping Standards
Article IX.	Resource Protection Standards
Article X.	Sign Standards
Article XI.	Floodplain Management

Article I. General Provisions. Few changes made, including replacing references to "Director" to "City Manager or designee." Also cleaned up the non-conforming sections to address lots, uses, and structures separately. Removed vesting projects if plans are submitted.

Article II. Definitions. Deleted terms no longer used in the LDC, moved standards out of definitions, added a new section listing abbreviations, and added or updated the following definitions:

- Accessory dwelling unit
- Accessory use or structure
- Agricultural classification
- Agricultural pole barn
- Agritourism
- Agritourism operator
- Alcoholic beverage establishment
- Assisted living facility
- Bona fide agricultural purposes
- Bond or irrevocable letter of credit
- Business service
- Campground
- City
- City engineer
- Council
- County
- Dwelling unit – clarified "kitchen"
- Family day care home
- Farm
- Farm operation
- Flag lot
- Hardscape
- Imperiled Species
- Kennel
- Livestock

- Lot front
- Maintenance agreement
- Mobile vendor
- Nonresidential farm building
- Personal services
- Planning and Zoning Special Master
- Poultry
- Protected tree
- Recreational vehicle (RV) park
- Road setback – clarified measurements
- Sign-added temporary displays
- Significant tree
- Special public assembly events
- Townhouse
- Understory tree
- Undesirable trees
- Unreasonably burdened

Article III. Administration. The following changes are proposed.

- Revised list of developments that are exempt from development review
- Added submittal requirements for PUD requests
- Revised Table 13-313A Development Reviews and Approvals
- Cleaned up review criteria for various applications
- Specified the number of extensions allowed for use permits (two 1-year extensions)
- Allow de minimis code deviations
- Clarified that Preliminary Plat review is optional
- Changed Final Plat review process (per statutes)
- Added "recreation" to activities subject to concurrency
- Address FS requirement to establish a process to review special accommodation requests for certified recovery residences

Article IV. Zoning. The following changes are proposed.

- Revised Future Land Use and Zoning District correlation table
- Eliminated AC, R6W & REC districts. REC combined with PIE
- Consolidated PUD districts (WMPUD, RPUD, RVPUD, CP, and IP)
- Added R2C & R2M, RR2.5, RR2.5C, RR5, and RR5C zoning districts
- Renamed suburban residential to urban residential
- Clarified lineal descent subdivision standards
- Eliminated joint ownership provisions
- Added Conservation Subdivision standards
- Revised R/W Table and removed measurement from Centerline
- Clarified lot front (shortest distance along road)
- Consolidated R6M and R6C to have the same lot standard

- Added 2 columns to table of uses – cross-reference to standards and NAICS code
- Revised setbacks of RR1 & RR1C to align with Sumter
- Clarified maximum building height for Neighborhood Commercial District (20' single use and 35' vertical mixed use)
- Allow Multifamily in commercial districts; restrict to 4 units in R2C, R4C, R6C districts
- Added Economic Activity Center Overlay Zone

Article V. Accessory, Temporary and Specific Use Standards. The following changes are proposed.

- Revised Accessory Family Cottages section to Accessory Dwelling Units (ADUs)
- Revised the following:
 - RV parks and accessory structures in RV parks (clarify)
 - Home Occupations (consistency with FS)
 - Alcoholic beverage (clean up)
 - Bed & Breakfast (consistency with Sumter)
 - Swimming pool enclosures
- Added standards for:
 - Accessory racetracks
 - Internet cafes
 - Existing motion picture arcade booths
 - Yard sales (3-day in 30-day period)
- Allow the use of an RV as a temporary dwelling
- Added animal density equivalencies
- Removed animal control provisions

Article VI. Access, Circulation, and Parking. The following changes are proposed.

- Require traffic impact analysis for minor development
- Updated references to the County's Engineering Standards Manual and eliminated references to FDOT's Green Book
- Clarify that the design requirements apply to public streets only
- Removed bike path requirement
- Added sight triangle (visibility) standards

- Reduced the size of grass parking spaces (12x24 to standard)
- Added minimum standard for drive-through lane stacking (5 spaces)

Article VII. Development, Design, and Utilities. The following changes are proposed.

- Noted that non-platted sites may provide access through private easements
- Clarified that PUDs, RV parks, and individual RV sites are required to be served by central water & sewer systems if available
- Added RV parks to list of development required to provide a fire protection system
- Provides standards for rural fire protection (areas outside service area of pressurized source)
- Added subsection prohibiting illicit discharge into stormwater system
- Revised minimum lighting intensity for parking areas from 2 to 1 foot-candle

Article VIII. Landscaping. The following changes are proposed.

- Moved definitions to Art. II.
- New, simplified table of required buffers
- Added buffer type D (brought in from another chapter)
- Simplify the right-of-way buffer table

Article IX. Resource Protection Standards.

- Streamlined list of requirements major development need to identify and protect to focus on the environmental aspects that are regulated (listed species and jurisdictional wetlands)
- Added language on non-conforming uses regarding sludge and septage
- Added new language to clarify the Historic Preservation requirements & require a letter of clearance

Article X. Sign Standards. The following changes are proposed.

- Added cross-reference to sight triangle
- Clarified Billboard regulations are handled by FDOT

Article XI. Floodplain Management. No changes.

City of Webster

Land Development Code Update

Online Survey Summary



SURVEY INFORMATION

Start - Close: February 10, 2025, to July 11, 2025

An Online Survey was developed and uploaded to the project website to help gather public sentiments, ideas, and preferences regarding the update of the City's Land Development Code. There were 70 contributions to the survey.

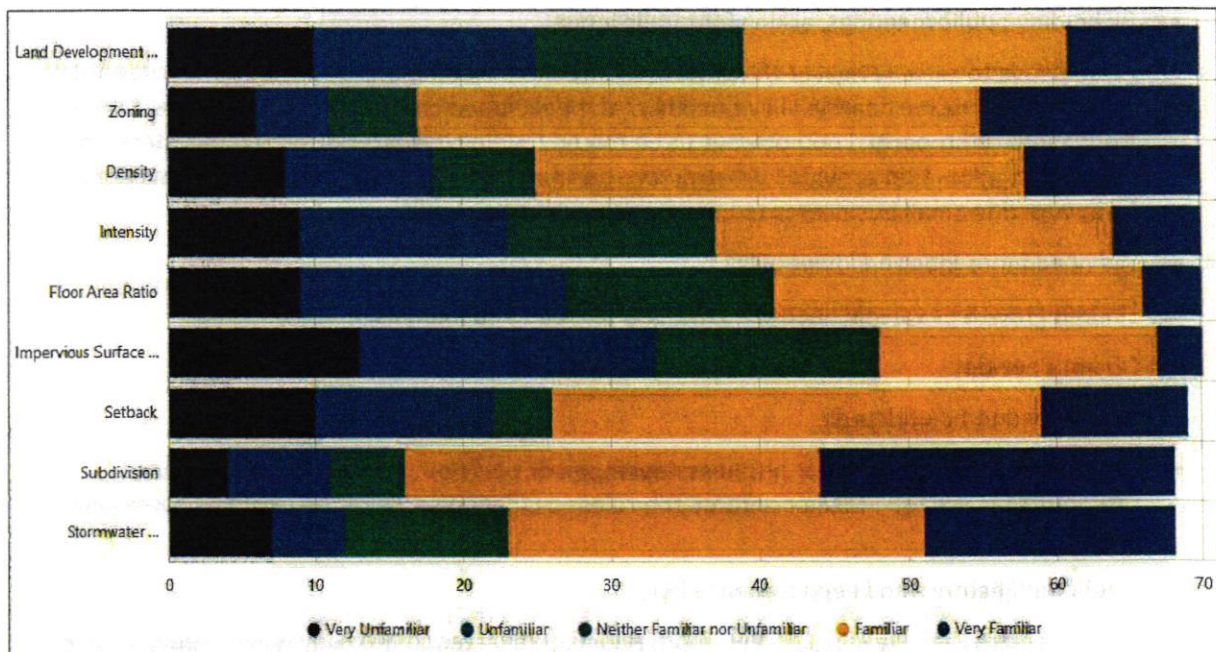
SURVEY RESULTS

The survey included seven questions. The following section provides the answers received. Many of the questions were optional and some respondents did not provide answers to all questions.

Question 1.: What is your zip code?

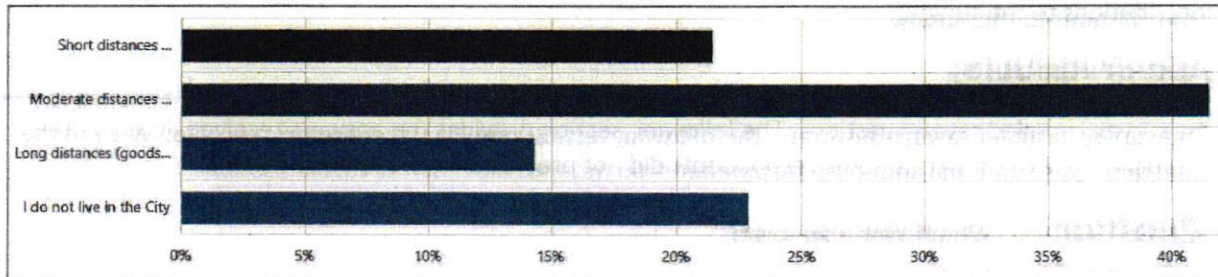
Zip code	Total
33513	1
33597	66
33625	1
33597	1

Question 2. How familiar are you with the following terminology? (Very Unfamiliar, Unfamiliar, Neither Familiar nor Unfamiliar, Familiar, Very Familiar)



The survey responses indicate varying levels of familiarity with terminology commonly used in land development regulations. Most respondents understand basic terms such as subdivision and zoning. Terms like setback, stormwater management, and density are somewhat understood, while more technical terms such as development code, impervious surface ratio, intensity, and floor area ratio are the least familiar. The actual percentages can be found in the appendix.

Question 3. If you live in the City of Webster, how far do you think it is ok to travel to receive basic goods and services (e.g., grocery stores, gas stations, barber shops, etc.)?



When asked about acceptable travel distances for basic goods and services, 41% of respondents favored moderate distances, believing that goods and services should be available in select rural locations. The rest of the respondents were split between short (21%) and long (14%) distances for basic goods and services. Several respondents (22%) do not live within the City limits. Overall, most respondents showed preference for having some level of services available within rural communities.

Question 4. How can the City ensure that new development occurs in a manner which retains what you feel makes Webster an ideal place to live, work, play, and grow?

- By holding public meetings, asking for public input
- I would love to see a revival of the downtown area to include more businesses and potentially multi-family housing nearby. I live outside of the developed city limits, but across the street from annexed property. I do not want to be forced to join city water or sewer. Webster should be seeking grants that provide infrastructure for more residents and traffic, and grants that can be awarded to small businesses to encourage business growth.
- We need more jobs and lower bills
- Limited growth as we still need the farmland for food and animals.
- Do not develop
- Roads need to be updated
- I think the city should plan for business development plus housing development for new residents to move to. Make or enforce the rules to Cleanup some of the existing homes and lots.
- Not build! Restore and keep it a small city.
- I love Webster the way it is, I don't mind traveling to a larger city to buy what I need. I can do without the big city traffic, and crime that comes with big cities.

Webster Land Development Code Update

Online Survey Summary

- Keep residents informed of land that has been sold with a purpose other than what it was being used, i.e. pasture farmland bought by developers for the purpose of building houses. How many and impact to community.
- Limit the number of new homes being built. Maintain small town living with paced growth.
- Make it a work, live and play community.
- Ask the Residents before approving development. Webster is such a beautiful place and the farmland should be left alone. I for one do not want to see the villages take over our beautiful quiet city. Would like to see a grocery store like Publix nearby.
- Clean up the buildings, allow golf cart use, add manufacturing, add grocery
- No subdivisions! Too many people in one spot causes traffic and hardship on the few retail places we have. More development of larger parcels. We also need more restaurants.
- More shopping plazas ... grocery stores, pharmacies etc. Restaurants and parks
- Specific standards should be laid out for incoming developments that bring in a mix of uses to prevent the small community from being overrun by houses. Commercial and open spaces are also needed.
- I purchased some land near the center of town in June 2024. I love the small tight nucleus of Webster and the rural feel when you drive out a couple minutes from the city proper. I don't wish to see the development sprawl into a bunch of subdivisions with generic grocery-anchored shopping centers. I love the charm of local business in the City of Webster. I am content with the school locations and fire station location. Perhaps a police annex would fit well near the fire station.
- More safe pedestrian and bike crossings/lanes would also be nice.
- Leave farmland alone. No major big box stores. No huge, overpriced, or gated communities. I hope the "downtown" area along 471 stays "small town"
- Proper infrastructure before building subdivisions
- Don't let it get all the growth like the villages. Some growth is okay but not like the villages The Villages is overrated
- Add in more provisions but keep subdivisions out. Allow some modern amenities but keep it rural and farm community.
- As long as you don't let The Villages come in and take over, I'm fine with small, smart growth. We chose this area several years ago to get away from busy, overgrowth and too fast paced development.
- Require a hospital be built, some storefronts for businesses, set aside 20 acres for a beautiful park before it is all developed. Set subdivisions as 1 house per 1/2 acre, no smaller. Keep it upscale nice, not crammed all together, something special to set this area apart from typical growth areas. Set aside another large plat of acreage for concerts, etc. Make this a place people like to come to. Fix up downtown Webster and Bushnell together. Landscape it, make it attractive. Some is here already but it could be much better. Give Webster a main street that can be shops and a large walkable shopping area off away from 471. Same for Bushnell. And do

not raise property taxes for the existing people, the developers need to pay for the roads/infrastructure as it is usually done, not the cities.

- Keep it rural. It's already too crowded.
- People move to Webster to get away from the hustle and bustle. Bringing the hustle and bustle to Webster is the opposite of what people want. The rural area of Webster is what makes it an ideal place to live, work, play and grow. People move to Webster to raise their children away from the city. For a slower pace of life. Just like it always has been. We do not want the city life brought into Webster. Webster needs to remain rural. We already have plenty of stores that are close by in The Villages. We do not need to bring The Villages to Webster. 471 is already jam packed with traffic from the increase of people. The last thing we need is more housing developments. KEEP WEBSTER RURAL!!!!
- Build roads before building homes
- I didn't move here to have all the comforts of a large city. There are basic needs met withing a 15-20 min drive and major cities with everything I need within 45-60 min. Ensuring that quiet country life stays possible here is the most important to me.
- Ensure there is no encroachment that jeopardizes agricultural land
- Stop approving every single development. [Evaluate] how to keep Webster's rural charm by maybe approving 1 house per acre or two. We don't want or need any more HOA communities with high density population of several houses per acre. Most move to this area because it's rural. We don't mind driving to already established areas to go shopping.
- Keep the rural, small-town feel, even with development. There are many new development concepts that include communal gardens, farm to table, which align with the existing environment.
- Do not allow subdivision, no home sites under 2 1/2 acres, no strip malls. No new chain stores (mom and pop type stores only).
- There are many communities that the live, work and play have been successful. Webster needs to study these areas and copy a plan that is suitable.
- It can allow business to grow
- traffic flow is very important; widen roads
- Limit growth. Keep agricultural zoning agricultural. Limit the density of building to low density. Retain the rural setting of Webster. We do want to be The Villages. Pay the fire. department, EMT and law enforcement more. Unprivatize the library. Publicize events better for city events and library events. Very poor marketing for both. Keep Beville's Corner as it is. Webster government has gotten greedy and uncaring. The destruction of that land is not necessary; nor is removing it from the tax roll.
- Do not allow subdivisions anywhere near webster. We don't need or want to be like Zephyrhills or Wesley chapel or anything like the Villages! This is a farming community not a city!
- Leave Webster as a rural area, no more buying up land here, leave it as it is, so we can enjoy the land where cattle roam and the trees give us shade and fresh air and kids can play outdoors

Webster Land Development Code Update
Online Survey Summary

- Keep development concentrated within the ACTUAL city limits and stop annexing and approving dense development for properties 1+ miles outside the contiguous city limits. People who live outside the city limits live there for a reason - to be away from dense development.
- Stop buying up all the land and putting building after building or house after house. I moved to Webster to not have neighbors on top of me! And every time I turn around something is being built or new houses going in, that are supposed to be "low income" for low-income families!!! But that hasn't happened! You find out how much rent is and it's like you have to choose to have a roof over your head or food in your belly!!!
- Keep The Villages from encroaching too much on the city and surrounding areas.
- Don't bring the chain restaurants and box stores. We moved into the country for a reason. Don't want more development and cookie cutter no-name towns.
- By honoring its small-town charm.
- Leave it alone! At this point Sumter County is becoming something that we were born and raised in a cesspool of housing! Farming land and cattle land will soon be a thing a new generation will not witness here! Sad
- No more RV parks, more normal streets with houses on small plots. More choice of stores.
- Determine what you want the City to look and feel like; create an overlay for the core area to help direct new and re-development. Make zoning consistent -- keep residential in residential areas.
- Webster is a beautiful farm community with the availability of fresh produce and farm goods. We love the country feel and wide-open spaces. Subdivisions and strip malls would be a huge deterrent. We don't mind traveling a little for the bigger stores to keep the rural atmosphere.
- Keep it small
- Not developed mass residential housing projects.
- Keep cookie cutter development out. Make it where you can only build on an acre or more of land. Keep big retail out!
- Start by improving the road to accommodate the growth that has already happened. The roads do it reflect the growth in and out of city limits.
- Don't change it. Leave it how it is. We do not want growth. Please stop ruining animals' habitat for your greed.
- Do NOT put in a bunch of houses
- Do not take away all of the open pasture lands away just to build housing and/or more stores.
- Don't allow the villages to take over
- Keep it rural
- Stop developing! No one wants more growth! We want our small towns that our children can grow up in not overrun with strangers! Bringing more people brings more crime! Our children that show 4h and ffa the land is being ripped from under them! Water plant? Why! To accommodate people that don't belong here! Stop the growth! Leave Sumter the way it is!

- Listen to the people who live here and stop trying to grow so fast. No more RV parks!
- Keep any new growth in the old storefront locations with keeping the town's historic looks. No new growth should occur within city limits.
- Webster is just fine the way it is; the growth of the villages has caused a hardship on the rural nature of this county. From traffic to crime, destruction of trees essential as a buffer from high winds, encroaching on critters habitat, and the environment. We do not need any more growth here!!
- No development. People like the rural feel to our city.

Question 5. What uses would you like to see developed more often within the City moving forward? Please provide up to three answers. (Short Answer)

- | | |
|--|---|
| • homesteading properties, grocery store, shopping center | • Golf cart use, clean up buildings, lot where food trucks can go |
| • Restaurants that are open in the evening. Unique shopping experiences. Fun outdoor spaces that are not parks for kids. | • Wider road through town instead of a bike lane that nobody uses. More eating establishments. More industrial companies for income |
| • grocery store | • Restaurants, grocery stores and parks with a track |
| • Important government facilities, social security office, parks, | • Commercial |
| • Sidewalks | • Restaurants, parks, a community pool. Maybe a pharmacy. |
| • Leave it alone | • Farmland |
| • Restaurants, grocery stores, and community buildings and playgrounds | • Publix, Urgent Care and a freestanding ER |
| • Grocery store but not to run Jackie's out of business, Pharmacy of some sort and small fine dining restaurants. | • More grocery options, restaurant, and store diversity. |
| • None | • Parks, multi-use trailways, something to help small businesses. |
| • Restaurants that serve the evening dinner, Aldi grocery store. | • Park area, concert area, walkable shopping in shaded acreage |
| • Housing, good grocery stores, good department stores. | • Agriculture |
| • Nothing | • Instead of building any new businesses, refurbish the existing, empty buildings. The city doesn't need any more housing developments. Farmland is the biggest use and should be left as is. |
| • Grocery stores, restaurants and shopping areas | • Grocery |
| • Pharmacy / doctor office-PCP | • green space |
| • Grocery, medical, shopping | |
| • Restaurant that is open past lunch time. | |

Webster Land Development Code Update
Online Survey Summary

- | | |
|--|--|
| <ul style="list-style-type: none"> • None- leave open green spaces. Keep Webster rural! • Additional restaurants. • Updated child centered field/playgrounds. That's it. We live Webster the way it is now. • Grocery store, Community activities, Volunteer services • Publix, Publix and Publix • grocery stores, retail stores, restaurants • More events in the median besides The Florida Native. Red, white and blue decorations for patriotic days. • NOTHING! • More activities for kids, Mom and Pop restaurants • Agritourism. Refurbishing the downtown. • Little shops, sandwich shop, drive in • Restaurants • NONE!! • Recreational locations • Decent park for children, a nice track for walkers, the existence of old oak trees! | <ul style="list-style-type: none"> • Commercial stores and restaurants • destination retail; commercial core; industrial area • Would love to see a family park and playground. • None • Small business • None • Nothing, I like rural webster • Absolutely nothing; leave it alone. • A grocery store, another park, the town square • A better park in Webster for kids and maybe more things for kids to do within the community • Food • Stop the growth! We don't want anything developed! • Better park • None • Better use of the market property, |
|--|--|

Question 6. If you have been involved in processing a development application in Webster, how do you feel about the current development review and approval process? How can it be improved? If this does not apply to you, please respond with 'N/A' (Short answer)

The majority of respondents selected N/A, Not Applicable. However, there were a few that had comments and those are listed below.

- Have experienced people sit on the approval committee that do not have special interests or ties to The Villages.
- Simple. Stop developing
- It's growing too fast!
- Please stop allowing growth in this community!

Question 7. Are there any other items you wish to discuss relating to the Land Development Code or about future development within the City? (Short answer)

Webster Land Development Code Update
Online Survey Summary

- would like to see fencing specifications. There are different types of fencing within the city, some I do not feel should be allowed like field fencing and there also needs to be setbacks, etc.
- While it's obvious that upgrades are being made to water/sewer- will those upgrades provide for continued development?
- Save the land
- Leave it alone, leave it all in The Villages
- Stop building so many subdivisions, however, we do need more affordable housing for low-income families such as apartment complexes
- Keep the Villages from taking over our little town.
- Don't sell out! Keep it a quiet small city.
- Please don't put apartments, townhomes, or subdivisions
- Leave south Sumter alone.
- Bring business in, clean up town
- Like to see a hotel for people's guests to stay
- Older homes need to be up to code or remodeled/restored. The new growth will make Webster thrive and more appealing
- More direction regarding tiny homes
- Again, keep the city proper tight with goods and services. Please don't sprawl it out with a ton of single-family residential subdivisions and shopping centers. South Sumter would lose its AG and rural charm.
- Slow down
- Subdivisions with 1-acre plots, keep it somewhat rural
- We need sidewalks put in on all the major roads
- No subdivisions taking over farmland
- Keep the cancer spreading Villages Corp out!!!
- Please don't let developers put in cookie cutter subdivisions with 5 ft setbacks. The better homes on more land can sell for enough to make up the difference in property taxes for homes crammed in.
- Retain the rural character. We don't want the Villages in our back yard.
- There are plenty of other housing developments in the area that are already going up at rapid pace. The roadways are clogged, the farmland is disappearing, rural area is what makes this area so special. There are multigenerational farms that are disappearing, parts of our Florida history, gone. Webster is a special, historic place and also a huge cattle market hub. It does not need to be turned into thousands of residential homes. We already have lots of flooding from poorly planned developments. Flooding that has ruined people's homes that have been there for

Webster Land Development Code Update
Online Survey Summary

generations. Well, some areas of Webster can use improvement, we do not want any more cookie cutter homes.

- Just build the roads before the homes or businesses. Add turn lane on SR471. Lower speed to 45 south of town to 50.
- Limit growth of commercial uses and allow for agricultural ways to continue
- Residents speak out multiple times about wanting to keep Webster small and rural. Why do we need to develop like Ocala/ Brooksville, etc.? Why can't Webster remain the small town that it is that draws in residents because of how it is? Stop letting the villages run the entire county. South Sumter matters too. Once pandoras development box has been opened, that can't be undone.
- Please do not turn Webster into a cookie-cutter development community. Emphasize the history and heritage and keep some sense of the original culture. That's where the charm and appeal is.
- Prevent urban sprawl. Leave our area rural (no villages or anything associated with that type of growth).
- positive progress
- Control it and stop being greedy! We moved to rural for a reason. Stop removing the grandfather oaks, the wildlife habitat.
- leave Webster alone
- Stop the development
- Stop building in rural areas... let people have their space! Stop the villages from taking over!!
- Don't bring the chain restaurants and box stores. We moved into the country for a reason. Don't want more development and cookie cutter no name towns.
- We don't need more houses, maybe just something like to do to draw people to our town... we're only known for a flea market open on Mondays...
- Stop the greed and insanity of cookie cutter houses and golf carts! That's not our life
- A health center would be good for older residents
- Clean up the junky lots and unused commercial areas; encourage re-development and new development to provide economic growth and real jobs.
- A nice dinner restaurant would be ideal.
- Keep it rural no cookie cutter development
- Yes. Please keep your greed somewhere else. Stop ruining our home and the wildlife's homes to fill your pockets up.
- I do not want a bunch of houses, dump, or water treatment plant near webster.
- Don't let us become the next villages

- Leave it rural! We want farm Animals! We want 100-year-old oak trees! We want land! Not houses! Development and more people! Crime! Sex offenders! Stop the growth!
- Don't take property from your citizens
- Leave Webster like it is before we know it The villages will take over.

Key Takeaways

The following are the main takeaways from the survey.

1. Webster should preserve its rural and small-town character.
2. Growth should be smart, limited, and low-density.
3. Infrastructure should be in place before new development occurs.
4. Downtown should be revitalized with support for small businesses.
5. Essential services and amenities such as grocery stores, healthcare, parks, and restaurants are needed.
6. Residents want more input and transparency in the development process.
7. Agriculture and the natural environment should be protected.
8. Webster should maintain its own distinct identity and not become another Villages.

The main concerns expressed by the survey participants reflect their vision for the city to maintain a rural feel. This vision was already addressed in the update of the comprehensive plan. The update of the LDC will ensure that vision is implemented as directed by the Plan.

Inspire Engagement

Form Results Summary

May 01, 2025 - Jun 11, 2025

Project: City of Webster Land Development Code

Form: Webster LDC Survey

Tool Type: Form

Activity ID: 110

Exported: Aug 18, 2025, 03:21 PM

Exported By: gcastro

Filter By: No filters applied.

Closed

Webster LDC Survey
City of Webster Land Development Code

67
Contributors

70
Contributions

Contribution Summary

1. What is your ZIP Code?

Short Text | Skipped: 1 | Answered: 69 (98.6%)

Sentiment

No sentiment data

Tags

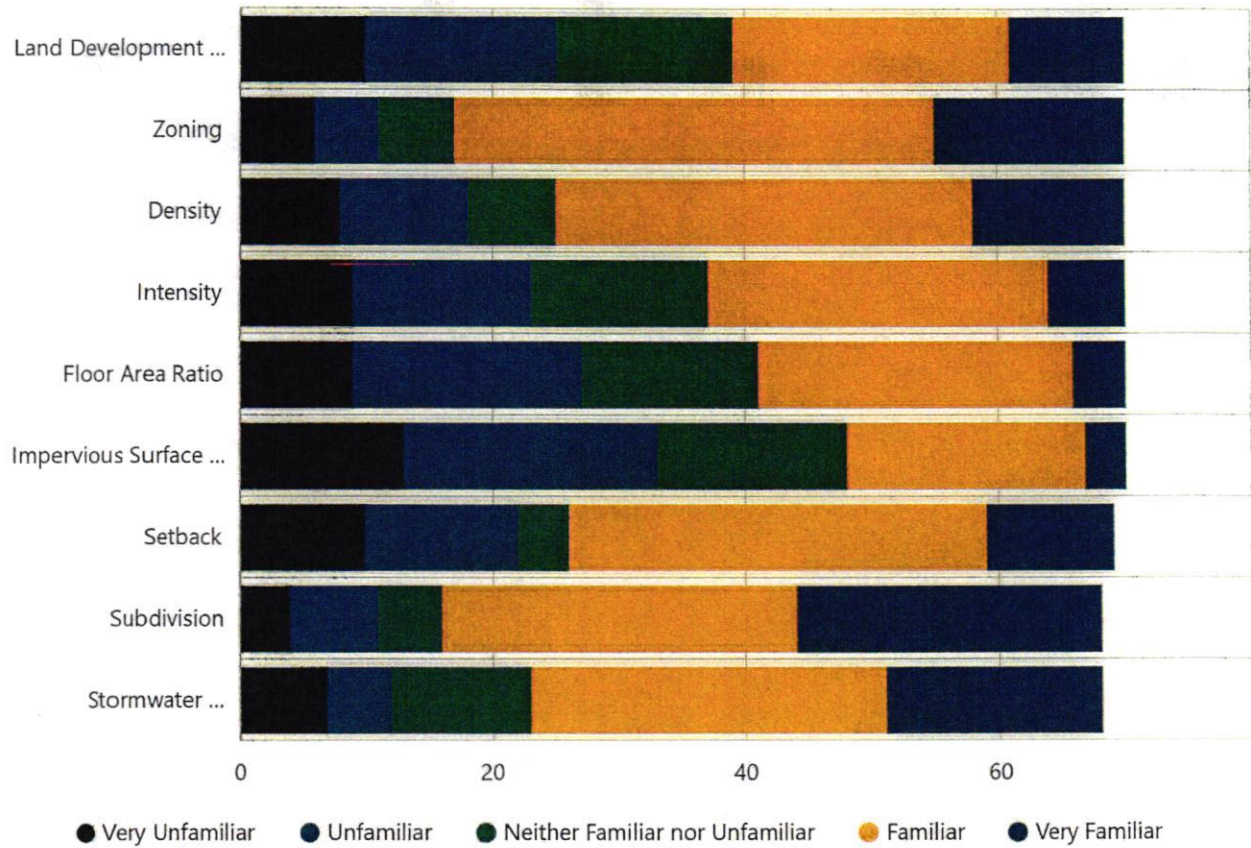
No tag data

Featured Contributions

No featured contributions

2. How familiar are you with the following terminology?

Matrix | Skipped: 0 | Answered: 70 (100%)

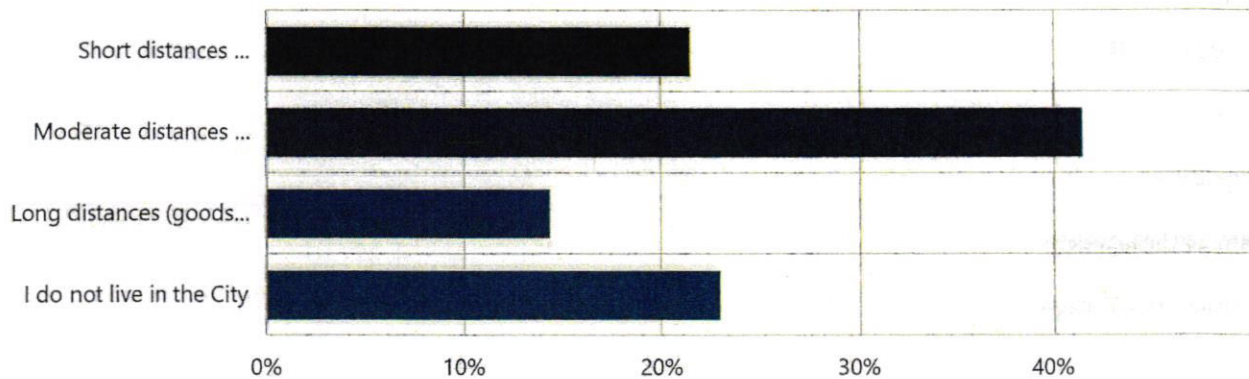


	Very Unfamiliar	Unfamiliar	Neither Familiar nor Unfamiliar	Familiar	Very Familiar	Count	Score
Land Development ... t Code	14.29% 10	21.43% 15	20.00% 14	31.43% 22	12.86% 9	70	3.07
Zoning	8.57% 6	7.14% 5	8.57% 6	54.29% 38	21.43% 15	70	3.73
Density	11.43% 8	14.29% 10	10.00% 7	47.14% 33	17.14% 12	70	3.44
Intensity	12.86% 9	20.00% 14	20.00% 14	38.57% 27	8.57% 6	70	3.10
Floor Area Ratio	12.86% 9	25.71% 18	20.00% 14	35.71% 25	5.71% 4	70	2.96
Impervious Surface Ratio	18.57% 13	28.57% 20	21.43% 15	27.14% 19	4.29% 3	70	2.70
Setback	14.49% 10	17.39% 12	5.80% 4	47.83% 33	14.49% 10	69	3.30

	10	12	4	33	10		
Subdivision	5.88% 4	10.29% 7	7.35% 5	41.18% 28	35.29% 24	68	3.90
Stormwater Management	10.29% 7	7.35% 5	16.18% 11	41.18% 28	25.00% 17	68	3.63

3. If you live in the City of Webster, how far do you think it is ok to travel to receive basic goods and services (e.g., grocery stores, gas stations, barber shops, etc.)?

Multi Choice | Skipped: 0 | Answered: 70 (100%)



Answer choices	Percent	Count
Short distances (goods and services should be provided in rural areas)	21.43%	15
Moderate distances (goods and services should be provided in select locations within rural areas)	41.43%	29
Long distances (goods and services should never be located in rural areas)	14.29%	10
I do not live in the City	22.86%	16
Total	100.00%	70

4. How can the City ensure that new development occurs in a manner which retains what you feel makes Webster an ideal place to live, work, play, and grow?

Long Text | Skipped: 9 | Answered: 61 (87.1%)

Sentiment

No sentiment data

Tags

No tag data

Featured Contributions

No featured contributions

5. What uses would you like to see developed more often within the City moving forward? Please provide up to three answers.

Short Text | Skipped: 10 | Answered: 60 (85.7%)

Sentiment

No sentiment data

Tags

No tag data

Featured Contributions

No featured contributions

6. If you have been involved in processing a development application in Webster, how do you feel about the current development review and approval process? How can it be improved? If this does not apply to you, please respond with 'N/A'

Long Text | Skipped: 12 | Answered: 58 (82.9%)

Sentiment

No sentiment data

Tags

No tag data

Featured Contributions

No featured contributions

7. Are there any other items you wish to discuss relating to the Land Development Code or about future development within the City?

Long Text | Skipped: 17 | Answered: 53 (75.7%)

Sentiment

No sentiment data

Tags

No tag data

Featured Contributions

No featured contributions

8. Thank you for taking the survey. If you would like to be notified about upcoming project-related information and events, please provide your email below.

Short Text | Skipped: 35 | Answered: 35 (50%)

Sentiment

No sentiment data

Tags

No tag data

Featured Contributions

No featured contributions

AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

Ankit Sachdeva, 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:

- Sep 4, 2025

NOTICE ID: T6N1LSA4dj2PvgItJGxv

NOTICE NAME: City of Webster Development Code
Amendment

Publication Fee: \$136.56

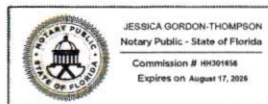
Affiant further says that the Sumter Sun Times newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Ankit Sachdeva

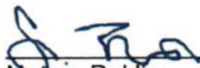
(Signed) _____

VERIFICATION

State of Florida
County of Orange



Subscribed in my presence and sworn to before me on this:
09/04/2025



Notary Public

Notarized remotely online using communication technology via Proof.

**NOTICE OF INTENT TO
CONSIDER CITY OF WEBSTER ORDINANCE
FOR LAND DEVELOPMENT CODE AMENDMENT**

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

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA, AMENDING THE WEBSTER LAND DEVELOPMENT CODE; MORE SPECIFICALLY, AMENDING ALL ARTICLES AND DIVISIONS AS PROVIDED HEREIN; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

Planning & Zoning Special Master
6:00 PM, September 11, 2025

City Council - First Reading
6:00 PM, September 18, 2025

City Council - Second Reading & Final Vote
6:00 PM, October 16, 2025

The meetings will be held at the Webster City Hall, located at 85 E. Central Ave, 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 at the Sumter County Planning and Floodplain Division located at 7375 Powell Road, Wildwood, FL 34785, between the hours of 8:00 A.M. and 5:00 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: 9/04/2025

**CITY OF WEBSTER
SPECIAL MASTER PROCEEDING
SEPTEMBER 11, 2025**

CASE NUMBER: ORD 2025-35

REQUESTED ACTION: Approval of Ordinance 2025-35 - Land Development Code Update.

BACKGROUND:

The City of Webster has prepared Ordinance 2025-35, an amendment to the Land Development Code ("LDC") to ensure consistency with the adopted Comprehensive Plan and the Sumter County Land Development Code. The amendments include a comprehensive reorganization of all articles and divisions of the LDC, the elimination of obsolete provisions, and the addition of new standards and definitions designed to improve clarity, usability, and enforcement.

The update process included stakeholder interviews, City Council workshops, a project website with regular updates, and an online community survey conducted between February and July 2025 with seventy respondents. Survey input emphasized preserving Webster's rural and small-town character, supporting limited and well-planned growth, improving infrastructure prior to development, and revitalizing downtown with support for small businesses.

The draft LDC was released on August 2, 2025, and public hearings were scheduled beginning September 2025. City staff and the consulting team, Inspire Placemaking Collective, prepared and presented the proposed revisions. The Planning and Zoning Special Master conducted a public hearing on September 11, 2025, and considered public comments, the staff report, and all supporting materials.

FINDINGS OF FACT:

The Planning and Zoning Special Master finds that the proposed LDC update represents a necessary and reasonable reorganization and modernization of the City's development regulations. The amendments eliminate redundancies, conflicts, and obsolete language; consolidate Planned Development districts; revise administrative procedures to reflect statutory requirements; add new zoning districts and conservation subdivision standards; clarify definitions; and update development standards including parking, circulation, buffering, and signage.

The amendments reflect extensive public input, as documented in the survey results and stakeholder meetings, which consistently expressed a desire for rural preservation, infrastructure improvements prior to growth, support for small businesses, and protection of agricultural and natural resources.

Further, the Planning and Zoning Special Master finds that all statutory changes enacted during the 2025 Florida Legislative Session have been reviewed and discussed. The record demonstrates that none of the proposed revisions impose standards more restrictive than those permitted under

state law, in accordance with SB 180 (2025), which prohibits the adoption of more restrictive land development regulations until 2027. Remaining changes are directed toward alignment with new laws, improved clarity of use, and ease of reference. Additional revisions were made collaboratively with Sumter County to ensure consistency between codes and to remove provisions that are moot.

LEGAL CONCLUSION:

Section 163.3202, Florida Statutes, requires that local governments adopt and enforce land development regulations that are consistent with and implement their adopted comprehensive plan. The proposed amendments to the City of Webster Land Development Code are consistent with the Comprehensive Plan, implement its provisions, and ensure coordination with the Sumter County Land Development Code.

The amendments provide predictable and consistent standards, eliminate unnecessary duplication, and facilitate lawful, orderly, and sustainable development. The record further demonstrates that none of the proposed revisions impose standards more restrictive than those permitted under state law, in accordance with SB 180 (2025), which prohibits the adoption of more restrictive land development regulations until 2027. The changes therefore satisfy the statutory requirements of § 163.3202, Fla. Stat., as well as the broader policy objectives of Chapter 163, Florida Statutes, related to growth management.

RECOMMENDATION:

Based on the foregoing Findings of Fact and Legal Conclusion, the Planning and Zoning Special Master hereby **recommends that the City Council approve Ordinance 2025-35, amending the City of Webster Land Development Code.**

ORDERED this 11th day of September 2025.



Amanda Boggus
Special Master
Fla. Bar No. 76849