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

AGENDA
CITY OF WEBSTER
Regular Council Meeting
Webster City Hall, 85 E. Central Avenue
April 17, 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 – March 20, 2025
M_____S_____ Roll Call Vote for Approval

III. CONSENT AGENDA

IV. *CITIZENS FORUM*

V. CORRESPONDENCE TO NOTE

Law Enforcement Code Compliance Update City Newsletter Report

VI. PUBLIC HEARINGS

First Reading of Ordinance 2025-19-Annexation-Parcel ID T07-006, Alvarado/Morales
M_____S_____ Roll Call Vote
M_____S_____ Roll Call Vote for Approval

First Reading of Ordinance 2025-20-Comp Plan Amendment-Parcel ID T07-006, Alvarado/Morales
M_____S_____ Roll Call Vote
M_____S_____ Roll Call Vote for Approval

First Reading of Ordinance 2025-21-Rezoning-Parcel ID T07-006, Alvarado/Morales
M_____S_____ Roll Call Vote
M_____S_____ Roll Call Vote for Approval

First Reading of Ordinance 2025-22-Annexation-Parcel ID Q19-091, ZMK Holding, LLC
M_____S_____ Roll Call Vote
M_____S_____ Roll Call Vote for Approval

First Reading of Ordinance 2025-23-Comp Plan Amendment-Parcel ID Q19-091, ZMK Holding, LLC
M_____S_____ Roll Call Vote
M_____S_____ Roll Call Vote for Approval

First Reading of Ordinance 2025-24-Rezoning-Parcel ID Q19-091, ZMK Holding, LLC
M_____S_____ Roll Call Vote
M_____S_____ Roll Call Vote for Approval

First Reading of Ordinance 2025-25-Amending Impact Fees
M_____S_____ Roll Call Vote
M_____S_____ Roll Call Vote for Approval

VII. NEW BUSINESS

City Property Rental Agreement-City Manager-Deanna Naugler

Increased Capacity with Bushnell-City Manager-Deanna Naugler

City Engineering Services-City Manager-Deanna Naugler

Church Properties-City Manager-Deanna Naugler

City Attorney Agreement-City Manager-Deanna Naugler

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
March 20, 2025
Council Meeting
6:00 P.M.

I. CALL TO ORDER

Pledge of Allegiance and Invocation.

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

We have a quorum.

II. APPROVAL OF THE MINUTES

Councilmember Cherry made a motion for approval of the minutes for February 20, 2025, seconded by Mayor Pro-Tem Dorsey.

Vote was as follows:
Councilmember Cherry-Yes
Mayor Pro-Tem Dorsey-Yes
Mayor Vigoa-Yes
Motion passed 3-0

III. *CONSENT AGENDA*

Swearing in of Loretta Ramirez, Council Seat 4

Mike Brynjulfson apprised the council about the accountant report for fiscal year 2023-2024. Mr. Brynjulfson suggested a utility rate study.

IV. CITIZENS FORUM

City Manager Deanna Naugler addressed Sandra McClanahan questions about the waste treatment plant.

V. CORRESPONDENCE TO NOTE

VI. PUBLIC HEARINGS

The second reading of Ordinance 2025-01 Annexation Parcel Id Q30-011, Q30-014, Q30-015 North Farm Real Estate, LLC. Mayor Pro-Tem Dorsey motioned to read by title only, seconded by Councilmember Cherry.

Vote was as follows:
Councilmember Cherry-Yes
Councilmember Ramirez-Yes
Mayor Pro-Tem Dorsey-Yes
Mayor Vigoa-Yes
Motion passed 4-0

City Clerk Amy Flood read the ordinance by title only.

Mayor Pro-Tem Dorsey made a motion to approve Ordinance 2025-01, seconded by Mayor Vigoa.

County Planner Bradley Arnold apprised the council about Ordinance 2025-01.

Vote was as follows:
Councilmember Cherry-Yes
Councilmember Ramirez-Yes
Mayor Pro-Tem Dorsey-Yes
Mayor Vigoa-Yes
Motion passed 4-0

The second reading of Ordinance 2025-02 Comp Plan Amendment Parcel Id Q30-011, Q30-014, Q30-015 North Farm Real Estate, LLC. Mayor Pro-Tem Dorsey motioned to read by title only, seconded by Councilmember Cherry.

Vote was as follows:
Councilmember Cherry-Yes
Councilmember Ramirez-Yes
Mayor Pro-Tem Dorsey-Yes
Mayor Vigoa-Yes
Motion passed 4-0

City Clerk Amy Flood read the ordinance by title only.

Mayor Pro-Tem Dorsey made a motion to approve Ordinance 2025-02, seconded by Councilmember Cherry.

County Planner Bradley Arnold apprised the council about Ordinance 2025-02.

Vote was as follows:
Councilmember Cherry-Yes
Mayor Pro-Tem Dorsey-Yes
Mayor Vigoa-Yes
Motion passed 4-0

The second reading of Ordinance 2025-03 Rezoning Parcel Id Q30-011, Q30-014, Q30-015-North Farm Real Estate, LLC. Councilmember Cherry motioned to read by title only, seconded by Mayor Pro-Tem Dorsey.

Vote was as follows:
Councilmember Cherry-Yes
Councilmember Ramirez-Yes
Mayor Pro-Tem Dorsey-Yes
Mayor Vigoa-Yes
Motion passed 4-0.

City Clerk Amy Flood read the ordinance by title only.

Mayor Vigoa made a motion to approve Ordinance 2025-03, seconded by Mayor Pro-Tem Dorsey.

County Planner Bradley Arnold apprised the council about Ordinance 2025-03.

Vote was as follows:
Councilmember Cherry-Yes
Councilmember Ramirez-Yes
Mayor Pro-Tem Dorsey-Yes
Mayor Vigoa-Yes
Motion passed 4-0.

The second reading of Ordinance 2025-10 Annexation Parcel Id N35-124-Adams. Mayor Pro-Tem Dorsey motioned to read by title only, 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.

City Clerk Amy Flood read the ordinance by title only.

Mayor Pro-Tem Dorsey made a motion to approve Ordinance 2025-10, seconded by Mayor Vigoa.

County Planner Bradley Arnold apprised the council about Ordinance 2025-10.

Vote was as follows:
Councilmember Cherry-Yes
Councilmember Ramirez-Yes
Mayor Pro-Tem Dorsey-Yes
Mayor Vigoa-Yes
Motion passed 4-0.

The second reading of Ordinance 2025-11 Comp Plan Amendment, Parcel Id N35-124-Adams. Councilmember Cherry motioned to read by title only, seconded by Mayor Pro-Tem Dorsey.

Vote was as follows:

Councilmember Cherry-Yes
Councilmember Ramirez-Yes
Mayor Pro-Tem Dorsey-Yes
Mayor Vigoa-Yes
Motion passed 4-0.

City Clerk Amy Flood read the ordinance by title only.

Mayor Vigoa made a motion to approve Ordinance 2025-11, seconded by Mayor Pro-Tem Dorsey.

County Planner Bradley Arnold apprised the council about Ordinance 2025-11.

Vote was as follows:
Councilmember Cherry-Yes
Councilmember Ramirez-Yes
Mayor Pro-Tem Dorsey-Yes
Mayor Vigoa-Yes
Motion passed 4-0.

The second reading of Ordinance 2025-12 Rezoning, Parcel Id N35-124-Adams. Mayor Pro-Tem Dorsey motioned to read by title only, seconded by Councilmember Cherry.

Vote was as follows:
Councilmember Cherry-Yes
Councilmember Ramirez-Yes
Mayor Pro-Tem Dorsey-Yes
Mayor Vigoa-Yes
Motion passed 4-0.

City Clerk Amy Flood read the ordinance by title only.

Mayor Pro-Tem Dorsey made a motion to approve Ordinance 2025-12, seconded by Councilmember Cherry.

County Planner Bradley Arnold apprised the council about Ordinance 2025-12.

Vote was as follows:
Councilmember Cherry-Yes
Councilmember Ramirez-Yes
Mayor Pro-Tem Dorsey-Yes
Mayor Vigoa-Yes
Motion passed 4-0.

The second reading of Ordinance 2025-13 Annexation Parcel Id S13-034 Warren. Councilmember Cherry motioned to read by title only, seconded by Mayor Pro-Tem Dorsey.

Vote was as follows:
Councilmember Cherry-Yes
Councilmember Ramirez-Yes
Mayor Pro-Tem Dorsey-Yes
Mayor Vigoa-Yes
Motion passed 4-0.

City Clerk Amy Flood read the ordinance by title only.

Mayor Vigoa made a motion to approve Ordinance 2025-13, seconded by Mayor Pro-Tem Dorsey.

County Planner Bradley Arnold apprised the council about Ordinance 2025-13.

Vote was as follows:
Councilmember Cherry-Yes
Councilmember Ramirez-Yes
Mayor Pro-Tem Dorsey-Yes
Mayor Vigoa-Yes
Motion passed 4-0.

The second reading of Ordinance 2025-14 Comp Plan Amendment, Parcel Id S13-034 Warren. Mayor Pro-Tem Dorsey motioned to read by title only, seconded by Councilmember Cherry.

Vote was as follows:
Councilmember Cherry-Yes
Councilmember Ramirez-Yes
Mayor Pro-Tem Dorsey-Yes
Mayor Vigoa-Yes
Motion passed 4-0.

City Clerk Amy Flood read the ordinance by title only.

Mayor Vigoa made a motion to approve Ordinance 2025-14, seconded by Mayor Pro-Tem Dorsey.

County Planner Bradley Arnold apprised the council about Ordinance 2025-14.

Vote was as follows:
Councilmember Cherry-Yes
Councilmember Ramirez-Yes
Mayor Pro-Tem Dorsey-Yes
Mayor Vigoa-Yes
Motion passed 4-0.

The second reading of Ordinance 2025-15 Rezoning, Parcel Id S13-034 Warren. Mayor Pro-Tem Dorsey motioned to read by title only, seconded by Councilmember Cherry.

Vote was as follows:
Councilmember Cherry-Yes
Councilmember Ramirez-Yes
Mayor Pro-Tem Dorsey-Yes
Mayor Vigoa-Yes
Motion passed 4-0.

City Clerk Amy Flood read the ordinance by title only.

Mayor Pro-Tem Dorsey made a motion to approve Ordinance 2025-15, seconded by Mayor Vigoa.

County Planner Bradley Arnold apprised the council about Ordinance 2025-15.

Vote was as follows:
Councilmember Cherry-Yes
Councilmember Ramirez-Yes
Mayor Pro-Tem Dorsey-Yes
Mayor Vigoa-Yes
Motion passed 4-0.

The second reading of Ordinance 2025-16 Annexation Parcel Id N26-068, Hall. Councilmember Cherry motioned to read by title only, seconded by Mayor Pro-Tem Dorsey.

Vote was as follows:
Councilmember Cherry-Yes
Councilmember Ramirez-Yes
Mayor Pro-Tem Dorsey-Yes
Mayor Vigoa-Yes
Motion passed 4-0.

City Clerk Amy Flood read the ordinance by title only.

Mayor Pro-Tem Dorsey made a motion to approve Ordinance 2025-16, seconded by Mayor Vigoa.

County Planner Bradley Arnold apprised the council about Ordinance 2025-16.

Vote was as follows:
Councilmember Cherry-Yes
Councilmember Ramirez-Yes
Mayor Pro-Tem Dorsey-Yes
Mayor Vigoa-Yes
Motion passed 4-0.

The second reading of Ordinance 2025-17 Comp Plan Amendment, Parcel Id N26-068, Hall. Councilmember Cherry motioned to read by title only, 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.

City Clerk Amy Flood read the ordinance by title only.

Mayor Pro-Tem Dorsey made a motion to approve Ordinance 2025-17, seconded by Mayor Vigoa.

County Planner Bradley Arnold apprised the council about Ordinance 2025-17.

Vote was as follows:
Councilmember Cherry-Yes
Councilmember Ramirez-Yes
Mayor Pro-Tem Dorsey-Yes
Mayor Vigoa-Yes
Motion passed 4-0.

The second reading of Ordinance 2025-18 Rezoning, Parcel Id N26-068, Hall. Councilmember Cherry motioned to read by title only, seconded by Mayor Pro-Tem Dorsey.

Vote was as follows:
Councilmember Cherry-Yes
Councilmember Ramirez-Yes
Mayor Pro-Tem Dorsey-Yes
Mayor Vigoa-Yes
Motion passed 4-0.

City Clerk Amy Flood read the ordinance by title only.

Mayor Pro-Tem Dorsey made a motion to approve Ordinance 2025-18, seconded by Mayor Vigoa.

County Planner Bradley Arnold apprised the council about Ordinance 2025-18.

Vote was as follows:
Councilmember Cherry-Yes
Councilmember Ramirez-Yes
Mayor Pro-Tem Dorsey-Yes
Mayor Vigoa-Yes
Motion passed 4-0.

VII. NEW BUSINESS

City Manager Deanna Naugler updated council on the City Property Rental Agreement and will bring it to the April Council Meeting.

VIII. CITY ATTORNEY'S REPORT AND REQUESTS

Attorney David Hall stated that there was a nice turnout for the meeting and it is good to see citizens involved.

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

Mayor Pro-Tem Dorsey informed Lt. Cassidy there are still speeders on 730. Mayor Pro-Tem Dorsey said that the after-hours number is not working correctly, City Manager Deanna Naugler will look into it. He also asked Mr. Arnold about a completion date for the roads in Johnson Subdivision.

Mayor Vigoa wants people to be aware that there is fraud with the googled Spectrum phone numbers.

X. STAFF REPORTS

Mr. Arnold apprised Council that Mr. Jared Oberholtzer will be transitioning into presenting to the board starting next month.

City Manager Deanna Naugler apprised the Council about the administration changes. Kim Laflamme resigned, Megan Baisden is now full time, and Isabelle Zapata was hired as part time assistant.

XI. ADJOURNMENT

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

Vote was as follows:
Councilmember Cherry-Yes
Councilmember Ramirez-Yes
Mayor Pro-Tem Dorsey-Yes
Mayor Vigoa-Yes
Motion passed 4-0.

Meeting adjourned at 7:14 P.M.

_____
Deanna Naugler, City Manager

Attest:

_____
Amy Flood, City Clerk

Primary Unit	Date Time Recieved	Complaint Type	Address	
KENNETH AMSLER, 175	03/02/2025 17:30:41	INVESTIGATION FOLLOW	475 NW 10TH AVE	3801
KENNETH AMSLER, 175	03/02/2025 18:39:39	EXTRA PATROL	658 E CENTRAL AVE	8901
KENNETH AMSLER, 175	03/02/2025 21:44:19	SUSPICIOUS VEH	NW 6TH ST	6603
KENNETH AMSLER, 175	03/02/2025 21:52:05	TRAFFIC STOP	NW 7TH AVE	2501
	03/03/2025 05:55:49	SICK/INJURED	615 NW 4TH ST	6301
DENNIS TURNER, 228	03/03/2025 09:42:48	PHONE COMPLT	524 N MARKET BLVD	2501
BRANDON AMOS, 262	03/03/2025 11:34:41	SHOTS HRD- AREA	1010 E CENTRAL AVE	6601
	03/03/2025 14:46:11	TRESPASS LOG	524 N MARKET BLVD	2501
JENNIFER ADKINS, 182	03/03/2025 14:47:13	TRESPASSING	524 N MARKET BLVD	7501
JENNIFER ADKINS, 182	03/03/2025 17:25:34	CRIMINAL MISCHIEF	151 NW 3RD AVE	2105
	03/03/2025 18:46:23	SICK/INJURED	1010 E CENTRAL AVE 11	6301
CHRISTIAN CALLAWAY, 204	03/03/2025 22:07:35	SUSPICIOUS INCIDENT	811 NW 3RD ST	2501
DERRICK STOERMER, 277	03/04/2025 04:42:46	TRAFFIC STOP	3118 E C 48	7301
DONALD FENDER JR, D106	03/04/2025 11:31:03	INVESTIGATION FOLLOW	88 SW 3RD ST	3801
DENNIS TURNER, 228	03/04/2025 14:36:24	TRAFFIC STOP	120 N MARKET BLVD	7301
DENNIS TURNER, 228	03/04/2025 15:31:40	OBSTRUCTION ON HWY	125 S MARKET BLVD	4301
DERRICK STOERMER, 277	03/04/2025 21:41:34	SUSPICIOUS INCIDENT	1010 E CENTRAL AVE 6	6601
RILEY TONER, 260	03/05/2025 06:30:00	EXTRA PATROL	658 E CENTRAL AVE	8901
SHAWN DECKARD, B126	03/05/2025 09:04:20	CIVIL-SERV PAPER	23 SW 6TH ST	2201
KAELIN NEIGER, 211	03/05/2025 11:58:26	TRESPASSING	329 N MARKET BLVD	7501
KAELIN NEIGER, 211	03/05/2025 13:13:17	THEFT	836 E CENTRAL AVE	2501
	03/05/2025 13:16:34	911 MISDIAL	8941 RECREATION CIR	9201
RILEY TONER, 260	03/05/2025 15:49:00	ALARM-COMRCL	522 N MARKET BLVD	1402
KENNETH AMSLER, 175	03/05/2025 18:01:48	JUVENILE	174 S MARKET BLVD	2501
RILEY TONER, 260	03/06/2025 06:27:43	TRESPASSING	871 NW 6TH ST	2501
ROBERT HANSEN, X133	03/06/2025 07:57:54	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001
KAELIN NEIGER, 211	03/06/2025 08:48:44	EXTRA PATROL	447 NW 6TH AVE	8901
KENNETH AMSLER, 175	03/07/2025 00:04:25	TRAFFIC STOP	469 N MARKET BLVD	7301
KENNETH AMSLER, 175	03/07/2025 00:17:26	TRAFFIC STOP	469 N MARKET BLVD	7301
KENNETH AMSLER, 175	03/07/2025 00:28:11	TRAFFIC STOP	329 N MARKET BLVD	7301
KENNETH AMSLER, 175	03/07/2025 01:06:32	TRAFFIC STOP	469 N MARKET BLVD	7301
KENNETH AMSLER, 175	03/07/2025 01:22:58	TRAFFIC STOP	N MARKET BLVD	7301
	03/07/2025 12:38:31	SICK/INJURED	9009 OAK ALLEY BLVD 468	6301
TAYLOR VIEU, 232	03/07/2025 15:55:24	CIVIL	3840 E C 478	8501
CHRISTIAN CALLAWAY, 204	03/07/2025 17:49:48	PHONE COMPLT	10539 CR 727	2501
CORBIN HRADECKY, 249	03/08/2025 09:56:01	SICK/INJURED	258 NE 3RD AVE	6301
CORBIN HRADECKY, 249	03/08/2025 12:30:42	SICK/INJURED	524 N MARKET BLVD	6301
AMANDA MARQUES, 245	03/08/2025 12:41:21	RECKLESS DRIVER	20 SW 3RD ST	2501
CHRISTIAN CALLAWAY, 204	03/08/2025 21:17:39	CIVIL	10539 CR 727	2501
	03/09/2025 00:27:47	SICK/INJURED	298 S MARKET BLVD	6301
AMANDA MARQUES, 245	03/09/2025 11:05:45	SICK/INJURED	9009 OAK ALLEY BLVD	6301
KAELIN NEIGER, 211	03/10/2025 05:47:40	EXTRA PATROL	447 NW 6TH AVE	8901
ROBERT HANSEN, X133	03/10/2025 07:07:29	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001
RILEY TONER, 260	03/10/2025 07:29:25	EXTRA PATROL	658 E CENTRAL AVE	8901
TREVOR LAVIANO, T169	03/10/2025 10:32:21	DCF/ABUSE REG	773 NW 10TH AVE	2501
TREVOR LAVIANO, T169	03/10/2025 11:28:08	INFORMATION	773 NW 10TH AVE	4402
MICHAEL LARGE, T173	03/10/2025 17:13:57	ATC -WELFARE CHECK	102 SW 3RD ST	2501
KENNETH AMSLER, 175	03/10/2025 22:28:58	DISTURBANCE-UNK	1010 E CENTRAL AVE 10	1804
WYATT HUNT, 268	03/10/2025 22:58:09	ALARM-COMRCL	349 S MARKET BLVD	1402
	03/11/2025 05:29:30	INFORMATION	9009 OAK ALLEY BLVD	4401
ROBERT HANSEN, X133	03/11/2025 07:17:28	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001

ROBERT HANSEN, X133	03/11/2025 07:41:20	TRAFFIC STOP	SE 1ST ST	7301
KENNETH AMSLER, 175	03/11/2025 16:35:34	ACCIDENT	302 N MARKET BLVD	7102
EDWARD HINDERHOFER, 158	03/11/2025 17:08:58	INVESTIGATION FOLLOW	1010 E CENTRAL AVE 10	3801
ROBERT HANSEN, X133	03/12/2025 07:05:33	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001
	03/12/2025 07:46:26	RECKLESS DRIVER	349 S MARKET BLVD	2501
ROBERT HANSEN, X133	03/12/2025 08:33:23	TRAFFIC ENFORCEMENT	773 NW 10TH AVE	7001
	03/13/2025 01:49:38	911 HANGUP	116 NE 2ND AVE	9201
CALEB ROSS, T139	03/13/2025 09:29:33	SICK/INJURED	349 S MARKET BLVD	6301
	03/13/2025 09:43:04	SICK/INJURED	2828 C 478A	6301
ROBERT BAZATA, 240	03/13/2025 14:53:52	CITIZENS ASSIST	447 NW 6TH AVE	2501
DERRICK STOERMER, 277	03/13/2025 19:47:25	SUSPICIOUS PERSON	SE 1ST ST	6602
SHAWN WHITE, 244	03/14/2025 07:17:52	EXTRA PATROL	447 NW 6TH AVE	8901
ROBERT HANSEN, X133	03/14/2025 07:19:56	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001
SHAWN WHITE, 244	03/14/2025 07:24:44	EXTRA PATROL	658 E CENTRAL AVE	8901
	03/14/2025 07:48:26	SICK/INJURED	327 SW 1ST ST	6301
	03/14/2025 08:10:17	911 MISDIAL	40 SE 1ST ST	9201
SHAWN WHITE, 244	03/14/2025 10:51:26	DCF/ABUSE REG	349 S MARKET BLVD	1102
DONOVAN REYNOLDS, 176	03/14/2025 12:18:24	ANIMAL COMPLAINT	855 E CENTRAL AVE	1601
DONOVAN REYNOLDS, 176	03/14/2025 13:36:48	DISTURBANCE-UNK	445 NW 10TH AVE	2105
	03/14/2025 14:51:06	CITIZENS ASSIST	658 E CENTRAL AVE	2501
KENNETH AMSLER, 175	03/14/2025 17:05:15	SUSPICIOUS PERSON	524 N MARKET BLVD	6603
EDWARD HINDERHOFER, 158	03/14/2025 17:48:59	CITIZENS ASSIST	71 SE 1ST ST	2501
EDWARD HINDERHOFER, 158	03/15/2025 01:24:16	BURGLARY IP	871 NW 6TH ST	2501
KENNETH AMSLER, 175	03/15/2025 01:59:55	TRAFFIC STOP	329 N MARKET BLVD	7301
KENNETH AMSLER, 175	03/15/2025 02:35:08	TRAFFIC STOP	N MARKET BLVD	7301
SHAWN WHITE, 244	03/15/2025 09:46:34	CRIMINAL MISCHIEF	871 NW 6TH ST	2702
SHAWN WHITE, 244	03/15/2025 11:18:17	EXTRA PATROL	658 E CENTRAL AVE	8901
DONOVAN REYNOLDS, 176	03/15/2025 13:48:06	DCF/ABUSE REG	469 N MARKET BLVD	3801
EDWARD HINDERHOFER, 158	03/16/2025 00:32:39	DISTURBANCE-NOISE	826 NW 3RD ST	2901
SHAWN WHITE, 244	03/16/2025 07:01:50	EXTRA PATROL	658 E CENTRAL AVE	8901
SHAWN WHITE, 244	03/16/2025 07:09:46	EXTRA PATROL	658 E CENTRAL AVE	8901
SHAWN WHITE, 244	03/16/2025 14:18:31	TRAFFIC STOP	NW 6TH AVE	7301
ROBERT BAZATA, 240	03/17/2025 08:37:16	EXTRA PATROL	447 NW 6TH AVE	8901
ILLYA KRYSHCHENKO, 278	03/17/2025 10:54:58	DISTURBANCE-NOISE	NE 9TH ST	2501
	03/17/2025 11:02:37	911 HANGUP	423 NW 1ST ST	9201
MYLES DUNLAP, 256	03/17/2025 11:07:51	INVESTIGATION FOLLOW	CR 542E / SE 6TH WAY	2501
TEONDRE WILSON, 217	03/17/2025 12:01:42	DISTURBANCE-UNK	524 N MARKET BLVD	3102
	03/17/2025 12:33:57	SICK/INJURED	855 E CENTRAL AVE	6301
TEONDRE WILSON, 217	03/17/2025 13:38:00	THEFT	524 N MARKET BLVD	5806
	03/17/2025 17:58:26	SICK/INJURED	285 SE 5TH ST	6301
	03/17/2025 18:07:58	SICK/INJURED	285 SE 5TH ST	6301
CHRISTIAN CALLAWAY, 204	03/17/2025 18:12:44	911 HANGUP	88 SW 3RD ST	2501
ADAM GLAYZER, 132	03/17/2025 23:19:16	DISTURBANCE-UNK	260 SE 3RD ST	3101
TEONDRE WILSON, 217	03/18/2025 05:02:09	CIVIL	88 SW 3RD ST	2201
CHRISTOPHER MCPETERS, S55	03/18/2025 08:36:21	INFORMATION	71 SE 1ST ST	2501
MADISON CRAIG, 270	03/18/2025 14:21:39	ATC -WELFARE CHECK	7914 SR 471	2501
	03/18/2025 18:18:44	SICK/INJURED	9009 OAK ALLEY BLVD 36	6301
JESSE BROOKS, S48	03/18/2025 19:20:05	SICK/INJURED	826 NW 3RD ST	1601
RILEY TONER, 260	03/19/2025 06:01:08	EXTRA PATROL	658 E CENTRAL AVE	8901
JUSTIN STREET, C123	03/19/2025 07:58:41	ALARM-COMRCL	85 E CENTRAL AVE	1402
TYLER THOMPSON, Z193	03/19/2025 13:33:35	TRAFFIC STOP	NW 3RD ST	7301
TYLER THOMPSON, Z193	03/19/2025 13:55:41	TRAFFIC STOP	NW 4TH AVE	7301

TREVOR LAVIANO, T169	03/19/2025 13:57:09	DCF/ABUSE REG	773 NW 10TH AVE	6101
CONOR GARRITY, K115	03/19/2025 17:16:21	TRAFFIC STOP	329 N MARKET BLVD	7301
CONOR GARRITY, K115	03/19/2025 21:13:41	TRAFFIC STOP	NE 4TH AVE	7301
	03/20/2025 06:38:59	SICK/INJURED	9009 OAK ALLEY BLVD 359	6301
ROBERT HANSEN, X133	03/20/2025 07:10:56	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001
	03/20/2025 12:58:45	SICK/INJURED	469 N MARKET BLVD	6301
	03/20/2025 13:10:07	SICK/INJURED	469 N MARKET BLVD	6301
KENNETH AMSLER, 175	03/20/2025 17:52:04	DISTURBANCE-UNK	88 SW 3RD ST	1804
KENNETH AMSLER, 175	03/20/2025 19:24:58	CIVIL	88 SW 3RD ST	1804
KENNETH AMSLER, 175	03/20/2025 20:14:07	CIVIL	88 SW 3RD ST	1804
ROBERT HANSEN, X133	03/21/2025 07:13:00	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001
	03/21/2025 10:52:27	REPOSSESSION	373 NE 9TH ST	7703
TEONDRE WILSON, 217	03/21/2025 10:58:25	DISTURBANCE-PHYSICAL	524 N MARKET BLVD	3102
TREVOR LAVIANO, T169	03/21/2025 11:30:49	FCIC/NCIC HIT	773 NW 10TH AVE	8801
TEONDRE WILSON, 217	03/21/2025 12:54:39	DCF/ABUSE REG	349 S MARKET BLVD	8801
STEVEN NEUMANN, 184	03/21/2025 14:11:48	CITIZENS ASSIST	125 S MARKET BLVD	2501
TEONDRE WILSON, 217	03/21/2025 15:38:35	BURGLARY OW	369 SW 5TH ST	2103
TAYLOR VIEU, 232	03/21/2025 21:22:00	SUSPICIOUS PERSON	658 E CENTRAL AVE	6602
	03/21/2025 21:59:21	911 MISDIAL	773 NW 4TH ST	9201
TAYLOR VIEU, 232	03/22/2025 00:08:42	SUSPICIOUS INCIDENT	7709 SR 471	6601
	03/22/2025 10:42:24	SICK/INJURED	9009 OAK ALLEY BLVD 36	6301
TEONDRE WILSON, 217	03/22/2025 10:48:33	SUSPICIOUS INCIDENT	1010 E CENTRAL AVE 5	2703
DERRICK STOERMER, 277	03/23/2025 00:12:00	SUSPICIOUS PERSON	349 S MARKET BLVD	6602
TAYLOR VIEU, 232	03/23/2025 00:29:56	EXTRA PATROL	3840 E C 478	8901
	03/23/2025 13:28:33	SICK/INJURED	85 SE 4TH ST	6301
	03/23/2025 16:35:29	911 HANGUP	8947 RECREATION CIR	9201
	03/23/2025 16:50:35	911 MISDIAL	8947 RECREATION CIR	9201
JUSTIN WILSON, C141	03/23/2025 21:01:51	SHOTS HRD- AREA	NW 6TH ST	4401
CHRISTIAN CALLAWAY, 204	03/23/2025 21:21:09	DISTURBANCE-VERBAL	64 NE 1ST AVE	1801
CHRISTIAN CALLAWAY, 204	03/23/2025 21:46:10	SHOTS HRD- AREA	576 NW 9TH AVE	4401
	03/23/2025 21:46:25	SHOTS HRD- AREA	673 NW 10TH AVE	2501
RILEY TONER, 260	03/24/2025 05:03:02	EXTRA PATROL	658 E CENTRAL AVE	8901
	03/24/2025 05:57:58	SICK/INJURED	525 N MARKET BLVD	6301
	03/24/2025 06:03:57	SICK/INJURED	524 N MARKET BLVD	6301
	03/24/2025 06:05:10	911 HANGUP	102 NE 4TH AVE	9201
ROBERT HANSEN, X133	03/24/2025 07:13:16	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001
CALEB ROSS, T139	03/24/2025 09:16:16	SICK/INJURED	349 S MARKET BLVD	6301
TREVOR LAVIANO, T169	03/24/2025 15:54:29	SEX OFFENSE	773 NW 10TH AVE	4402
KENNETH AMSLER, 175	03/24/2025 18:06:22	RECKLESS DRIVER	9TH AVE	6603
KENNETH AMSLER, 175	03/24/2025 18:27:03	VIN VERIFICATION	99 NW 4TH AVE	7704
KAELIN NEIGER, 211	03/25/2025 08:43:02	TRESPASSING	329 N MARKET BLVD	7501
CALEB ROSS, T139	03/25/2025 13:59:21	SICK/INJURED	349 S MARKET BLVD	6301
JERRY SMITH, 283	03/25/2025 16:36:10	CITIZENS ASSIST	255 NE 3RD ST	9201
KENNETH AMSLER, 175	03/25/2025 17:59:05	TRESPASSING	524 N MARKET BLVD	7501
KENNETH AMSLER, 175	03/25/2025 21:44:05	RECKLESS DRIVER	N MARKET BLVD	2501
KENNETH AMSLER, 175	03/26/2025 00:15:27	ALARM-COMRCL	349 S MARKET BLVD	1402
KENNETH AMSLER, 175	03/26/2025 03:52:38	FIRE-UNKNOWN	524 N MARKET BLVD	3702
AMANDA MARQUES, 245	03/26/2025 06:29:50	JUVENILE	1010 E CENTRAL AVE 11	2501
AMANDA MARQUES, 245	03/26/2025 10:01:49	DCF/ABUSE REG	349 S MARKET BLVD	1102
TREVOR LAVIANO, T169	03/26/2025 11:13:13	SICK/INJURED	773 NW 10TH AVE	6301
CHRISTOPHER MCPETERS, S55	03/26/2025 11:14:01	DCF/ABUSE REG	23 SW 6TH ST	2501
CHRISTOPHER MCPETERS, S55	03/26/2025 12:01:44	ASSIST OTHER AGENCY	2828 C 478A	6101

AMANDA MARQUES, 245	03/26/2025 13:12:40	CITIZENS ASSIST	524 N MARKET BLVD	2501
WALTER PETERSON, Z209	03/26/2025 13:16:46	TRAFFIC STOP	SE 1ST AVE	7301
AMANDA MARQUES, 245	03/26/2025 13:20:37	CIVIL-EXPARTE	1010 E CENTRAL AVE 11	2201
CONOR GARRITY, K115	03/26/2025 13:46:26	TRAFFIC STOP	SE 1ST AVE	7301
WALTER PETERSON, Z209	03/26/2025 13:55:01	TRAFFIC STOP	SE 3RD AVE	7301
JENNIFER ADKINS, 182	03/26/2025 15:48:35	ANIMAL COMPLAINT	4012 E C 478	1601
DANIELLE ATWOOD, 274	03/27/2025 00:12:51	SUSPICIOUS VEH	125 S MARKET BLVD	6602
DANIELLE ATWOOD, 274	03/27/2025 01:37:01	SUSPICIOUS INCIDENT	871 NW 6TH ST	6601
	03/27/2025 07:04:43	911 MISDIAL	263 NE 4TH AVE	9201
KAELIN NEIGER, 211	03/27/2025 08:13:49	ATC -WELFARE CHECK	9009 OAK ALLEY BLVD	2501
DANIELLE ATWOOD, 274	03/27/2025 22:49:08	SUSPICIOUS INCIDENT	811 NW 3RD ST	6601
	03/28/2025 06:39:14	911 MISDIAL	298 S MARKET BLVD	9201
	03/28/2025 08:52:02	SICK/INJURED	174 S MARKET BLVD	6301
	03/28/2025 13:33:34	EXTRA PATROL	658 E CENTRAL AVE	8901
RILEY TONER, 260	03/28/2025 14:15:46	ANIMAL COMPLAINT	SE 1ST AVE	1601
ROBERT BAZATA, 240	03/28/2025 15:45:54	CITIZENS ASSIST	658 E CENTRAL AVE	2501
ROBERT BAZATA, 240	03/28/2025 15:48:55	INVESTIGATION FOLLOW	759 NW 7TH ST	5202
ROBERT BAZATA, 240	03/28/2025 15:50:55	EXTRA PATROL	447 NW 6TH AVE	8901
KENNETH AMSLER, 175	03/28/2025 18:50:47	INFORMATION	46 SE 3RD ST	7501
JONATHAN LACKNER, 285	03/29/2025 03:18:27	TRAFFIC STOP	NE 4TH AVE	7301
ROBERT BAZATA, 240	03/29/2025 04:57:35	INVESTIGATION FOLLOW	759 NW 7TH ST	5202
SHAWN WHITE, 244	03/29/2025 10:08:04	ALARM-COMRCL	773 NW 10TH AVE	1402
RILEY TONER, 260	03/29/2025 16:52:04	CITIZENS ASSIST	SE 4TH ST	2501
KENNETH AMSLER, 175	03/29/2025 18:34:56	TRESPASSING	950 OAK AVE	3101
ROBERT HANSEN, X133	03/30/2025 06:12:10	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001
	03/30/2025 06:21:22	EXTRA PATROL	658 E CENTRAL AVE	5602
KENNETH AMSLER, 175	03/30/2025 18:16:39	SUSPICIOUS INCIDENT	317 SW 1ST ST	2501
KENNETH AMSLER, 175	03/30/2025 21:46:03	SUSPICIOUS INCIDENT	811 NW 3RD ST	6601
	03/31/2025 06:49:09	SICK/INJURED	2110 RANCHLAND ST - INVERNESS	6301

CODE COMPLIANCE REPORT

File#	Owner Name	Address	Parcel#	Jurisdiction	Description
25-000490	ESTATE OF SOLOMON IDA	650 NW 3RD ST	N36B254	Webster	Grinder pump issue, raw sewage going into ground
25-000910	STEWART ISAIAH & RUEBEN M (JT)	770 NW 4TH ST	N36B188	Webster	Living in an RV
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
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.
25-004289	REINALDO J ROSE	E C-478	N36-219	Webster	Bringing in debris from off property, inops.
25-004291	REINALDO J ROSE	2484 E C 478	N36-101	Webster	New roof w/o permits

MARCH 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 newsletter which is produced for the Webster City Council, city residents, businesses and other interested readers. This report contains information of the City's monthly operational and financial activity for the month along with highlights. The Business Report provides two (2) sections of reporting: ▫ Operational Activity – A summary of operational activities/accomplishments and the progress of significant projects reported by each city department. ▫ Financial Activity – A summary of revenues and expenditures for the City's most active funds. This newsletter strives to provide an informative view into the City's monthly activities. It is the City Manager's intent to produce a newsletter that is informative and useful to all who live, work and recreate in the City of Webster.

Personnel

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

Number of Authorized Positions	Full-time filled positions	Full-time open positions	Part-time filled
10	8	0	2

Important Dates:

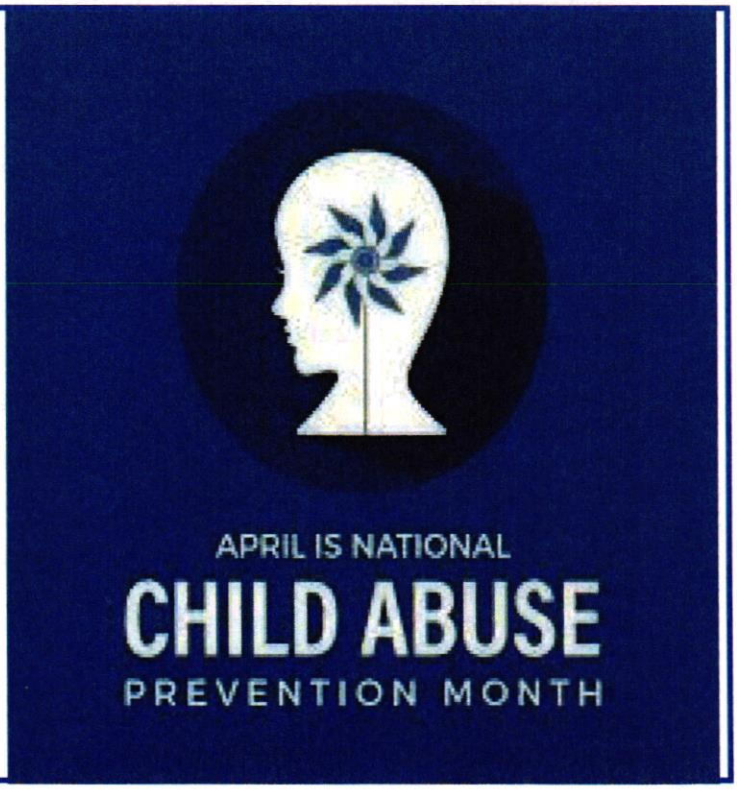
4/22 Utility Turn-off for non-payment
5/15 Utility Payment Deadline to prevent late fees
5/15 6pm City Council Meeting City Hall
5/21 Utility Turn-off for non-payment

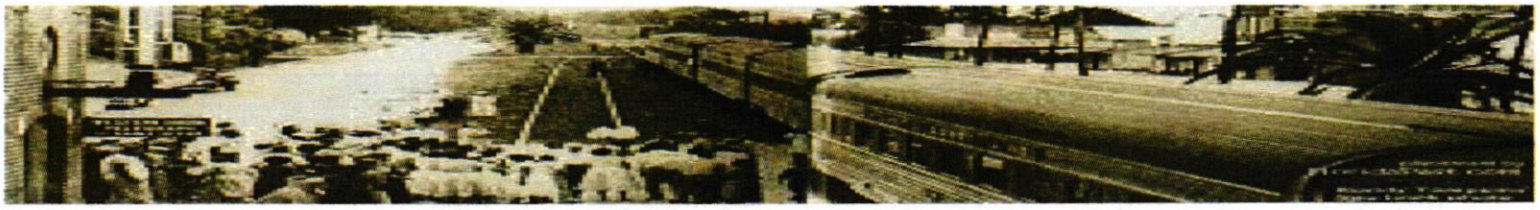
National Child Abuse Prevention

Doing Things Differently: Moving from the Challenge to the Change

National Child Abuse Prevention Month recognizes the importance of families and communities working together to prevent child abuse and neglect. Prevention services and supports developed by this collaboration can help parents, other caregivers, and communities protect children and strengthen families.

https://www.childwelfare.gov/preventionmonth/



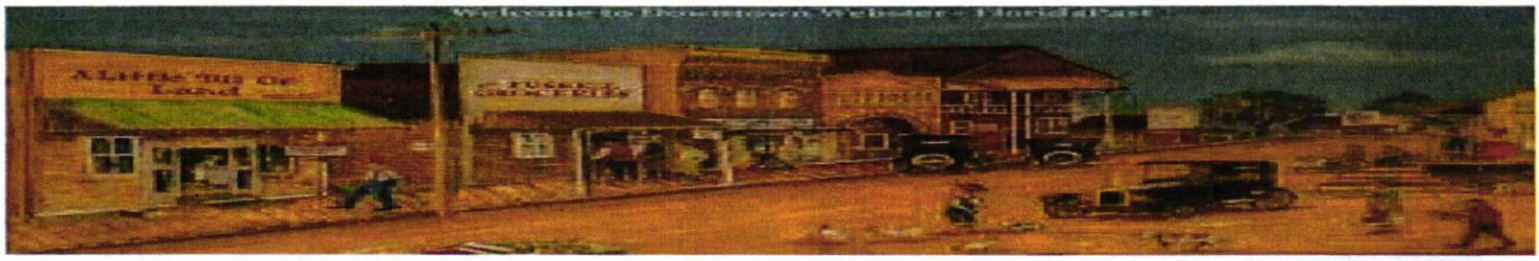


Operational Activities—Administration

On-line payment processing—89
In office Payment Processing—298
New Accounts— 5
Closed Accounts—2
Late Fee Assessments—108
Turn-offs—45
Locates—18
Work orders created—140
Work Orders closed—138
Utility Batches/Balancing—43
Checks Processed for Payments—32
Purchase Orders—42

Notaries—18
Faxes—3
Copy Requests—8
Public Records Request—8
Community Hall Rental—2
Container Permit Renewals—0
Business License Processed—9
New Account Impact Fees—0
New Code Enforcement Cases—2
Follow-up on existing Code Enforcement Cases—1
Code Enforcement Liens—0
Code Enforcement Foreclosures—0

- Entered Meter Reads and processed utility bills for 527 utility accounts
- Reviewed Waste Management Bill for accuracy of billed/type of accounts
- Processed Bureau of Labor and Statistics Report
- Worked with council members and city attorney for ordinances related to the city
- Opened and disbursed incoming mail
- Created/Processed P&Z and Council agendas, minutes, and packets
- Attended City Manager meeting with County and other municipalities
- Discussions/meetings with County, Public and Developers on upcoming ordinances
- Verifying charges on invoices for payment, matching receipts for fuel and creating payments
- Entering GL Entries for all income on FLAIR Report
- Entering any GL Entries for payments processed electronically
- Updating the Utilities (Duke/SECO) spreadsheet
- Processed PO's for monthly recurring payments
- Reconciliation or verification of income and expenses on bank statements
- Scanning of all documents pertaining to GL Entry and Payments processed
- Verification of correct documents, amounts, etc. for daily deposits
- Helping to verify charges and reimbursements on credit cards
- Prepare Finance Report for monthly Council meeting
- Processing payroll checks for all employees
- Calculate and enter 941 tax payments for payroll period
- Completing GL entry for 941 taxes and FRS paid
- Verifying and entering FRS Monthly payment for employees
- Processing Council checks and direct deposits
- Review and update transfers for City of Bushnell Utilities and update spreadsheet
- Updated a monthly staff report for Admin
- Working with county on Grinder Pump Replacement project
- Advertised for CDBG Meter Replacement, Road Paving, and Master Lift Station Project
- Work with vendors for items such as employee uniforms, Wi-Fi, IT services, etc..
- Follow-up FEMA meetings/Entering financial documentation
- Work on ball park contracts and scheduling
- PSAR Meeting and working to complete PSAR report
- FLC Webinar, Edmunds Virtual Webinar, Bee City Webinar
- Working on share drive
- Alert Sumter meeting
- Working on Notary Certification-Admin Staff
- CDBG Grant Application
- RPZ Certification Meeting
- Go to Tallahassee for Legislative Action Days

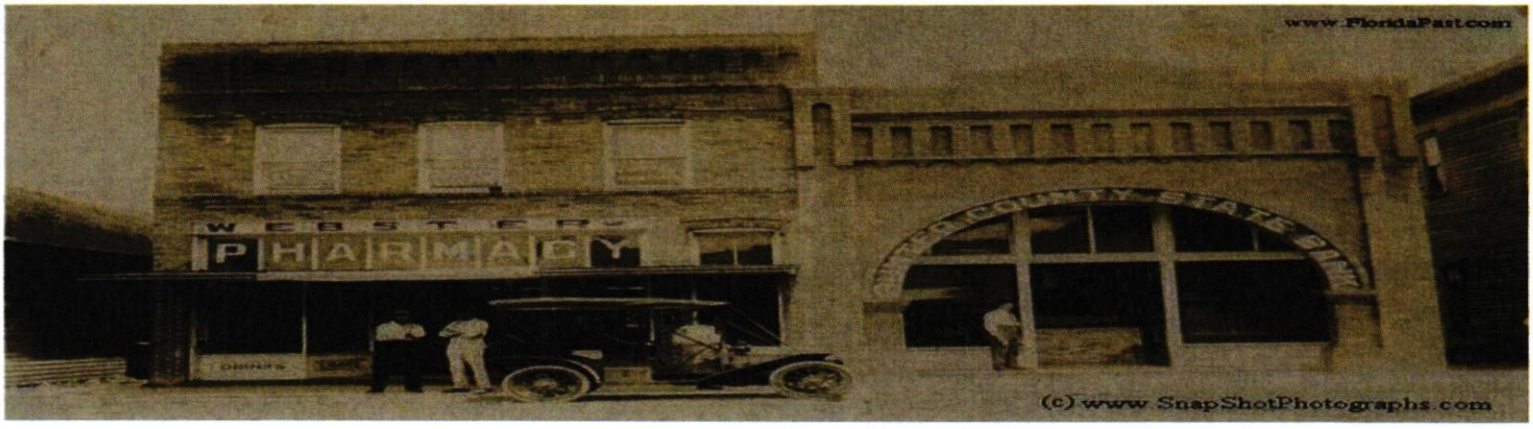


Operational Activities—Public Works

Work orders processed— 138
Utility turn-off —45
Utility account turn-on— 41
Locates—18
Other— 34

- Right of way trimming around the city continuous throughout the month.
- Used automatic meter reading system to conduct Data Logs of various meters throughout the city. Doing this enables Public Works staff to better explain water usage to the customer.
- Automatic meter reading system used to do meter reading.
- Conducted multiple utility locates throughout the city.
- Performed routine service on public works trucks.
- Checked chemical levels at North and South wells.
- Ran generators at north well, master lift station and portable generators to ensure they work properly.
- Lift station route ran two times each week of the month to ensure proper operation and document station operations.
- Park checks conducted daily at Sam Harris Park and Hewitt Park to ensure areas are clean and address any issues.
- Extra garbage and debris pick-up around the city.
- Monthly Webster/Bushnell Interconnect sample for sewer.
- 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 and turn ons after repayment.
- Site visits for the Northwest sewer project were conducted. Met with contractors and county inspector.
- Northwest gravity sewer project is progressing. Peak Power has all manhole structures. Peak Power crews sealed and grouted the inside of the manhole structures on NW 4th Street.
- Peak Power crews extended the remaining sewer services to the property line where it will require a plumber to proceed with the connection to the homes.
- Peak power crews used a mix on site concreter truck to pour inverts inside of the manhole structures
- Two representatives from Peak Power walked the project site placing notices requesting right of entry on the properties that need to be connected to the sewer system. Property owners that do not reside in the area were sent request through the United States Postal Service.
- Peak Power began removal of dirt to add lime rock for the road base construction. During this time the surveyor was on site creating the asbuilt plan for the sewer system.
- The pipe camera crew was on site making videos of the remaining pipelines.
- Peak Power began removing material from the staging area.
- A survey layout team of Two was on site laying out the roadway edge and centerline for final grading.
- Peak Power crews were restoring the Roadways. Other crews were preparing the pipe and tools needed for the service lines to be installed. Peak Power's surveyor completed the asbuilt plan set.
- Worked with Amy to complete the yearly PSAR report.
- American Pipe and Tank was on site to clean three lift stations.
- Met contractor about a quote for replacing fire hydrants in the city that are beyond repair due to age. Another contractor was contacted about a quote for repairs to six hydrants in the city.
- Ralph began to clean and exercise the check valves at each lift station to ensure they are clear of debris which allows for better flow and operation of the lift stations. This will be performed annually at a minimum.
- Art Walker Construction began work under the CDBG Grant to install new water meters, curbstops, backflows and meter boxes for residential customers in the city.
- Lift station #6 had multiple issues during the month with pump #1 getting clogged with debris which caused the pump to stop working. The pump was pulled multiple times during the month to clean and check for issues. Each time a stringy mop head type material was found inside the pump. The clog was cleared, and the pump functioned normally. This has been an ongoing issue with this lift station. Contacted pump representative for consultation.
- Work began at Sam Harris Park. Trees were trimmed from the front gate of the paved entrance to the handicap parking area.
- Work continued in various parts of the city to repair potholes in the roads. This will be an ongoing project as the need arises.

REVENUE AND LOSS 2025		
FUND	**REVENUE**	**March**
101	GENERAL FUND	$50,423.03
104	TRANSPORTATION	$3,479.24
105	CDBG GRANT	$0.00
430	WATER	$25,173.03
440	GARBAGE	$20,765.76
450	SEWER	$66,833.58
460	IMPACT FEES	
	TOTAL REVENUE	**$166,674.64**
	EXPENSE	
101-1011	GENERAL FUND-ADMIN	$42,842.15
101-2021	GENERAL FUND-SCSO	$16,346.92
101-7072	GENERAL FUND-PW	$5,118.06
104	TRANSPORTATION	$3,699.34
105	CDBG GRANT	$0.00
430	WATER	$22,004.71
440	GARBAGE	$21,260.84
450	SEWER	$67,986.85
460	IMPACT FEES	
	TOTAL EXPENSE	**$179,258.87**
	REVENUE/LOSS	**$12,584.23**



Go Geocaching in Sumter County

Geocaching is the world's largest treasure hunt. People leave small trinkets, artwork, and other cool knick-knacks in hidden crevices for others to find. You can download the Geocaching® app to find more than 1,000 caches in Sumter County. Not only is the app free, but hunting for these caches is as well. Whenever you are walking along a boardwalk or visiting a new part of Sumter County, see if there are any caches nearby.

Download the Geocaching app to get started!

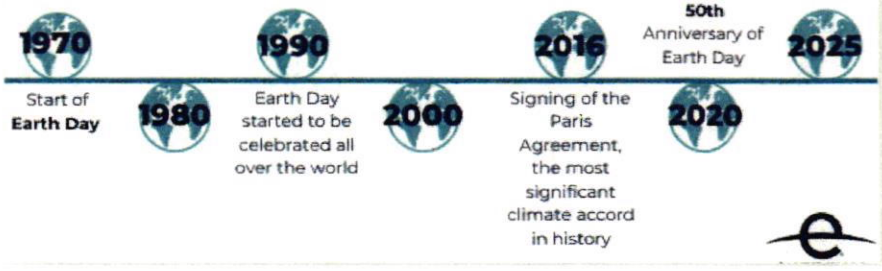
Earth Day

Every year on **April 22**, Earth Day marks the anniversary of the birth of the modern environmental movement in **1970**. Earth Day inspired **20 million** Americans to demonstrate against the impacts of 150 year of industrial development which had left a growing legacy of serious human health impacts.

Senator Gaylord Nelson and youth activist Dennis Hayes worked together to create a series of **teach-ins** across the United States. The teach-ins educated people about the harms of pollution and the need to protect the environment. They called it Earth Day.

Today, Earth Day is recognized across the globe. With the signing of the **Paris Agreement** in 2016, countries discussed the rising global temperatures and the need to mitigate the effects on communities. The Paris Agreement being a legally binding **international treaty** on climate change, provides framework for countries to implements strategies and create actions that work towards being sustainable and reducing emissions.

Today, people from across the globe work on advocating for environmental **legislation**, conducting community rallies and hearings, and speaking out in protests, in order to promote sustainability, mitigate greenhouse gas emissions, and reduce waste.



ORDINANCE NO. 2025-19

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA, ANNEXING BY VOLUNTARY PETITION CERTAIN REAL PROPERTY TAX IDENTIFICATION PARCEL NUMBER T07-006 LOCATED CONTIGUOUS TO THE CITY OF WEBSTER IN ACCORDANCE WITH THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, *FLORIDA STATUTES*, TOGETHER WITH ASSOCIATED RIGHTS-OF-WAYS; REDEFINING THE BOUNDARIES OF THE CITY OF WEBSTER TO INCLUDE SAID PROPERTY; AMENDING THE BOUNDARIES OF THE CITY IN ACCORDANCE WITH THE PROVISIONS OF SECTION 166.031, *FLORIDA STATUTES*; PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS; DIRECTING THE CITY CLERK TO RECORD THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT, WITH THE CHIEF ADMINISTRATIVE OFFICE OF SUMTER COUNTY AND WITH THE DEPARTMENT OF STATE; PROVIDING FOR LEGAL DESCRIPTION AND A MAP AND PROVIDING FOR THE INCORPORATION OF THAT EXHIBIT; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND THE TAKING OF ADMINISTRATIVE ACTIONS AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Angel Alvarado and Claribel Morales, applied for annexation of property into the City of Webster and is hereby determined to be the fee simple title owner of the real property described below; and

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

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

Tax Identification Parcel Number	**Owner**
T07-006	**Angel Alvrado, Claribel Morales**

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

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

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

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

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

> *Recording.*—Any change in the municipal boundaries through annexation or contraction shall revise the charter boundary article and shall be filed as a revision of the charter with the Department of State within 30 days. A copy

of such revision must be submitted to the Office of Economic and Demographic Research along with a statement specifying the population census effect and the affected land area.

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

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

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

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

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

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

(c). The property owner of the annexed property fully understands that all of the costs of routing and installing all utility services to the annexed property that may result

and be incurred and the obligation to pay any and all applicable fees in any way relating to connection to, and provision of services by, the City's utility systems shall be borne totally by the property owner.

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

SECTION 2. EFFECT OF ANNEXATION.

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

SECTION 3. ADMINISTRATIVE ACTIONS.

(a). Within 7 days of the adoption of this Ordinance, the City Clerk shall file a copy of said Ordinance with the Clerk of the Court (Land Records/Recording), with the Chief Administrative Officer of Sumter County (the County Manager), with the Florida Department of State, and with such other agencies and entities as may be required by law or otherwise desirable.

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

SECTION 4. CONFLICTS.

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

SECTION 5. SEVERABILITY.

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

SECTION 6. CODIFICATION.

The provisions of this Ordinance shall not be codified, but the annexed property shall be incorporated and included in all appropriate maps of the City Limits of the City of Webster by the City Clerk who is hereby directed to take any and all appropriate actions relative to the land use planning documents of the City pertaining to the property annexed pursuant to this Ordinance.

SECTION 7. EFFECTIVE DATE.

This Ordinance shall take effect immediately upon passage and adoption.

PASSED AND ENACTED this 15TH day of May, 2025.

CITY COUNCIL OF THE CITY OF WEBSTER, FLORIDA

_____

Anagalys Vigoa, Mayor

ATTEST:

APPROVED AS TO FORM AND LEGALITY:

_____

Amy Flood, City Clerk

_____

William L. Colbert, City Attorney

Attachment A

Parcel Id T07-006
Legal Description
NW1/4 OF NW1/4 OF SE1/4
Acres
9.4

PETITION FOR VOLUNTARY ANNEXATION

(Sec. 171.044, Florida Statues)

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

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

Angel A. Alvarado, Claribel Morales

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

SUMTER COUNTY
PARCEL NUMBER T 07-006

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

Petitioner(s) hereby state:

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

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

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

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

This petition has been executed on the 12 day of February, 2025.

OWNER(S) OR LEGAL REPRESENTATIVE

Signature

Witness

Signature

Witness

This petition was acknowledged before me on 12th day of February, 2025. Personally known to me or identification provided Drivers License.

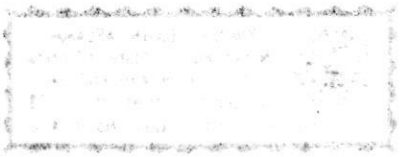
KIMBERLY DAWN LAFLAMME
Notary Public - State of Florida
Commission # HH 600764
My Comm. Expires Oct 7, 2028
Bonded through National Notary Assn.

Notary Signature

OFFICIAL USE ONLY:

Received : City of Webster, Florida, on _____day of _____, 20____.

Present City Zoning _____.



ORDINANCE NO. 2025-20

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA AMENDING THE CITY OF WEBSTER COMPREHENSIVE PLAN, PROVIDING FOR AMENDMENT OF THE FUTURE LAND USE MAP OF THE FUTURE LAND USE ELEMENT OF THE CITY OF WEBSTER COMPREHENSIVE PLAN RELATIVE TO CERTAIN REAL PROPERTY, APPROXIMATELY 5.53 ACRES (TAX PARCEL IDENTIFICATION NUMBER T07-006), AND DESCRIBED IN THIS ORDINANCE FROM THE AGRICULTURE FUTURE LAND USE DESIGNATION (COUNTY) TO THE RURAL RESIDENTIAL FUTURE LAND USE DESIGNATION; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ASSIGNMENT OF THE LAND USE DESIGNATION FOR THE PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR RATIFICATION OF PRIOR ACTS OF THE CITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Angel Antonio Alvarado & Claribel Morales whose mailing address: 2955 Leba Ln., St. Cloud, FL 34772 (Tax Parcel Identification Number T07-006), is the owner of the property which is the subject of this Ordinance; and

WHEREAS, the real property, totaling 5.53 +/- acres in size, is located on the west side of CR 723, south of CR 758; and

WHEREAS, Angel Antonio Alvarado & Claribel Morales initiated voluntary annexation into the municipal limits of the City of Webster, Florida.; and

WHEREAS, the City Manager of the City of Webster pursuant to the controlling provisions of Florida Statutes and the Code of Ordinances of the City of Webster, is petitioning to have the subject property reassigned from the County Agriculture future land use designation to the Rural Residential future land use designation;

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

implemented by City staff, all actions relating to the approval action set forth herein in accordance with the requirements and procedures mandated by Florida Statutes.

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

SECTION 1. LEGISLATIVE FINDINGS AND INTENT.

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

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

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

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

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

SECTION 2. AMENDMENT TO FUTURE LAND USE MAP.

(a). The Future Land Use Plan Element of the *Comprehensive Plan of*

the City of Webster and the City's Future Land Use Map are hereby amended by changing the land use designation from the County Agriculture land use designation to the Rural Residential land use designation regarding the real property which is the subject of this Ordinance as set forth herein (Attachment 1).

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

SECTION 3. CONFLICTS. All ordinances or part of ordinances in conflict with this Ordinance are hereby repealed.

SECTION 4. SEVERABILITY. If any section, sentence, phrase, word, or portion of this Ordinance is determined to be invalid, unlawful or unconstitutional, said determination shall not be held to invalidate or impair the validity, force or effect of any other section, sentence, phrase, word, or portion of this Ordinance not otherwise determined to be invalid, unlawful, or unconstitutional.

SECTION 5. CODIFICATION/INSTRUCTIONS TO CODE CODIFIER.

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

SECTION 6. EFFECTIVE DATE The small scale *Comprehensive Plan* amendment set forth herein shall not become effective, in accordance with Section 163.3187, *Florida Statutes*, until 31 days after the enactment of this Ordinance. If challenged within 30 days after enactment, the small scale amendment set forth in

this Ordinance shall not become effective until the State land planning agency or the Administration Council, respectively, issues a final order determining that the subject small scale amendment is in compliance with controlling Florida Statutes.

PASSED AND ENACTED this 15th day of May, 2025.

CITY COUNCIL OF THE CITY OF WEBSTER, FLORIDA

_____
Ana Vigoa, Mayor

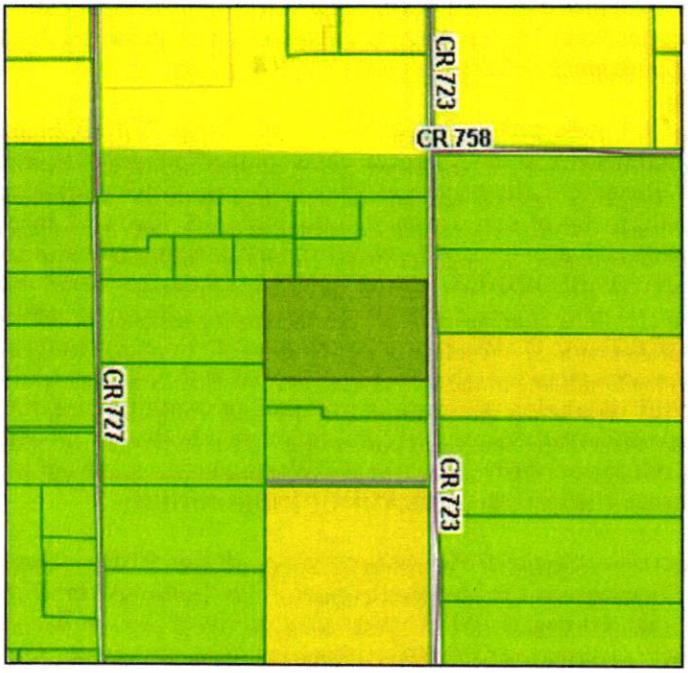
ATTEST:

Approved as to form and legality:

_____
Amy Flood
City Clerk

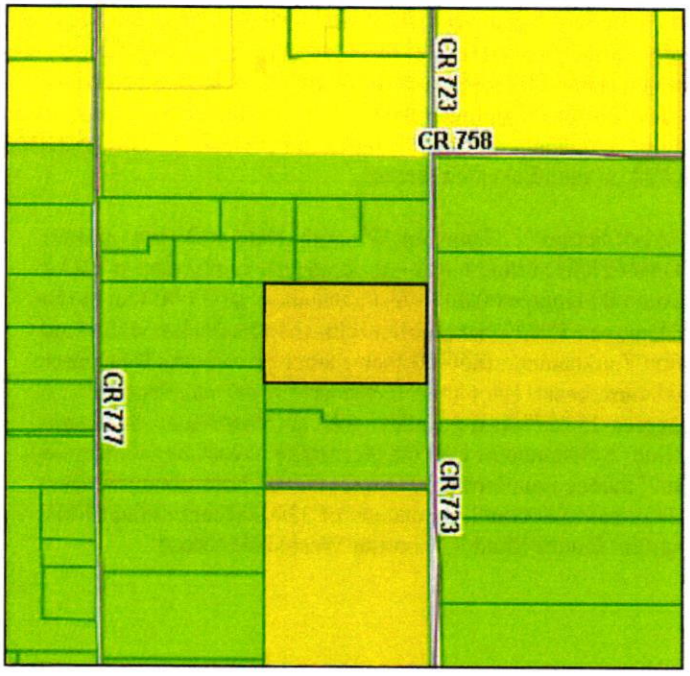
_____
William L. Colbert
City Attorney

ATTACHMENT 1
Future Land Use Map



EXISTING FUTURE LAND USE

- Webster Rural Residential
- County Rural Residential
- County Agriculture



PROPOSED FUTURE LAND USE

- Webster Rural Residential
- County Rural Residential
- County Agriculture

ATTACHMENT 2
Legal Description

Begin at the Southwest corner of the Northwest 1/4 of the Northeast 1/4, of Section 7, Township 22 South, Range 23 East, Sumter County, Florida, from said point run North 783 feet, thence run East 1320 feet, thence run South 783 feet, thence run West 1320 feet to the Point of Beginning; LESS the road right-of-way, and
LESS AND EXCEPT the following three parcels:
That part of the Northwest 1/4 of the Northeast 1/4 of Section 7, Township 22 South, Range 23 East, Sumter County, Florida, being described as follows: COMMENCE at the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of Section 7, Township 22 South, Range 23 East; thence run South 00 degrees 00'03" West along the West line of said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 53 7.00 feet; thence continue South 00 degrees 00'00" West along the West line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 330.00 feet to the POINT OF BEGINNING; thence run South 89 degrees 35'27" East parallel with the North line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 660.00 feet; thence run South 00 degrees 00'03" West parallel with the West line of said Northwest 114 of the Northeast 1/4 of said Section 7, a distance of 462.61 feet to the South line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7; thence run North 89 degrees 42'17" West along the South line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 660.00 feet to the Southwest corner of the said Northwest 1/4 of the Northeast 1/4 of said Section 7; thence run North 00 degrees 00'03" East along the West line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 463.93 feet to the POINT OF BEGINNING.
AND LESS
That part of the Northwest 1/4 of the Northeast 1/4 of Section 7, Township 22 South, Range 23 East, Sumter County, Florida, being described as follows: Commence at the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of said Section 7, thence run South 00 degrees 00'03" West along the West line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 537.00 feet, thence run South 89 degrees 35'27" East parallel with the North line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7 a distance of 660.00 feet; thence run South 00 degrees 00'03" West parallel with the West line of said Northwest 1/4 of the Northeast 1/4 of said Section 7 a distance of395.85 feet, to the POINT OF BEGINNING, thence run South 89 degrees 35'27" East parallel with the North line of the said Northwest 1/4 of the Northeast 1/4 of said Section a distance of 663.76 feet to the East line of the said Northwest 1/4 of the Northeast 114 of said Section 7; thence run South 00 degrees 00'03" West along the East line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7 a distance of 395.45 feet to the Southeast corner of the said Northwest 1/4 of the Northeast 1/4 of said Section 7; thence run North 89 degrees 42'17" West along the South line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7 a distance of 663.35 feet to a point that is 660.00 feet East of the West line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7; thence run North 00 degrees 00'03" East along the West line of said Northwest 1/4 of the Northeast 1/4 of said Section 7 a distance of396.77 feet to the POINT OF BEGINNING. SUBJECT TO the right of way for County Road 723 on the East side thereof.
AND LESS
That part of the Northwest l/4 of the Northeast 1/4 of Section 7, Township 22 South, Range 23 East, Sumter County, Florida, being described as follows: COMMENCE at the Northwest comer of the Northwest 1/4 of the Northeast 1/4 of said Section 7; thence run South 00 Degrees 00'03" West a distance of 537.00 feet to the POINT OF BEGINNING; thence run South 89 Degrees 35'27" East parallel with the North line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of660.00 feet; thence run South 00 Degrees 00'03" West parallel with the West line of said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 330.00 feet; thence run North 89 Degrees 35'27" West parallel with the North line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7 a distance of 660.00 feet to the West line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7; thence run North 00 Degrees 00'03" East along the West line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 330.00 feet to the POINT OF BEGINNING; SUBJECT TO the right of way for County Road 727 on the West side thereof.

CITY OF WEBSTER
SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT

PLANNING AND ZONING BOARD
April 10, 2025

CITY OF WEBSTER CITY COUNCIL
April 17, 2025
May 15, 2025

CASE NUMBER:	LU25-000006
LANDOWNER:	Angel Antonio Alvarado & Claribel Morales
REQUESTED ACTION:	Small-scale comprehensive plan amendment to change the future land use from County Agriculture to City of Webster Rural Residential on 5.53 acres MOL following annexation
PARCEL NUMBERS:	T07-006
LEGAL DESCRIPTION:	Attachment A
EXISTING ZONING:	County Rural Residential Minimum Five Acres with Conventional Housing (RR5C)
EXISTING USE:	Vacant
FUTURE LAND USE:	County Agriculture, proposed to be City of Webster Rural Residential
PARCEL SIZE:	5.53 acres MOL
GENERAL LOCATION:	Webster area – on the west side of CR 723, south of CR 758 (Map 1)

GENERAL DESCRIPTION AND BACKGROUND

The applicant is requesting a Small-Scale Future Land Use Amendment on 5.53 acres MOL to change the Future Land Use assignment of parcel T07-006 from County Agriculture to City of Webster Rural Residential, allowing them to build a new home on the parcel. The application site is located within the Webster Joint Planning Area and located on the west side of CR 723, south of

CR 758. The surrounding parcels have a future land use of City of Webster Rural Residential, County Rural Residential and County Agriculture (see Map 2 on Page 6).

LAND USE SUITABILITY

Urban Sprawl

The proposed amendment displays none of the sprawl indicators as identified in Florida Statutes Chapter 163.3177.9(a) and meets four (4) of the sprawl test criteria in Florida Statutes Chapter 163.3177.9(b) (Attachment B). Thereby the proposal does not constitute sprawl.

Environmental Resources

Small portions of the northeastern and southwestern corners of the subject parcel are located within FEMA Flood Zone AE.

Historic Resources

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

Population and Housing

The proposed amendment should not adversely impact the availability of housing in the area.

CONCURRENCY ANALYSIS

Potable Water & Sewer

The site will be served by the City of Webster upon development.

Stormwater Drainage

All development must conform to Southwest Florida Water Management District Regulations for stormwater systems.

Solid Waste

Solid Waste services will be provided by the City of Webster upon development.

CONSISTENCY WITH POLICIES OF THE COMPREHENSIVE PLAN

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

Policy 1.2.5 Rural Residential

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

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

The proposed amendment is consistent with the surrounding rural future land uses in the area.

Future Land Use Objective 1.3 Future Land Use Pattern
The future land use pattern shall discourage the proliferation of urban sprawl while promoting orderly compact growth. The County and Cities shall utilize a variety of planning tools to balance efficient economic development and urban growth while maintaining rural and agricultural character.

The use of Joint Planning Areas (JPAs) are a planning tool to ensure annexations of unincorporated areas are coordinated and consistent with planned future service areas, providing for an energy efficient land use pattern and combating urban sprawl. The property is located within the Webster JPA and thus maintains the rural and agricultural character outside the area.

Policy 1.3.8 Compatibility for Rezoning and Amendments
Proposed rezonings and future land use amendment shall be compatible with adjacent land uses and community character. Compatibility shall be achieved through the following measures:

a. Rezoning and future land use amendments shall consider potential maximum impacts of potential land uses; and
   The requested future land use assignment is consistent with the surrounding parcels where rural residential activities are located.

b. The use of clustering, PUD, or other innovating development techniques shall be considered to assure the compatible transition between differing land uses and zoning districts.
   The requested future land use assignment will not allow for clustering, PUD, or other innovating development techniques.

PROPOSED AMENDMENT TO THE TEXT OF THE COMPREHENSIVE PLAN

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

PROPOSED AMENDMENT TO THE CAPITAL IMPROVEMENT PLAN

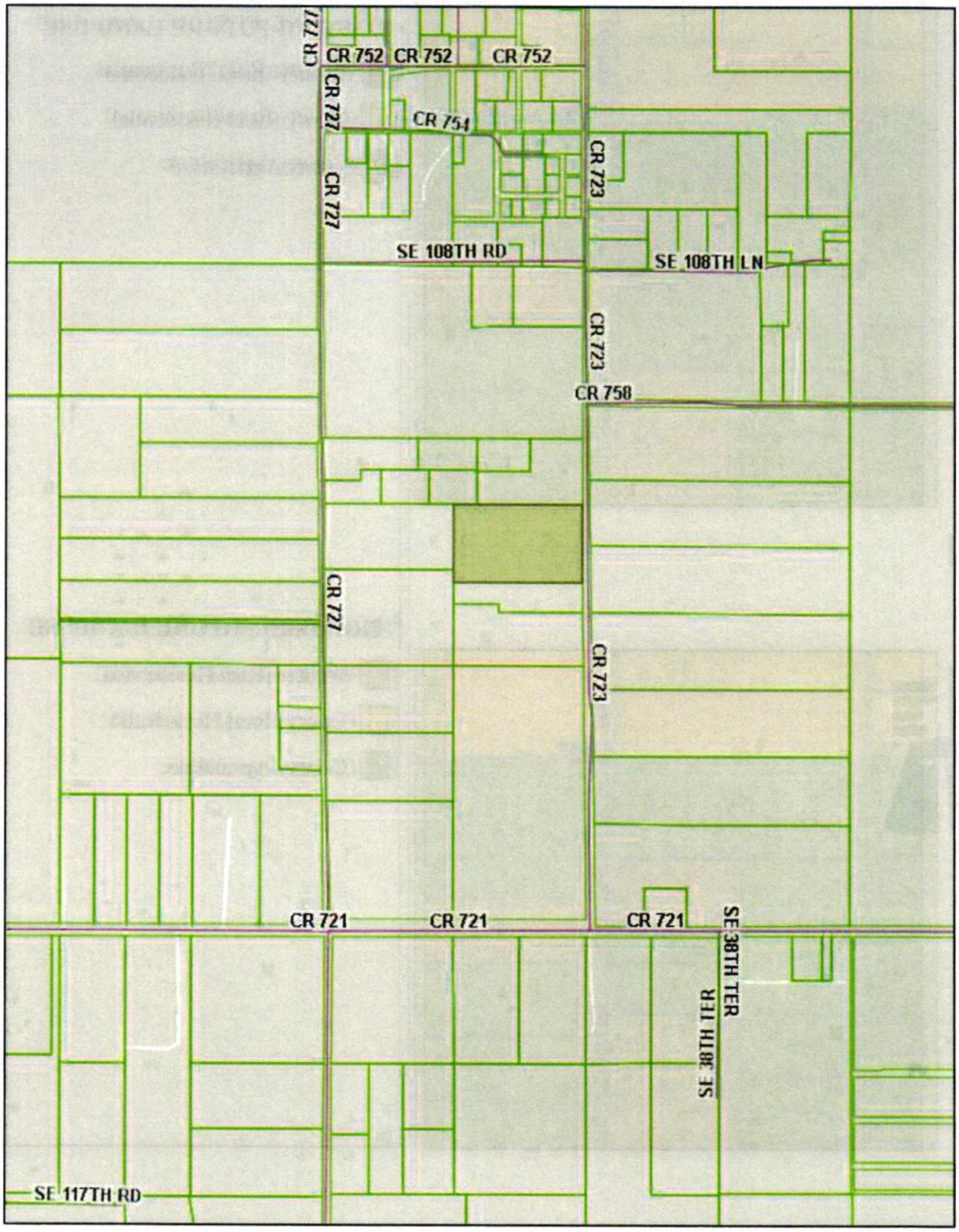
The proposed amendment does not affect the City's Capital Improvements program.

CONCLUSIONS

Staff deemed the application sufficient for review. Staff finds the application in compliance with the minimum requirements of the Comprehensive Plan. Staff recommends APPROVAL

Notices Sent: 19

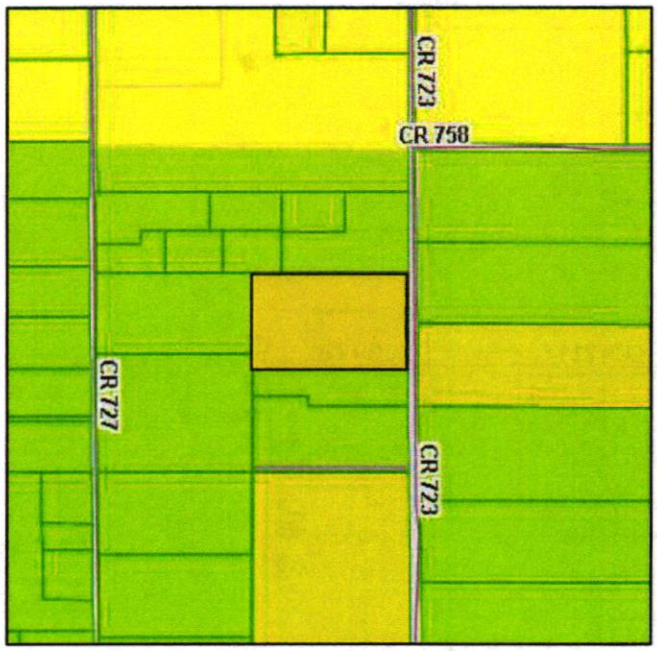
MAP 1: GENERAL LOCATION



MAP 2: FUTURE LAND USE MAP

EXISTING FUTURE LAND USE

- Webster Rural Residential
- County Rural Residential
- County Agriculture



PROPOSED FUTURE LAND USE

- Webster Rural Residential
- County Rural Residential
- County Agriculture

Attachment A
Legal Description

Begin at the Southwest corner of the Northwest 1/4 of the Northeast 1/4, of Section 7, Township 22 South, Range 23 East, Sumter County, Florida, from said point run North 783 feet, thence run East 1320 feet, thence run South 783 feet, thence run West 1320 feet to the Point of Beginning; LESS the road right-of-way, and

LESS AND EXCEPT the following three parcels:

That part of the Northwest 1/4 of the Northeast 1/4 of Section 7, Township 22 South, Range 23 East, Sumter County, Florida, being described as follows: COMMENCE at the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of Section 7, Township 22 South, Range 23 East; thence run South 00 degrees 00'03" West along the West line of said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 53 7.00 feet; thence continue South 00 degrees 00'00" West along the West line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 330.00 feet to the POINT OF BEGINNING; thence run South 89 degrees 35'27" East parallel with the North line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 660.00 feet; thence run South 00 degrees 00'03" West parallel with the West line of said Northwest 114 of the Northeast 1/4 of said Section 7, a distance of 462.61 feet to the South line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7; thence run North 89 degrees 42'17" West along the South line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 660.00 feet to the Southwest corner of the said Northwest 1/4 of the Northeast 1/4 of said Section 7; thence run North 00 degrees 00'03" East along the West line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 463.93 feet to the POINT OF BEGINNING.

AND LESS

That part of the Northwest 1/4 of the Northeast 1/4 of Section 7, Township 22 South, Range 23 East, Sumter County, Florida, being described as follows: Commence at the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of said Section 7, thence run South 00 degrees 00'03" West along the West line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 537.00 feet, thence run South 89 degrees 35'27" East parallel with the North line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7 a distance of 660.00 feet; thence run South 00 degrees 00'03" West parallel with the West line of said Northwest 1/4 of the Northeast 1/4 of said Section 7 a distance of395.85 feet, to the POINT OF BEGINNING, thence run South 89 degrees 35'27" East parallel with the North line of the said Northwest 1/4 of the Northeast 1/4 of said Section a distance of 663.76 feet to the East line of the said Northwest 1/4 of the Northeast 114 of said Section 7; thence run South 00 degrees 00'03" West along the East line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7 a distance of 395.45 feet to the Southeast corner of the said Northwest 1/4 of the Northeast 1/4 of said Section 7; thence run North 89 degrees 42'17" West along the South line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7 a distance of 663.35 feet to a point that is 660.00 feet East of the West line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7; thence run North 00 degrees 00'03" East along the West line of said Northwest 1/4 of the Northeast 1/4 of said Section 7 a distance of396.77 feet to the POINT OF BEGINNING. SUBJECT TO the right of way for County Road 723 on the East side thereof.

AND LESS

That part of the Northwest l/4 of the Northeast 1/4 of Section 7, Township 22 South, Range 23 East, Sumter County, Florida, being described as follows: COMMENCE at the Northwest comer of the Northwest 1/4 of the Northeast 1/4 of said Section 7; thence run South 00 Degrees 00'03" West a distance of 537.00 feet to the POINT OF BEGINNING; thence run South 89 Degrees 35'27" East parallel with the North line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of660.00 feet; thence run South 00 Degrees 00'03" West parallel with the West line of said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 330.00 feet; thence run North 89 Degrees 35'27" West parallel with the North line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7 a distance of 660.00 feet to the West line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7; thence run North 00 Degrees 00'03" East along the West line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 330.00 feet to the POINT OF BEGINNING; SUBJECT TO the right of way for County Road 727 on the West side thereof.

Attachment B
Urban Sprawl Analysis

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

I. Promotes, allows, or designates for development substantially areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.
The application site of 5.53 acres does not comprise a substantial area of the city.

II. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.
The subject property is located in an area that is already planned for development due to being located within the Webster Joint Planning Area.

III. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.
The amending of land use for this property should not create any of the design patterns listed above but instead creates a centralized node for development due to being placed in the Webster Joint Planning Area.

IV. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.
The subject property is surrounded by already developed land and so does not interact with any environmentally sensitive areas or major natural systems, and would be developed in a manner that is consistent with the Land Development Code.

V. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.
The proposed amendment should have no impact on bona-fide agricultural uses and looks to amend the land use that is consistent with the intended use and size of the property.

VI. Fails to maximize use of existing public facilities and services.
The subject property currently falls within the City of Webster utility service area and Joint Planning Area, and it will be connected should the property be developed.

VII. Fails to maximize use of future public facilities and services.
The subject property will be expected to connect to current public facilities and services that are developed in the area.

VIII. Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government. Fails to provide a clear separation between rural and urban land uses.
The proposed land use amendment should not disproportionately increase the cost of public services in the area.

IX. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.
The requested amendment should not discourage infill development.

X. Fails to encourage a functional mix of uses.
The proposed amendment will not discourage a functional mix of uses.

XI. Results in poor accessibility among linked or related land uses.
The proposed land use amendment will not affect the accessibility of adjacent lands.

XII. Results in the loss of significant amounts of functional open space.
The proposed land use amendment should not result in the loss of significant amounts of functional open space.

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

(I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on that protects natural resources and ecosystems. **The property falls in an area where such rural land use is expected, protecting the area outside it.**

(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services. **The property falls under an existing utility service area and Joint Planning Area, resulting in efficient and cost-effective provision of public services if the property is developed.**

(V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils. **By falling within the Webster Joint Planning Area, the amendment will preserve agricultural areas outside the JPA.**

(VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area. **This amendment would change the land use to a use that can support the residential needs for this area.**

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

ORDINANCE NO. 2025-21

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA PROVIDING FOR THE REZONING OF REAL PROPERTY TOTALING 5.53 ACRES, MORE OR LESS, IN SIZE (TAX PARCEL IDENTIFICATION NUMBER T07-006) FROM COUNTY RURAL RESIDENTIAL MINIMUM FIVE ACRES WITH CONVENTIONAL HOUSING (RR5C) TO RURAL RESIDENTIAL MINIMUM ONE ACRE WITH CONVENTIONAL HOUSING (RR1C) ZONING DISTRICT; PROVIDING FOR THE TAKING OF IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR THE ADOPTION OF A MAP BY REFERENCE; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Angel Antonio Alvarado & Claribel Morales whose mailing address: 2955 Leba Ln., St. Cloud, FL 34772 (Tax Parcel Identification Number T07-006), is the owner of the property which is the subject of this Ordinance; and

WHEREAS, the real property, totaling 5.53 +/- acres in size, is located on the west side of CR 723, south of CR 758; and

WHEREAS, Angel Antonio Alvarado & Claribel Morales initiated voluntary annexation into the municipal limits of the City of Webster, Florida; and

WHEREAS, the City Manager of the City of Webster pursuant to the controlling provisions of Florida Statutes and the Code of Ordinances of the City of Webster, is petitioning to have the subject property reassigned from the RR5C (County) zoning assignment to the RR1C zoning assignment; and

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

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

SECTION 1. LEGISLATIVE FINDINGS AND INTENT.

(a). The City Council of the City of Webster hereby adopts and incorporates into this Ordinance the City staff report as well as the recitals (whereas clauses) to this Ordinance.

(b). The subject property, which is 5.53 acres MOL in size, is located on the west side of CR 723, south of CR 758 (Tax Parcel Number T07-006). The legal description of the subject property is provided in Attachment A.

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

SECTION 2. REZONING OF REAL PROPERTY/IMPLEMENTING ACTIONS.

(a). Upon enactment of this Ordinance the following described property, as depicted in Attachment A of this Ordinance, and totaling is 5.53 acres MOL in size, shall be rezoned from RR5C (County) zoning district/classification to RR1C (City) zoning district/classification.

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

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

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

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

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

SECTION 7. EFFECTIVE DATE This Ordinance shall take effect immediately upon enactment provided, however, that the rezoning of property herein set forth shall not take effect until Ordinance Number 2025-20 relating to the Comprehensive amendment becomes effective.

PASSED AND ENACTED this 15th day of May, 2025.

CITY COUNCIL OF THE CITY OF WEBSTER, FLORIDA

_____

Ana Vigoa, Mayor

ATTEST:

Approved as to form and legality:

_____

Amy Flood
City Clerk

_____

William L. Colbert
City Attorney

Attachment A
Legal Description

Begin at the Southwest corner of the Northwest 1/4 of the Northeast 1/4, of Section 7, Township 22 South, Range 23 East, Sumter County, Florida, from said point run North 783 feet, thence run East 1320 feet, thence run South 783 feet, thence run West 1320 feet to the Point of Beginning; LESS the road right-of-way, and

LESS AND EXCEPT the following three parcels:

That part of the Northwest 1/4 of the Northeast 1/4 of Section 7, Township 22 South, Range 23 East, Sumter County, Florida, being described as follows: COMMENCE at the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of Section 7, Township 22 South, Range 23 East; thence run South 00 degrees 00'03" West along the West line of said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 53 7.00 feet; thence continue South 00 degrees 00'00" West along the West line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 330.00 feet to the POINT OF BEGINNING; thence run South 89 degrees 35'27" East parallel with the North line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 660.00 feet; thence run South 00 degrees 00'03" West parallel with the West line of said Northwest 114 of the Northeast 1/4 of said Section 7, a distance of 462.61 feet to the South line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7; thence run North 89 degrees 42'17" West along the South line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 660.00 feet to the Southwest corner of the said Northwest 1/4 of the Northeast 1/4 of said Section 7; thence run North 00 degrees 00'03" East along the West line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 463.93 feet to the POINT OF BEGINNING.

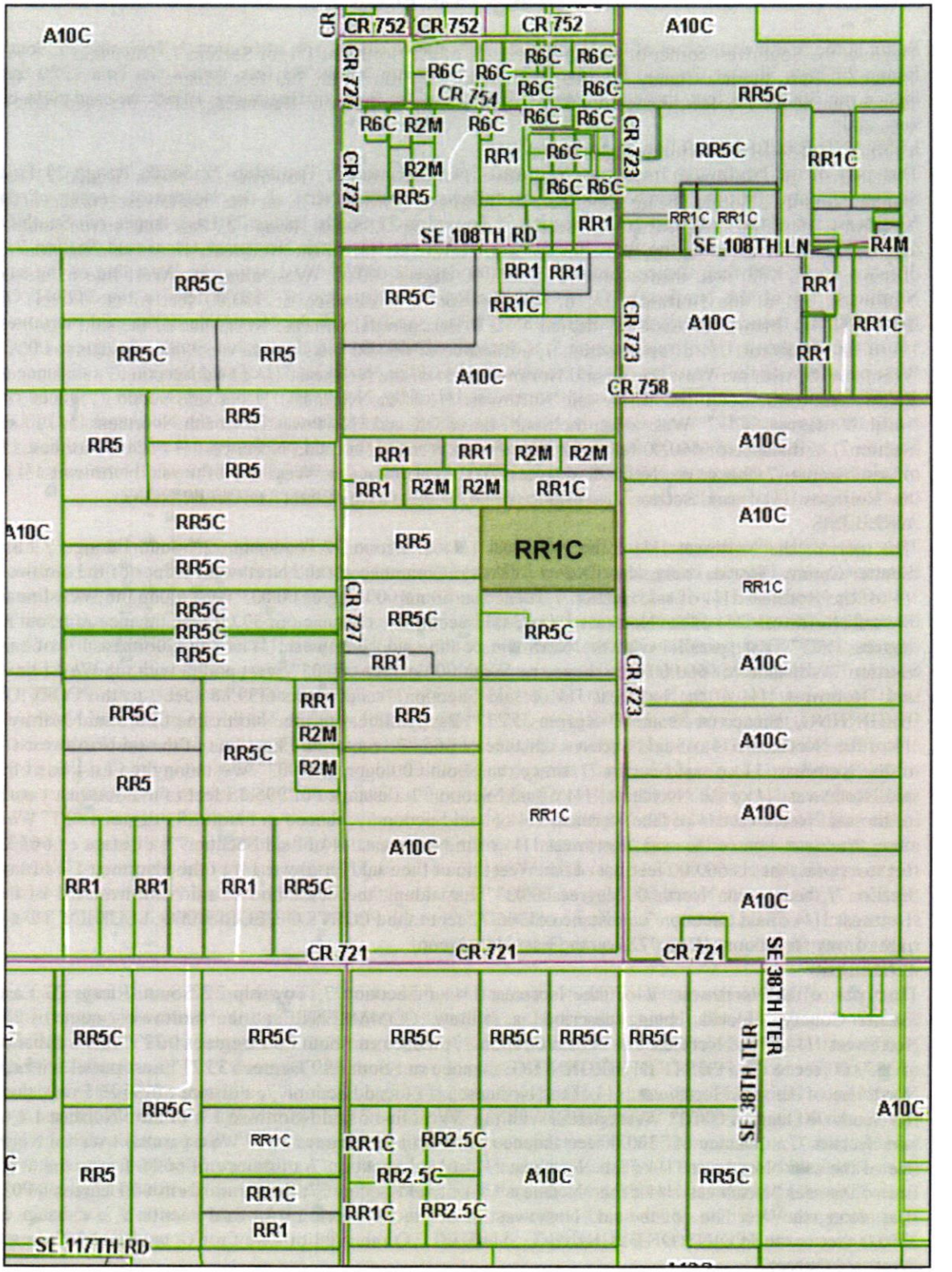
AND LESS

That part of the Northwest 1/4 of the Northeast 1/4 of Section 7, Township 22 South, Range 23 East, Sumter County, Florida, being described as follows: Commence at the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of said Section 7, thence run South 00 degrees 00'03" West along the West line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 537.00 feet, thence run South 89 degrees 35'27" East parallel with the North line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7 a distance of 660.00 feet; thence run South 00 degrees 00'03" West parallel with the West line of said Northwest 1/4 of the Northeast 1/4 of said Section 7 a distance of395.85 feet, to the POINT OF BEGINNING, thence run South 89 degrees 35'27" East parallel with the North line of the said Northwest 1/4 of the Northeast 1/4 of said Section a distance of 663.76 feet to the East line of the said Northwest 1/4 of the Northeast 114 of said Section 7; thence run South 00 degrees 00'03" West along the East line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7 a distance of 395.45 feet to the Southeast corner of the said Northwest 1/4 of the Northeast 1/4 of said Section 7; thence run North 89 degrees 42'17" West along the South line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7 a distance of 663.35 feet to a point that is 660.00 feet East of the West line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7; thence run North 00 degrees 00'03" East along the West line of said Northwest 1/4 of the Northeast 1/4 of said Section 7 a distance of396.77 feet to the POINT OF BEGINNING. SUBJECT TO the right of way for County Road 723 on the East side thereof.

AND LESS

That part of the Northwest l/4 of the Northeast 1/4 of Section 7, Township 22 South, Range 23 East, Sumter County, Florida, being described as follows: COMMENCE at the Northwest comer of the Northwest 1/4 of the Northeast 1/4 of said Section 7; thence run South 00 Degrees 00'03" West a distance of 537.00 feet to the POINT OF BEGINNING; thence run South 89 Degrees 35'27" East parallel with the North line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of660.00 feet; thence run South 00 Degrees 00'03" West parallel with the West line of said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 330.00 feet; thence run North 89 Degrees 35'27" West parallel with the North line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7 a distance of 660.00 feet to the West line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7; thence run North 00 Degrees 00'03" East along the West line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 330.00 feet to the POINT OF BEGINNING; SUBJECT TO the right of way for County Road 727 on the West side thereof.

Attachment B



CITY OF WEBSTER
REZONING APPLICATION

PLANNING AND ZONING BOARD
April 10, 2025

CITY OF WEBSTER CITY COUNCIL
April 17, 2025
May 15, 2025

CASE NUMBER:	ZON25-000005
LANDOWNER:	Angel Antonio Alvarado & Claribel Morales
REQUESTED ACTION:	Rezone 5.53 acres MOL from County Rural Residential Minimum Five Acres with Conventional Housing (RR5C) to City of Webster Rural Residential Minimum One Acre with Conventional Housing (RR1C)
PARCEL NUMBERS:	T07-006
LEGAL DESCRIPTION:	Attachment A
EXISTING ZONING:	County Rural Residential Minimum Five Acres with Conventional Housing (RR5C)
EXISTING USE:	Vacant
FUTURE LAND USE:	County Agriculture, proposed to be City of Webster Agriculture (LU25-000006)
PARCEL SIZE:	5.53 acres MOL
GENERAL LOCATION:	Webster area – on the west side of CR 723, south of CR 758

SURROUNDING FUTURE LAND USE AND ZONING

The application site is located outside of the City of Webster municipal boundary but in the Joint Planning Area (JPA) of Webster. The surrounding parcels are zoned City of Webster Rural Residential Minimum One Acre with Conventional Housing, County Rural Residential Minimum One Acre with Conventional Housing, County Rural Residential Minimum One Acre with Optional Housing, County Residential Two Units per Acre with Optional Housing, County Rural

Residential Minimum Five Acres with Optional Housing, County Rural Residential Minimum Five Acres with Conventional Housing, and County General Agriculture Minimum Ten Acres with Conventional Housing (see Map 1 on Page 3).

CASE SUMMARY

The applicant is seeking to build a home on the subject parcel. Subject parcel is outside the Webster municipal boundary, in the Webster Joint Planning Area (JPA), and in Webster's Utility Service Area. The application site is currently zoned as County Rural Residential Minimum Five Acres with Conventional Housing.

CASE ANALYSIS

Section 13-313(3)(d), provides for the following review criteria for Land Development Code (LDC) and zoning map amendments:

a) Change of conditions, or absence of changed conditions.
The subject parcel changed ownership in 2022. The new owner is now seeking to develop it and move to Sumter County.

b) Community need, or lack of community need.
The requested rezoning addresses a personal need and not a community need.

c) Benefits to the community.
The rezoning will allow consistency with the City's Comprehensive Plan and the implementing zoning district.

d) The rights of private property owners.
The rezoning should not impinge on the rights of adjacent property owners.

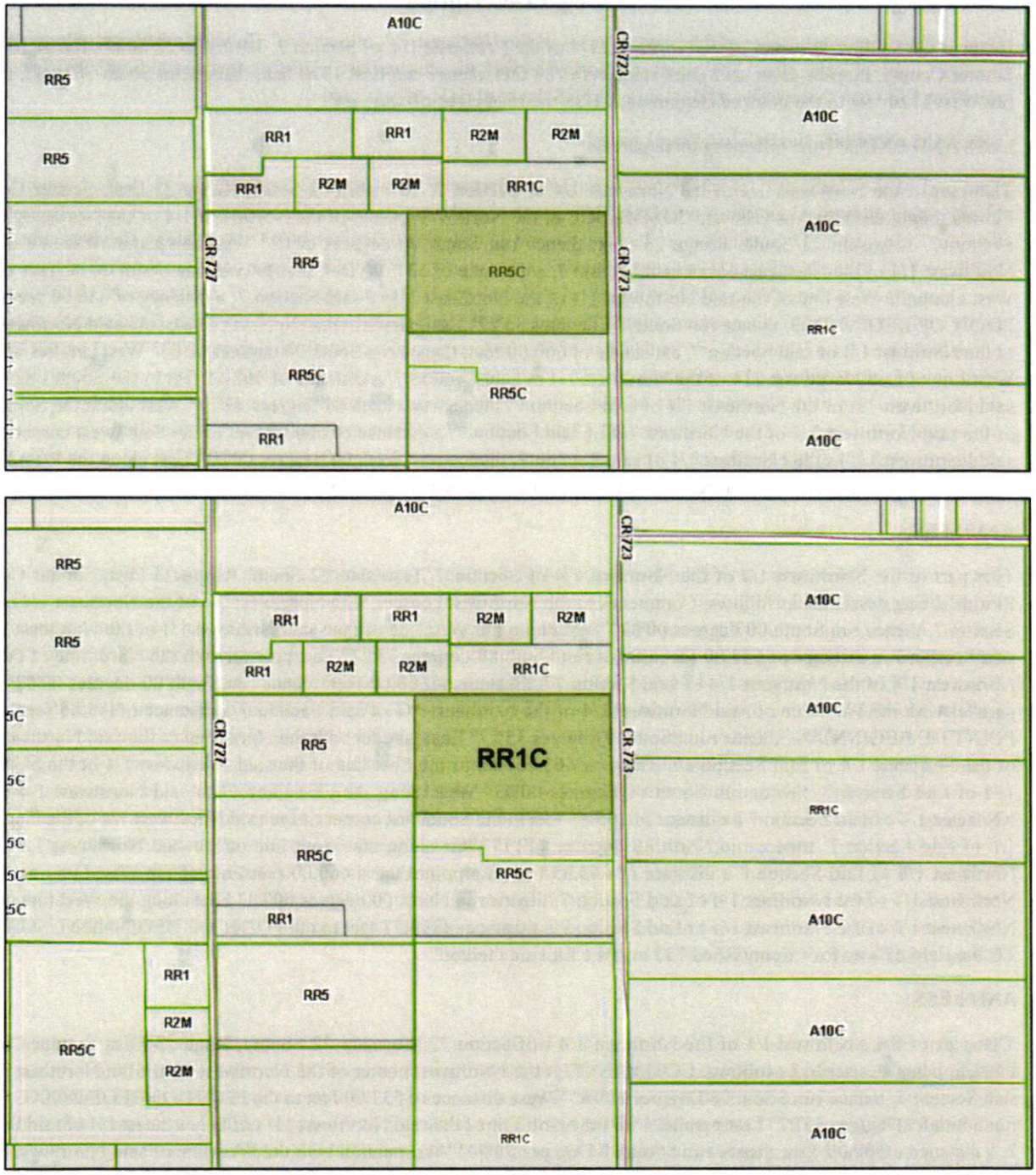
Staff reviewed land ownership and authorization through deeds, and the consent and designation of agent form submitted and signed by an authorized signer for the entity that owns the properties.

PLANNING DIVISION STAFF CONCLUSION

Staff deemed the application sufficient for review. Staff finds the application in compliance with the minimum requirements of the Sumter County Land Development Code and Comprehensive Plan. Staff recommends APPROVAL.

Notices Sent: 19

MAP 1: SURROUNDING AREA WITH PROPOSED CHANGES



Subject Property

Attachment A

Legal Description

Begin at the Southwest corner of the Northwest 1/4 of the Northeast 1/4, of Section 7, Township 22 South, Range 23 East, Sumter County, Florida, from said point run North 783 feet, thence run East 1320 feet, thence run South 783 feet, thence run West 1320 feet to the Point of Beginning; LESS the road right-of-way, and

LESS AND EXCEPT the following three parcels:

That part of the Northwest 1/4 of the Northeast 1/4 of Section 7, Township 22 South, Range 23 East, Sumter County, Florida, being described as follows: COMMENCE at the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of Section 7, Township 22 South, Range 23 East; thence run South 00 degrees 00'03" West along the West line of said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 53 7.00 feet; thence continue South 00 degrees 00'00" West along the West line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 330.00 feet to the POINT OF BEGINNING; thence run South 89 degrees 35'27" East parallel with the North line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 660.00 feet; thence run South 00 degrees 00'03" West parallel with the West line of said Northwest 114 of the Northeast 1/4 of said Section 7, a distance of 462.61 feet to the South line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7; thence run North 89 degrees 42'17" West along the South line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 660.00 feet to the Southwest corner of the said Northwest 1/4 of the Northeast 1/4 of said Section 7; thence run North 00 degrees 00'03" East along the West line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 463.93 feet to the POINT OF BEGINNING.

AND LESS

That part of the Northwest 1/4 of the Northeast 1/4 of Section 7, Township 22 South, Range 23 East, Sumter County, Florida, being described as follows: Commence at the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of said Section 7, thence run South 00 degrees 00'03" West along the West line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 537.00 feet, thence run South 89 degrees 35'27" East parallel with the North line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7 a distance of 660.00 feet; thence run South 00 degrees 00'03" West parallel with the West line of said Northwest 1/4 of the Northeast 1/4 of said Section 7 a distance of395.85 feet, to the POINT OF BEGINNING, thence run South 89 degrees 35'27" East parallel with the North line of the said Northwest 1/4 of the Northeast 1/4 of said Section a distance of 663.76 feet to the East line of the said Northwest 1/4 of the Northeast 114 of said Section 7; thence run South 00 degrees 00'03" West along the East line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7 a distance of 395.45 feet to the Southeast corner of the said Northwest 1/4 of the Northeast 1/4 of said Section 7; thence run North 89 degrees 42'17" West along the South line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7 a distance of 663.35 feet to a point that is 660.00 feet East of the West line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7; thence run North 00 degrees 00'03" East along the West line of said Northwest 1/4 of the Northeast 1/4 of said Section 7 a distance of396.77 feet to the POINT OF BEGINNING. SUBJECT TO the right of way for County Road 723 on the East side thereof.

AND LESS

That part of the Northwest l/4 of the Northeast 1/4 of Section 7, Township 22 South, Range 23 East, Sumter County, Florida, being described as follows: COMMENCE at the Northwest comer of the Northwest 1/4 of the Northeast 1/4 of said Section 7; thence run South 00 Degrees 00'03" West a distance of 537.00 feet to the POINT OF BEGINNING; thence run South 89 Degrees 35'27" East parallel with the North line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of660.00 feet; thence run South 00 Degrees 00'03" West parallel with the West line of said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 330.00 feet; thence run North 89 Degrees 35'27" West parallel with the North line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7 a distance of 660.00 feet to the West line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7; thence run North 00 Degrees 00'03" East along the West line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 330.00 feet to the POINT OF BEGINNING; SUBJECT TO the right of way for County Road 727 on the West side thereof.

Board of County Commissioners
Sumter County, Florida
Development Services Department
Planning Services
7375 Powell Road, Suite 115 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: http://sumtercountyfl.gov

City of Webster

Case No. LU25-000006 ZON25-000005
Date Rec'd 2/12/25
Planner Jared Oberholtzer

Hearing Dates:
PZB 4/10/25
Council 1st 4/17/25
Council Final 5/15/25

LAND USE AMENDMENT AND/OR REZONING APPLICATION

Check Requested Application(s)

☒ Rezoning
☒ Small Land Use Amendment (< 50 acres)
☐ Large Land Use Amendment (50 acres or more)

Applicant Information

Name of Property Owner(s) Angel Antonio Alvarado, (Claribel Moral)
Address 2955 Leba Ln St. Cloud FL 34772
Owner Phone 210-758-0359 Email alvo04@yahoo.com

Name of Agent _____
Address _____
Agent Phone _____ Email _____

Property Information

Legal Description of the property (provide below or attach)
See deed

Street Address _____
Parcel(s) # T07-006 Current Use Vacant/Agriculture
Current Future Land Use Agriculture (County) Current Zoning RR5C (County)
Requested Future Land Use Rural Res (Webster) Requested Zoning RR1C (Webster)
Acreage Requested 5.53 ac

Reason for the Request (be specific)

Annexation

Please Provide

- Recorded deed or other proof of ownership
- Signed authorization if applicant is not the landowner
- Legal description of the area under application. (lengthy or complex legal descriptions may be required in digital/text format)
- Applicable Application Fee (fee schedule on Page 3)
    - Payment may be made by cash, check, or credit/debit card. Checks shall be made payable to BOCC Sumter County. A convenience fee will be added to the total for credit/debit card payment.
    - Application fees are considered non-refundable at the time of application. Exceptions may be considered on a case by case basis by the County Administrator.

All properties for which applications require public hearings before the planning and zoning board (PZB) shall be posted by the applicant with plaques furnished by the director. Such plaques shall identify the application, the requested action, and the date, time and place of hearing. Plaques shall be sufficiently conspicuous in terms of size, location, and content to provide reasonably adequate notice to potentially interested persons of the matter that will appear on the authority's agenda. Such notices shall be posted at least seven (7) days prior to the first hearing at which the subject property will be considered, at locations specified by the director. (Webster Land Development Code Sec. 13-315(a)(2))

As the owner/lessee/tenant/agent, I understand any action on my application will be governed by the City of Webster's Comprehensive Plan and Land Development Code, and my payment of the non-refundable application fee will not guarantee approval.

Under penalties of perjury, I declare the above information that I have given to be true and correct to the best of my knowledge and belief.

Signature — Date: 2/12/2025

Ansel A. Alvarado
Print Name

Signature — Date

Print Name

The public hearing for the PZB will be scheduled once the application is found to be complete. The PZB hearing will be at 6:00 p.m. at Webster City Hall 85 E Central Ave., Webster, FL 33597. The property owner's appearance or authorized representative's appearance is required at the LPA hearing. Failure of the property owner's attendance or the authorized representative's attendance will cause the application to be handled in accordance with the policy adopted in the Webster Land Development Code. Hearings may be postponed

27.
945.
972.

Prepared by and return to:
Chris Hernandez, employee
Concierge Title Services, LLC
1201 W. Hwy 50, Suite B
Clermont, FL 34711
(352) 394-7408
File No 2022-2231

135,000
Parcel Identification No T07-006

Gloria R. Hayward, Sumter County Clerk of Court
Inst: 202260051874 Date: 11/02/2022 Time: 11:04AM
Page 1 of 3 B: 4367 P: 568 By: ML
Doc Stamp-Deed: 945.00

[Space Above This Line For Recording Data]

WARRANTY DEED

This indenture made the **21st day of September, 2022** between **William H. Dunn, an unremarried widower, Individually and as Trustee of William H. Dunn and Jean A. Dunn Living Trust dated September 5, 2007,** whose post office address is **11195 Ramsay Road, Thompsonville, MI 49683,** Grantor, to **Angel Antonio Alvarado and Claribel Morales, a married couple,** whose post office address is **County Road 723 Webster, FL 33597,** Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S. $10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sumter County, Florida, to-wit:

PLEASE SEE ATTACHED EXHIBIT 'A' AND MADE A PART HEREOF

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

Gloria R. Hayward, Sumter County Clerk of Court
Inst: 202260051874 Date: 11/02/2022 Time: 11:04AM
Page 2 of 3 B: 4367 P: 569 By: ML
Doc Stamp-Deed: 945.00

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

William H. Dunn and Jean A. Dunn
Living Trust dated September 5, 2007

Witness Signature
Witness Name: Christina Dixson

By: _____
William H. Dunn, Individually and as Trustee
Individually and as trustee.

Witness Signature
Witness Name: Cheri Nesbitt

STATE OF MICHIGAN

COUNTY OF Grand Traverse

The foregoing instrument was acknowledged before me by means of (x) physical presence or ( ) online notarization this 21st day of September, 2022, by William H. Dunn, Individually and as Trustee of the William H. Dunn and Jean A. Dunn Living Trust dated September 5, 2007.

Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known:_____ OR Produced Identification: X
Type of Identification
Produced: Drivers License

CHERI NESBITT
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF GRAND TRAVERSE
My Commission Expires AUGUST 19, 2027
Acting In the County of Grand Traverse

Exhibit "A"
Property Description

Begin at the Southwest corner of the Northwest 1/4 of the Northeast 1/4, of Section 7, Township 22 South, Range 23 East, Sumter County, Florida, from said point run North 783 feet, thence run East 1320 feet, thence run South 783 feet, thence run West 1320 feet to the Point of Beginning; LESS road right-of-way, and

LESS AND EXCEPT the following three parcels:

That part of the Northwest 1/4 of the Northeast 1/4 of Section 7, Township 22 South, Range 23 East, Sumter County, Florida, being described as follows: COMMENCE at the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of Section 7, Township 22 South, Range 23 East; thence run South 00 degrees 00'03" West along the West line of said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 537.00 feet; thence continue South 00 degrees 00'00" West along the West line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 330.00 feet to the POINT OF BEGINNING; thence run South 89 degrees 35'27" East parallel with the North line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 660.00 feet; thence run South 00 degrees 00'03" West parallel with the West line of said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 462.61 feet to the South line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7; thence run North 89 degrees 42'17" West along the South line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 660.00 feet to the Southwest corner of the said Northwest 1/4 of the Northeast 1/4 of said Section 7; thence run North 00 degrees 00'03" East along the West line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 463.93 feet to the POINT OF BEGINNING.

AND LESS

That part of the Northwest 1/4 of the Northeast 1/4 of Section 7, Township 22 South, Range 23 East, Sumter County, Florida, being described as follows: Commence at the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of said Section 7, thence run South 00 degrees 00'03" West along the West line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 537.00 feet, thence run South 89 degrees 35'27" East parallel with the North line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7 a distance of 660.00 feet; thence run South 00 degrees 00'03" West parallel with the West line of said Northwest 1/4 of the Northeast 1/4 of said Section 7 a distance of 395.85 feet, to the POINT OF BEGINNING, thence run South 89 degrees 35'27" East parallel with the North line of the said Northwest 1/4 of the Northeast 1/4 of said Section a distance of 663.76 feet to the East line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7; thence run South 00 degrees 00'03" West along the East line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7 a distance of 395.45 feet to the Southeast corner of the said Northwest 1/4 of the Northeast 1/4 of said Section 7; thence run North 89 degrees 42'17" West along the South line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7 a distance of 663.35 feet to a point that is 660.00 feet East of the West line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7; thence run North 00 degrees 00'03" East along the West line of said Northwest 1/4 of the Northeast 1/4 of said Section 7 a distance of 396.77 feet to the POINT OF BEGINNING. SUBJECT TO the right of way for County Road 723 on the East side thereof.

AND LESS

That part of the Northwest 1/4 of the Northeast 1/4 of Section 7, Township 22 South, Range 23 East, Sumter County, Florida, being described as follows: COMMENCE at the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of said Section 7; thence run South 00 Degrees 00'03" West a distance of 537.00 feet to the POINT OF BEGINNING; thence run South 89 Degrees 35'27" East parallel with the North line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 660.00 feet; thence run South 00 Degrees 00'03" West parallel with the West line of said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 330.00 feet; thence run North 89 Degrees 35'27" West parallel with the North line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7 a distance of 660.00 feet to the West line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7; thence run North 00 Degrees 00'03" East along the West line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 330.00 feet to the POINT OF BEGINNING; SUBJECT TO the right of way for County Road 727 on the West side thereof.

Parcel ID#: T07-006