



AGENDA

CITY OF WEBSTER

Regular Council Meeting

Webster City Hall, 85 E. Central Avenue

September 21, 2023 - 6:00 P.M.

I. CALL TO ORDER

Pledge of Allegiance, Invocation

Roll Call and Determination of Quorum

Note. All public comment will be limited to 3 minutes per speaker. Anyone wishing to speak during citizen's forum or on an agenda item must fill out a speaker card and present it to the City Clerk prior to being recognized. All comments will be addressed after all speakers have spoken during citizen's forum or on a particular agenda item.

II. APPROVAL OF MINUTES

Regular Council Meeting – August 17, 2022

M_____ S_____ Roll Call Vote

III. CONSENT AGENDA

Approval of Resolution 2023-09 – 2024-2025 Legislative Appropriations Request for Grinder Pump Replacement Project

M_____ S_____ Roll Call Vote to Read by Title Only

M_____ S_____ Roll Call Vote for Approval

Approval of Resolution 2023-10 – Surplus of Real Property to Habitat for Humanity

M_____ S_____ Roll Call Vote to Read by Title Only

M_____ S_____ Roll Call Vote for Approval

Approval of Resolution 2023-11- Surplus of Real Property/Sound system and microphones

M_____ S_____ Roll Call Vote to Read by Title Only

M_____ S_____ Roll Call Vote for Approval

IV. CITIZENS FORUM

V. CORRESPONDENCE TO NOTE

Law Enforcement

City Newsletter Report

VI. PUBLIC HEARINGS

Second Reading of Ordinance 2023-17 –Comp Plan Amendment – Parcel ID Q19-060-Southern Properties Florida, LLC

M_____ S_____ Roll Call Vote to Read by Title Only

M_____ S_____ Roll Call Vote for Approval

Second Reading of Ordinance 2023-18 –Rezoning – Parcel ID Q19-060-Southern Properties Florida, LLC

M_____ S_____ Roll Call Vote to Read by Title Only

M_____ S_____ Roll Call Vote for Approval

First Reading of Ordinance 2023-22 -Comp Plan Amendment –N36E006- Antonio and Fely Palafox
M_____S_____ Roll Call Vote to Read by Title Only

M_____S_____ Roll Call Vote for Approval

First Reading of Ordinance 2023-23 -Rezoning –N36E006- Antonio and Fely Palafox
M_____S_____ Roll Call Vote to Read by Title Only

M_____S_____ Roll Call Vote for Approval

VII. NEW BUSINESS

South Sumter Connector Trail-City Manager, Deanna Naugler

Residential Zoning Districts-City Manager, Deanna Naugler/County Planner Sue Farnsworth

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

August 17, 2023

Council Meeting

6:00 P.M.

I. CALL TO ORDER

Pledge of Allegiance and Invocation.

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

We have a quorum.

II. APPROVAL OF THE MINUTES

Councilmember Dorsey made a motion for approval of the minutes for July 20, 2023, seconded by Mayor Pro-Tem Vigoa.

Vote was as follows:

Mayor Yost-Yes

Mayor Pro-Tem Vigoa-Yes

Councilmember Cherry-Yes

Councilmember Malott-Yes

Councilmember Dorsey-Yes

Motion passed 5-0

III. CONSENT AGENDA

IV. CITIZENS FORUM

The following citizens spoke about the change to the South Sumter Middle School routes:

Patricia Ward

Barbarella Ward

Kristyn Sydnor

Larry Swafford

Jaimi Avant

Wendy Harrington

Councilmember Malott made a motion to install a crosswalk and handicap/children at play signs, seconded by Mayor Pro-Tem Vigoa.

Vote was as follows:

Mayor Yost-Yes

Mayor Pro-Tem Vigoa-Yes

Councilmember Dorsey-Yes

Councilmember Cherry-Yes

Councilmember Malott-Yes

Motion passed 5-0

V. CORRESPONDENCE TO NOTE

There was no correspondence to note.

VI. PUBLIC HEARINGS

The second reading of Ordinance 2023-13-Comp Plan Amendment-Parcel ID N25-016-Rudolfo Luisis Councilmember Dorsey motioned to read by title only, seconded by Councilmember Malott.

Vote was as follows:

Mayor Yost-Yes

Mayor Pro-Tem Vigoa-Yes

Councilmember Dorsey-Yes

Councilmember Cherry-Yes

Councilmember Malott-Yes

Motion passed 5-0

City Clerk Amy Flood read the ordinance by title only.

Councilmember Dorsey made a motion to approve Ordinance 2023-13, seconded by Mayor Pro-Tem Vigoa.

County Planner Sue Farnsworth apprised the council about the ordinance.

Vote was as follows:

Mayor Yost-Yes

Mayor Pro-Tem Vigoa-Yes

Councilmember Dorsey-Yes

Councilmember Cherry-Yes

Councilmember Malott-Yes

Motion passed 5-0

The second Reading of Ordinance 2023-14-Rezoning-Parcel ID N25-016-Rudolfo Luisis. Councilmember Malott made a motion to read by title only, seconded by Councilmember Dorsey.

Vote was as follows:

Mayor Yost-Yes

Mayor Pro-Tem Vigoa-Yes

Councilmember Dorsey-Yes

Councilmember Cherry-Yes

Councilmember Malott-Yes

Motion passed 5-0

City Clerk Amy Flood read the ordinance by title only.

Mayor Pro-Tem Vigoa made a motion to approve Ordinance 2023-14, seconded by Councilmember Dorsey.

County Planner Sue Farnsworth apprised the council about the ordinance.

Vote was as follows:

Mayor Yost-Yes

Mayor Pro-Tem Vigoa-Yes

Councilmember Dorsey-Yes

Councilmember Cherry-Yes

Councilmember Malott-Yes

Motion passed 5-0

The second reading of Ordinance 2023-15-Comp Plan Amendment-Parcel ID Q19-086-South Sumter Self Storage, LLC. Councilmember Malott made a motion to read by title only, seconded by Councilmember Cherry.

Vote was as follows:

Mayor Yost-Yes

Mayor Pro-Tem Vigoa-Yes

Councilmember Dorsey-Yes

Councilmember Cherry-Yes

Councilmember Malott-Yes

Motion passed 5-0

City Clerk Amy Flood read the ordinance by title only.

Councilmember Dorsey made a motion to approve Ordinance 2023-15, seconded by Mayor Pro-Tem Vigoa.

County Planner Sue Farnsworth apprised the council about the ordinance.

Vote was as follows:

Mayor Yost-Yes

Mayor Pro-Tem Vigoa-Yes

Councilmember Dorsey-Yes

Councilmember Cherry-Yes

Councilmember Malott-Yes

Motion passed 5-0

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

Vote was as follows:

Mayor Yost-Yes

Mayor Pro-Tem Vigoa-Yes

Councilmember Dorsey-Yes

Councilmember Cherry-Yes

Councilmember Malott-Yes

Motion passed 5-0

City Clerk Amy Flood read the ordinance by title only.

Councilmember Malott made a motion to approve Ordinance 2023-16, seconded by Councilmember Dorsey.

County Planner Sue Farnsworth apprised the council about the ordinance.

Citizen Angela Terry spoke to council about this ordinance.

Vote was as follows:

Mayor Yost-Yes

Mayor Pro-Tem Vigoa-Yes

Councilmember Dorsey-Yes

Councilmember Cherry-Yes

Councilmember Malott-Yes

Motion passed 5-0

The first reading of Ordinance 2023-17-Comp Plan Amendment-Parcel ID Q19-060-Southern Properties Florida, LLC. Councilmember Dorsey motioned to read by title only, seconded by Mayor Pro-Tem Vigoa.

Vote was as follows:

Mayor Yost-Yes

Mayor Pro-Tem Vigoa-Yes

Councilmember Dorsey-Yes

Councilmember Cherry-Yes

Councilmember Malott-Yes

Motion passed 5-0

City Clerk Amy Flood read the ordinance by title only.

Councilmember Dorsey made a motion to approve Ordinance 2023-17, seconded by Mayor Pro-Tem Vigoa.

County Planner Sue Farnsworth apprised the council about the ordinance.

Vote was as follows:

Mayor Yost-Yes

Mayor Pro-Tem Vigoa-Yes

Councilmember Dorsey-Yes

Councilmember Cherry-Yes

Councilmember Malott-Yes

Motion passed 5-0

The first reading of Ordinance 2023-18-Rezoning-Parcel ID Q19-060-Southern Properties Florida, LLC. Mayor Pro-Tem Vigoa motioned to read by title only, seconded by Councilmember Cherry.

Vote was as follows:

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

Motion passed 5-0

City Clerk Amy Flood read the ordinance by title only.

Councilmember Dorsey made a motion to approve Ordinance 2023-18, seconded by Councilmember Malott.

County Planner Sue Farnsworth apprised the council about the ordinance.

Citizen Angela Terry spoke to council about this ordinance.

Vote was as follows:

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

The second reading of Ordinance 2023-19-Annexation-Parcel ID N36E006-Anthony and Fely Palafox. Councilmember Dorsey motioned to read by title only, seconded by Mayor Pro-Tem Vigoa.

Vote was as follows:

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

Motion passed 5-0

City Clerk Amy Flood read the ordinance by title only.

Councilmember Dorsey made a motion to approve Ordinance 2023-19, seconded by Councilmember Malott.

County Planner Sue Farnsworth apprised the council about the ordinance.

Vote was as follows:

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

Motion passed 5-0

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

Vote was as follows:

Mayor Yost-Yes

Mayor Pro-Tem Vigoa-Yes

Councilmember Dorsey-Yes

Councilmember Cherry-Yes

Councilmember Malott-Yes

Motion passed 5-0

City Clerk Amy Flood read the ordinance by title only.

Councilmember Dorsey made a motion to approve Ordinance 2023-20, seconded by Mayor Pro-Tem Vigoa.

County Planner Sue Farnsworth and Ryan Solstice apprised the council about the ordinance.

Vote was as follows:

Mayor Yost-Yes

Mayor Pro-Tem Vigoa-Yes

Councilmember Dorsey-Yes

Councilmember Cherry-Yes

Councilmember Malott-Yes

Motion passed 5-0

The second reading of Ordinance 2023-21-Rezoning-Parcel ID Q19-085-Florida 1 Holdings, LLC. Councilmember Dorsey motioned to read by title only, seconded by Mayor Pro-Tem Vigoa.

Vote was as follows:

Mayor Yost-Yes

Mayor Pro-Tem Vigoa-Yes

Councilmember Dorsey-Yes

Councilmember Cherry-Yes

Councilmember Malott-Yes

Motion passed 5-0

City Clerk Amy Flood read the ordinance by title only.

Councilmember Dorsey made a motion to approve Ordinance 2023-21, seconded by Councilmember Malott.

County Planner Sue Farnsworth and Ryan Solstice apprised the council about the ordinance.

Citizen Angela Terry spoke to council about this ordinance.

Vote was as follows:

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

Motion passed 5-0

County Planner Sue Farnsworth advised the council to add hours of operation, 7:00 a.m. to 8:00 p.m. to the conditions in the ordinance.

Vote was as follows:

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

Motion passed 5-0

VII. NEW BUSINESS

VIII. CITY ATTORNEY'S REPORT AND REQUESTS

Attorney Colbert stated that the tree trimming injunction would be served.

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

Councilmember Dorsey asked about the status of the application for the granite business and the status of the Habitat for Humanity lots.

X. STAFF REPORTS

City Manager Deanna Naugler apprised the council about a request to extend closing times at the parks. Lt. Cassidy advised the hours should be limited to curb illegal activities.

XI. ADJOURNMENT

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

Vote was as follows:

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

Motion passed 5-0

Meeting adjourned at 8:07 P.M.

Deanna Naugler, City Manager

Attest:

Amy Flood, City Clerk

RESOLUTION 2023-09

A RESOLUTION OF THE CITY OF WEBSTER, FLORIDA AUTHORIZING THE SUBMITTAL OF AN APPROPRIATIONS REQUEST TO THE STATE OF FLORIDA FOR THE FUNDING OF A GRINDER PUMP REPLACEMENT PROJECT TO SUPPLY SAFE AND EFFICIENT GRAVITY WASTEWATER SERVICE TO AN ECONOMICALLY DISADVANTAGED SECTOR OF THE POPULATION IN THE CITY OF WEBSTER; PROVIDING FOR IMPLEMENTING ADMINISTRATIVE ACTIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Legislature of the State of Florida has, in Chapter 166, *Florida Statutes*, conferred upon local governments the authority to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry and other controlling law of the State of Florida vests home rule powers in the City of Webster (City) acting through its governing body, the City Council; and

WHEREAS, the State of Florida has agreed to make funding available to cities and counties for projects such as the grinder pump replacement program being undertaken by the City and requires the submittal of an application and all supporting documentation in order to qualify for consideration for such funding; and

WHEREAS, The City of Webster has designated a grinder pump replacement project, located in the Johnson's Subdivision, which will supply safe and efficient gravity wastewater service to an economically disadvantaged sector of the population in the City and remove the costly and inefficient service from a sector of the population which cannot afford the high maintenance of the current grinder pump wastewater system (Project); and

WHEREAS, the Project will also reduce nutrient loading and environmental impacts from domestic wastewater into the surrounding residential environment caused by back-ups and overflows of inefficient and damaged grinder pumps; and

WHEREAS, in addition to the replacement of the grinder pumps, the City will be replacing the antiquated and undersized current master lift station; and

WHEREAS, the referenced improvements will support the residential/commercial growth and economic vitality within the City, as well as within Sumter County; and

WHEREAS, the City has estimated the amount required for the funding of the Project to be \$4.081million; and

WHEREAS, the City Council of the City of Webster has directed the City Manager and her staff to prepare and file an appropriations request with the State of

Florida to include the necessary application(s) and all supporting documentation for the funding of the Project and to take any and all steps necessary to secure a commitment from the State of Florida to provide such funding.

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

SECTION 1 Legislative Findings And Intent; Incorporation Of Exhibits.

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

(b) The foregoing recitals (whereas clauses) are hereby ratified, affirmed and confirmed as being true and correct and are hereby made a part of this Resolution.

SECTION 2. Preparation and Submittal of Applications and Supporting Documentation for Funding Commitment for the Project from the State of Florida.

The City Council of the City of Webster hereby approves of, and directs that, an appropriations request be filed with the State of Florida for a funding commitment for the Project which request shall include the preparation and filing of the necessary application(s) and all supporting documentation for the funding of the Project by the State of Florida and hereby authorizes and directs the City Manager and her staff to take any and all steps necessary to secure a funding commitment from the State of Florida for the Project.

SECTION 3. Implementing Administrative Actions.

(a) The City Manager is hereby authorized and directed to implement the provisions of this Resolution as may be deemed necessary or appropriate.

(b) The City Manager and City Attorney are also hereby authorized and directed to implement the provisions of this Resolution and to take any and all necessary administrative actions to bring into effect the provisions of this Resolution in accordance with controlling law as such officers may deem appropriate in their respective roles and functions under the *City of Webster City Charter*.

SECTION 4. Effective Date.

The provisions of this Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 21st day of September 2023.

ATTEST:

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

By: _____
Amy Flood, City Clerk

By: _____
Bobby Yost, Mayor

Approved as to form and Legality:

By: _____
William L. Colbert, City Attorney

MAINTENANCE MEMORANDUM OF AGREEMENT

RESOLUTION NO. 2023-10

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEBSTER, FLORIDA, DECLARING CERTAIN REAL PROPERTY OWNED BY THE CITY AND LOCATED WITHIN THE CITY AS SURPLUS; APPROVING THE DONATION AND TRANSFER OF TITLE TO SUCH SURPLUS PROPERTIES TO HABITAT FOR HUMANITY PURSUANT TO A DONATION OF REAL PROPERTY AGREEMENT EXECUTED WITH HABITAT FOR HUMANITY; AUTHORIZING THE CITY MANAGER AND CITY ATTORNEY TO IMPLEMENT THE TERMS OF THE AGREEMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The City of Webster, Florida (the "City") owns and holds title to certain properties within the City as listed on Exhibit "A" attached hereto (the "Properties"); and

WHEREAS, the City Council of the City has determined that the Properties will not be utilized by the City for a general public purpose, and wishes to declare such property as surplus and determines that such surplus properties should be disposed of; and

WHEREAS, the disposal of such parcels will eliminate the need for maintenance, relieve liability, and place the property back on the tax rolls and thus serves a public and municipal purpose; and

WHEREAS, the City has received a request to donate the Properties to the Habitat for Humanity of Lake-Sumter, Florida, Inc., a 501(c)3 non-profit organization; and

WHEREAS, the availability of safe, decent and affordable housing for all residents of the City is vital to the social and economic sustainability of the City; and

WHEREAS, it appears that the public interest will be served by the donation and transfer of the Properties to Habitat for Humanity of Lake-Sumter, Florida, Inc. for the purpose of constructing a single-family home on each lot; and

WHEREAS, Section 274.05, Florida Statutes, provides that any governmental unit shall have the discretion to classify as surplus any of its properties and may donate any such surplus property to a private non-profit agency or organization as defined by Section 273.01(3), Florida Statutes; and

WHEREAS, Habitat for Humanity of Lake-Sumter, Florida, Inc. is qualified as a non-profit organization pursuant to the terms of Section 273.01(3), Florida Statutes.

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

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

SECTION 2. Designation of Surplus Properties. The City Council hereby designates the City-owned properties listed on Exhibit "A" attached hereto as Surplus Property.

SECTION 3. Approval of Real Property Donation Agreement. The City Council hereby approves the Real Property Donation Agreement ("Donation Agreement") (a copy of which is attached hereto as Exhibit "B") to be entered into with Humanity of Lake-Sumter, Florida, Inc. with such non-material changes as may be acceptable to the City Manager and approved as to form and legality by the City Attorney. The Donation Agreement shall provide that the Properties will be used by Habitat for Humanity of Lake-Sumter, Florida, Inc. only for the construction of a single-family home on each lot.

SECTION 4. Authorization to Execute Donation Agreement. The City Council hereby authorizes the Mayor or City Manager to execute the Donation Agreement

SECTION 5. Implementing Administrative Actions. The City Manager and the City Attorney are hereby authorized and directed to take such actions as he may deem necessary and appropriate in order to implement the provisions of this Resolution and the Donation Agreement. The City Manager may, as deemed appropriate, necessary and convenient, delegate the powers of implementation as herein set forth to such City employees as deemed effectual and prudent.

SECTION 6. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Resolution, as determined by the City Clerk and City Attorney, may be corrected.

SECTION 7. Conflicts. All Resolutions or parts of Resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION 8. Severability. If any Section or portion of a Section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Resolution.

SECTION 9. Effective Date. This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this 21st day of September 2023.

[SIGNATURES ON FOLLOWING PAGE]

ATTEST:

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

By: _____
Amy Flood, City Clerk

By: _____
Bobby Yost, Mayor

Approved as to form and Legality:

By: _____
William L. Colbert, City Attorney

EXHIBIT "A"
LOT DESCRIPTIONS

PARCEL 1

Address: 839 NW 4th St, Webster, FL 33597
Legal Description: LOTS 7 8 BLK 8 JOHNSON SUBD PB 1 PG 84
Parcel Number: N36B150

PARCEL 2

Address: Unassigned Street Number – NW 4th St & NW 9th Ave.
Legal Description: W 50 FT OF LOTS 12 TO 16 INCL BLK 1 JOHNSON SUB
PB 1 PG 84
Parcel Number: N36B014

PARCEL 3

Address: 267 NW 9th Ave, Webster, FL 33597
Legal Description: BEG 324 FT S & 83.5 FT E OF NW COR OF SE1/4 OF
NE1/4 RUN E 63.25 FT S 130 FT W 63.25 FT N 130 FT TO
POB OR 171 PG 491
Parcel Number: N36-071

EXHIBIT "B"
REAL PROPERTY DONATION AGREEMENT

REAL PROPERTY DONATION AGREEMENT

This Real Property Donation Agreement, ("Agreement") is made and entered into as of the date set forth below, by and between the CITY OF WEBSTER, FLORIDA, a Florida municipal corporation, ("CITY"), whose address is 83 E. Central Avenue, Webster, FL 33597, and HABITAT FOR HUMANITY OF LAKE-SUMTER, FLORIDA, INC, a Florida not-for-profit corporation ("HABITAT"), whose address is 906 Avenida Central, THE VILLAGES, FL 32159. The CITY and HABITAT may hereinafter be referred to individually as "Party" and collectively as the "Parties."

WHEREAS, the CITY owns certain real property (the "Real Property" or "Lots") described as follows:

PARCEL 1

Address: 839 NW 4th St, Webster, FL 33597
Legal Description: LOTS 7 8 BLK 8 JOHNSON SUBD PB 1 PG 84
Parcel Number: N36B150

PARCEL 2

Address: Unassigned Street Number – NW 4th St & NW 9th Ave.
Legal Description: W 50 FT OF LOTS 12 TO 16 INCL BLK 1 JOHNSON SUB
PB 1 PG 84
Parcel Number: N36B014

PARCEL 3

Address: 267 NW 9th Ave, Webster, FL 33597
Legal Description: BEG 324 FT S & 83.5 FT E OF NW COR OF SE1/4 OF
NE1/4 RUN E 63.25 FT S 130 FT W 63.25 FT N 130 FT TO
POB OR 171 PG 491
Parcel Number: N36-071

WHEREAS, The Real Property consists of three (3) parcels of land located within the City of Webster, Florida – Parcels 1 & 2 are vacant, and Parcel 3 reportedly has improvements located on it; and

WHEREAS, the CITY proposes to donate the Real Property to HABITAT for affordable housing in accordance with Section 166.0451, Florida Statutes; and

WHEREAS, Section 166.0451, Florida Statutes, (Disposition of Municipal Property for Affordable Housing) states as follows:

- (1) By July 1, 2007, and every 3 years thereafter, each municipality shall prepare an inventory list of all real property within its jurisdiction to which the municipality holds fee simple title that is appropriate for use as affordable housing. The inventory list must include the address and legal description of each such property and specify whether the property is vacant or improved. The governing body of the municipality shall adopt a resolution that includes an inventory list of such property.
- (2) The properties identified as appropriate for use as affordable housing on the inventory list adopted by the municipality may be offered for sale and the proceeds may be used to purchase land for the development of affordable housing or to increase the local government fund earmarked for affordable housing, or may be sold with a restriction that requires the development of the property as permanent affordable housing, or may be donated to a nonprofit housing organization for the construction of permanent affordable housing. Alternatively, the municipality may otherwise make the property available for use for the production and preservation of permanent affordable housing. For purposes of this section, the term "affordable" has the same meaning as in Section 420.0004(3), Florida Statutes; and

WHEREAS, the Real Property which is the subject of this Agreement is owned by the CITY and the CITY has the authority to donate property for affordable housing as contemplated by this Agreement; and

WHEREAS, HABITAT is a nonprofit housing organization expressly authorized to construct permanent affordable housing in accordance with Section 166.0451, Florida Statutes, and

WHEREAS, the CITY and HABITAT have determined that the proposed donation of the Real Property contemplated by this Agreement meets the objectives set forth in Section 166.0451, Florida Statutes; and

WHEREAS, the CITY's donation of the Real Property will include an express reverter provision which requires HABITAT to begin construction on one of the lots within three years (365) days following the date of the transfer of the Real Property from the CITY to HABITAT; construction on a second Lot will commence not later than one (1) year after completion of construction of the first Lot; construction on the remaining Lot will commence not later than the completion of construction on the second Lot; and

WHEREAS, the CITY and HABITAT wish to formalize an agreement whereby the CITY will donate the Real Property to HABITAT for permanent affordable housing.

NOW THEREFORE, in consideration of the mutual covenants herein contained, and for other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. **Recitals.** The above recitals (Whereas clauses) are true and correct and are hereby incorporated into the substantive body of this Agreement.

2. **Agreement.** The Parties hereby agree that the CITY shall donate the Real Property to HABITAT on the terms and conditions set forth in this Agreement.

3. **Donation of the Real Property.** The donation of the Real Property contemplated by this Agreement shall be consummated on September 21, 2023, (the "Closing Date"). In the event the Closing Date specified is not a business day, the Closing shall be held on the business day next following such date. All Closing expenses incurred by the CITY with respect to this Agreement, including, but not limited to attorneys' fees of the CITY, shall be borne and paid exclusively by the CITY. All Closing expenses incurred by HABITAT with respect to this Agreement including, but not limited to attorneys' fees of HABITAT, shall be borne and paid exclusively by HABITAT. Any documentary tax arising out of the conveyance of the Property, the premium for the title search and title policy and any other fees and charges shall be paid by HABITAT. The Closing shall be handled by the firm of Stenstrom, McIntosh, Colbert & Whigham, P.A.

4. **Fair Market Value of the Real Property.** HABITAT and the CITY agree that the fair market value of the Real Property is \$10,210.00.

5. **Title to Real Property.** The donation of the Real Property from the CITY to HABITAT shall be by a special warranty deed. The Parties expressly agree that the special warranty deed(s) transferring the Real Property shall contain an express reverter provision which requires HABITAT to (i) begin construction on each of the lots which comprise the Real Property within three years (365) days following the date of the special warranty deed(s) and (ii) construct three (3) single-family residences on the Real Property [One (1) residence on each lot]]. On or before the Closing Date, the CITY, at HABITAT's expense, shall obtain a title commitment for the Real Property. HABITAT shall examine the title commitment and deliver to the CITY a written statement of any objections to title. If the CITY is unable or unwilling to satisfy all of the stated title objections by the Closing Date, HABITAT may either (a) waive the title objections and proceed to Closing, or (b) terminate this Agreement, in which case, HABITAT and CITY shall have no further rights, obligations or duties hereunder.

6. **Inspections.**

- a. **Access.** Subject to the terms and conditions set forth herein, HABITAT shall have the right and shall be entitled to enter upon the Real Property, at reasonable times beginning on the date first written above (the "Effective Date") and ending thirty (30) days from the Effective Date (the "Due Diligence Period"), at HABITAT's sole cost and expense, to inspect the

Real Property and to determine the feasibility of accepting the donation from the CITY.

- b. **Testing.** HABITAT shall not perform any inspections or tests requiring invasive methods, including, without limitation, the collection of soil, groundwater or other environmental samples (collectively "Invasive Testing") without the prior written consent of the CITY. If the CITY disapproves and does not allow any Invasive Testing proposed by HABITAT, then either Party shall have the right to terminate this Agreement and neither Party shall have any further rights, obligations or commitments under this Agreement.
- c. **Restoration and Repair.** HABITAT shall fully and completely repair and restore the Real Property in the event of any damage whatsoever caused by HABITAT, HABITAT'S agents or consultants during the pendency of this Agreement. To the extent permitted by law, HABITAT hereby indemnifies and holds harmless from and against any loss, damage, injury, claim or cause of action the CITY may suffer or incur as a result of HABITAT'S inspections of the Real Property.

7. **HABITAT'S Representations and Warranties.** HABITAT hereby warrants and represents to the CITY, as of the date hereof and as of the Closing Date, as follows:

- a. HABITAT is a not-for-profit corporation duly organized, validly existing and in good standing under the laws of the State of Florida.
- b. This Agreement has been duly authorized by all necessary action on the part of HABITAT, has been duly executed and delivered by HABITAT, constitutes the valid and binding agreement of HABITAT, and is enforceable in accordance with its terms. To HABITAT's knowledge, there is no other person or entity whose consent is required in connection with HABITAT'S performance of its obligations hereunder. The person executing this Agreement on behalf of HABITAT has the authority to do so.
- c. The execution and delivery of, and the performance by HABITAT of its obligations under this Agreement, will not contravene or constitute a default under any provision of applicable law or regulation, HABITAT'S organizational documents or any agreement, judgment, injunction, order, decree or other instrument binding upon HABITAT or to which the Real Property is subject.
- d. HABITAT represents and warrants that as of the Closing it is expressly authorized as a nonprofit housing organization to construct permanent affordable housing consistent with Section 166.0451, Florida Statutes.
- e. HABITAT represents and warrants that as of the Closing it shall have inspected the Real Property, conducted such investigation and study on

and of the Real Property as it deems necessary, and hereby covenants and agrees to waive any and all objections to or complaints about the physical or environmental characteristics and conditions of the Real Property.

8. ***CITY's Representations and Warranties.*** The CITY hereby warrants and represents to HABITAT, as of the date hereof and as of the Closing Date, as follows:

- a. The CITY is a municipal corporation validly existing under the laws of the State of Florida.
- b. This Agreement has been duly authorized by all necessary action on the part of the CITY, has been duly executed and delivered by the CITY, constitutes the valid and binding agreement of the CITY, and is enforceable in accordance with its terms. There is no other person or entity whose consent is required in connection with the CITY's performance of its obligations hereunder. The person executing this Agreement on behalf of the CITY has the authority to do so.

9. ***Restrictions on Use of Property and Reverter.*** HABITAT have agreed that each Lot is to only be used for the construction of a single-family home; that the homes constructed on each lot will be deed-restricted to be used for full-time residents of the home only; and HABITAT will construct at least one (1) single-family home per year using the Lots. In the event HABITAT has not commenced construction on one (1) of the lots within three years (365) days following the date of the transfer of the Real Property from the CITY to HABITAT, the Properties will revert to the CITY; if construction on a second Lot has not commenced within one (1) year after completion of construction of the first Lot, the remaining Lots will revert to the City; and if construction on the remaining Lot has not commenced within one (1) year after the completion of construction on the second Lot, then the remaining Lot will revert to the CITY.

10. ***Pre-Suit Mediation.*** Disputes arising under this Agreement must first be mediated by a Florida Supreme Court-certified Civil Mediator in accordance with Chapter 44, Florida Statutes. The Parties agree that the mediation should occur within thirty (30) days of the date mediation is requested by either Party. The Mediator shall be agreed upon, but if the Parties are unwilling or unable to agree, the Parties agree that a Civil Mediator from Central Florida Mediation Group, LLC, shall be selected by striking names from the mediators in that Group. The Parties agree to mediate in good faith, be bound by the Mediation Agreement (if any), pay Mediator fees promptly and share them on an equal basis unless otherwise agreed upon by the Parties. Litigation may not commence until after mediation has been (i) declared an impasse by the Mediator, or (ii) terminated in writing by one or both of the Parties. The confidentiality provisions of the Mediation Confidentiality and Privilege Act (Section 44.403, Florida Statutes) shall apply to any such pre-suit mediation.

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

To City:

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

With a copy to:

William L. Colbert
Stenstrom, McIntosh, Colbert & Whigham, PA
300 International Parkway, Suite 100
Lake Mary, FL 32746

To: Habitat:

Habitat for Humanity of Lake-Sumter, Florida, Inc
c/o Danielle Stroud
906 Avenida Central
THE VILLAGES, FL 32159

12. **Litigation and Attorney's Fees.** In the event any Party to this Agreement should bring suit to enforce or interpret any provision hereof, each Party shall bear its own respective costs and attorney's fees.

13. **Termination.** This Agreement may be terminated by mutual consent of the Parties hereto or upon default as described in Paragraph 12 below. Upon termination, the Parties shall have no further obligation under this Agreement.

14. **Defaults.** Failure by either Party to comply with or perform any of the terms, conditions, covenants, agreements or obligations contained in this Agreement to be performed by each of them respectively, shall constitute a default under this Agreement, and (i) if such default is not cured or remedied within sixty (60) days after the non-defaulting Party provides written notice to the defaulting Party specifying with particularity the nature of such default, or (ii) if such default cannot be reasonably cured or remedied within such sixty (60) day period, the defaulting Party fails to commence to cure or remedy the default within such sixty (60) day period and thereafter fails to diligently and expeditiously pursue such cure or remedy, the non-defaulting Party, in its sole discretion, shall be entitled to exercise any and all rights and remedies available to it under this Agreement, at law and in equity, including without limitation, the right to terminate this Agreement by providing ten business (10) days written notice to the defaulting Party of such termination. Upon termination, this Agreement and all rights and obligations created hereunder shall be deemed null and void and of no further force or effect, except as otherwise provided herein.

15. **Severability.** The invalidity or unenforceability of any term or provision of this Agreement or the non-applicability of any such term or provision to any person or circumstance shall not impair or affect the Agreement.

16. **Entire Agreement.** This Agreement represents the entire understanding and agreement between the Parties with respect to the subject matter hereof. None of the terms and provisions contained herein may be amended, supplemented, waived or changed orally, but only by a writing signed by each of the Parties hereto.

17. **Controlling Laws.** This Agreement and the provisions contained herein shall be construed, controlled, and interpreted according to the laws of the State of Florida, and all duly adopted ordinances, regulations and policies of the City of Webster now in effect and those hereinafter adopted.

18. **No Waiver.** This Agreement does not in any way constitute a waiver of the regulatory authority of the City of Webster or the application of the City's Code of Ordinances or any other applicable law, rule or regulation.

19. **Effective Date.** This Agreement shall become effective as of the date of execution hereof by, or on behalf of, the CITY.

20. **Counterparts.** This Agreement may be executed in counterparts, each of which shall be binding on the Parties hereto and may be delivered by facsimile or scanned copy.

[Signatures on following page]

IN WITNESS WHEREOF, this Agreement has been duly executed by the Parties.

**City of Webster, a Florida
a Florida municipal corporation**

**Habitat for Humanity of Lake-Sumter,
Florida, Inc, a Florida Not-For-Profit
Corporation**

Deanna Naugler, City Manager

By: _____
Name:
Title:

Approved as to form and legality:

William L. Colbert, City Attorney

RESOLUTION NO. 2023-11

A RESOLUTION OF THE CITY OF WEBSTER, FLORIDA, DECLARING PROPERTY OWNED BY THE CITY AS SURPLUS PROPERTY; PROVIDING FOR THE DONATION OF SOUND SYSTEM AND MICROPHONES TO ANOTHER MUNICIPALITY; WHICH ACTION IS FOUND TO BE IN THE PUBLIC INTEREST; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the City of Webster, Florida owns a sound system and microphones which have been replaced by newer technology); and

WHEREAS, the City Council find that this sound system and microphones is not needed for the conduct of City business; and is of no longer use to the City; and

WHEREAS, prior to the release of the sound system and microphones the City Council must first declare the property as surplus property and determine that the release of the sound system and microphones is in the public interest; and

WHEREAS, the City Council of the City of Webster, Florida considered declaring the sound system and microphones as surplus property and authorizing the City Manager to dispose of said sound system and microphones;

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

SECTION 1. DECLARATION OF SURPLUS PROPERTY. The City Council declares the sound system and microphones to be surplus property.

SECTION 2. SALE IS IN PUBLIC INTEREST. The City Council finds that the donation of the sound system and microphones to another municipality is in the public interest.

SECTION 3. AUTHORIZATION TO CITY MANAGER. The City Council authorizes the City Manager to donate said sound system and microphones to another municipality.

SECTION 4. CONFLICTS. That all resolutions or parts of resolutions in conflict herewith are hereby repealed.

SECTION 5. SEVERABILITY. If any section or portion of a section of this Resolution proves to be invalid, unlawful or unconstitutional, it shall not be held to impair the validity, force or effect or any other section or part of this Resolution.

SECTION 6. EFFECTIVE DATE. This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this _____ day of _____, 2023.

CITY COUNCIL OF THE CITY OF WEBSTER, FLORIDA

Bobby Yosst, Mayor

ATTEST:

Amy Flood, City Clerk

Approved as to form and legality:

William L. Colbert, Esquire
City Attorney

Incident Number	Primary Unit	Date Time Recieved	Complaint Type	Address	
SCSO23CAD084566	JOSEPH TRIA, 202	07/30/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	8901
SCSO23CAD084749		07/30/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
SCSO23CAD084759		07/30/2023 20:46:36	SICK/INJURED	6610 CR 569	6301
SCSO23CAD084778	GARRETT ALLEN, 181	07/30/2023 22:26:47	SUSPICIOUS PERSON	43 SE 3RD ST	6602
SCSO23CAD084777		07/30/2023 22:26:47	SUSPICIOUS INCIDENT	43 SE 3RD ST	2501
SCSO23CAD084845	CAMERON REILLY, 223	07/31/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	2501
SCSO23CAD084849	CAMERON REILLY, 223	07/31/2023 07:12:44	CIVIL	123 SE 1ST AVE	2501
SCSO23CAD084872	TYLER FROELICH, 194	07/31/2023 08:24:29	TRAFFIC STOP	469 N MARKET BLVD	7301
SCSO23CAD084875	TYLER FROELICH, 194	07/31/2023 08:39:10	TRAFFIC STOP	N MARKET BLVD	7301
SCSO23CAD084884	TYLER FROELICH, 194	07/31/2023 09:20:00	ATTEMPT TO CONTACT	85 E CENTRAL AVE	2501
SCSO23CAD084905	TYLER FROELICH, 194	07/31/2023 10:08:42	TRAFFIC STOP	S MARKET BLVD	7301
SCSO23CAD085095	ENMANUEL SURIEL, 218	07/31/2023 17:38:00	SUSPICIOUS INCIDENT	811 NW 3RD ST	6601
SCSO23CAD085147	ENMANUEL SURIEL, 218	07/31/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	8901
SCSO23CAD085187	ENMANUEL SURIEL, 218	07/31/2023 23:53:59	TRAFFIC STOP	S MARKET BLVD	7301
SCSO23CAD085192	WALTER PETERSON, 209	08/01/2023 00:13:02	TRAFFIC STOP	S MARKET BLVD	7301
SCSO23CAD085195	WALTER PETERSON, 209	08/01/2023 00:58:28	TRAFFIC STOP	N MARKET BLVD	7301
SCSO23CAD085232	CAMERON REILLY, 223	08/01/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	2501
SCSO23CAD085284	CAMERON REILLY, 223	08/01/2023 09:47:21	ANIMAL COMPLAINT	650 NW 3RD ST	1601
SCSO23CAD085293	DONALD FENDER JR, D106	08/01/2023 10:20:50	INVESTIGATION FOLLOW	589 NW 3RD ST	3801
SCSO23CAD085387	CHANCE ROSA, Z186	08/01/2023 14:08:29	FCIC/NCIC HIT	791 NW 4TH ST	8801
SCSO23CAD085474	ENMANUEL SURIEL, 218	08/01/2023 18:12:44	ANIMAL COMPLAINT	1010 E CENTRAL AVE	1601
SCSO23CAD085479	WALTER PETERSON, 209	08/01/2023 18:34:30	ATC -WELFARE CHECK	169 NE 1ST ST	2501
SCSO23CAD085505	ENMANUEL SURIEL, 218	08/01/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
SCSO23CAD085550		08/01/2023 23:16:30	SICK/INJURED	754 NW 5TH ST	6301
SCSO23CAD085594	JOSEPH TRIA, 202	08/02/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602
SCSO23CAD085640	JOSEPH TRIA, 202	08/02/2023 09:20:00	ATTEMPT TO CONTACT	85 E CENTRAL AVE	2501
SCSO23CAD085774		08/02/2023 14:51:21	911 HANGUP	13904 SR 471	9201
SCSO23CAD085811	RICHARD PETERS, K188	08/02/2023 16:20:27	FCIC/NCIC HIT	174 S MARKET BLVD	8801
SCSO23CAD085867	JASON VOIGT, 201	08/02/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
SCSO23CAD085958		08/03/2023 02:33:52	SICK/INJURED	468 SE 3RD AVE	6301
SCSO23CAD085979	JOSEPH TRIA, 202	08/03/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602
SCSO23CAD086223	JASON VOIGT, 201	08/03/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
SCSO23CAD086269	JASON VOIGT, 201	08/04/2023 01:38:20	SUSPICIOUS PERSON	811 NW 3RD ST	6602
SCSO23CAD086297	CAMERON REILLY, 223	08/04/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	2501
SCSO23CAD086318	CALEB ROSS, T139	08/04/2023 08:51:51	SICK/INJURED	349 S MARKET BLVD	6301
SCSO23CAD086327		08/04/2023 09:20:00	ATTEMPT TO CONTACT	85 E CENTRAL AVE	9901
SCSO23CAD086345	CAMERON REILLY, 223	08/04/2023 10:12:44	TRAFFIC STOP	N MARKET BLVD	7301
SCSO23CAD086350	CAMERON REILLY, 223	08/04/2023 10:26:15	ATTEMPT TO CONTACT	85 E CENTRAL AVE	2501
SCSO23CAD086558	ENMANUEL SURIEL, 218	08/04/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
SCSO23CAD086588	ENMANUEL SURIEL, 218	08/04/2023 21:54:27	DISTURBANCE-UNK	139 SW 3RD ST	1804
SCSO23CAD086590	ARIEL TORRES, 191	08/04/2023 22:10:32	RECOVERED PROPERTY	516 NW 3RD ST	5701
SCSO23CAD086640	CAMERON REILLY, 223	08/05/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	2501
SCSO23CAD086668	TYLER FROELICH, 194	08/05/2023 08:44:54	TRAFFIC STOP	469 N MARKET BLVD	7301
SCSO23CAD086709	TYLER FROELICH, 194	08/05/2023 11:15:38	TRAFFIC STOP	NW 4TH AVE	7301
SCSO23CAD086824	ENMANUEL SURIEL, 218	08/05/2023 19:52:10	ATTEMPT TO CONTACT	139 SW 3RD ST	2501
SCSO23CAD086835	ENMANUEL SURIEL, 218	08/05/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
SCSO23CAD086926	CAMERON REILLY, 223	08/06/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	2501
SCSO23CAD086949	CAMERON REILLY, 223	08/06/2023 08:41:06	ANIMAL COMPLAINT	N MARKET BLVD	1601
SCSO23CAD086963	TYLER FROELICH, 194	08/06/2023 09:35:10	SUSPICIOUS PERSON	4309 CR 772	6602
SCSO23CAD087116	ENMANUEL SURIEL, 218	08/06/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
SCSO23CAD087140	WALTER PETERSON, 209	08/06/2023 22:04:21	TRAFFIC STOP	349 S MARKET BLVD	7301
SCSO23CAD087156	TAYLOR PREVATT, C166	08/06/2023 23:08:44	TRAFFIC STOP	524 N MARKET BLVD	7301
SCSO23CAD087160	ENMANUEL SURIEL, 218	08/06/2023 23:26:02	CITIZENS ASSIST	NE 4TH AVE	2501
SCSO23CAD087193	JOSEPH TRIA, 202	08/07/2023 06:15:01	BUILDING CHECK	447 NW 6TH AVE	5602
SCSO23CAD087239	JOSEPH TRIA, 202	08/07/2023 09:20:00	ATTEMPT TO CONTACT	85 E CENTRAL AVE	2501

SCSO23CAD087245	JOSEPH TRIA, 202	08/07/2023 09:40:31	SUSPICIOUS INCIDENT	3840 E C 478 21	6601
SCSO23CAD087251		08/07/2023 09:58:36	SICK/INJURED	524 N MARKET BLVD	6301
SCSO23CAD087252	JOSEPH TRIA, 202	08/07/2023 09:59:26	PHONE COMPLT	524 N MARKET BLVD	2201
SCSO23CAD087274		08/07/2023 10:43:42	911 HANGUP	102 NE 4TH AVE	9201
SCSO23CAD087286	GLENN WARE, X147	08/07/2023 11:17:04	HIT AND RUN	374 N MARKET BLVD	7105
SCSO23CAD087306	GLENN WARE, X147	08/07/2023 12:14:26	INVESTIGATION FOLLOW	160 NE 2ND AVE	2501
SCSO23CAD087339		08/07/2023 13:18:32	911 MISDIAL	524 N MARKET BLVD	9201
SCSO23CAD087471	ROBERTH MATA, K143	08/07/2023 19:39:00	ASSIST OTHER AGENCY	2828 C 478A	3101
SCSO23CAD087484		08/07/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
SCSO23CAD087554	JASON VOIGT, 201	08/08/2023 01:32:09	SUSPICIOUS VEH	524 N MARKET BLVD	6603
SCSO23CAD087574	JOSEPH TRIA, 202	08/08/2023 05:43:52	SUSPICIOUS INCIDENT	871 NW 6TH ST	6601
SCSO23CAD087581	JOSEPH TRIA, 202	08/08/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602
SCSO23CAD087584	DERRICK CANNA, 174	08/08/2023 06:33:14	TRAFFIC STOP	N MARKET BLVD	7203
SCSO23CAD087671		08/08/2023 10:29:30	INFORMATION	280 SW 6TH ST	9201
SCSO23CAD087703	ROBERTH MATA, K143	08/08/2023 11:35:13	INFORMATION	2810 C 478A	3801
SCSO23CAD087708	JOSEPH TRIA, 202	08/08/2023 11:37:49	DISTURBANCE-VERBAL	37 NW 3RD AVE	3101
SCSO23CAD087758	GLENN WARE, X147	08/08/2023 13:56:45	INVESTIGATION FOLLOW	374 N MARKET BLVD	3801
SCSO23CAD087790	GLENN WARE, X147	08/08/2023 15:18:06	ACCIDENT	773 NW 10TH AVE	7102
SCSO23CAD087805	JOSEPH TRIA, 202	08/08/2023 15:48:47	THEFT	254 S MARKET BLVD	6801
SCSO23CAD087825	CHANCE ROSA, Z186	08/08/2023 16:32:01	FCIC/NCIC HIT	370 NW 8TH AVE	8801
SCSO23CAD087903	JASON VOIGT, 201	08/08/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
SCSO23CAD087941	JASON VOIGT, 201	08/08/2023 23:33:13	EXTRA PATROL	37 NW 3RD AVE	8901
SCSO23CAD087986	DONOVAN REYNOLDS, 176	08/09/2023 06:10:35	EXTRA PATROL	37 NW 3RD AVE	8901
SCSO23CAD087987	DONOVAN REYNOLDS, 176	08/09/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	2501
SCSO23CAD088019	SHAWN DECKARD, B126	08/09/2023 08:14:21	CIVIL-SERV PAPER	13904 SR 471	2201
SCSO23CAD088048	DONOVAN REYNOLDS, 176	08/09/2023 09:20:01	ATTEMPT TO CONTACT	85 E CENTRAL AVE	2501
SCSO23CAD088204	JOHN GUINANE, X121	08/09/2023 14:08:59	TRAFFIC CONTROL	349 S MARKET BLVD	7001
SCSO23CAD088208	ADAM GLAYZER, X132	08/09/2023 14:12:31	TRAFFIC CONTROL	773 NW 10TH AVE	7001
SCSO23CAD088305	ENMANUEL SURIEL, 218	08/09/2023 19:41:50	SUSPICIOUS INCIDENT	811 NW 3RD ST	6601
SCSO23CAD088313	ENMANUEL SURIEL, 218	08/09/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
SCSO23CAD088314	WALTER PETERSON, 209	08/09/2023 20:21:42	TRAFFIC STOP	NW 3RD ST	7301
SCSO23CAD088395	DONOVAN REYNOLDS, 176	08/10/2023 06:12:25	EXTRA PATROL	37 NW 3RD AVE	8901
SCSO23CAD088396	KENNETH KOENEN, X501	08/10/2023 06:12:48	TRAFFIC CONTROL	349 S MARKET BLVD	7701
SCSO23CAD088397	DONOVAN REYNOLDS, 176	08/10/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	8901
SCSO23CAD088407	ROBERT HANSEN, X133	08/10/2023 06:44:44	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001
SCSO23CAD088415	ROBERT HANSEN, X133	08/10/2023 07:20:07	TRAFFIC STOP	349 S MARKET BLVD	7301
SCSO23CAD088423	ROBERT HANSEN, X133	08/10/2023 07:33:16	TRAFFIC STOP	349 S MARKET BLVD	7301
SCSO23CAD088556	KENNETH KOENEN, X501	08/10/2023 14:21:52	TRAFFIC CONTROL	349 S MARKET BLVD	7001
SCSO23CAD088569	JOHN GUINANE, X121	08/10/2023 14:40:42	TRAFFIC STOP	E CENTRAL AVE	7301
SCSO23CAD088584	ROBERT HANSEN, X133	08/10/2023 15:18:51	TRAFFIC ENFORCEMENT	773 NW 10TH AVE	2501
SCSO23CAD088601	CALEB ROSS, T139	08/10/2023 15:56:27	TRAFFIC CONTROL	773 NW 10TH AVE	7001
SCSO23CAD088661	ENMANUEL SURIEL, 218	08/10/2023 19:05:32	OBSTRUCTION ON HWY	106 SW 5TH ST	4301
SCSO23CAD088668	WALTER PETERSON, 209	08/10/2023 19:28:05	TRAFFIC STOP	N MARKET BLVD	7301
SCSO23CAD088679	ENMANUEL SURIEL, 218	08/10/2023 20:20:01	BUILDING CHECK	447 NW 6TH AVE	5602
SCSO23CAD088755	JOSEPH TRIA, 202	08/11/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602
SCSO23CAD088759	KENNETH KOENEN, X501	08/11/2023 06:29:09	TRAFFIC CONTROL	349 S MARKET BLVD	7001
SCSO23CAD088782	KENNETH KOENEN, X501	08/11/2023 07:56:32	TRAFFIC CONTROL	773 NW 10TH AVE	7001
SCSO23CAD088805	JOSEPH TRIA, 202	08/11/2023 09:20:00	ATTEMPT TO CONTACT	85 E CENTRAL AVE	2302
SCSO23CAD088817	JOSEPH TRIA, 202	08/11/2023 09:37:57	DISTURBANCE-VERBAL	854 OAK AVE	7101
SCSO23CAD088838	JOSEPH TRIA, 202	08/11/2023 10:12:17	EXTRA PATROL	37 NW 3RD AVE	8901
SCSO23CAD088884		08/11/2023 12:15:49	FIRE-UNKNOWN	13904 SR 471	3702
SCSO23CAD088924	JOSEPH TRIA, 202	08/11/2023 13:48:39	ATC -WELFARE CHECK	871 NW 6TH ST	2501
SCSO23CAD088927	KENNETH KOENEN, X501	08/11/2023 14:00:37	TRAFFIC CONTROL	349 S MARKET BLVD	7001
SCSO23CAD088961	KENNETH KOENEN, X501	08/11/2023 15:19:44	TRAFFIC CONTROL	773 NW 10TH AVE	7001
SCSO23CAD088968		08/11/2023 15:38:08	ALARM FIRE	706 NW 5TH ST	1403
SCSO23CAD088983	ROBERT HANSEN, X133	08/11/2023 16:00:59	TRAFFIC CONTROL	773 NW 10TH AVE	7001

SCSO23CAD089021	ENMANUEL SURIEL, 218	08/11/2023 17:16:29	DISTURBANCE-UNK	298 SE 2ND AVE	3102
SCSO23CAD089052	ROBERTH MATA, K143	08/11/2023 18:41:20	EXTRA PATROL	37 NW 3RD AVE	8901
SCSO23CAD089080		08/11/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
SCSO23CAD089162	JOSEPH TRIA, 202	08/12/2023 06:08:54	SUSPICIOUS INCIDENT	871 NW 6TH ST	6601
SCSO23CAD089164	JOSEPH TRIA, 202	08/12/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602
SCSO23CAD089180	JOSEPH TRIA, 202	08/12/2023 08:08:47	EXTRA PATROL	37 NW 3RD AVE	8901
SCSO23CAD089275	CODY TAPANES, X200	08/12/2023 14:23:13	TRAFFIC ENFORCEMENT	N MARKET BLVD	7203
SCSO23CAD089285	CODY TAPANES, X200	08/12/2023 14:50:58	TRAFFIC STOP	N MARKET BLVD	7301
SCSO23CAD089301	ROBERTH MATA, K143	08/12/2023 15:31:48	DCF/ABUSE REG	298 SE 2ND AVE	3801
SCSO23CAD089318	JASON VOIGT, 201	08/12/2023 16:18:19	DISTURBANCE-UNK	332 NW 6TH AVE	3101
SCSO23CAD089373		08/12/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	2501
SCSO23CAD089423	JASON VOIGT, 201	08/12/2023 23:33:36	EXTRA PATROL	37 NW 3RD AVE	8901
SCSO23CAD089460		08/13/2023 04:39:49	SICK/INJURED	468 SE 3RD AVE	6301
SCSO23CAD089469	JOSEPH TRIA, 202	08/13/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602
SCSO23CAD089472	JOSEPH TRIA, 202	08/13/2023 06:41:29	EXTRA PATROL	37 NW 3RD AVE	8901
SCSO23CAD089497	JOSEPH TRIA, 202	08/13/2023 08:32:22	THEFT	479 NW 8TH AVE	6806
SCSO23CAD089654	GARRETT ALLEN, 181	08/13/2023 19:22:13	CITIZENS ASSIST	374 N MARKET BLVD	2501
SCSO23CAD089658	NICHOLAS HOSKEY, 236	08/13/2023 19:48:08	TRAFFIC STOP	SE 2ND AVE	7301
SCSO23CAD089667	ROBERTH MATA, K143	08/13/2023 20:20:01	BUILDING CHECK	447 NW 6TH AVE	8901
SCSO23CAD089694	JASON VOIGT, 201	08/13/2023 22:16:34	EXTRA PATROL	37 NW 3RD AVE	8901
SCSO23CAD089705	JASON VOIGT, 201	08/13/2023 22:48:02	TRAFFIC STOP	SE 1ST AVE	7301
SCSO23CAD089738	GARRETT ALLEN, 181	08/14/2023 02:02:31	TRAFFIC STOP	NW 3RD ST	7301
SCSO23CAD089740	JASON VOIGT, 201	08/14/2023 02:20:07	SUSPICIOUS INCIDENT	871 NW 6TH ST	6601
SCSO23CAD089763	DONOVAN REYNOLDS, 176	08/14/2023 06:15:01	BUILDING CHECK	447 NW 6TH AVE	2501
SCSO23CAD089774	TYLER FROELICH, 194	08/14/2023 07:06:09	EXTRA PATROL	N MARKET BLVD	7001
SCSO23CAD089777	DONOVAN REYNOLDS, 176	08/14/2023 07:16:23	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001
SCSO23CAD089809	JOHN GUINANE, X121	08/14/2023 08:24:58	TRAFFIC ENFORCEMENT	773 NW 10TH AVE	7001
SCSO23CAD089827	DONOVAN REYNOLDS, 176	08/14/2023 09:20:00	ATTEMPT TO CONTACT	85 E CENTRAL AVE	2501
SCSO23CAD089929	SHAWN DECKARD, B126	08/14/2023 14:06:34	CIVIL-SERV PAPER	130 NW 2ND ST	2201
SCSO23CAD089932	SHAWN DECKARD, B126	08/14/2023 14:13:11	CIVIL-SERV PAPER	3840 E C 478	2201
SCSO23CAD089936	SHAWN DECKARD, B126	08/14/2023 14:22:25	CIVIL-SERV PAPER	349 S MARKET BLVD	2201
SCSO23CAD090089	ENMANUEL SURIEL, 218	08/14/2023 20:20:01	BUILDING CHECK	447 NW 6TH AVE	5602
SCSO23CAD090113	WALTER PETERSON, 209	08/14/2023 21:53:03	SUSPICIOUS PERSON	SE 1ST AVE	5301
SCSO23CAD090144	CONOR GARRITY, K115	08/15/2023 01:38:59	SUSPICIOUS INCIDENT	871 NW 6TH ST	2501
SCSO23CAD090170	DONOVAN REYNOLDS, 176	08/15/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	2501
SCSO23CAD090171	DONOVAN REYNOLDS, 176	08/15/2023 06:18:20	SUSPICIOUS INCIDENT	871 NW 6TH ST	6601
SCSO23CAD090176	TYLER FROELICH, 194	08/15/2023 07:00:30	SUSPICIOUS PERSON	374 N MARKET BLVD	6602
SCSO23CAD090177	ROBERT HANSEN, X133	08/15/2023 07:06:38	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001
SCSO23CAD090183	TYLER FROELICH, 194	08/15/2023 07:20:25	EXTRA PATROL	N MARKET BLVD	8901
SCSO23CAD090185	ROBERT HANSEN, X133	08/15/2023 07:22:08	TRAFFIC STOP	349 S MARKET BLVD	7301
SCSO23CAD090197	TYLER FROELICH, 194	08/15/2023 07:56:47	TRAFFIC STOP	N MARKET BLVD	7301
SCSO23CAD090206	JOHN GUINANE, X121	08/15/2023 08:19:03	TRAFFIC ENFORCEMENT	773 NW 10TH AVE	7001
SCSO23CAD090210	JOHN GUINANE, X121	08/15/2023 08:36:49	TRAFFIC STOP	773 NW 10TH AVE	7301
SCSO23CAD090277		08/15/2023 11:35:27	911 MISDIAL	7052 SR 471	9201
SCSO23CAD090298		08/15/2023 12:31:27	SICK/INJURED	380 NE 2ND AVE	6301
SCSO23CAD090324	DONOVAN REYNOLDS, 176	08/15/2023 13:13:56	EXTRA PATROL	37 NW 3RD AVE	8901
SCSO23CAD090325	SHAWN DECKARD, B126	08/15/2023 13:14:08	CIVIL-SERV PAPER	257 SE 1ST AVE	2201
SCSO23CAD090472	ENMANUEL SURIEL, 218	08/15/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
SCSO23CAD090556	JOSEPH TRIA, 202	08/16/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602
SCSO23CAD090570	JOSEPH TRIA, 202	08/16/2023 07:11:55	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001
SCSO23CAD090578	ROBERT HANSEN, X133	08/16/2023 07:44:37	TRAFFIC STOP	349 S MARKET BLVD	7301
SCSO23CAD090613	JOSEPH TRIA, 202	08/16/2023 09:02:56	EXTRA PATROL	37 NW 3RD AVE	8901
SCSO23CAD090618	JOSEPH TRIA, 202	08/16/2023 09:20:00	ATTEMPT TO CONTACT	85 E CENTRAL AVE	2501
SCSO23CAD090660		08/16/2023 11:14:08	SICK/INJURED	2828 C 478A	6301
SCSO23CAD090733	WILLIAM LAMB, K102	08/16/2023 14:01:41	INFORMATION	773 NW 10TH AVE	4402
SCSO23CAD090736	JOSEPH TRIA, 202	08/16/2023 14:03:04	TRAFFIC CONTROL	349 S MARKET BLVD	7001

SCSO23CAD090771	JOSEPH TRIA, 202	08/16/2023 15:08:53	TRAFFIC CONTROL	773 NW 10TH AVE	7001
SCSO23CAD090821	JASON VOIGT, 201	08/16/2023 16:50:27	ALARM-COMRCL	7743 SR 471	1402
SCSO23CAD090875	JASON VOIGT, 201	08/16/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
SCSO23CAD090909	JASON VOIGT, 201	08/16/2023 23:04:48	EXTRA PATROL	37 NW 3RD AVE	8901
SCSO23CAD090929		08/17/2023 01:10:47	911 HANGUP	SUMTER	9901
SCSO23CAD090959	JOSEPH TRIA, 202	08/17/2023 06:03:47	TRAFFIC STOP	N MARKET BLVD	7301
SCSO23CAD090962	JOSEPH TRIA, 202	08/17/2023 06:15:01	BUILDING CHECK	447 NW 6TH AVE	5602
SCSO23CAD090968	JOSEPH TRIA, 202	08/17/2023 06:49:39	TRAFFIC STOP	S MARKET BLVD	7301
SCSO23CAD090974	JOSEPH TRIA, 202	08/17/2023 07:02:52	EXTRA PATROL	37 NW 3RD AVE	8901
SCSO23CAD090977	JOSEPH TRIA, 202	08/17/2023 07:13:28	TRAFFIC CONTROL	349 S MARKET BLVD	7204
SCSO23CAD090979	CALEB ROSS, T139	08/17/2023 07:16:35	ACCIDENT	SE 3RD ST	7102
SCSO23CAD090980	ROBERT HANSEN, X133	08/17/2023 07:27:03	TRAFFIC STOP	SE 5TH ST	7301
SCSO23CAD091057	JOSEPH TRIA, 202	08/17/2023 11:09:21	ATC-WELFARE CHECK	385 NE 3RD ST	2501
SCSO23CAD091085	RICHARD PETERS, K188	08/17/2023 12:19:54	TRAFFIC STOP	469 N MARKET BLVD	7301
SCSO23CAD091127	CHANCE ROSA, Z186	08/17/2023 14:09:19	INVESTIGATION FOLLOW	174 S MARKET BLVD	2501
SCSO23CAD091128	CODY TAPANES, X200	08/17/2023 14:13:09	TRAFFIC CONTROL	349 S MARKET BLVD	7001
SCSO23CAD091146	CODY TAPANES, X200	08/17/2023 14:57:38	TRAFFIC STOP	349 S MARKET BLVD	7301
SCSO23CAD091156	JOSEPH TRIA, 202	08/17/2023 15:16:59	TRAFFIC ENFORCEMENT	773 NW 10TH AVE	7001
SCSO23CAD091180	CODY TAPANES, X200	08/17/2023 16:17:27	TRAFFIC ENFORCEMENT	773 NW 10TH AVE	7001
SCSO23CAD091234	DENNIS TURNER, 228	08/17/2023 18:43:50	TRAFFIC STOP	NW 6TH AVE	5404
SCSO23CAD091255	JASON VOIGT, 201	08/17/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
SCSO23CAD091278	JASON VOIGT, 201	08/17/2023 22:45:52	EXTRA PATROL	37 NW 3RD AVE	8901
SCSO23CAD091331	ERICA HILLMAN, 205	08/18/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602
SCSO23CAD091342	TYLER FROELICH, 194	08/18/2023 07:17:20	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001
SCSO23CAD091367	ROBERT HANSEN, X133	08/18/2023 08:09:23	TRAFFIC ENFORCEMENT	773 NW 10TH AVE	7001
SCSO23CAD091374	DONOVAN REYNOLDS, 176	08/18/2023 08:36:23	EXTRA PATROL	37 NW 3RD AVE	8901
SCSO23CAD091386	DONOVAN REYNOLDS, 176	08/18/2023 09:20:00	ATTEMPT TO CONTACT	85 E CENTRAL AVE	2501
SCSO23CAD091474	DONOVAN REYNOLDS, 176	08/18/2023 12:39:01	DCF/ABUSE REG	773 NW 10TH AVE	2501
SCSO23CAD091498	DONOVAN REYNOLDS, 176	08/18/2023 13:31:54	DCF/ABUSE REG	773 NW 10TH AVE	1102
SCSO23CAD091522	JOHN GUINANE, X121	08/18/2023 14:23:20	TRAFFIC ENFORCEMENT	773 NW 10TH AVE	7001
SCSO23CAD091548	ROBERT HANSEN, X133	08/18/2023 15:16:39	TRAFFIC ENFORCEMENT	773 NW 10TH AVE	7701
SCSO23CAD091604	KAYLA CRAMER, 208	08/18/2023 18:05:56	PHONE COMPLT	260 SE 3RD ST	2501
SCSO23CAD091608	ENMANUEL SURIEL, 218	08/18/2023 18:17:32	CIVIL	206 SE 3RD ST	2501
SCSO23CAD091632	ENMANUEL SURIEL, 218	08/18/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
SCSO23CAD091642	WALTER PETERSON, 209	08/18/2023 21:01:52	TRAFFIC STOP	349 S MARKET BLVD	7301
SCSO23CAD091699	KAYLA CRAMER, 208	08/19/2023 03:54:55	THEFT	260 SE 3RD ST	2501
SCSO23CAD091717	ERICA HILLMAN, 205	08/19/2023 06:13:16	PHONE COMPLT	260 SE 3RD ST	2501
SCSO23CAD091718		08/19/2023 06:15:01	BUILDING CHECK	447 NW 6TH AVE	8901
SCSO23CAD091727	DONOVAN REYNOLDS, 176	08/19/2023 07:27:49	EXTRA PATROL	447 NW 6TH AVE	2501
SCSO23CAD091728	ERICA HILLMAN, 205	08/19/2023 07:30:00	INVESTIGATION FOLLOW	260 SE 3RD ST	2501
SCSO23CAD091772	ANTHONY LEE, 144	08/19/2023 11:02:43	DCF/ABUSE REG	624 NW 5TH ST	1102
SCSO23CAD091861		08/19/2023 15:47:12	911 HANGUP	157 SE 1ST AVE	9201
SCSO23CAD091878	ENMANUEL SURIEL, 218	08/19/2023 17:00:22	CITIZENS ASSIST	871 NW 6TH ST	2501
SCSO23CAD091921	ENMANUEL SURIEL, 218	08/19/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
SCSO23CAD091935	ENMANUEL SURIEL, 218	08/19/2023 21:06:16	TRAFFIC STOP	SE 1ST AVE	7301
SCSO23CAD091936	EDWARD FRITZ, L29	08/19/2023 21:10:38	SUSPICIOUS INCIDENT	268 S MARKET BLVD	6601
SCSO23CAD091992	DONOVAN REYNOLDS, 176	08/20/2023 05:25:05	CITIZENS ASSIST	871 NW 6TH ST	2501
SCSO23CAD091996	DONOVAN REYNOLDS, 176	08/20/2023 06:15:01	BUILDING CHECK	447 NW 6TH AVE	2501
SCSO23CAD092010	DONOVAN REYNOLDS, 176	08/20/2023 07:43:29	CIVIL	73 SW 5TH ST	2501
SCSO23CAD092048	TYLER FROELICH, 194	08/20/2023 10:56:07	TRAFFIC STOP	N MARKET BLVD	7301
SCSO23CAD092109	DONOVAN REYNOLDS, 176	08/20/2023 14:18:23	EXTRA PATROL	37 NW 3RD AVE	8901
SCSO23CAD092147	EDWARD HINDERHOFER, 158	08/20/2023 16:36:43	DISTURBANCE-UNK	445 NW 10TH AVE	1804
SCSO23CAD092157	ENMANUEL SURIEL, 218	08/20/2023 17:25:03	TRAFFIC STOP	S MARKET BLVD	7301
SCSO23CAD092169	ENMANUEL SURIEL, 218	08/20/2023 18:02:15	PHONE COMPLT	2085 CR 740	2501
SCSO23CAD092193	ENMANUEL SURIEL, 218	08/20/2023 20:08:23	ALARM-RES	813 NW 5TH ST	1403
SCSO23CAD092194	ENMANUEL SURIEL, 218	08/20/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602

SCSO23CAD092251	JOSEPH TRIA, 202	08/21/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602
SCSO23CAD092282	CHRISTOPHER THIBODEAU, L30	08/21/2023 08:40:52	TRAFFIC ENFORCEMENT	S MARKET BLVD	7102
SCSO23CAD092286	GLENN WARE, X147	08/21/2023 08:47:41	TRAFFIC ENFORCEMENT	773 NW 10TH AVE	7001
SCSO23CAD092294	JOSEPH TRIA, 202	08/21/2023 09:20:00	ATTEMPT TO CONTACT	85 E CENTRAL AVE	5602
SCSO23CAD092319		08/21/2023 10:23:37	911 MISDIAL	773 NW 10TH AVE	9201
SCSO23CAD092389	MICHAEL LARGE, T173	08/21/2023 12:56:13	SEX OFFENSE	773 NW 10TH AVE	6207
SCSO23CAD092408	CODY TAPANES, X200	08/21/2023 13:59:21	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001
SCSO23CAD092413		08/21/2023 14:23:49	911 HANGUP	240 NE 4TH ST	9201
SCSO23CAD092418	KAELIN NEIGER, 211	08/21/2023 14:34:02	DCF/ABUSE REG	773 NW 10TH AVE	3801
SCSO23CAD092436	CODY TAPANES, X200	08/21/2023 15:10:25	TRAFFIC ENFORCEMENT	773 NW 10TH AVE	7001
SCSO23CAD092455	ROBERT HANSEN, X133	08/21/2023 15:52:10	TRAFFIC ENFORCEMENT	SE 1ST AVE	7001
SCSO23CAD092511		08/21/2023 19:37:43	911 HANGUP	469 N MARKET BLVD	9201
SCSO23CAD092524	JASON VOIGT, 201	08/21/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
SCSO23CAD092559	JASON VOIGT, 201	08/21/2023 23:43:02	INFORMATION	871 NW 6TH ST	2501
SCSO23CAD092573	JASON VOIGT, 201	08/22/2023 01:04:35	EXTRA PATROL	37 NW 3RD AVE	8901
SCSO23CAD092602	JOSEPH TRIA, 202	08/22/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602
SCSO23CAD092608	JOSEPH TRIA, 202	08/22/2023 06:55:03	TRAFFIC ENFORCEMENT	773 NW 10TH AVE	7001
SCSO23CAD092680	JOSEPH TRIA, 202	08/22/2023 10:40:42	ANIMAL COMPLAINT	349 S MARKET BLVD	1601
SCSO23CAD092701	JOHN ADAMS, C178	08/22/2023 11:14:34	ATC -WELFARE CHECK	385 NE 3RD ST	2501
SCSO23CAD092729	CALEB ROSS, T139	08/22/2023 12:15:12	SICK/INJURED	349 S MARKET BLVD	6301
SCSO23CAD092757	WILLIAM LAMB, K102	08/22/2023 13:37:38	INVESTIGATION FOLLOW	445 NW 10TH AVE	4402
SCSO23CAD092770	JOSEPH TRIA, 202	08/22/2023 14:01:25	TRAFFIC ENFORCEMENT	773 NW 10TH AVE	7001
SCSO23CAD092812	ROBERT HANSEN, X133	08/22/2023 15:39:30	TRAFFIC ENFORCEMENT	773 NW 10TH AVE	7001
SCSO23CAD092873		08/22/2023 18:42:04	ATC -WELFARE CHECK	650 NW 3RD ST	2501
SCSO23CAD092892	JASON VOIGT, 201	08/22/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
SCSO23CAD092934	JASON VOIGT, 201	08/23/2023 00:38:46	STOLEN VEHICLE	256 NE 1ST ST	2501
SCSO23CAD092965	CAMERON REILLY, 223	08/23/2023 06:15:01	BUILDING CHECK	447 NW 6TH AVE	2501
SCSO23CAD092978	TYLER FROELICH, 194	08/23/2023 07:17:04	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001
SCSO23CAD092993	CAMERON REILLY, 223	08/23/2023 08:00:29	TRAFFIC CONTROL	NW 7TH ST	7001
SCSO23CAD093013	CAMERON REILLY, 223	08/23/2023 09:20:01	ATTEMPT TO CONTACT	85 E CENTRAL AVE	2501
SCSO23CAD093034	CAMERON REILLY, 223	08/23/2023 10:32:57	SUSPICIOUS INCIDENT	811 NW 3RD ST	6601
SCSO23CAD093100	JOHN GUINANE, X121	08/23/2023 12:16:14	HIT AND RUN	524 N MARKET BLVD	7105
SCSO23CAD093116	CAMERON REILLY, 223	08/23/2023 13:02:28	SUICIDE-ATTEMPT	260 SE 3RD ST	4401
SCSO23CAD093123	CHANCE ROSA, Z186	08/23/2023 13:16:37	INVESTIGATION FOLLOW	629 NW 10TH AVE	3801
SCSO23CAD093170	TYLER FROELICH, 194	08/23/2023 14:44:18	TRAFFIC CONTROL	349 S MARKET BLVD	7001
SCSO23CAD093171	SHAWN DECKARD, B126	08/23/2023 14:49:18	CIVIL-SERV PAPER	85 NW 4TH AVE	2201
SCSO23CAD093173	SHAWN DECKARD, B126	08/23/2023 14:56:07	CIVIL-SERV PAPER	738 NW 5TH ST	2201
SCSO23CAD093178	SHAWN DECKARD, B126	08/23/2023 15:02:28	CIVIL-SERV PAPER	445 NW 10TH AVE	2201
SCSO23CAD093179	JOHN GUINANE, X121	08/23/2023 15:04:59	TRAFFIC CONTROL	NW 7TH ST	2501
SCSO23CAD093183	SHAWN DECKARD, B126	08/23/2023 15:12:00	CIVIL-SERV PAPER	8243 SR 471	2201
SCSO23CAD093260	WALTER PETERSON, 209	08/23/2023 17:45:14	INVESTIGATION FOLLOW	577 NW 3RD ST	3801
SCSO23CAD093307	ENMANUEL SURIEL, 218	08/23/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
SCSO23CAD093378	CAMERON REILLY, 223	08/24/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	2501
SCSO23CAD093389	TYLER FROELICH, 194	08/24/2023 07:20:02	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001
SCSO23CAD093402	CAMERON REILLY, 223	08/24/2023 07:54:47	TRAFFIC ENFORCEMENT	773 NW 10TH AVE	7001
SCSO23CAD093411	SHAWN DECKARD, B126	08/24/2023 08:14:53	CIVIL-SERV PAPER	298 SE 2ND AVE	2201
SCSO23CAD093538	DONALD FENDER JR, D106	08/24/2023 13:47:04	INVESTIGATION FOLLOW	479 NW 8TH AVE	3801
SCSO23CAD093555	CAMERON REILLY, 223	08/24/2023 14:20:06	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001
SCSO23CAD093576	CAMERON REILLY, 223	08/24/2023 15:22:51	TRAFFIC ENFORCEMENT	NW 7TH ST	7001
SCSO23CAD093659	ENMANUEL SURIEL, 218	08/24/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
SCSO23CAD093706	ENMANUEL SURIEL, 218	08/24/2023 22:47:29	EXTRA PATROL	871 NW 6TH ST	2501
SCSO23CAD093713	WALTER PETERSON, 209	08/24/2023 23:23:32	TRAFFIC STOP	N MARKET BLVD	7301
SCSO23CAD093754	JOSEPH TRIA, 202	08/25/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602
SCSO23CAD093768	JOSEPH TRIA, 202	08/25/2023 07:09:45	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001
SCSO23CAD093798	MICHAEL LARGE, T173	08/25/2023 09:08:41	SICK/INJURED	773 NW 10TH AVE	6301
SCSO23CAD093803	DERRICK CANNA, 174	08/25/2023 09:20:00	ATTEMPT TO CONTACT	85 E CENTRAL AVE	2501

SCSO23CAD093861	SHAWN DECKARD, B126	08/25/2023 11:57:48	CIVIL-SERV PAPER	773 NW 10TH AVE	2201
SCSO23CAD093916	CODY TAPANES, X200	08/25/2023 14:07:15	TRAFFIC ENFORCEMENT	773 NW 10TH AVE	7001
SCSO23CAD093928	LAWRENCE WYNN, L23	08/25/2023 14:39:13	CITIZENS ASSIST	773 NW 10TH AVE	9901
SCSO23CAD094072	JASON VOIGT, 201	08/25/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
SCSO23CAD094076	RONDEZ MOORE, X129	08/25/2023 20:26:12	TRAFFIC STOP	469 N MARKET BLVD	7301
SCSO23CAD094107	JUSTIN WILSON, C141	08/25/2023 21:54:24	TRAFFIC STOP	469 N MARKET BLVD	7301
SCSO23CAD094159		08/26/2023 02:06:54	911 HANGUP	302 N MARKET BLVD	9201
SCSO23CAD094165		08/26/2023 03:52:25	SICK/INJURED	360 SE 3RD AVE	6301
SCSO23CAD094172	JOSEPH TRIA, 202	08/26/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602
SCSO23CAD094241	JOSEPH TRIA, 202	08/26/2023 10:56:35	STOLEN VEHICLE	57 SW 5TH ST	7901
SCSO23CAD094272	JOSEPH TRIA, 202	08/26/2023 12:42:37	HARASS PX	849 NW 3RD ST	2501
SCSO23CAD094278	JOSEPH TRIA, 202	08/26/2023 13:02:26	INVESTIGATION FOLLOW	57 SW 5TH ST	3801
SCSO23CAD094296		08/26/2023 14:01:17	SICK/INJURED	10539 CR 727	6301
SCSO23CAD094297		08/26/2023 14:07:43	SICK/INJURED	1010 E CENTRAL AVE 6	6301
SCSO23CAD094310	JOSEPH TRIA, 202	08/26/2023 14:50:55	INFORMATION	57 SW 5TH ST	7901
SCSO23CAD094403	ENMANUEL SURIEL, 218	08/26/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
SCSO23CAD094479	JOSEPH TRIA, 202	08/27/2023 05:51:43	INFORMATION	57 SW 5TH ST	2501
SCSO23CAD094482	DERRICK CANNA, 174	08/27/2023 06:15:01	BUILDING CHECK	447 NW 6TH AVE	5602
SCSO23CAD094510	JOSEPH TRIA, 202	08/27/2023 08:54:51	FIRE-STRUCTURE	36 NW 3RD AVE	3702
SCSO23CAD094676	JASON VOIGT, 201	08/27/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
SCSO23CAD094750	DONOVAN REYNOLDS, 176	08/28/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	2501
SCSO23CAD094756	ROBERT HANSEN, X133	08/28/2023 07:09:19	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001
SCSO23CAD094782	DONOVAN REYNOLDS, 176	08/28/2023 08:21:38	TRAFFIC ENFORCEMENT	773 NW 10TH AVE	7001
SCSO23CAD094787	TYLER FROEHLICH, 194	08/28/2023 08:29:27	TRAFFIC STOP	S MARKET BLVD	7301
SCSO23CAD094805	TYLER FROEHLICH, 194	08/28/2023 09:20:00	ATTEMPT TO CONTACT	85 E CENTRAL AVE	2501



City of Webster Monthly Newsletter



City Manager's Office

Deanna Naugler, City Manager



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

Personnel

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

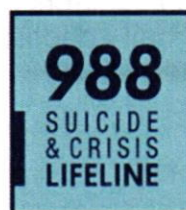
Number of Authorized Positions	Full-time filled positions	Full-time open positions	Part-time filled
7.5	7	1	1

Important Dates:

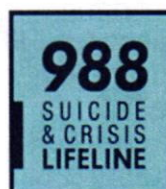
09/21 Utility Turn-off for non-payment
 10/16 Utility Payment Deadline to prevent late fees
 10/19 6pm City Council Meeting City Hall

National Suicide Prevention Awareness Month

September is Suicide Prevention Month—a time to raise awareness and discuss this highly stigmatized topic. In addition to shifting public perception, this month is used to spread hope and vital information to people affected by suicide. The goal is to ensure that people have access to resources needed to discuss suicide prevention and seek help. If you or someone you know is experiencing a mental health crisis, call or text 988 immediately.



If you or someone you know needs support now, call or text 988 or chat 988lifeline.org



PEP22-08-03-002

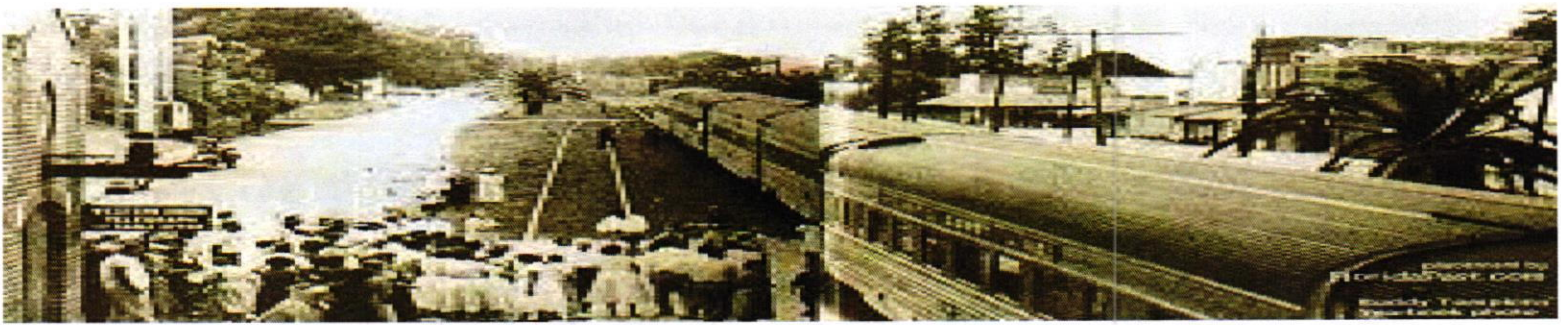
Save the Dates!

Webster Cemetery Association Picnic
 Saturday, Oct. 14th

Fall Festapalooza
 Sunday, Oct. 29th 5:30-8:30

Webster's Annual Founder's Day Celebration
 Saturday, Nov. 4th
 11am to 3pm

Christmas Parade and Light Up Webster
 Saturday, Dec 2nd 6:30pm



Operational Activities—Administration

On-line payment processing—72

New Accounts—4

Late Fee Assessments—118

Notaries—12

Faxes—3

Locates—11

Work Orders closed—103

Container Permit Renewals—0

Follow-up on existing Code Enforcement Cases—1

Code Enforcement Foreclosures—1

Checks Processed for Payments—40

Utility Batches/Balancing—46

In office Payment Processing—412

Closed Accounts—4

Turn-offs—26

Copy Requests—125

New Account Impact Fees—1

Work orders created—106

Business License Processed—0

New Code Enforcement Cases—1

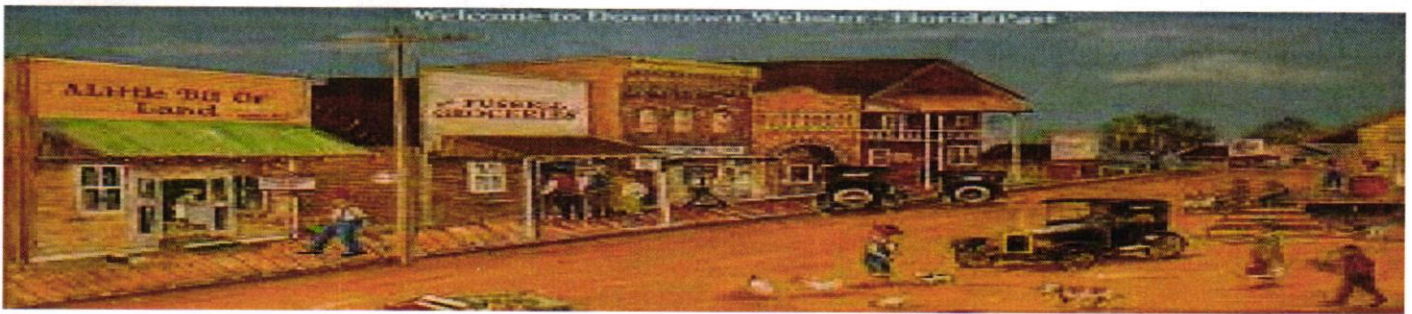
Code Enforcement Liens—0

Public Records Request—4

Purchase Orders—90

Community Hall Rental—2

- Entered Meter Reads and processed utility bills for 504 utility accounts
- Reviewed Waste Management Bill for accuracy of billed/type of accounts
- Processed Bureau of Labor and Statistics Report
- Worked with council members and city attorney for ordinances related to the city
- Opened and disbursed incoming mail
- Created/Processed P&Z and Council agendas, minutes, and packets
- Attended City Manager meeting with County and other municipalities
- Discussions/meetings with County, Public and Developers on upcoming ordinances
- Verifying charges on invoices for payment, matching receipts for fuel and creating payments
- Entering GL Entries for all income on FLAIR Report
- Entering any GL Entries for payments processed electronically
- Updating the Utilities (Duke/SECO) spreadsheet
- Doing PO's for monthly recurring payments
- Reconciliation or verification of income and expenses on bank statements
- Scanning of all documents pertaining to GL Entry and Payments processed
- Verification of correct documents, amounts, etc. for daily deposits
- Helping to verify charges and reimbursements on credit cards
- Prepare Finance Report for monthly Council meeting
- 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
- Verification for submittal of document for FRDAP Grant
- Completing requirements for executing Public Assistance
- Sub Grant Agreement for Hurricane Ian
- Virtual Training on online payment option with Edmunds
- Finishing with estimates from contractors to complete bathroom for Council Chambers
- Working to make changeover to new IT company
- Prepare for and attend budget workshop
- Attended emergency EOC meetings in preparation for Hurricane Idalia



Operational Activities—Public Works

Work orders processed—98

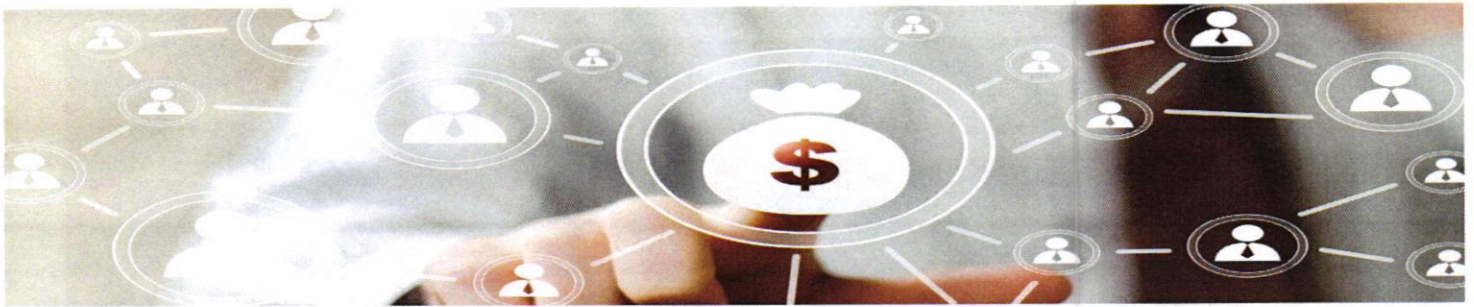
Utility turn-off—26

Utility account turn-on—24

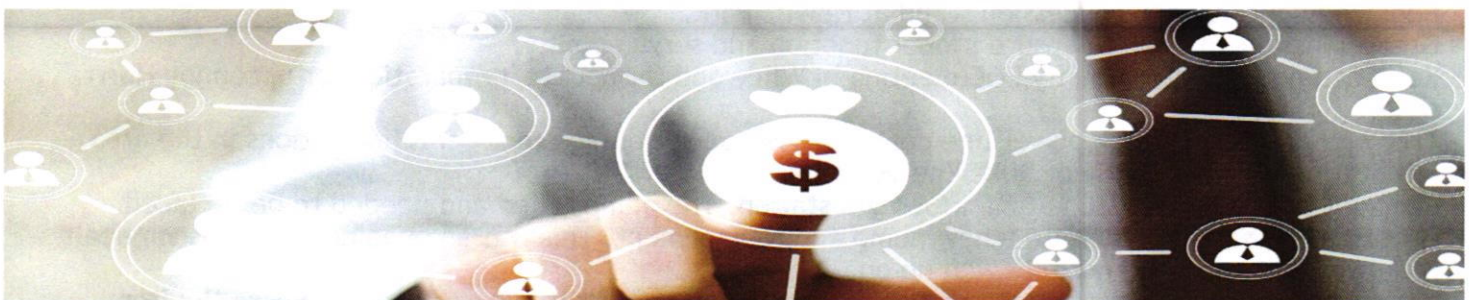
Locates—11

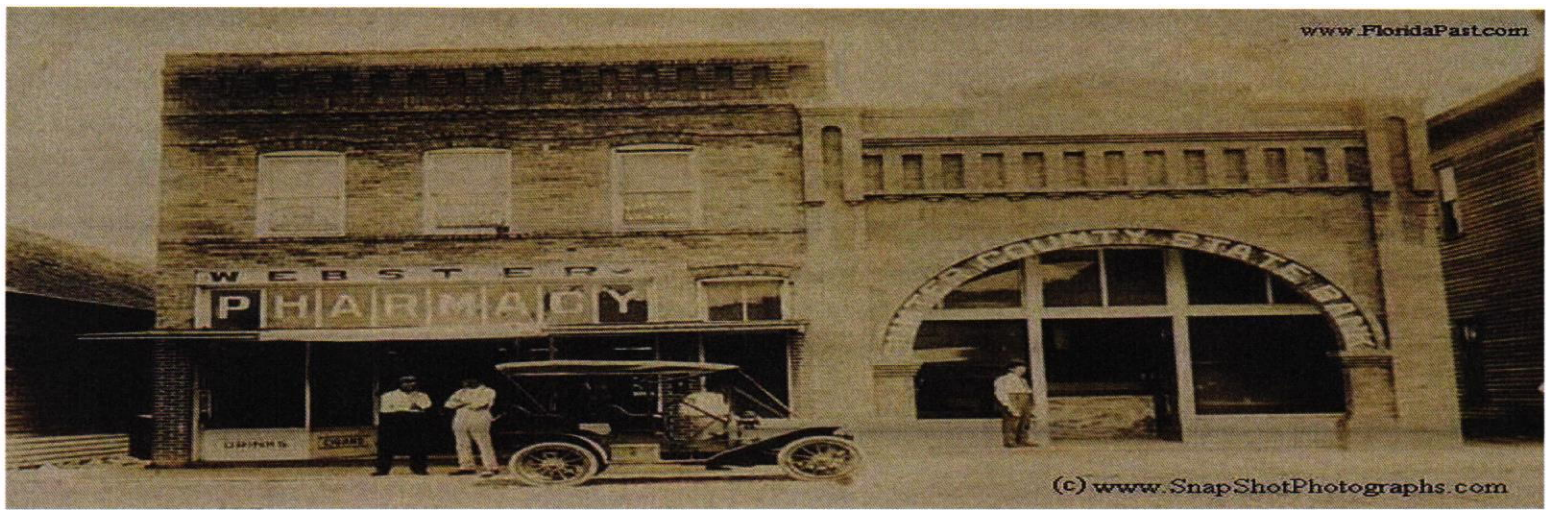
Other—37

- Right of way trimming around the city continuous throughout the month.
- Used new automatic meter reading system to conduct Data Logs of various meters throughout the city. Doing this enables Public Works staff to better explain water usage to the customer.
- Conducted multiple utility locates throughout the city.
- Performed routine service on public works trucks.
- Checked chemical levels at North and South wells.
- Ran portable generators, north well generator and Master Lift station generator to ensure they work properly.
- Replaced stop sign at NW 7th Ave and NW 7th St. This is on the new Middle School parent drop off/pick-up route. This was done in an attempt to make the stop sign easier to see.
- Extra garbage and debris pick-up around the city.
- Keith attended Florida Rural Water Association conference in Wesley Chapel from July 31st to Aug. 2nd.
- Got pricing quotes for motor starters for lift station.
- Replaced defective gasket in a meter at the middle school.
- Ordered two NEMA 0 motor starters.
- Representative from MALA demonstrated their ground penetrating radar for Public Works staff. This piece of equipment would allow staff to more accurately and quickly locate water and sewer lines for locates and service issues.
- Installed new meter box at 316 NW 9th Avenue to replace damaged meter box.
- Mowed, weedeated, edged and pulled weeds at City Hall.
- Cleaned up brush pile on NW 10th Ave.
- Keith attended a meeting at Sumter County Emergency Operations Center about County fire service and possible needs the city might have.
- Reworked end of line blow-off at Oak Alley to allow easier operation during end of line water blow off operations.
- Filled in hole on NE 3rd Street.
- Pulled pump at Lift Station #2 and cleaned debris stopping the impeller from running.
- Weedeated, edged and pushed mowed around dugouts on front field at Sam Harris Park.
- Weedeated and cleaned up around the old well site located beside Public Works Facility.
- Mowed, weedeated and pulled weeds around Community Building.
- Flushed fire hydrants and end of line blow off at 48/471. Checked Chlorine residual.
- Monthly Webster/Bushnell Interconnect sample for sewer.
- Replaced light bulbs in concession stand at Hewitt Park.
- Greased handheld tools to ensure proper function and serviceability.
- Keith attended Sumter County EOC meeting in Wildwood for update/preparation for upcoming Hurricane.
- Tree on NW 6th Ave. took power line down. Caused power outage to several lift stations in the area.
- Lift Station #6 power outage. Duke Energy called.
- Checked grinder pump issue at Marathon gas station. The pump failed and needed to be replaced. Contacted Wascon to facilitate a new pump and replacement. This was an ongoing issue Wascon dealt with previously and had not followed up on.
- Lift station #2 had a high wet well call. This was caused by a faulty phase monitor. Phase Monitor replaced allowing station to work properly.



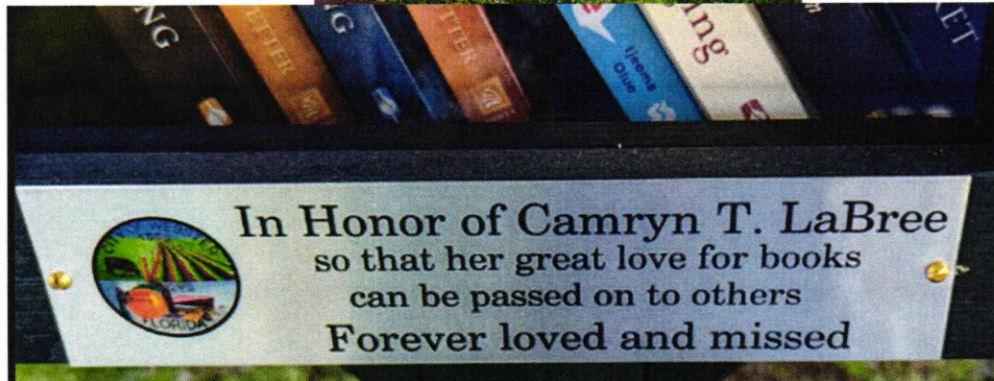
REVENUE AND LOSS 2023		
FUND	REVENUE	AUGUST
101	GENERAL FUND	\$135,516.34
104	TRANSPORTATION	\$6,366.02
105	CDBG GRANT	\$0.00
430	WATER	\$22,031.41
440	GARBAGE	\$17,483.10
450	SEWER	\$41,150.37
460	IMPACT FEES	\$4,500.00
	TOTAL REVENUE	\$227,047.24
	EXPENSE	
101	GENERAL FUND	\$53,633.11
2021	SUMTER COUNTY SHERIFF	\$13,843.68
7072	PUBLIC WORKS	\$26,686.59
104	TRANSPORTATION	\$3,260.49
105	CDBG GRANT	\$0.00
430	WATER	\$28,354.90
440	GARBAGE	\$11,156.44
450	SEWER	\$11,565.10
	TOTAL EXPENSE	\$148,500.31
	REVENUE/LOSS	\$78,546.93





Check out the new library boxes!

These boxes are located in the median on East Central Avenue.
Bring a book, take a book!



ORDINANCE NO. 2023-17

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA AMENDING THE CITY OF WEBSTER COMPREHENSIVE PLAN, AS PREVIOUSLY AMENDED; PROVIDING FOR AMENDMENT OF THE FUTURE LAND USE MAP OF THE FUTURE LAND USE ELEMENT OF THE CITY OF WEBSTER COMPREHENSIVE PLAN RELATIVE TO CERTAIN REAL PROPERTY, APPROXIMATELY 18.7 ACRES (TAX PARCEL IDENTIFICATION NUMBERS Q19-060, Q19-089, Q19-088, Q19-087, and Q19-090), AND DESCRIBED IN THIS ORDINANCE FROM THE INDUSTRIAL FUTURE LAND USE DESIGNATION (COUNTY) TO THE INDUSTRIAL FUTURE LAND USE DESIGNATION (CITY); PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ASSIGNMENT OF THE LAND USE DESIGNATION FOR THE PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR RATIFICATION OF PRIOR ACTS OF THE CITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION AND DIRECTIONS TO THE CODE CODIFIER AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Southern Properties Florida LLC, and Robert Sanchez, who share the mailing address: PO Box 2728. Bushnell, FL 33513 (Tax Parcel Identification Numbers Q19-060, Q19-089, Q19-088, Q19-087, and Q19-090), is the owner of the property which is the subject of this Ordinance; and

WHEREAS, The real property, totaling 18.7 +/- acres in size, is located on the east side of SR 471; and

WHEREAS, Robert Sanchez, whose mailing address is 218 N Florida St., Ste 2, Bushnell, FL 33513 is the Authorized Person and Manager for Southern Properties Florida, LLC.; and

WHEREAS, Robert Sanchez of Southern Properties Florida, LLC has initiated voluntary annexation into the municipal limits of the City of Webster, Florida.; and

WHEREAS, The City Manager of the City of Webster pursuant to the controlling provisions of State law and the Code of Ordinances of the City of Webster, is petitioning

to have the subject property reassigned from the Industrial (County) future land use designation to the Industrial future land use designation;

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

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

SECTION 1. LEGISLATIVE FINDINGS AND INTENT.

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

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

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

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

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

SECTION 2. AMENDMENT TO FUTURE LAND USE MAP.

(a). The Future Land Use Plan Element of the *Comprehensive Plan of the City of Webster* and the City's Future Land Use Map are hereby amended by changing the land use designation from the Industrial (County) land use designation to the Industrial land use designation regarding the real property which is the subject of this Ordinance as set forth herein (Attachment 1).

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

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

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

SECTION 6. CODIFICATION/INSTRUCTIONS TO CODE CODIFIER. It is the intention of the City Council of the City of Webster, Florida, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the codified version of the City of Webster Comprehensive Plan and/or the Code of Ordinances of the City of Webster, Florida in terms of amending the Future Land Use Map of the City.

SECTION 7. EFFECTIVE DATE The small scale *Comprehensive Plan*

amendment set forth herein shall not become effective, in accordance with Section 163.3187, *Florida Statutes*, until 31 days after the enactment of this Ordinance. If challenged within 30 days after enactment, the small scale amendment set forth in this Ordinance shall not become effective until the State land planning agency or the Administration Council, respectively, issues a final order determining that the subject large scale amendment is in compliance with controlling State law.

PASSED AND ENACTED this _____ day of _____, 2023.

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

Bobby Yost, Mayor

Approved as to form and Legality:

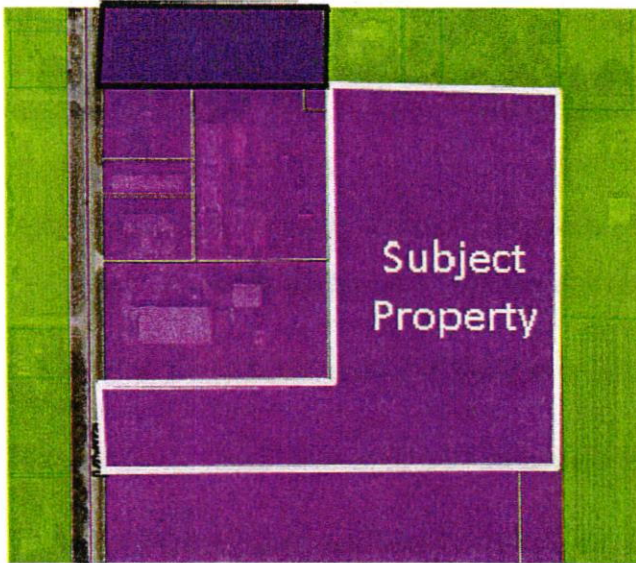
ATTEST:

**Amy Flood
City Clerk**

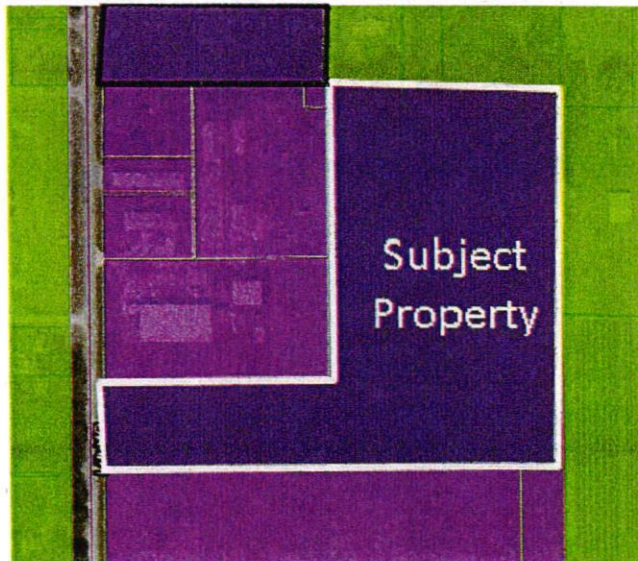
**William L. Colbert
City Attorney**

ATTACHMENT 1

Future Land Use Map



**Existing Future Land
Use Designations**



**Proposed Future Land
Use Designations**

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

ATTACHMENT 2
Legal Description

Parcel 1:

The Northerly 1037.40 feet of the following described parcel of land:

The Southwest 1/4 of the Southwest 1/4 and the South 1/2 of the Northwest 1/4 of the Southwest 1/4, Section 19, Township 21 South, Range 23 East, Sumter County, Florida.

LESS road right of way;

AND LESS the North 300 feet of the West 300 feet of the South 1/2 of the Northwest 1/4 of the Southwest 1/4;

AND LESS the East 417.42 of the West 989.17 feet of the South 233.71 feet of the Southwest 1/4 of the Southwest 1/4;

AND LESS the South 350.00 of the North 827.40 feet of the West 672.76 feet of the South 3/4 of the West 1/2 of the Southwest 1/4;

AND LESS the South 177.40 feet of the North 477.40 feet of the West 300 feet of the South 3/4 of the West 1/2 of the Southwest 1/4;

AND LESS the East 90 feet of West 390 feet of the North 477.40 feet of the South 3/4 of the West 1/2 of the Southwest 1/4;

AND LESS the North 477.40 feet of the East 282.76 feet of the West 672.76 feet of the South 3/4 of the West 1/2 of the Southwest 1/4.

CITY OF WEBSTER
SMALL SCALE COMPREHENSIVE PLAN AMENDMENT

PLANNING & ZONING
AUGUST 10, 2023

CITY COUNCIL
AUGUST 17, 2023
SEPTEMBER 14, 2023

CASE NUMBER: SS-23-10354

LANDOWNER: Southern Properties Florida , LLC.

APPLICANT: City of Webster

REQUESTED ACTION: A small scale land use amendment on 18.7 acres MOL to change the future land use assignment from County – Industrial to City of Webster – Industrial following annexation.

PARCEL NUMBER: Q19-060, Q19-089, Q19-088, Q19-087, and Q19-090

LEGAL DESCRIPTION: See Attachment 1

PARCEL SIZE: 18.7 acres MOL

LOCATION: East side of SR 471, 950-ft north of CR 714 (Map 1).

GENERAL DESCRIPTION AND BACKGROUND

The applicant is requesting a Small Scale Future Land Use Amendment on five vacant properties totaling 18.7-acres. The property is located near the Sumter County Fairgrounds and is partially utilized for outdoor storage/parking. The application site was recently annexed into the City of Webster and has municipal water service available. This amendment will add the property to the City's Future Land Use Map with an Industrial future land use assignment (Map 2). This will allow for Industrial zoning and subsequent development consistent with the zoning assignment. The subject property is located in a commercial/industrial near the Fairgrounds. It is identified for industrial use on the City's JPA land use map. Surrounding commercial and industrial uses include the Sumter County Fairgrounds, wholesale manufacturing warehouse, an indoor/outdoor storage facility, and a gun/gunsmithing shop.

LAND USE SUITABILITY

Urban Sprawl

The proposed amendment displays none of the sprawl indicators as identified in Florida Statutes Chapter 163.3177.9(a) and meet four (4) of the sprawl test criteria in Florida Statutes Chapter 163.3177.9(b) (Attachment 2).

Environmental Resources

The property does not contain significant natural resources.

Historic Resources

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

Population and Housing

The proposed amendment will not impact the availability of housing.

CONCURRENCY ANALYSIS

Potable Water & Sewer

Water service is availability in the area and connection will be required at the time of development.

Stormwater Drainage

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

CONSISTENCY WITH POLICIES OF THE COMPREHENSIVE PLAN

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

Future Land Use Policy 1.2.10 Industrial

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

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

- a. Industrial land uses may be located within or outside the UDA;

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

This property is currently designated Industrial on the County Future Land Use Map and the City's JPA land use map. It is inside the Urban Development Area (UDA) in an existing industrial area.

Future Land Use Policy 1.3.8 Compatibility for Rezoning and Amendments

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

- a. Rezoning and future land use amendments shall consider potential maximum impacts of the potential land uses; and
The requested future land use assignment does not increase the allowable intensity or types of uses currently permitted with a County-Industrial future land use assignment.
- b. The use of clustering, PUD, or other innovative development techniques shall be considered to assure the compatible transition between differing land uses and zoning districts.
PUD development would not be appropriate for this parcel.

Policy 1.6.3 Commercial and Industrial Conversion

Amendments of the Future Land Use Map to convert land to General Commercial or Industrial future land use category shall be based on the following criteria:

- a. New commercial and industrial land uses shall gain access from a collector or arterial roadway;
- b. New commercial or industrial sites shall have few environmental constraints or it has been demonstrated that environmental impacts can be mitigated.
- c. Project site is of sufficient size to meet land development regulations, including road access, internal circulations, parking, drainage, and setback/buffers;
- d. New industrial and commercial land uses within a designated utility service area shall connect to available public facilities or have a service agreement with the utility provider addressing future connection;
- e. For new commercial or industrial uses there are necessary facilities and services available or planned to support the commercial or industrial use; and
- f. Relationship and proximity to the Economic Activity Centers identified in Policy 8.1.1 and Map 8-1 of the Economic Development Element and Primary Economic Activity Centers identified on Map 1-8.

The subject property is currently assigned Industrial on the County's Future Land Use Map and the City's JPA land use map. It fronts on SR 471, a minor arterial roadway and has access to municipal utilities.

PROPOSED AMENDMENT TO THE TEXT OF THE COMPREHENSIVE PLAN

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

PROPOSED AMENDMENT TO THE CAPITAL IMPROVEMENTS PLAN

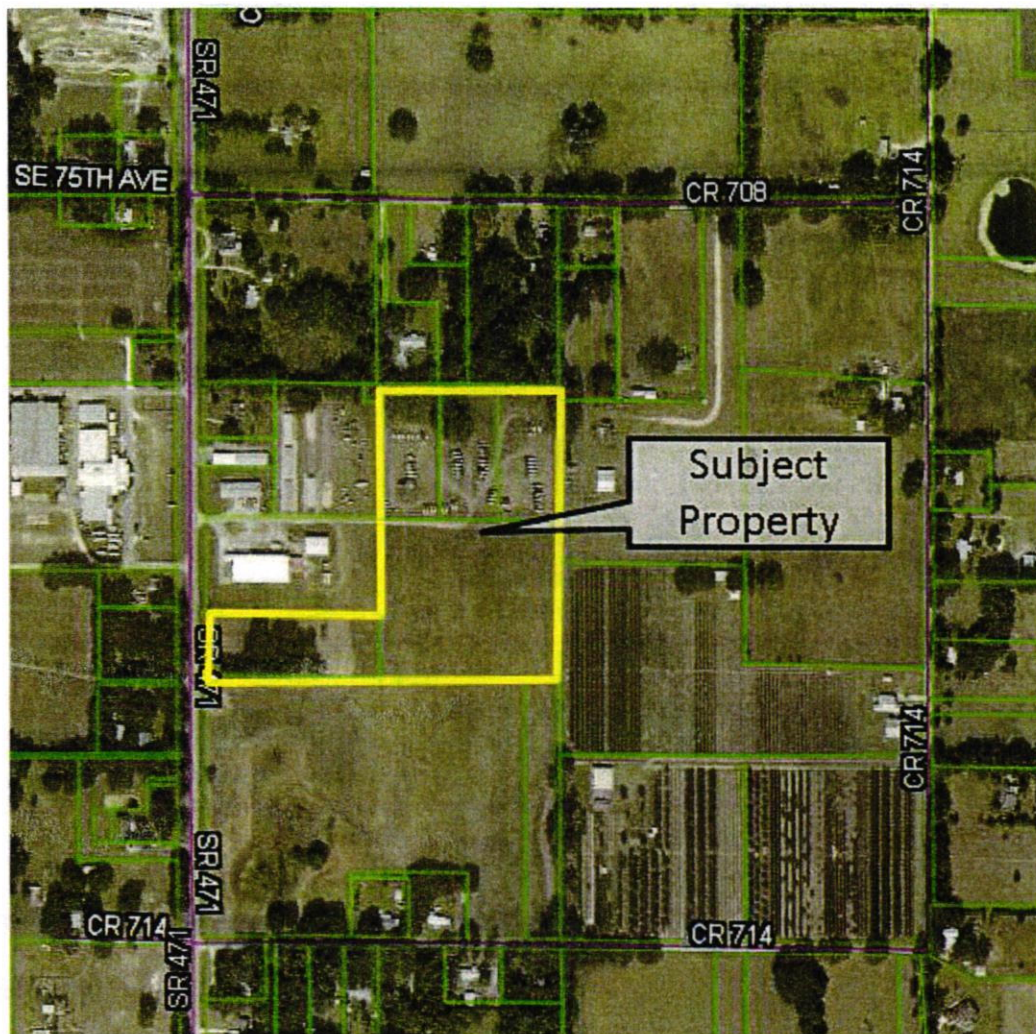
The proposed amendment does not affect the City's Capital Improvements program.

CONCLUSIONS

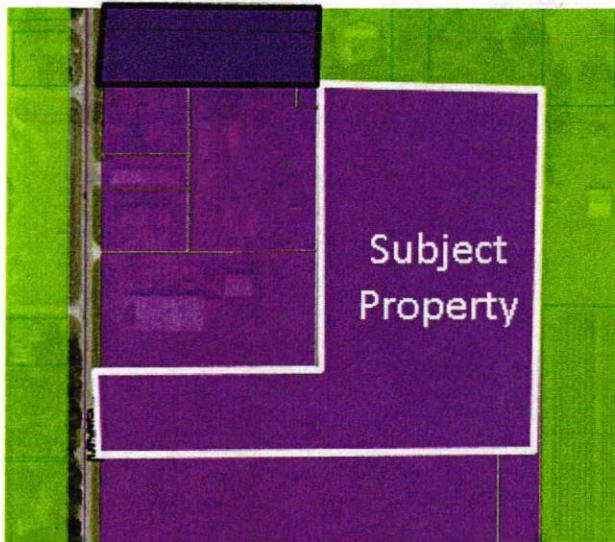
Staff deemed the application sufficient for review. Staff has found the request in compliance with the minimum requirements of the Sumter County Land Development Code and Comprehensive Plan and recommends approval of the petition.

Notices Sent: 30

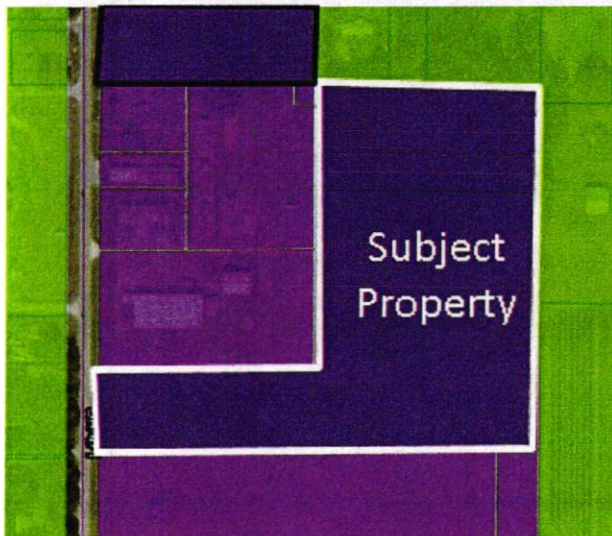
Map 1
General Location






Map 2
Future Land Use Map



**Existing Future Land
Use Designations**



**Proposed Future Land
Use Designations**

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

ATTACHMENT 1
Legal Description

The following parcel located in Sec 19, Twp 21S, Rng 23 E:

The Northerly 1037.40 feet of the following described parcel of land:

The Southwest 1/4 of the Southwest 1/4 and the South 1/2 of the Northwest 1/4 of the Southwest 1/4, Section 19, Township 21 South, Range 23 East, Sumter County, Florida.

LESS road right of way;

AND LESS the North 300 feet of the West 300 feet of the South 1/2 of the Northwest 1/4 of the Southwest 1/4;

AND LESS the East 417.42 of the West 989.17 feet of the South 233.71 feet of the Southwest 1/4 of the Southwest 1/4;

AND LESS the South 350.00 of the North 827.40 feet of the West 672.76 feet of the South 3/4 of the West 1/2 of the Southwest 1/4;

AND LESS the South 177.40 feet of the North 477.40 feet of the West 300 feet of the South 3/4 of the West 1/2 of the Southwest 1/4;

AND LESS the East 90 feet of West 390 feet of the North 477.40 feet of the South 3/4 of the West 1/2 of the Southwest 1/4;

AND LESS the North 477.40 feet of the East 282.76 feet of the West 672.76 feet of the South 3/4 of the West 1/2 of the Southwest 1/4.

Attachment 2
URBAN SPRAWL ANALYSIS

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

- I. Promotes, allows, or designates for development substantially areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses. **The project site does not make up a substantial part of the City.**
- II. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development. **The subject property is in the Urban Development Area and secondary economic activity center fronting on S.R. 471 within a node of Industrial land use and Industrial & Commercial zoning. This property is contiguous to the same land use being sought and is not looking to establish an industrial use in an area where industrial land use is already existing.**
- III. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments. **The amending of land use for this property will not create any of the design patterns listed above.**
- IV. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems. **The subject property does not contain significant native vegetation but does include FEMA designated flood zone on a majority of the west side of the property.**
- V. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils. **The proposed development will have no impact on Agricultural uses and looks to conform with properties to the north.**
- VI. Fails to maximize use of existing public facilities and services. **City utilities are available. The subject property will be required to connect to City utilities.**
- VII. Fails to maximize use of future public facilities and services. **City utilities are available. The subject property will be required to connect to City utilities.**
- VIII. Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government. Fails to provide a

clear separation between rural and urban land uses. **The proposed land use amendment will not disproportionately increase the cost of public services in the area.**

- IX. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities. **The requested amendment does not discourage infill.**
- X. Fails to encourage a functional mix of uses. **The proposed project will encourage a functional mix of uses. The surrounding area includes a variety of Commercial, Industrial, Residential, and Agriculture uses.**
- XI. Results in poor accessibility among linked or related land uses. **The proposed land use amendment will not affect the accessibility of adjacent lands.**
- XII. Results in the loss of significant amounts of functional open space. **The subject property does not impact functional open space.**

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

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

AFFIDAVIT OF PUBLICATION

Sumter Sun Times

Published Weekly

, Sumter County, Florida


Case No. SOUTHERN PROPERTIES

STATE OF FLORIDA
COUNTY OF SUMTER


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

June 22, 2023

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

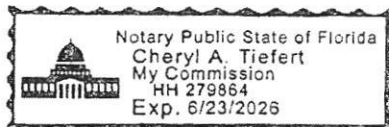

Jessica Whaley

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


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

00037612 00128687

Sumter County BOCC
7375 Powell Road
Wildwood, FL 34785



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

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

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA AMENDING THE CITY OF WEBSTER COMPREHENSIVE PLAN, AS PREVIOUSLY AMENDED; PROVIDING FOR AMENDMENT OF THE FUTURE LAND USE MAP OF THE FUTURE LAND USE ELEMENT OF THE CITY OF WEBSTER COMPREHENSIVE PLAN RELATIVE TO CERTAIN REAL PROPERTY, APPROXIMATELY 21.4 ACRES (TAX PARCEL IDENTIFICATION NUMBER Q19-060), AND DESCRIBED IN THIS ORDINANCE FROM THE INDUSTRIAL FUTURE LAND USE DESIGNATION (COUNTY) TO THE INDUSTRIAL FUTURE LAND USE DESIGNATION (CITY); PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ASSIGNMENT OF THE LAND USE DESIGNATION FOR THE PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR RATIFICATION OF PRIOR ACTS OF THE CITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION AND DIRECTIONS TO THE CODE CODIFIER AND PROVIDING FOR AN EFFECTIVE DATE.

And
AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA PROVIDING FOR THE REZONING OF REAL PROPERTY TOTALING 21.4 ACRES, MORE OR LESS, IN SIZE (TAX PARCEL IDENTIFICATION NUMBER Q19-060) WITHIN THE CITY LIMITS (MAP OF PROPERTY ATTACHED) TO INDUSTRIAL ZONING DISTRICT; PROVIDING FOR THE TAKING OF IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR THE ADOPTION OF A MAP BY REFERENCE; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

Both ordinances are for property being annexed into the City of Webster, owned by Southern Properties Florida LLC; generally described as follows: THE N/4 1037.40 F OF THE FOLLOWING: THE SW 1/4 OF SW 1/4 AND S 1/2 OF NW 1/4 OF SW 1/4 AND THE E/4 125 FT OF SW 1/4 OF THE S1/2 OF THE NW 1/4. Complete legal description available upon request.

Requested action:
SS-23-10354: Small scale comprehensive plan amendment to change the future land use from Industrial (County) to Industrial (City) on 21.4 acres MOL following annexation.
R-23-010355: Rezone the same property from Heavy Commercial (County) to Industrial (City).

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

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

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

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

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

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

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

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

Published: 06/22/2023