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violators who remove this agenda could be prosecuted.



AGENDA
CITY OF WEBSTER

Regular Council Meeting
Webster City Hall, 85 E. Central Avenue
November 16, 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 – October 19, 2023
M _____ S _____ Roll Call Vote

III. CONSENT AGENDA

Approval of Resolution 2023-16- Mid Florida Community Service
M _____ S _____ Roll Call Vote for Approval

Approval of Resolution 2023-17- Wastewater Treatment Facility Investigation and Evaluation
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 2023-24-Comp Plan Amendment-Parcel ID-Q19-070 and Q19-091-
Southern Properties LLC, and Robert Sanchez

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

M _____ S _____ Roll Call Vote for Approval

Second Reading of Ordinance 2023-25 - Rezoning- Parcel ID -Q19-070 and Q19-091-Southern
Properties LLC, and Robert Sanchez

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

M _____ S _____ Roll Call Vote for Approval

Second Reading of Ordinance 2023-26 Chapter 13 Amendment for R4M and R4C Residential Zoning
Districts

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

M _____ S _____ Roll Call Vote for Approval

First Reading of Ordinance 2023-27 Annexation-Parcel ID T07-050- Thornton
M_____S_____ Roll Call Vote to Read by Title Only

M_____S_____ Roll Call Vote for Approval

First Reading of Ordinance 2023-28 Business License Fees
M_____S_____ Roll Call Vote to Read by Title Only

M_____S_____ Roll Call Vote for Approval

Approval of variance for setback for donated property to Habitat For Humanity
M_____S_____ Roll Call Vote

VII. NEW BUSINESS

Update on Sumter County Middle School Traffic-City Manager Deanna Naugler

Update on right-of way mowing-City Manager Deanna Naugler

Renewal of Waste Connection Contract-City Manager Deanna Naugler
M_____S_____ Roll Call Vote

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
October 19, 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, and Councilmember Dorsey. Councilmember Malott was absent.

We have a quorum.

II. APPROVAL OF THE MINUTES

Councilmember Dorsey made a motion for approval of the minutes for September 21, 2023, seconded by Mayor Pro-Tem Vigoa.

Vote was as follows:

Mayor Yost-Yes

Mayor Pro-Tem Vigoa-Yes

Councilmember Cherry-Yes

Councilmember Dorsey-Yes

Motion passed 4-0

III. CONSENT AGENDA

Vote was as follows:

Mayor Yost-Yes

Mayor Pro-Tem Vigoa-Yes

Councilmember Dorsey-Yes

Councilmember Cherry-Yes

Motion passed 4-0

Councilmember Dorsey made a motion to approve Resolution 2023-15 – Property Purchase, seconded by Councilmember Cherry.

IV. CITIZENS FORUM

There were no speaker cards for citizens forum.

V. CORRESPONDENCE TO NOTE

There was no correspondence to note.

VI. PUBLIC HEARINGS

The second reading of Ordinance 2023-22- Comp Plan Amendment-Parcel ID N36E006-Antonio 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

Motion passed 4-0

City Clerk Amy Flood read the ordinance by title only.

County Planner Sue Farnsworth apprised the council about the Ordinance.

Councilmember Dorsey made a motion to approve Ordinance 2023-22, seconded by Mayor Pro-Tem Vigoa.

Vote was as follows:

Mayor Yost-Yes

Mayor Pro-Tem Vigoa-Yes

Councilmember Dorsey-Yes

Councilmember Cherry-Yes

Motion passed 4-0

The second reading of Ordinance 2023-23- Rezoning-Parcel ID N36E006-Antonio 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

Motion passed 4-0

City Clerk Amy Flood read the ordinance by title only.

County Planner Sue Farnsworth apprised the council about the Ordinance.

Councilmember Dorsey made a motion to approve Ordinance 2023-23, seconded by Mayor Pro-Tem Vigoa.

Vote was as follows:

Mayor Yost-Yes

Mayor Pro-Tem Vigoa-Yes

Councilmember Dorsey-Yes

Councilmember Cherry-Yes

Motion passed 4-0

The first reading of Ordinance 2023-24- Comp Plan Amendment-Parcel ID-Q19-070 and Q19-091-Southern Properties LLC, and Robert Sanchez. Councilmember Dorsey motioned to read by title only, seconded by Councilmember Cherry

Vote was as follows:

Mayor Yost-Yes

Mayor Pro-Tem Vigoa-Yes

Councilmember Dorsey-Yes

Councilmember Cherry-Yes

Motion passed 4-0

City Clerk Amy Flood read the ordinance by title only.

County Planner Sue Farnsworth apprised the council about the Ordinance.

Mayor Pro-Tem Vigoa made a motion to approve Ordinance 2023-24, seconded by Councilmember Dorsey.

Vote was as follows:

Mayor Yost-Yes

Mayor Pro-Tem Vigoa-Yes

Councilmember Dorsey-Yes

Councilmember Cherry-Yes

Motion passed 4-0

The first reading of Ordinance 2023-25- Rezoning-Parcel ID Q19-070 and Q19-091- Southern Properties LLC, and Robert Sanchez. Councilmember Dorsey motioned to read by title only, seconded by Councilmember Cherry.

Vote was as follows:

Mayor Yost-Yes

Mayor Pro-Tem Vigoa-Yes

Councilmember Dorsey-Yes

Councilmember Cherry-Yes

Motion passed 4-0

City Clerk Amy Flood read the ordinance by title only.

County Planner Sue Farnsworth apprised the council about the Ordinance.

Councilmember Dorsey made a motion to approve Ordinance 2023-25, seconded by Mayor Pro-Tem Vigoa.

Vote was as follows:

Mayor Yost-Yes

Mayor Pro-Tem Vigoa-Yes

Councilmember Dorsey-Yes

Councilmember Cherry-Yes

Motion passed 4-0

The first reading of Ordinance 2023-26- Chapter 12 Amendment for R4M and R4C Residential Zoning Districts. Councilmember Dorsey motioned to read by title only, seconded by Councilmember Cherry.

Vote was as follows:

Mayor Yost-Yes

Mayor Pro-Tem Vigoa-Yes

Councilmember Dorsey-Yes

Councilmember Cherry-Yes

Motion passed 4-0

City Clerk Amy Flood read the ordinance by title only.

County Planner Sue Farnsworth apprised the council about the Ordinance.

Councilmember Dorsey made a motion to approve Ordinance 2023-26, seconded by Councilmember Cherry.

Vote was as follows:

Mayor Yost-Yes

Mayor Pro-Tem Vigoa-Yes

Councilmember Dorsey-Yes

Councilmember Cherry-Yes

Motion passed 4-0

VII. NEW BUSINESS

City Manager Deanna Naugler discussed a possible ordinance modification for discount business licenses for Beville's Market.

VIII. CITY ATTORNEY'S REPORT AND REQUESTS

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

Councilmember Dorsey requested the purchase of basketball nets.

Councilmember Dorsey made a motion to purchase the basketball nets, seconded by Mayor Pro-Tem Vigoa.

Vote was as follows:

Mayor Yost-Yes

Mayor Pro-Tem Vigoa-Yes

Councilmember Dorsey-Yes

Councilmember Cherry-Yes

Motion passed 4-0

Mayor Yost stated that some residents do not like the right-of-way mowed by the City. The decision was made to mark the right-of-way that is not to be mowed by the city with paint. City Manager Deanna Naugler will create a document for the resident to make a formal request to not have the right-of-way mowed.

X. STAFF REPORTS

City Manager Deanna Naugler reminded Council and the public about upcoming events in the City.

XI. ADJOURNMENT

Councilmember Dorsey motioned for adjournment, seconded by Councilmember Cherry.

Vote was as follows:

Mayor Yost-Yes

Mayor Pro-Tem Vigoa-Yes

Councilmember Dorsey-Yes

Councilmember Cherry-Yes

Motion passed 4-0

Meeting adjourned at 6:43 P.M.

Deanna Naugler, City Manager

Attest:

Amy Flood, City Clerk

RESOLUTION 2023-16

A RESOLUTION OF THE CITY OF WEBSTER, FLORIDA AUTHORIZING THE EXECUTION OF AN AGREEMENT WITH MID-FLORIDA COMMUNITY SERVICES, INC. PROVIDING FOR PARTICIPATION BY THE CITY OF WEBSTER IN THE LOW-INCOME HOUSEHOLD WATER ASSISTANCE PROGRAM; PROVIDING FOR IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR SCRIVENERS ERRORS, CONFLICTS AND SEVERABILITY; 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, Mid-Florida Community Services, Inc. administers a program known as the Low-Income Household Water Assistance Program (LIHWAP) that assists with the purchase of water and wastewater services from water and wastewater service providers, such as the City, by households eligible for participation in the LIHWAP Program; and

WHEREAS, Federal funds awarded under a LIHWAP grant are to be used as part of an overall emergency effort to prevent, prepare for, and respond to the coronavirus, with the public health focus of ensuring that low-income households have access to drinking water and wastewater services; and

WHEREAS, LIHWAP funds are used to cover and/or reduce arrearages, rates and fees associated with reconnection or prevention of disconnection of service, and rate reduction to eligible households for such services; and

WHEREAS, Mid-Florida Community Services, Inc. has requested that the City, as a vendor of water and wastewater services, participate in the LIHWAP Program; and

WHEREAS, to participate in the LIHWAP Program, the City will be required to enter into an agreement with Mid-Florida Community Services, Inc. which will provide for the provision of water and wastewater bill payments by Mid-Florida Community Services, Inc. to the City to assist low-income households with water and wastewater reconnection and ongoing services (Participation Agreement); and

WHEREAS, the City will not have any responsibility for the determination of households that are eligible for participation in the LIHWAP Program; and

WHEREAS, the City Council of the City has determined that participation by the City in the LIHWAP Program will promote the public health, safety, and general welfare of its citizenry eligible for participation in the LIHWAP Program.

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. *Participation in the LIHWAP Program and Execution of the LIHWAP Agreement with Mid-Florida Community Services, Inc.*

The City Council of the City of Webster hereby approves the City's participation in the LIHWAP Program administered by Mid-Florida Community Services, Inc. and authorizes and directs the Mayor to execute the Participation Agreement between the City and Mid-Florida Community Services, Inc. which governs the terms and conditions of the City's participation in the LIHWAP Program (copy attached to this Resolution).

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

SECTION 6. *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 7. Effective Date.

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

PASSED AND ADOPTED this 13th day of November 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

LOW-INCOME HOUSEHOLD WATER ASSISTANCE
PROGRAM VENDOR PAYMENT AGREEMENT

MID FLORIDA COMMUNITY SERVICES, INC.

820 KENNEDY BLVD
BROOKSVILLE, FL 34601
(352)796-1425

&

CITY OF WEBSTER

85 E CENTRAL
AVENUE WEBSTER,
FL 33597
(352) 793-2073

The undersigned home water supplier CITY OF WEBSTER and Mid Florida Community Services, Inc. hereby agree to and enter into this Agreement to receive vendor payments from the Low-Income Household Water Assistance Program (LIHWAP).

This LIHWAP Vendor Agreement shall govern the purchase of water services from the Vendor on behalf of households eligible for the Low-Income Household Water Assistance Program (LIHWAP). As set by Tenn Eleven in the supplemental terms and conditions, Federal funds awarded under this grant shall be used as part of an overall emergency effort to prevent, prepare for, and respond to the coronavirus, with the public health focus of ensuring that low-income households have access to drinking water and wastewater services. The funds will be used to cover and/or reduce arrearages, rates and fees associated with reconnection or prevention of disconnection of service, and rate reduction to eligible households for such services. This Agreement is a contract between the LIHWAP Subgrantee Mid Florida Community Services, Inc. (Agency) and the CITY OF WEBSTER (Vendor) for the provision of water bill payments to assist low-income households with water and wastewater reconnection and ongoing services.

The parties acknowledge that this Agreement and the services provided by the Vendor are governed by and subject to the federal and state laws and regulations in accordance with the Low-Income Household Water Assistance Program supplemental terms and conditions.

NOW, THEREFORE, in consideration of the foregoing recital which is incorporated herein by reference, and other specific consideration set forth in this Agreement, the receipt and sufficiency of which is acknowledged by the Vendor and Subgrantee, the parties agree and stipulate as follows:

1. Purpose

This LIHWAP Vendor Agreement shall govern the purchase of water services from the Vendor on behalf of households eligible for the Low-Income Household Water Assistance Program (LIHWAP). As set by Term Eleven in the supplemental terms and conditions, Federal funds awarded under this grant shall be used as part of an overall emergency effort to prevent, prepare for, and respond to the COVID-19 pandemic, with the public health focus of ensuring that low-income households have access to drinking water and wastewater services. The funds will be used to cover and/or reduce arrearages, rates and fees associated with reconnection or preventions of disconnection of service, and rate reduction to eligible households for such services. This Agreement is a contract between Mid Florida Community Services, Inc., and the CITY OF WEBSTER for the provision of water bill payments to assist low-income households with water and wastewater reconnection and ongoing services.

The parties acknowledge that this Agreement and the services provided by the Vendor are governed by and subject to the federal and state laws and regulations in accordance with the Low-Income Household Water Assistance Program supplemental terms and conditions.

2. Term of Agreement

This Agreement will begin on December 1, 2023 and end on September 30, 2024. The Agreement will be reviewed/renewed no later than September 30, 2024

3. Modifications of Agreement

Any and all modifications to this Agreement shall be in writing and agreed upon by both parties.

4. Termination of Agreement

This Agreement will terminate effective immediately upon determination by the Agency that the Vendor is not in compliance with the terms of this Agreement. The Vendor will be notified within 15 calendar days of the termination.

Either the Agency or the Vendor may terminate this Agreement with or without cause and without cost by giving the other party at least 60 calendar days written notice. Termination by either party shall not discharge any obligation owed by either party on behalf of the household that has been awarded the benefit.

5. Agency Responsibilities

The Agency will:

a. Provide outreach activities in an equitable manner to ensure notification of program is given to the potentially eligible households.

b. Screen for low-income households-particularly those with the lowest incomes-that pay a high proportion of household income for drinking water and wastewater services.

c. Based on established criteria, determine household eligibility for LIHWAP based on the State/Territory or Tribal approved Grantee Plan in a timely manner.

d. Accept referrals for UHWAP benefits by the Vendor.

e. Provide authorization for approved and services.

f. Review invoice(s) submitted by the Vendor. The AGENCY may request additional documentation and/or clarification of charges as needed. No payment will be made without all required documentation/clarification of charges.

g. Provide payment to the Vendor after receipt of proper invoices, and any additional required documentation or clarification, for services rendered pursuant to this Agreement, upon full compliance by the Vendor with the terms herein.

h. Payment Set up: Agency will record approved water assistance services per eligible household in the DEO approved case manager application according to the LIHWAP field manual distributed to the Agency upon implementation of the program for that fiscal year. Agency will obligate funds according to subrecipient grant award and submit requests for reimbursement to the Department.

i. Comply with all relevant state and federal laws and regulation in its implementation of the LIHWAP. Follow all supplemental terms and conditions as set forth by the Administration for Children and Families. The Agency shall provide notice of any changes or amendments to policies or guidelines for the LIHWAP. Such notice may be distributed by email.

The Agency will be responsible to collect and retain the following program data indicators from the households set forth in Terms Ten and Eleven of the supplemental terms and conditions:

i. Track the number and income levels of households assisted by this award;

ii. Collect the number of households that received such assistance and include one or more individuals who are 60 years or older, include a household member with a disability, or include young children (ages 5 and younger);

iii. Gather administrative information regarding local providers (if applicable), agreements with water utilities, recommendations, accomplishments, unmet needs and lessons learned.

j. Be responsible for planning and prioritizing funds for households in communities throughout their jurisdiction with the exception of households within tribal jurisdictions for which OCS has reserved a portion of LIHWAP funds.

6. Vendor Responsibilities

The Vendor shall:

a. Provide the AGENCY a copy of the Employer Identification Number document or Social Security card which was issued to the Vendor and which displays the number used by the IRS as the Vendor's tax identification number.

b. Provide the AGENCY with at least one designated contact person who shall be available to respond by telephone and electronic mail to all reasonable inquiries regarding LIHWAP household accounts, including but not limited to bills, payments, and services.

c. Notify the AGENCY immediately when the tax identification number is changed. A new W-9 form will be completed and returned to the AGENCY

d. Notify the AGENCY within 10 days when the name of the company, ownership of the company, contact person, contact/billing information, services to be provided, or service coverage area changes.

e. Notify the AGENCY if the business owner or other key employee is employed by the AGENCY well as if a member of his/her immediate family is employed by the AGENCY. ("Immediate family" means either a spouse or any other person who resides in the same household as the owner and who is a dependent of the owner.) [Applies to privately owned Water Companies]

The AGENCY will evaluate the relationship to determine if there is a conflict of interest that will preclude the Vendor from providing LIHWAP services to a designated locality(s). (Conflict of Interest is defined as a situation that has the potential to undermine the impartiality of a person in an official position because of the possibility of a clash between the person's self-interest and professional interest or public interest.)

f. Not serve as the vendor for a household in which s/he is a current recipient of assistance from the LIHWAP. (For these purposes, current will be defined as during the present federal fiscal year.) [Applies to privately owned Water Companies]

g. Not serve as the vendor for a dwelling/property that she/he owns. [Applies to privately owned Water Companies]

Financial Information/Billing:

h. Provide water and/or wastewater services to each eligible and approved residential households for which payment is provided under LIHWAP.

i. Charge UHWAP households using the Vendor's normal billing process.

j. Restore water services upon payment [OCS DOES NOT RECOMMEND PAYMENT IF IT WILL NOT RESULT IN WATER RESTORATION]

k. After receiving LIHWAP payment for restoration of water services, maintain services for at least 90 days

l. Charge all UHW AP eligible households the same price charged for home drinking water and/or wastewater services billed to non-eligible households, as determined by the approved rate setting process.

m. Not apply LIHWAP payments to account balances that have previously been written off or paid with other funds.

n. Not apply LIHWAP payments to commercial accounts. LIHWAP payments should only be applied to residential accounts.

o. Not discriminate against a LIHWAP eligible household with respect to terms, deferred payment plans, credit, conditions of sale, or discounts offered to other customers.

p. Post all payments to customer accounts within 3-5 business days. Note: LIHWAP payments may be used to pay past due and/or outstanding balances for customers whose accounts are currently open/active and the household is approved for LIHWAP assistance.

q. Clearly enter, on LIHWAP households' bill, the amount of LIHWAP payment(s) received in a manner which identifies the payment as received from the LIHWAP.

r. Provide a statement to LIHWAP households clearly indicating the cost of home drinking water and/or wastewater services provided.

s. Continually maintain accurate records of LIHWAP credit balances and

annually reconcile accounts. After one year, credit balances must be refunded to the AGENCY, in compliance with LIHWAP Vendor Refund Policies, no later than 45 days following the end of the program year 2024.

t. Not exchange the household's credit authorization for cash or give any cash equivalent for excess credit.

u. Cooperate with any Federal, State, or local investigation, audit, or program review. The Vendor shall allow AGENCY representatives access to all books and records relating to LIHWAP households for the purpose of compliance verification with this Agreement.

v. Understand that failure to cooperate with any Federal, State, or local investigation, audit, or program review may result in the immediate disqualification from participation in the LIHWAP.

w. Take corrective action in the time frame specified by the AGENCY if violations of this Agreement are discovered. Corrective action may include, but is not limited to, providing detailed documentation of changes made and detailed plans for future changes that will bring the Vendor into compliance.

x. Understand that failure to implement corrective actions may result in the immediate disqualification from participation in the LIHWAP.

Data Collection:

The data must be provided within a time frame specified by the AGENCY and must be provided in the format requested by the AGENCY. The data must be provided to the AGENCY (or an authorized agent for the AGENCY) for the purposes of verification, research, evaluation, analysis, and reporting. The household's signed LIHWAP application will authorize the Vendor to release this information to the AGENCY.

y. Provide, at no cost to the AGENCY or the household, the data requested below by or on behalf of the AGENCY, as set forth in the supplemental terms and conditions;

- Provide written information to the Agency on an applicant household's home drinking water and/or wastewater costs, bill payment history, and/or arrearage history for no more than the previous 12 monthly billing periods even when it may be from a prior occupant household.

- Provide the itemized amount, cost, and type of water assistance and services provided for households approved for assistance under this award.

- Provide the type of water assistance used by household, i.e., drinking water, wastewater etc.

- Identify the impact of each grantee's LIHWAP program on recipient and Eligible households (e.g., amount of assistance to each household, and whether assistance restored water service or prevented shutoff).
- Notify the Agency of any household situation that threatens life, health, or safety.

7. Joint Duties

Both the Vendor and the Agency agree to meet with designated staff bi-annually to review any recommendations, accomplishments, unmet needs and lessons learned as specified in the supplemental terms and conditions.

8. General Conditions

a. **AUTHORITIES:** Nothing herein shall be construed as authority for either party to make commitments that will bind the other party beyond the scope of services contained herein.

b. **DISCRIMINATION:** The Vendor shall not discriminate against any household because of race, religion, color, sex, national origin, age, disability, political beliefs, sexual orientation, gender identity, or any other basis prohibited by state law relating to discrimination.

c. **CONFIDENTIALITY:** The Vendor and the AGENCY agree that any information and data obtained as to personal facts and circumstances related to households shall be collected and held confidential, during and following the term of this Agreement, and shall not be disclosed, except in accordance with federal or state law. Vendors who utilize, access, or store personally identifiable information as part of the performance of this Agreement are required to safeguard this information and immediately notify the AGENCY of any breach or suspected breach in the security of such information. The Vendor shall allow the AGENCY to both participate in the investigation of incidents and exercise control over decisions regarding external reporting.

d. **SUBCONTRACTS:** The AGENCY reserves the right to require the Vendor to obtain permission to subcontract any portion of the work. If requested by the AGENCY, the Vendor shall furnish the AGENCY the names, qualifications, and experience of their proposed subcontractors. The Vendor shall, however, remain fully liable and responsible for the work to be done by its subcontractor(s) and shall assure

compliance with all requirements of the Agreement.

e. **FRAUD:** The Vendor will be permanently disqualified from participating in the LIHWAP upon the first finding of LIHWAP fraud. Fraud includes, but is not limited to, intentionally providing false information to the AGENCY or knowingly allowing others to do so; intentional failure to notify the AGENCY of a change in circumstances that affects payments received by the Vendor; intentionally accepting payments that the Vendor knows, or by reasonable diligence would know, the Vendor is not entitled to by virtue of an overpayment or otherwise; or intentionally making a claim for a payment to which the Vendor is not entitled pursuant to the terms of this Agreement and all applicable rules, regulations, laws and statutes. Repayment must be made unless contrary to a court order.

f. **NON-FRAUD OVERPAYMENTS:** For overpayments received by the Vendor that are not the result of intent to defraud, the Vendor shall be required to repay the full amount to the AGENCY.

g. **BINDING ON HEIRS AND ASSIGNS.** This Agreement shall be binding upon and inure to the benefit of the respective successors and assigns of each party, but does not otherwise create, and shall not be construed as creating, any rights enforceable by any person not a party to this Agreement.

h. **DUE AUTHORIZATION.** The persons executing this Agreement on behalf of a party represent and warrant to the other party that he or she has been duly authorized by such party to so execute this Agreement.

i. **SEVERABILITY.** If any provision of this Agreement or the application thereof to any person or circumstance is held to be invalid, the invalidity shall not affect other provisions of this Agreement, which shall be given effect without regard to the invalid provision or application.

The parties to this Agreement acknowledge the responsibilities, specified above, and will provide the accomplishment of this service in a mutually acceptable and efficient manner.

Mid Florida Community Services, Inc.
820 KENNEDY BLVD
BROOKSVILLE, FL 34601

CITY OF WEBSTER
85 E CENTRAL AVENUE
WEBSTER, FL 33597

BY:.....

Steve Homan

(Printed Name)

Chief Compliance Officer

(Position/Title)

(Date)

BY:.....

(Printed Name)

City Manager

(Position/Title)

(Date)

ATTEST:

By:_____
Amy Flood, City Clerk

Approved as to form and Legality:

By:_____
William L. Colbert, City Attorney

RESOLUTION 2023-17

A RESOLUTION OF CITY OF WEBSTER, FLORIDA, RELATING TO DETERMINATION BY CITY COUNCIL THAT THE CITY SHOULD INVESTIGATE AND EVALUATE THE CONSTRUCTION AND OPERATION BY THE CITY OF ITS OWN WASTEWATER TREATMENT FACILITY; AND INSTRUCTING THE CITY MANAGER TO MOVE FORWARD WITH SUCH INVESTIGATION AND EVALUATION; PROVIDING FOR CONFLICTS, SEVERABILITY, CORRECTION OF SCRIVENERS ERRORS AND EFFECTIVE DATE.

WHEREAS, pursuant to Section 2(b), Article VIII of the Florida Constitution and Chapter 166 of the Florida Statutes, the City of Webster, Florida, a municipal corporation (the "City") enjoys all governmental, corporate and proprietary powers necessary to enact ordinances in order to protect the health, safety and welfare of the City's citizens and residents; and

WHEREAS, Florida Statutes, Chapter 180 provides that a municipality may execute its corporate powers within its corporate limits and may extend and execute all of its corporate powers applicable for the accomplishment of the purposes of this chapter outside of its corporate limits, as hereinafter provided and as may be desirable or necessary for the promotion of the public health, safety and welfare or for the accomplishment of the purposes of this chapter to obtain loans to finance the construction of wastewater treatment facilities; and

WHEREAS, the City presently provides wastewater treatment services for its citizens through an interlocal government agreement with the City of Bushnell, Florida, but the City Council of the City has determined that for the promotion of the public health, safety and welfare of its citizens, the City should investigate and evaluate the construction and operation of its own wastewater treatment facility (the "Project"); and

WHEREAS, the Small Community Wastewater Construction Grants (SCWCG) Program assists small communities and wastewater authorities in planning, designing and constructing wastewater management facilities under the Florida Administrative Code (FAC) Chapter 62-505; and

WHEREAS, the Clean Water State Revolving Fund (CWSRF) program provides low-interest loans for planning, designing and constructing water pollution control facilities under Chapter 62-503, F.A.C. which rules require authorization to apply for loans, to establish pledged revenues, to designate an authorized representative, to provide assurances of compliance with loan program requirements, and to enter into a loan agreement; and

WHEREAS, the City previously applied for a loan from the CWSRF in the amount of \$75,000.00 for the initial evaluation and planning of the Project; and

WHEREAS, as a result of the American Rescue Plan Act (ARPA), the City received \$600,000.00 which the City Council previously determined should be used for the planning and construction of the Project; and

WHEREAS, the use of ARPA funds for the construction of a wastewater treatment facility is a permitted use pursuant to the ARPA guidelines, but, in accordance with such ARPA guidelines, the ARPA funds received must be encumbered not later than December 31, 2024 and utilized prior to December 31, 2026 or such funds are subject to recall by the Federal government; and

WHEREAS, the City Council of the City has determined that for the promotion of the public health, safety and welfare of its citizens, and because of the time frame required regarding the use of ARPA funds by the City, the City should immediately move forward with the investigation and evaluation of the construction and operation of its own wastewater treatment facility.

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

SECTION 1. Findings. The City Council of the City of Webster hereby finds that the recitals set forth above (whereas clauses) are true and correct and are hereby adopted fully by this reference. The City of Webster has complied with all requirements and procedures of Florida law in processing this Resolution.

SECTION 2. Approval of Investigation and Evaluation. The City Council of the City hereby approves immediately moving forward with the investigation and evaluation of the construction and operation of the City's own wastewater treatment facility.

SECTION 3. Designation and Delegation of Powers to City Manager. The City Manager is hereby directed to immediately move forward with investigation and evaluation of the property known as the "Parker Property" as the potential location for the Project. The City Manager is also directed to move forward with the following activities regarding the proposed wastewater treatment facility: (a) the investigation of the feasibility of financing the amount of the Project not covered by ARPA funds, including, but not limited to, non-general obligation revenue bonds to be issued by the City, and any other methods of financing available to the City including the CWSRF; (b) discussion with any professionals, such as engineers and surveyors, that will be needed for the evaluation, design, approval and construction of the Project; (c) discussions with the Florida Department of Environmental Protection regarding the Project and the requirements for approval of the Project; (d) discussions with the owners of the "Parker Property" regarding the purchase of the property by the City; (e) discussions with the City of Center Hill regarding an interlocal agreement for the purchase of use of certain capacity in the wastewater treatment facility to be constructed and operated by the City; and (f) any such other activity the City Manager deems necessary or advisable to investigate and evaluate the construction and operation of a wastewater treatment facility by the City. The City Manager shall not enter into any understandings, contracts or agreements obligating the City without the express authorization and consent of City Council. The City Manager is

authorized to delegate responsibility to appropriate City staff to carry out any portion of the investigation and evaluation described hereinabove. The City Manager may utilize the assistance of the City Attorney as she deems necessary and appropriate.

SECTION 4. Legal Authority. The legal authority for borrowing moneys to construct the Project is provided in the Florida Constitution, Article VII, §12 and Article VIII, §2(b); Florida Statutes, §166.111, §161.131, §180.04, §180.07; and City of Webster Charter, Section 4.

SECTION 5. Conflicts. All resolutions or part of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION 6. 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 7. 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 8. Effective Date. This Resolution shall become effective immediately upon its passage and adoption.

PASSED and ADOPTED on this 16th day of November 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

Primary Unit	Date Time Recieved	Complaint Type	Address	
JOSEPH TRIA, 202	09/27/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602
JOSEPH TRIA, 202	09/27/2023 09:20:01	ATTEMPT TO CONTACT	85 E CENTRAL AVE	2501
	09/27/2023 13:36:19	911 HANGUP	174 S MARKET BLVD	9201
DANIEL FLOYD, 229	09/27/2023 13:36:29	HIT AND RUN	S MARKET BLVD	7105
JOSEPH TRIA, 202	09/27/2023 15:22:59	TRAFFIC CONTROL	773 NW 10TH AVE	7001
CHRISTOPHER ROESEL, D138	09/27/2023 15:38:35	INVESTIGATION FOLLOW	469 N MARKET BLVD	3801
GARRETT ALLEN, 181	09/27/2023 19:41:04	INFORMATION	260 SE 3RD ST	8801
KENNETH ZIMMERMAN, 242	09/27/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
KENNETH ZIMMERMAN, 242	09/27/2023 23:00:50	EXTRA PATROL	1010 E CENTRAL AVE	5602
JOSEPH TRIA, 202	09/28/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602
DERRICK CANNA, 174	09/28/2023 13:26:17	CITIZENS ASSIST	469 N MARKET BLVD	2501
JOSEPH TRIA, 202	09/28/2023 15:22:39	TRAFFIC CONTROL	773 NW 10TH AVE	7001
KENNETH ZIMMERMAN, 242	09/28/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
TYLER FROELICH, 194	09/29/2023 06:15:01	BUILDING CHECK	447 NW 6TH AVE	5602
TYLER FROELICH, 194	09/29/2023 09:20:00	ATTEMPT TO CONTACT	85 E CENTRAL AVE	5602
MICHAEL LARGE, T173	09/29/2023 12:19:59	MENTAL PATIENT	773 NW 10TH AVE	5101
ROBERT HANSEN, X133	09/29/2023 14:32:54	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001
ROBERT HANSEN, X133	09/29/2023 15:12:00	TRAFFIC ENFORCEMENT	773 NW 10TH AVE	7001
TYLER FROELICH, 194	09/29/2023 16:25:11	MISSING PERSON	81 SE 3RD ST	2501
ENMANUEL SURIEL, 218	09/29/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
WALTER PETERSON, 209	09/29/2023 20:55:21	TRAFFIC STOP	SR 471	7301
ENMANUEL SURIEL, 218	09/29/2023 21:01:16	TRAFFIC STOP	NW 2ND ST	7301
TYLER FROELICH, 194	09/30/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602
	09/30/2023 10:15:29	911 MISDIAL	780 OAK AVE	9201
TYLER FROELICH, 194	09/30/2023 12:56:03	INVESTIGATION FOLLOW	370 NW 8TH AVE	3801
TYLER FROELICH, 194	09/30/2023 14:43:33	MISSING PERSON	CENTER GRADE RD	5201
	09/30/2023 18:42:08	SICK/INJURED	256 NE 1ST ST	6301
ENMANUEL SURIEL, 218	09/30/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
ENMANUEL SURIEL, 218	09/30/2023 22:34:49	TRAFFIC STOP	S MARKET BLVD	7301
WALTER PETERSON, 209	10/01/2023 02:25:07	TRAFFIC STOP	349 S MARKET BLVD	7301
PATRICK FLYNN, K163	10/01/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	6602
	10/01/2023 17:01:01	911 HANGUP	102 NE 4TH AVE	9201
ENMANUEL SURIEL, 218	10/01/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
WALTER PETERSON, 209	10/02/2023 00:11:02	TRAFFIC STOP	349 S MARKET BLVD	7301
JOSEPH TRIA, 202	10/02/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602
ERICA HAY, 238	10/02/2023 07:16:13	RECKLESS DRIVER	SR 471	7203
ROBERT HANSEN, X133	10/02/2023 07:21:35	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001
JOSEPH TRIA, 202	10/02/2023 09:20:00	ATTEMPT TO CONTACT	85 E CENTRAL AVE	2501
	10/02/2023 10:03:03	SICK/INJURED	7368 SR 471	6301
JOSEPH TRIA, 202	10/02/2023 11:08:38	INFORMATION	516 NW 3RD ST	4401
JOSEPH TRIA, 202	10/02/2023 15:41:06	TRAFFIC CONTROL	773 NW 10TH AVE	7001
NICHOLAS HOSKEY, 236	10/02/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
NICHOLAS HOSKEY, 236	10/03/2023 04:08:33	DISTURBANCE-UNK	811 NW 3RD ST	3102
ERICA HAY, 238	10/03/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	8901
	10/03/2023 20:13:39	SICK/INJURED	9009 OAK ALLEY BLVD	6301
NICHOLAS HOSKEY, 236	10/03/2023 20:20:01	BUILDING CHECK	447 NW 6TH AVE	5602
NICHOLAS HOSKEY, 236	10/04/2023 00:46:48	TRAFFIC STOP	SE 1ST AVE	7301
NICHOLAS HOSKEY, 236	10/04/2023 02:07:49	EXTRA PATROL	871 NW 6TH ST	8901
ENMANUEL SURIEL, 218	10/04/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602
ROBERT HANSEN, X133	10/04/2023 07:16:58	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001

ANTHONY LEE, 144	10/04/2023 09:20:00	ATTEMPT TO CONTACT	85 E CENTRAL AVE	5602
ENMANUEL SURIEL, 218	10/04/2023 13:34:07	ATC -WELFARE CHECK	9009 OAK ALLEY BLVD	2501
DONOVAN REYNOLDS, 176	10/04/2023 20:18:24	ACCIDENT	S MARKET BLVD	7102
	10/04/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	9901
	10/05/2023 06:08:31	SICK/INJURED	654 NW 4TH ST	6301
ENMANUEL SURIEL, 218	10/05/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602
	10/05/2023 06:58:24	SICK/INJURED	9009 OAK ALLEY BLVD	6301
ROBERT HANSEN, X133	10/05/2023 07:23:58	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001
ENMANUEL SURIEL, 218	10/05/2023 07:32:23	ASSIST OTHER AGENCY	9009 OAK ALLEY BLVD	6101
WALTER PETERSON, 209	10/05/2023 09:01:55	FCIC/NCIC HIT	633 NW 6TH ST	8801
MICHAEL LARGE, T173	10/05/2023 10:28:33	MENTAL PATIENT	773 NW 10TH AVE	5101
CALEB ROSS, T139	10/05/2023 13:39:04	DCF/ABUSE REG	349 S MARKET BLVD	4401
DONOVAN REYNOLDS, 176	10/05/2023 20:20:01	BUILDING CHECK	447 NW 6TH AVE	2501
TYLER FROELICH, 194	10/05/2023 22:33:35	TRAFFIC STOP	524 N MARKET BLVD	7301
JOSEPH TRIA, 202	10/06/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602
JOSEPH TRIA, 202	10/06/2023 08:55:05	THEFT	332 NW 6TH AVE	6803
ERICA HAY, 238	10/06/2023 09:20:00	ATTEMPT TO CONTACT	85 E CENTRAL AVE	8901
	10/06/2023 09:38:29	911 MISDIAL	773 NW 10TH AVE	9201
JOSEPH TRIA, 202	10/06/2023 12:49:02	INVESTIGATION FOLLOW	88 SW 3RD ST	3801
STEVEN NEUMANN, 184	10/06/2023 13:56:50	DCF/ABUSE REG	773 NW 10TH AVE	1102
STEVEN NEUMANN, 184	10/06/2023 14:34:20	ALARM-RES	813 NW 5TH ST	1403
JOSEPH TRIA, 202	10/06/2023 15:03:38	TRAFFIC CONTROL	773 NW 10TH AVE	7001
SHAWN DECKARD, B126	10/06/2023 15:16:50	CIVIL-SERV PAPER	654 NW 9TH AVE	2201
JOSEPH TRIA, 202	10/06/2023 15:51:48	DISTURBANCE-UNK	9009 OAK ALLEY BLVD 562	3102
NICHOLAS HOSKEY, 236	10/06/2023 17:26:48	DISTURBANCE-PHYSICAL	260 SE 3RD ST	3101
	10/06/2023 17:35:42	INFORMATION	2484 E C 478	2501
STEVEN NEUMANN, 184	10/06/2023 18:37:49	CIVIL	178 SW 1ST AVE	2501
	10/06/2023 20:20:01	BUILDING CHECK	447 NW 6TH AVE	8901
NICHOLAS HOSKEY, 236	10/06/2023 20:47:17	SICK/INJURED	96 SW 1ST ST	6301
	10/06/2023 22:47:14	911 HANGUP	73 SW 1ST ST	9201
NICHOLAS HOSKEY, 236	10/06/2023 23:50:23	INVESTIGATION FOLLOW	223 SE 4TH ST	4402
ERICA HAY, 238	10/07/2023 06:15:01	BUILDING CHECK	447 NW 6TH AVE	8901
JOSEPH TRIA, 202	10/07/2023 07:20:36	FCIC/NCIC HIT	46 SE 3RD ST	8801
JOSEPH TRIA, 202	10/07/2023 13:08:41	INVESTIGATION FOLLOW	260 SE 3RD ST	3801
NICHOLAS HOSKEY, 236	10/07/2023 17:31:53	INVESTIGATION FOLLOW	260 SE 3RD ST	4402
NICHOLAS HOSKEY, 236	10/07/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	8901
ENMANUEL SURIEL, 218	10/08/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602
	10/08/2023 12:59:08	RECKLESS DRIVER	SR 471	9901
	10/08/2023 14:45:51	911 HANGUP	SR 471	9201
NICHOLAS HOSKEY, 236	10/08/2023 17:06:13	INVESTIGATION FOLLOW	255 SE 4TH ST	4402
NICHOLAS HOSKEY, 236	10/08/2023 17:39:46	INVESTIGATION FOLLOW	260 SE 3RD ST	4402
NICHOLAS HOSKEY, 236	10/08/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	8901
NICHOLAS HOSKEY, 236	10/08/2023 20:46:27	ACCIDENT	374 N MARKET BLVD	7102
	10/08/2023 20:49:54	ACCIDENT	374 N MARKET BLVD	9901
NICHOLAS HOSKEY, 236	10/09/2023 02:32:21	SUSPICIOUS PERSON	530 NW 1ST ST	6602
ENMANUEL SURIEL, 218	10/09/2023 05:37:48	SHOTS HRD- AREA	589 NW 10TH AVE	6601
ENMANUEL SURIEL, 218	10/09/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602
ENMANUEL SURIEL, 218	10/09/2023 07:51:40	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001
ENMANUEL SURIEL, 218	10/09/2023 09:20:00	ATTEMPT TO CONTACT	85 E CENTRAL AVE	2501
ENMANUEL SURIEL, 218	10/09/2023 12:15:51	EXTRA PATROL	N MARKET BLVD	8901
ENMANUEL SURIEL, 218	10/09/2023 13:40:54	DECEASED PERSON	223 SE 3RD ST	2802

DONOVAN REYNOLDS, 176	10/09/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	2501
DONOVAN REYNOLDS, 176	10/10/2023 00:12:50	SICK/INJURED	102 SW 3RD ST	6101
ENMANUEL SURIEL, 218	10/10/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602
WALTER PETERSON, 209	10/10/2023 07:14:09	TRAFFIC STOP	524 N MARKET BLVD	7301
ENMANUEL SURIEL, 218	10/10/2023 07:25:30	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001
	10/10/2023 08:51:00	911 HANGUP	773 NW 10TH AVE	9901
ROBERT BAZATA, 240	10/10/2023 19:52:50	THREATS	73 SW 1ST ST	8501
TYLER FROELICH, 194	10/10/2023 19:56:21	ATC -WELFARE CHECK	81 SE 3RD ST	4402
	10/10/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	4402
	10/11/2023 01:42:26	SICK/INJURED	7563 SR 471	6301
	10/11/2023 03:19:59	INFORMATION	96 SW 1ST ST	9901
	10/11/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602
JASON VOIGT, 201	10/11/2023 09:20:00	ATTEMPT TO CONTACT	85 E CENTRAL AVE	2501
CARL DUNLAP, B154	10/11/2023 10:29:24	CIVIL-SERV PAPER	708 NW 4TH ST	2201
MICHAEL LARGE, T173	10/11/2023 13:34:19	MENTAL PATIENT	773 NW 10TH AVE	5101
	10/11/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
NICHOLAS HOSKEY, 236	10/11/2023 20:35:10	BUILDING CHECK	447 NW 6TH AVE	8901
NICHOLAS HOSKEY, 236	10/11/2023 21:20:51	MENTAL PATIENT	811 NW 3RD ST	5602
NICHOLAS HOSKEY, 236	10/12/2023 00:08:37	EXTRA PATROL	96 SW 1ST ST	8901
NICHOLAS HOSKEY, 236	10/12/2023 02:20:50	SUSPICIOUS VEH	469 N MARKET BLVD	6603
NICHOLAS HOSKEY, 236	10/12/2023 03:38:26	NARCOTICS	2832 C 478A	5402
JASON VOIGT, 201	10/12/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602
ROBERT HANSEN, X133	10/12/2023 07:15:16	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001
JASON VOIGT, 201	10/12/2023 13:25:23	SUSPICIOUS PERSON	385 NE 3RD ST	2501
JASON VOIGT, 201	10/12/2023 14:31:40	TRAFFIC STOP	N MARKET BLVD	7301
NICHOLAS HOSKEY, 236	10/12/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
NICHOLAS HOSKEY, 236	10/12/2023 22:23:45	EXTRA PATROL	96 SW 1ST ST	8901
ENMANUEL SURIEL, 218	10/13/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602
ENMANUEL SURIEL, 218	10/13/2023 07:21:09	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001
ANTHONY LEE, 144	10/13/2023 09:20:00	ATTEMPT TO CONTACT	85 E CENTRAL AVE	5602
WALTER PETERSON, 209	10/13/2023 11:49:38	RECKLESS DRIVER	773 NW 10TH AVE	2501
WALTER PETERSON, 209	10/13/2023 13:40:41	SUSPICIOUS PERSON	20 SW 3RD ST	6602
TRENT TRACY, D130	10/13/2023 13:48:07	INVESTIGATION FOLLOW	445 NW 10TH AVE	3801
TRENT TRACY, D130	10/13/2023 14:01:06	INVESTIGATION FOLLOW	23 SW 6TH ST	3801
DONOVAN REYNOLDS, 176	10/13/2023 18:00:05	UNSECU DOOR/GATE	299 SW 1ST ST	6601
	10/13/2023 20:20:01	BUILDING CHECK	447 NW 6TH AVE	9901
DONOVAN REYNOLDS, 176	10/14/2023 01:45:40	EXTRA PATROL	96 SW 1ST ST	8901
WALTER PETERSON, 209	10/14/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602
ENMANUEL SURIEL, 218	10/14/2023 10:34:47	INFORMATION	524 N MARKET BLVD	2501
LACEY NORDLE, 162	10/14/2023 17:04:54	TRAFFIC STOP	349 S MARKET BLVD	7301
DONOVAN REYNOLDS, 176	10/14/2023 20:20:01	BUILDING CHECK	447 NW 6TH AVE	8901
DONOVAN REYNOLDS, 176	10/15/2023 00:12:34	EXTRA PATROL	96 SW 1ST ST	8901
ENMANUEL SURIEL, 218	10/15/2023 06:15:01	BUILDING CHECK	447 NW 6TH AVE	5602
DONOVAN REYNOLDS, 176	10/15/2023 20:20:01	BUILDING CHECK	447 NW 6TH AVE	2501
DONOVAN REYNOLDS, 176	10/15/2023 20:53:27	DISTURBANCE-UNK	841 NW 7TH ST	1801
JOSEPH TRIA, 202	10/16/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602
JOSEPH TRIA, 202	10/16/2023 09:20:00	ATTEMPT TO CONTACT	85 E CENTRAL AVE	2501
ERICA HAY, 238	10/16/2023 11:32:39	RECKLESS DRIVER	NE 3RD AVE	7203
JOSEPH TRIA, 202	10/16/2023 13:17:26	JUVENILE	524 N MARKET BLVD	2501
JONATHAN BINEGAR, C151	10/16/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
	10/16/2023 20:38:05	SICK/INJURED	1010 E CENTRAL AVE 15	6301

NICHOLAS HOSKEY, 236	10/17/2023 01:24:33	EXTRA PATROL	96 SW 1ST ST	8901
JOSEPH TRIA, 202	10/17/2023 06:15:01	BUILDING CHECK	447 NW 6TH AVE	5602
JOSEPH TRIA, 202	10/17/2023 07:59:03	SUSPICIOUS INCIDENT	524 N MARKET BLVD	6601
JOSEPH TRIA, 202	10/17/2023 12:07:26	CIVIL	445 NW 10TH AVE	2201
NICHOLAS HOSKEY, 236	10/17/2023 18:25:42	JUVENILE	629 NW 10TH AVE	3102
NICHOLAS HOSKEY, 236	10/17/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
	10/17/2023 21:13:09	SICK/INJURED	188 NE 1ST ST	6301
NICHOLAS HOSKEY, 236	10/18/2023 02:56:01	EXTRA PATROL	96 SW 1ST ST	8901
ENMANUEL SURIEL, 218	10/18/2023 06:15:01	BUILDING CHECK	447 NW 6TH AVE	5602
ENMANUEL SURIEL, 218	10/18/2023 07:22:25	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001
ROBERT VACHON, 246	10/18/2023 08:47:45	TRAFFIC ENFORCEMENT	SR 471	7001
ENMANUEL SURIEL, 218	10/18/2023 09:20:00	ATTEMPT TO CONTACT	85 E CENTRAL AVE	2501
ROBERT VACHON, 246	10/18/2023 09:27:56	TRAFFIC STOP	SR 471	7301
	10/18/2023 13:23:11	911 HANGUP	102 NE 4TH AVE	9201
SHAWN DECKARD, B126	10/18/2023 16:30:41	CIVIL-SERV PAPER	602 NW 9TH AVE	2201
	10/18/2023 19:01:56	SICK/INJURED	2085 CR 740 142	6301
ANTHONY LEE, 144	10/18/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
DONOVAN REYNOLDS, 176	10/19/2023 01:51:10	SUSPICIOUS VEH	SR 50	6603
ENMANUEL SURIEL, 218	10/19/2023 06:15:01	BUILDING CHECK	447 NW 6TH AVE	5602
ROBERT HANSEN, X133	10/19/2023 07:14:16	ACCIDENT	NE 4TH AVE	7102
ROBERT VACHON, 246	10/19/2023 08:37:03	TRAFFIC ENFORCEMENT	SR 471/ NORTH CARTER POND RD	7001
ROBERT VACHON, 246	10/19/2023 09:12:41	TRAFFIC STOP	SR 471	7301
ROBERT VACHON, 246	10/19/2023 09:35:54	TRAFFIC STOP	SR 471	7301
ROBERT VACHON, 246	10/19/2023 09:57:21	TRAFFIC STOP	SR 471	7301
ENMANUEL SURIEL, 218	10/19/2023 12:03:47	ASSAULT	841 NW 7TH ST	2501
DONOVAN REYNOLDS, 176	10/19/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	2501
JUSTIN ST CLAIR, 210	10/19/2023 20:20:17	TRAFFIC STOP	349 S MARKET BLVD	7301
JUSTIN ST CLAIR, 210	10/19/2023 21:15:46	TRAFFIC STOP	469 N MARKET BLVD	7301
JOSEPH TRIA, 202	10/20/2023 06:15:01	BUILDING CHECK	447 NW 6TH AVE	5602
	10/20/2023 06:59:10	TEST - DO NOT DISP.	349 S MARKET BLVD	9901
	10/20/2023 07:23:07	TEST - DO NOT DISP.	773 NW 10TH AVE	2501
JOSEPH TRIA, 202	10/20/2023 09:20:00	ATTEMPT TO CONTACT	85 E CENTRAL AVE	2501
JESSICA CROWSON, A75	10/20/2023 09:31:40	INVESTIGATION FOLLOW	469 N MARKET BLVD	4801
JOSEPH TRIA, 202	10/20/2023 13:15:09	DCF/ABUSE REG	349 S MARKET BLVD	1102
STEVEN NEUMANN, 184	10/20/2023 13:20:23	TRAFFIC STOP	E CENTRAL AVE	7301
NICHOLAS HOSKEY, 236	10/20/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
NICHOLAS HOSKEY, 236	10/21/2023 02:39:21	SUSPICIOUS PERSON	524 N MARKET BLVD	6602
JOSEPH TRIA, 202	10/21/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602
	10/21/2023 07:38:15	911 HANGUP	102 NE 4TH AVE	9201
ERICA HAY, 238	10/21/2023 13:45:01	ESCORT-FUNERAL	7052 SR 471	7203
CORBIN HRADECKY, 249	10/21/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
	10/21/2023 23:31:54	FIRE-UNKNOWN	13904 SR 471	3702
NICHOLAS HOSKEY, 236	10/22/2023 04:16:55	SUSPICIOUS VEH	524 N MARKET BLVD	6603
JOSEPH TRIA, 202	10/22/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602
JOSEPH TRIA, 202	10/22/2023 07:43:22	ALARM-COMRCL	349 S MARKET BLVD	1402
JOSEPH TRIA, 202	10/22/2023 08:22:05	ALARM-COMRCL	349 S MARKET BLVD	1402
JOSEPH TRIA, 202	10/22/2023 13:34:29	TRESPASSING	342 NW 9TH AVE	7503
NICHOLAS HOSKEY, 236	10/22/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	6602
GARRETT ALLEN, 181	10/22/2023 21:19:24	SUSPICIOUS INCIDENT	342 NW 9TH AVE	7503
NICHOLAS HOSKEY, 236	10/22/2023 23:22:12	SUSPICIOUS VEH	353 E CENTRAL AVE	6603
NICHOLAS HOSKEY, 236	10/23/2023 00:21:18	SUSPICIOUS PERSON	871 NW 6TH ST	6602

ENMANUEL SURIEL, 218	10/23/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602
	10/23/2023 08:03:29	SICK/INJURED	524 N MARKET BLVD	6301
CALEB ROSS, T139	10/23/2023 09:02:41	DCF/ABUSE REG	349 S MARKET BLVD	3801
ENMANUEL SURIEL, 218	10/23/2023 09:20:00	ATTEMPT TO CONTACT	85 E CENTRAL AVE	2501
ENMANUEL SURIEL, 218	10/23/2023 10:23:51	ANIMAL COMPLAINT	860 OAK AVE	1601
WALTER PETERSON, 209	10/23/2023 10:49:35	DISTURBANCE-VERBAL	7368 SR 471	2501
WALTER PETERSON, 209	10/23/2023 11:51:24	911 HANGUP	445 NW 10TH AVE	9201
MICHAEL LARGE, T173	10/23/2023 12:31:02	INFORMATION	773 NW 10TH AVE	2501
ENMANUEL SURIEL, 218	10/23/2023 12:49:51	EXTRA PATROL	N MARKET BLVD	8901
JUSTIN ST CLAIR, 210	10/23/2023 19:21:38	TRAFFIC STOP	E C 478	7301
DONOVAN REYNOLDS, 176	10/23/2023 20:20:01	BUILDING CHECK	447 NW 6TH AVE	2501
ENMANUEL SURIEL, 218	10/24/2023 05:49:06	TRAFFIC STOP	NE 4TH AVE	7301
ENMANUEL SURIEL, 218	10/24/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602
	10/24/2023 08:40:02	911 HANGUP	773 NW 10TH AVE	9201
ENMANUEL SURIEL, 218	10/24/2023 09:25:49	SICK/INJURED	577 NW 3RD ST	1801
MICHAEL LARGE, T173	10/24/2023 15:38:08	JUVENILE	773 NW 10TH AVE	4401
DONOVAN REYNOLDS, 176	10/24/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	2501
JOSEPH TRIA, 202	10/25/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602
JOSEPH TRIA, 202	10/25/2023 07:50:27	TRAFFIC STOP	N MARKET BLVD	7301
	10/25/2023 08:02:04	SICK/INJURED	1010 E CENTRAL AVE 15	6301
JOSEPH TRIA, 202	10/25/2023 09:20:00	ATTEMPT TO CONTACT	85 E CENTRAL AVE	2501
JOSEPH TRIA, 202	10/25/2023 11:33:29	INVESTIGATION FOLLOW	524 N MARKET BLVD	3801
GLENN WARE, X147	10/25/2023 15:42:21	TRAFFIC ENFORCEMENT	773 NW 10TH AVE	7001
	10/25/2023 18:09:10	REPOSSESSION	780 OAK AVE	7704
NICHOLAS HOSKEY, 236	10/25/2023 20:20:01	BUILDING CHECK	447 NW 6TH AVE	5602
GARRETT ALLEN, 181	10/26/2023 00:07:05	TRAFFIC STOP	NE 3RD AVE	7301
NICHOLAS HOSKEY, 236	10/26/2023 02:37:01	SUSPICIOUS VEH	155 E CENTRAL AVE	6603
	10/26/2023 06:15:01	BUILDING CHECK	447 NW 6TH AVE	5602
ROBERT HANSEN, X133	10/26/2023 07:19:06	TRAFFIC CONTROL	349 S MARKET BLVD	7001
JOSEPH TRIA, 202	10/26/2023 08:17:58	ABANDON VEHICLE	7743 SR 471	7701



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.

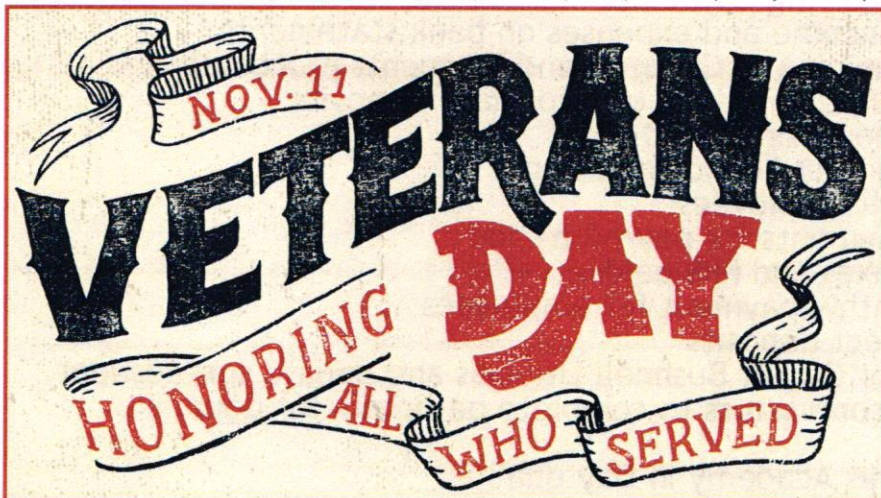
Personnel

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

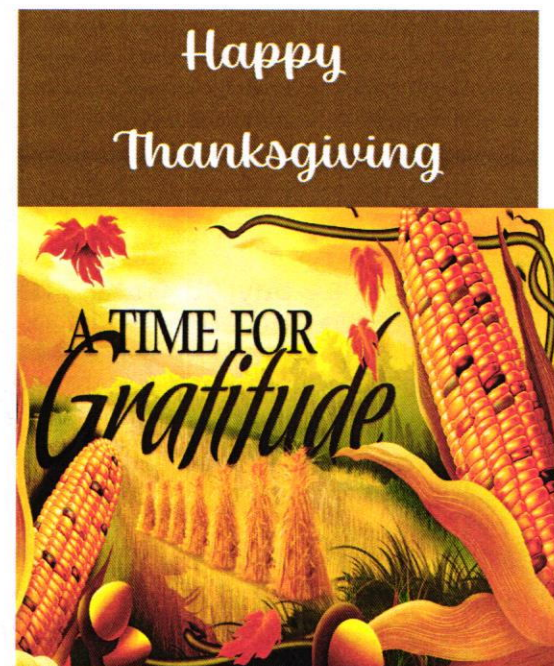
Important Dates:

11/21 Utility Turn-off for non-payment
 11/23-24 City offices closed
 12/2 Christmas Parade/Light Up Webster
 12/15 Utility Payment Deadline to prevent late fees
 12/21 6pm City Council Meeting, City Hall



"As we express our gratitude we must never forget that the highest appreciation is not to utter the words, but to live by them."

- John F. Kennedy -

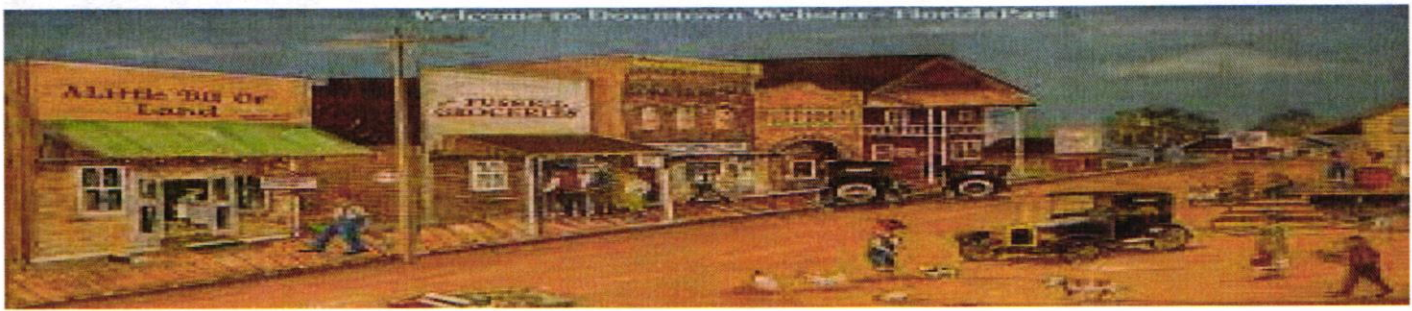




Operational Activities—Administration

On-line payment processing—98	In office Payment Processing—385
New Accounts—6	Closed Accounts—2
Late Fee Assessments—110	Turn-offs—32
Notaries—15	Copy Requests—9
Faxes—1	New Account Impact Fees—0
Locates—19	Work orders created—131
Work Orders closed—116	Business License Processed—215
Container Permit Renewals—96	New Code Enforcement Cases—2
Follow-up on existing Code Enforcement Cases—3	Code Enforcement Liens—0
Code Enforcement Foreclosures—0	Public Records Request—12
Checks Processed for Payments—40	Purchase Orders—84
Utility Batches/Balancing—37	Community Hall Rental—1

- Entered Meter Reads and processed utility bills for 507 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/resolutions 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
- Processing PO's for monthly recurring payments
- Reconciliation/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
- 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
- Process Council checks and direct deposits
- Review and update transfers for City of Bushnell Utilities and update spreadsheet
- Finishing with estimates from contractors to complete bathroom for Council Chambers
- Florida Association of City Clerks Academy in Daytona
- Prepare for and hold Founder's Day event
- Prepare for and participate in the Festapalooza event
- Held Scarecrow Contest



Operational Activities—Public Works

Work orders processed—131

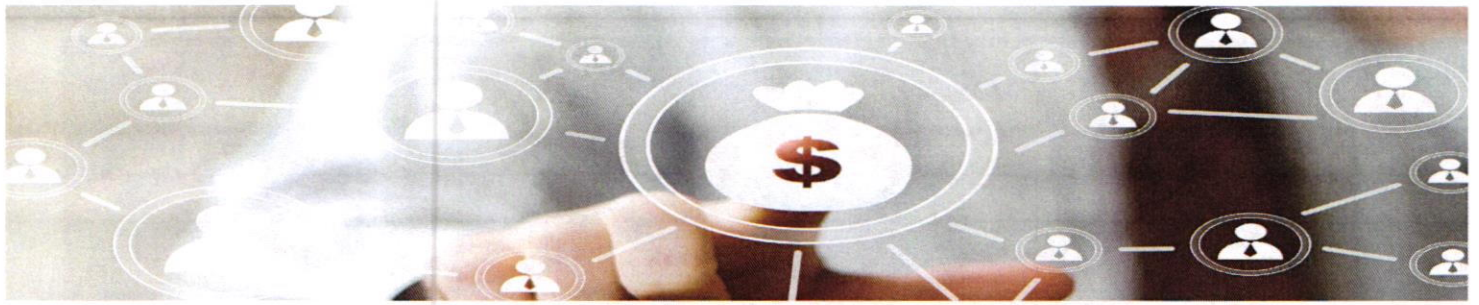
Utility turn-off—32

Utility account turn-on—24

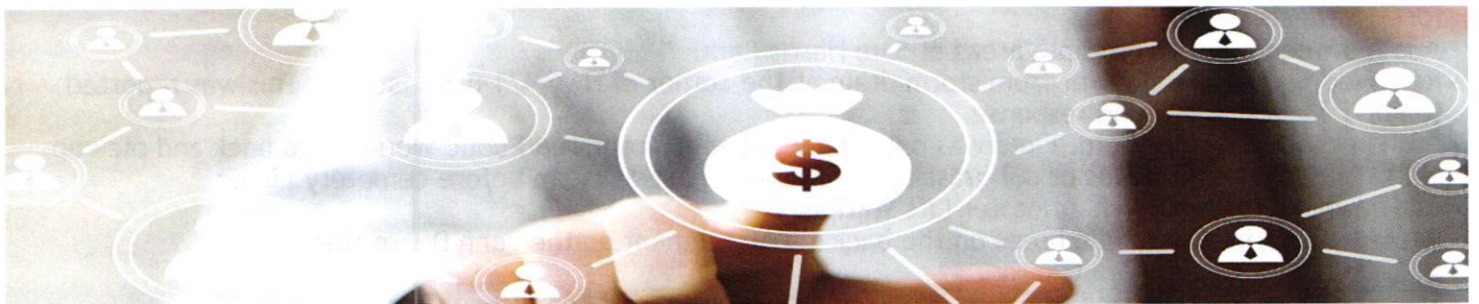
Locates—19

Other—56

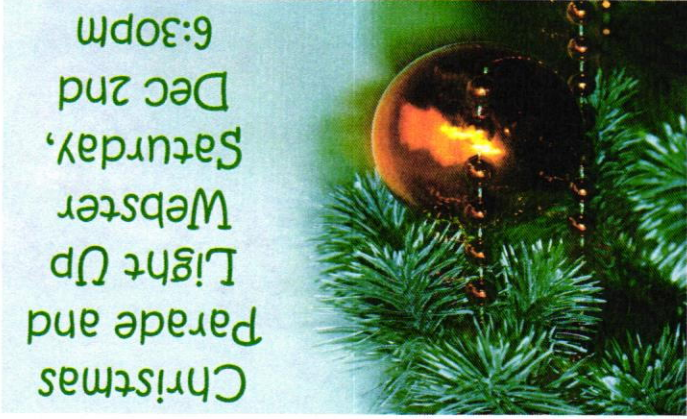
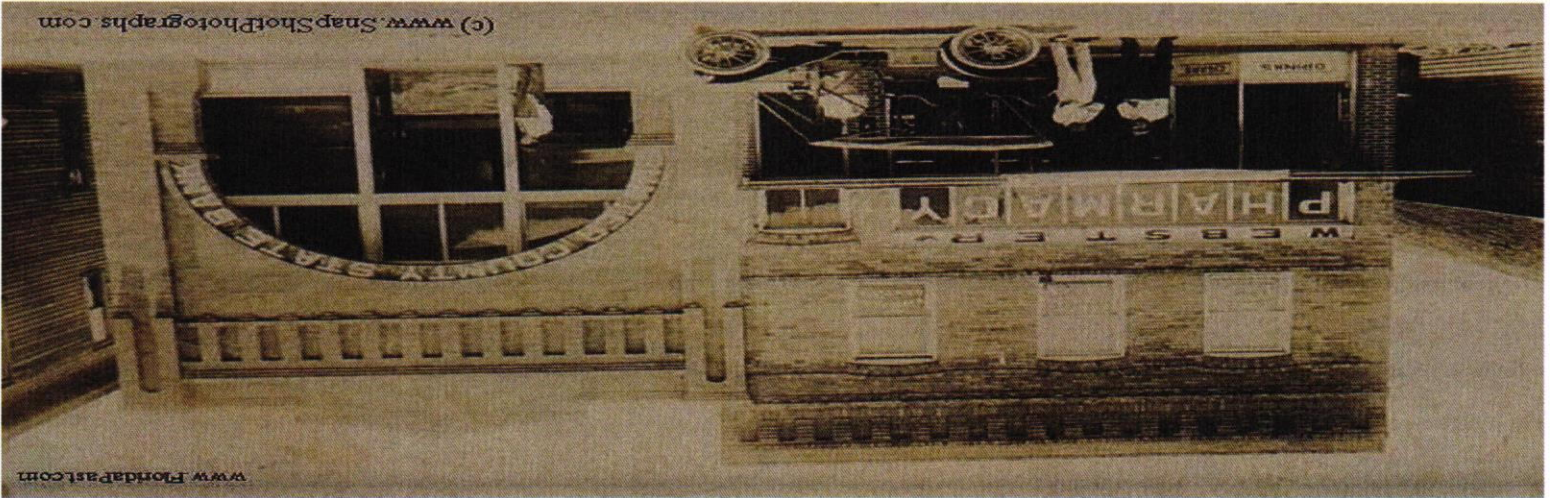
- Right of way trimming around the city continuous throughout the month.
- Used new automatic meter reading system to conduct Data Logs of various meters throughout the city. Doing this enables Public Works staff to better explain water usage to the customer.
- Automatic meter reading system used to do meter reading. This reduced the time from almost three days to read all meters in the city to all meters being read in one day.
- Conducted multiple utility locates throughout the city.
- Construction of Multi use path in progress on Hwy 471. Had multiple site visits with Ranger Construction to resolve issues that arose.
- 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.
- Extra garbage and debris pick-up around the city.
- Mowed, weedeated, edged and pulled weeds at City Hall.
- Weedeated, edged and pushed mowed around dugouts 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.
- Monthly Webster/Bushnell Interconnect sample for sewer.
- Greased handheld tools to ensure proper function and serviceability.
- Met with Gen Serve rep for more quotes to repair generator issues at Master Lift station and North Well.
- Met with reps from Middle School to discuss new parent pick up route.
- Jamie Hope from Florida Rural Water Association stopped by to provide training on lift station issues.
- Gathered information about Master Lift station for Mittauer & Associates in reference to CDBG Grant.
- Repaired leaking toilet in the men's room at Sam Harris Park.
- Customer hit 4-inch water main line crossing property while cleaning with equipment. Utility Repair Experts called to assist with repair.
- Water service line break at 754 NW 5th Street. Public Works staff repaired.
- Keith spoke at South Sumter Middle School S.W.A.T. Club meeting about the process of enacting city ordinances.
- Cleaned out closet in council chambers in preparation for plumbers to install water and wastewater lines for new bathroom.
- Met with Pastor Don about Festapalooza at Sam Harris Park to determine what the City needed to provide for assistance.
- Applied weed killer to multiple areas at Sam Harris Park.
- Removed jagged metal cover from storm drain at the corner of Hwy 471 & SE 1st Ave. This was reported to FDOT for repair with no response.
- Bush hogged cemetery field. Field was extremely tall which required Public Works to go back and pick up multiple dump trailer loads of cut grass to ensure property was clean before cemetery picnic.
- Cut down overgrown brush at Master Lift Station.
- Replaced multiple hydraulic hoses on the backhoe attachment on the John Deere tractor.
- Adjusted breaks on Kubota tractor.
- Prepared area on south end of Public Works building for new air conditioner installation.



REVENUE AND LOSS 2023		
FUND	REVENUE	October
101	GENERAL FUND	\$80,753.28
104	TRANSPORTATION	\$4,523.93
105	CDBG GRANT	\$0.00
430	WATER	\$20,752.54
440	GARBAGE	\$17,513.60
450	SEWER	\$35,783.58
460	IMPACT FEES	
	TOTAL REVENUE	\$159,326.93
	EXPENSE	
101-1011	GENERAL FUND-ADMIN	\$54,593.12
101-2021	GENERAL FUND-SCSO	\$14,512.17
101-7072	GENERAL FUND-PUBLIC WORKS	\$13,852.35
104	TRANSPORTATION	\$4,708.20
105	CDBG GRANT	\$0.00
430	WATER	\$24,907.01
440	GARBAGE	\$17,104.44
450	SEWER	\$26,396.94
	TOTAL EXPENSE	\$156,074.23
	REVENUE/LOSS	\$3,252.70



What's Happening in Webster





Webster
Founder's Day
2023

ORDINANCE NO. 2023-24

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 2.7 ACRES (TAX PARCEL IDENTIFICATION NUMBERS Q19-070 AND Q19-091), 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 Q19-70 and Q19-091), is the owner of the property which is the subject of this Ordinance; and

WHEREAS, The real property, totaling 2.7 +/- 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

ATTEST:

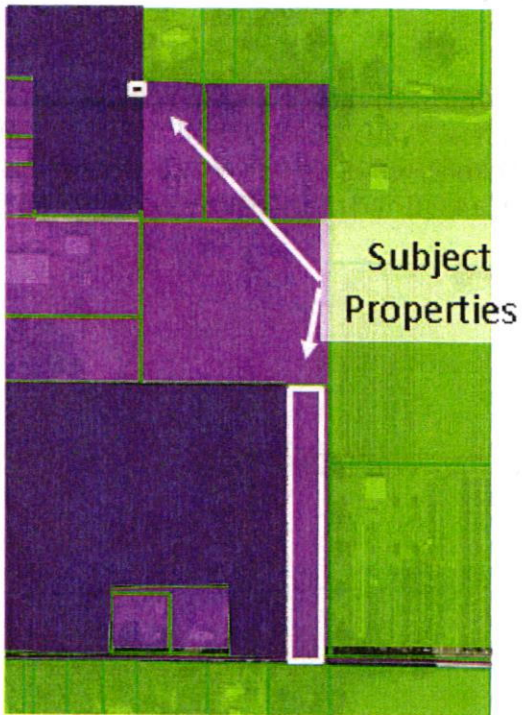
Approved as to form and Legality:

**Amy Flood
City Clerk**

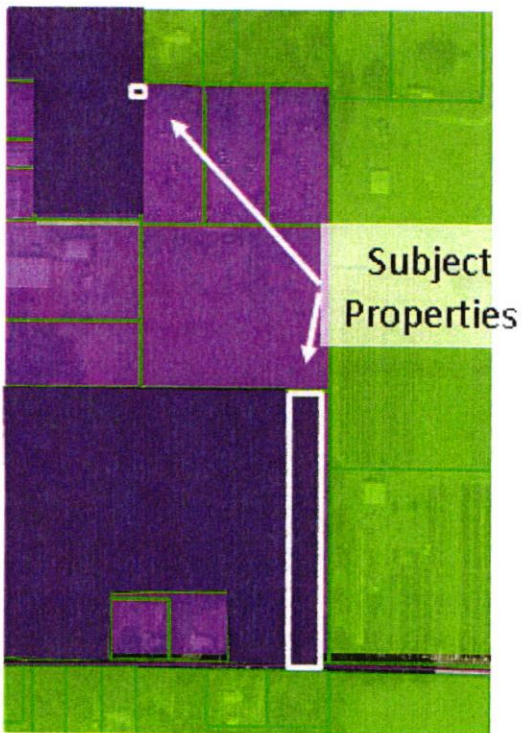
**William L. Colbert
City Attorney**

ATTACHMENT 1

Future Land Use Map



**Existing Future Land
Use Designations**



**Proposed Future Land
Use Designations**

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

ATTACHMENT 2
Legal Description

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

Q19-070

THE N 477.40 FT OF THE E 282.76 FT OF THE W 672.76 FT OF THE S 3/4 OF THE W 1/2 OF THE SW 1/4 AND THE E 90 FT OF THE W 390 FT OF N 477.4 FT OF S 3/4 OF W 1/2 OF SW 1/4 LESS THE N 477.40 FT OF E 282.76 FT OF W 672.76 FT OF S 3/4 OF W 1/2 OF SW 1/4 AND THE E 90 FT OF W 390 FT OF N 477.40 FT OF S 3/4 OF W 1/2 OF SW 1/4 LESS THE N 60.0 FT OF N 477.40 FT OF E 60.0 FT OF E 282.7

And

Q19-091

HE N 1037.40 OF THE S 3/4 OF THE SW 1/4 LESS W 672.76 LESS N 477.4

CITY OF WEBSTER

SMALL SCALE COMPREHENSIVE PLAN AMENDMENT

**PLANNING & ZONING
OCTOBER 12, 2023**

**CITY COUNCIL
OCTOBER 19, 2023
NOVEMBER 16, 2023**

CASE NUMBER: SS-23-15656

LANDOWNER: Southern Properties Florida , LLC.

APPLICANT: City of Webster

REQUESTED ACTION: A small scale land use amendment on 2.7 acres MOL to change the future land use assignment from County – Industrial to City of Webster – Industrial following annexation.

PARCEL NUMBER: Q19-070 and Q19-091

LEGAL DESCRIPTION: See Attachment 1

PARCEL SIZE: 0.08 acres (Q19-070) and 2.66 (Q19-091) acres MOL

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

GENERAL DESCRIPTION AND BACKGROUND

The applicant is requesting a Small Scale Future Land Use Amendment on two parcels within the Southern Properties Florida holdings. The properties are located near the Sumter County Fairgrounds and are contiguous to properties recently considered in applications SS-23-010354 and R-23-010355. Parcel Q19-070 contains a private community supply wellhead. It was permitted as a rural water supply project to serve the adjacent industrial uses. Parcel Q19-091 is vacant pasture. This application is concurrent with annexation into the City of Webster. The 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, and indoor/outdoor storage.

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 available 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 relate to the industrial use, and other land uses requiring outdoor storage and/or having the potential to generate negative impacts on adjacent properties.

- a. Industrial land uses may be located within or outside the UDA;
- b. Industrial uses shall be encouraged within the Economic Activity Centers and industrial areas within the Cities;
- c. The industrial uses shall be located with access to an arterial or collector road;

- d. The maximum floor area ratio when located inside a Primary Economic Activity Center is 0.7.
- e. The maximum floor area ratio when located inside the UDA boundary is 0.5; and
- f. The maximum floor area ratio when located outside the UDA boundary is 0.3.

This property is currently designated Industrial on the County Future Land Use Map 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. The two small parcels are part of a larger landholding that fronts on SR 471, a minor arterial roadway and has access to municipal services.

PROPOSED AMENDMENT TO THE TEXT OF THE COMPREHENSIVE PLAN

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

PROPOSED AMENDMENT TO THE CAPITAL IMPROVEMENTS PLAN

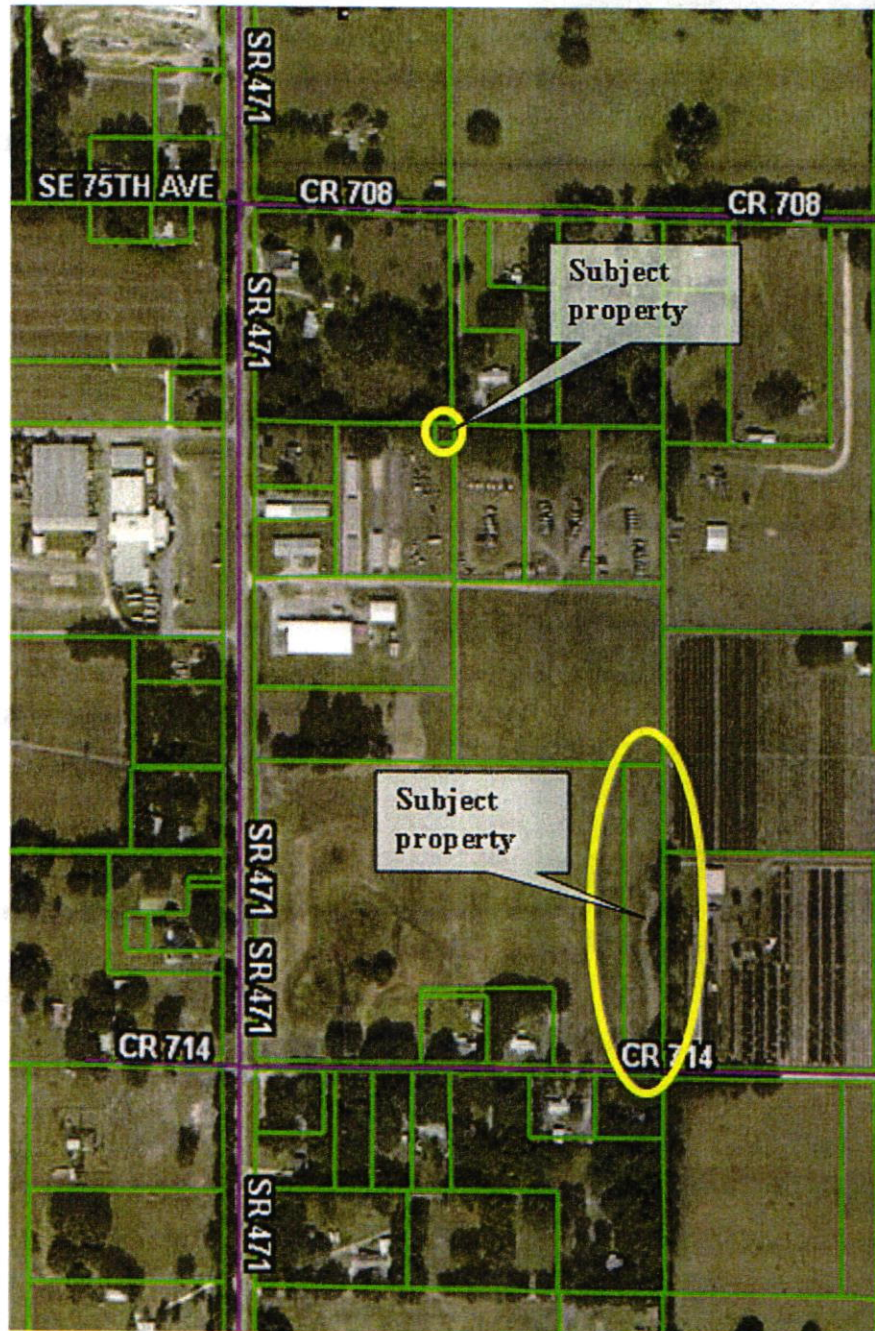
The proposed amendment does not affect the City's Capital Improvements program.

CONCLUSIONS

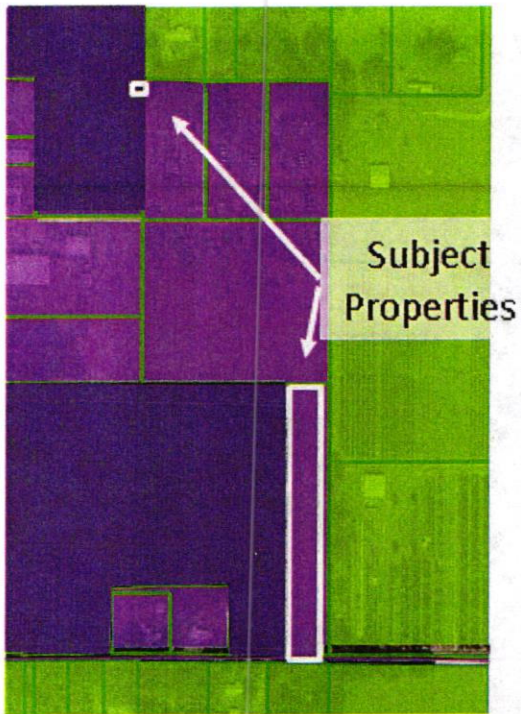
Staff deemed the application sufficient for review. Staff has found the request in compliance with the minimum requirements of the Webster County Land Development Code and Comprehensive Plan and recommends approval of the petition.

Notices Sent: 21

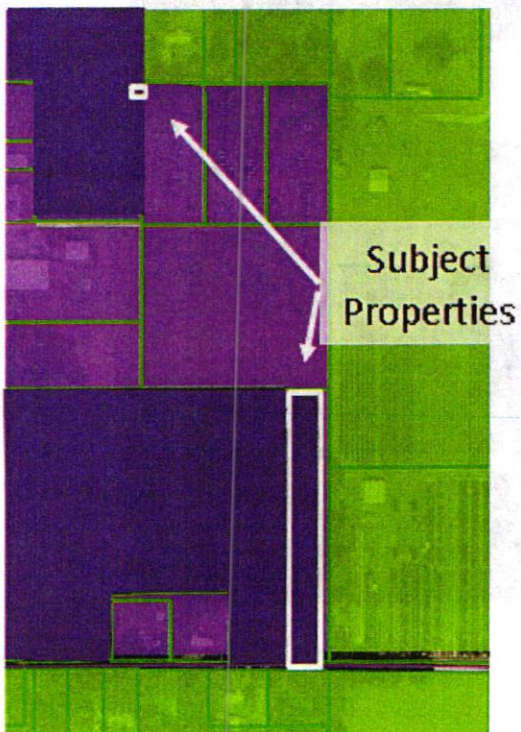
Map 1
General Location



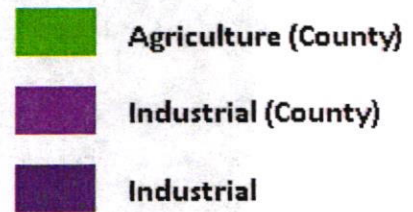
Future Land Use Map



Existing Future Land
Use Designations



Proposed Future Land
Use Designations



ATTACHMENT 1
Legal Description

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

Q19-070

THE N 477.40 FT OF THE E 282.76 FT OF THE W 672.76 FT OF THE S 3/4 OF THE W 1/2 OF THE SW 1/4 AND THE E 90 FT OF THE W 390 FT OF N 477.4 FT OF S 3/4 OF W 1/2 OF SW 1/4 LESS THE N 477.40 FT OF E 282.76 FT OF W 672.76 FT OF S 3/4 OF W 1/2 OF SW 1/4 AND THE E 90 FT OF W 390 FT OF N 477.40 FT OF S 3/4 OF W 1/2 OF SW 1/4 LESS THE N 60.0 FT OF N 477.40 FT OF E 60.0 FT OF E 282.7

And

Q19-091

HE N 1037.40 OF THE S 3/4 OF THE SW 1/4 LESS W 672.76 LESS N 477.4

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 part of a larger industrial project. This property is contiguous to existing industrial uses and will not introduce industrial uses a substantial distance from other existing urban uses.**
- 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 and does not include any Special Flood Hazard Areas.**
- V. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils. **The proposed development will have no impact on Agricultural uses.**
- 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 Industrail future land use assignment.**
- (V) Creates a balance of land uses based upon demands of residential population for the nonresidential needs of an area. **The land use change will not significantly affect the mixture of land uses.**
- (VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area. **The requested amendment will increase the amount of Industrial land available for development in Webster. This will improve the balance of land uses.**

ORDINANCE NO. 2023-25

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA PROVIDING FOR THE REZONING OF REAL PROPERTY TOTALING 2.7 ACRES, MORE OR LESS, IN SIZE (TAX PARCEL IDENTIFICATION NUMBERS Q19-070 AND Q19-091) WITHIN THE CITY LIMITS (MAP OF PROPERTY ATTACHED) TO INDUSTRIAL ZONING DISTRICT; PROVIDING FOR THE TAKING OF IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR THE ADOPTION OF A MAP BY REFERENCE; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE..

WHEREAS, Southern Properties Florida LLC, and Robert Sanchez, who share the mailing address: PO Box 2728. Bushnell, FL 33513 (Tax Parcel Identification Numbers Q19-070 and Q19-091), is the owner of the property which is the subject of this Ordinance; and

WHEREAS, The real properties, totaling 2.7 +/- acres in size, is located on the east side of SR 471, and is part of a larger landholding owned by Southern Properties Florida LLC and Robert Sanchez; 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) zoning districts to the Industrial zoning district.

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

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

SECTION 1. LEGISLATIVE FINDINGS AND INTENT.

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

(b). The subject property, which is 2.7 acres MOL in size, is located on the east side of SR 471 (Tax Parcel Numbers Q19-070 and Q19-091). The legal description of the subject property is provided in Attachment A.

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

SECTION 2. REZONING OF REAL PROPERTY/IMPLEMENTING ACTIONS.

(a). Upon enactment of this Ordinance the following described property, as depicted in Attachment A of this Ordinance, and totaling is 2.7 acres MOL in size, shall be rezoned from Industrial (County) zoning districts/classification to Industrial zoning district/classification.

(b). The City Manager, or designee, is hereby authorized to execute any and all documents necessary to formalize approval of the rezoning action

taken herein and to revise and amend the Official Zoning Map or Maps of the City of Webster as may be appropriate to accomplish the action taken in this Ordinance.

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

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

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

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

SECTION 7. EFFECTIVE DATE This Ordinance shall take effect immediately upon enactment provided, however, that the rezoning of property herein set forth shall not take effect until Ordinance Number 2023-24 relating to the Comprehensive amendment becomes effective.

PASSED AND ENACTED this 16th day of November, 2023.

CITY COUNCIL OF THE CITY
OF WEBSTER, FLORIDA

Bobby Yost, Mayor

Approved as to form and

ATTEST:
Legality:

Amy Flood
City Clerk

William L. Colbert
City Attorney

Attachment A
Legal Description

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

Q19-070

THE N 477.40 FT OF THE E 282.76 FT OF THE W 672.76 FT OF THE S 3/4 OF THE W 1/2 OF THE SW 1/4 AND THE E 90 FT OF THE W 390 FT OF N 477.4 FT OF S 3/4 OF W 1/2 OF SW 1/4 LESS THE N 477.40 FT OF E 282.76 FT OF W 672.76 FT OF S 3/4 OF W 1/2 OF SW 1/4 AND THE E 90 FT OF W 390 FT OF N 477.40 FT OF S 3/4 OF W 1/2 OF SW 1/4 LESS THE N 60.0 FT OF N 477.40 FT OF E 60.0 FT OF E 282.7

And

Q19-091

HE N 1037.40 OF THE S 3/4 OF THE SW 1/4 LESS W 672.76 LESS N 477.4

Map



**CITY OF WEBSTER
REZONING APPLICATION**

**PLANNING & ZONING
OCTOBER 12, 2023**

**CITY COUNCIL
OCTOBER 19, 2023
NOVEMBER 16, 2023**

CASE NUMBER: R-23-15657

LANDOWNER: Southern Properties Florida, LLC and Robert Sanchez.

APPLICANT: City of Webster

REQUESTED ACTION: Rezone 2.7 acres MOL from County – Industrial to Industrial

PARCEL NUMBERS: Q19-070 and Q19-091

LEGAL DESCRIPTION: See Attachment

EXISTING ZONING: County – Industrial

EXISTING USE: Wellhead and pasture

FUTURE LAND USE: County - Industrial

PARCEL SIZE: 0.08 acres (Q19-070) and 2.66 (Q19-091) acres MOL

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

SURROUNDING LAND USE AND ZONING

The properties are located in an industrial area across from the Sumter County Fairgrounds. They are contiguous to properties recently considered in applications SS-23-010354 and R-23-010355 and are part of a larger landholding (map 1). Parcel Q19-070 contains a private community supply wellhead. It was permitted as a rural water supply project to serve the adjacent industrial uses. Parcel Q19-091 is vacant pasture. This

application is concurrent with annexation into the City of Webster and small scale land use amendment SS-23-15656. The rezoning will add the property to the City's Zoning Map with an Industrial zoning designation (Map 2). Surrounding commercial and industrial uses include the Sumter County Fairgrounds, wholesale manufacturing warehouse, and indoor/outdoor storage. Surrounding zoning for parcel Q19-091 includes Rural Residential (RR5C-east and north), Agriculture (A10C-east), Industrial and Planned Industrial (I and IP-west and north). Parcel Q19-070 is surrounded by Industrial zoning.

CASE SUMMARY

The Subject properties are being annexed into the City of Webster. The property has a County-Industrial zoning and is part of a larger industrial landholding. This rezoning action will add the property to the Webster zoning map with an Industrial zoning assignment.

Municipal services are available and utility connection will be required for future development.

CASE ANALYSIS:

The request is to adopt City zoning following annexation. This application is concurrent with small scale land use amendment SS-23-15656 which seeks an Industrial Future Land Use assignment.

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

- a) Change of conditions, or absence of changed conditions.
The property is being annexed into Webster.
- b) Community need, or lack of community need.
The requested rezoning will allow industrial development in an area with similar uses.
- c) Benefits to the community.
The rezoning will provide an additional product/service to the area and jobs.
- d) The rights of private property owners.
This rezoning will preserve the existing industrial development rights currently in place with County land use and zoning.

DEVELOPMENT SERVICES DEPARTMENT STAFF CONCLUSIONS

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

Notices Sent: 21

Attachment Legal Description

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

Q19-070

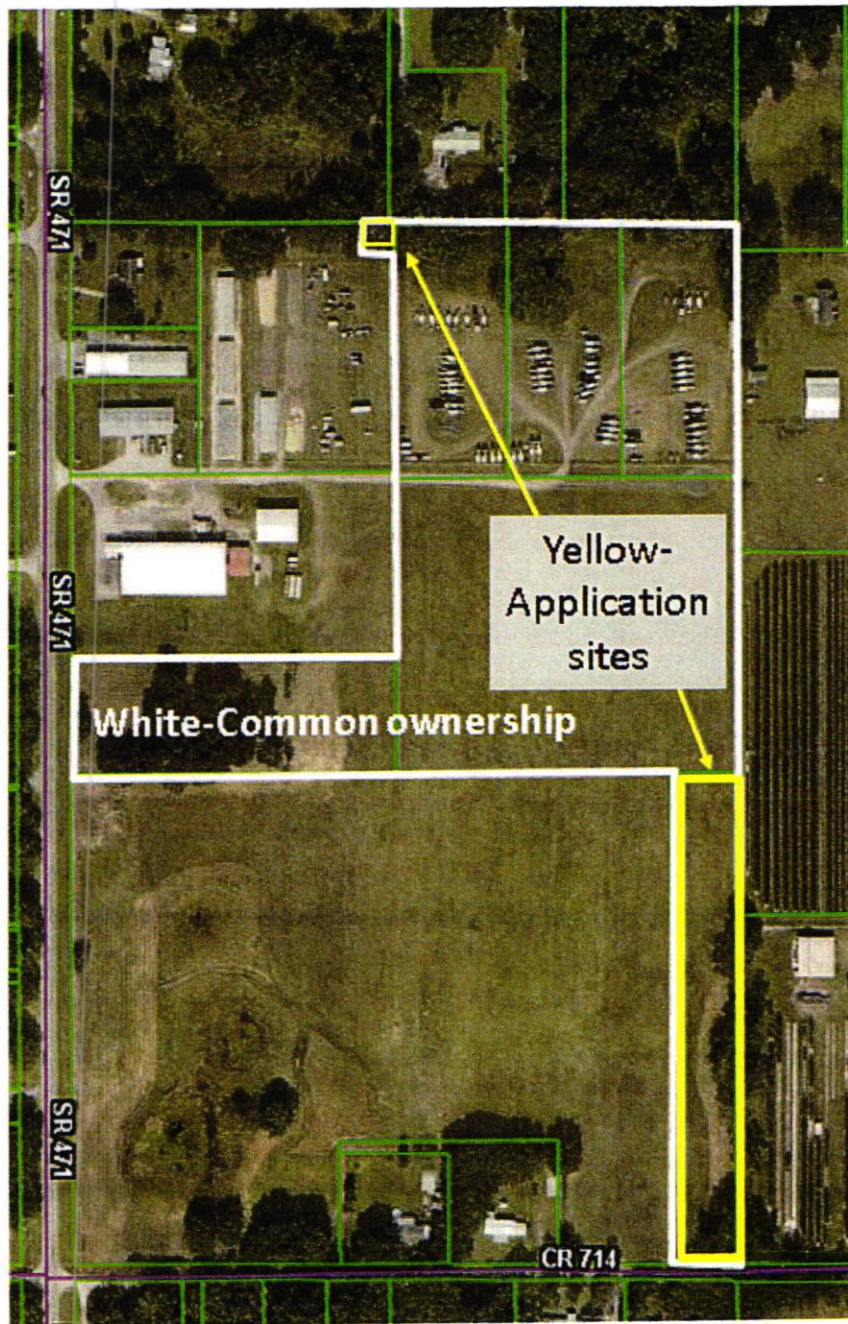
THE N 477.40 FT OF THE E 282.76 FT OF THE W 672.76 FT OF THE S 3/4 OF THE W 1/2 OF THE SW 1/4 AND THE E 90 FT OF THE W 390 FT OF N 477.4 FT OF S 3/4 OF W 1/2 OF SW 1/4 LESS THE N 477.40 FT OF E 282.76 FT OF W 672.76 FT OF S 3/4 OF W 1/2 OF SW 1/4 AND THE E 90 FT OF W 390 FT OF N 477.40 FT OF S 3/4 OF W 1/2 OF SW 1/4 LESS THE N 60.0 FT OF N 477.40 FT OF E 60.0 FT OF E 282.7

And

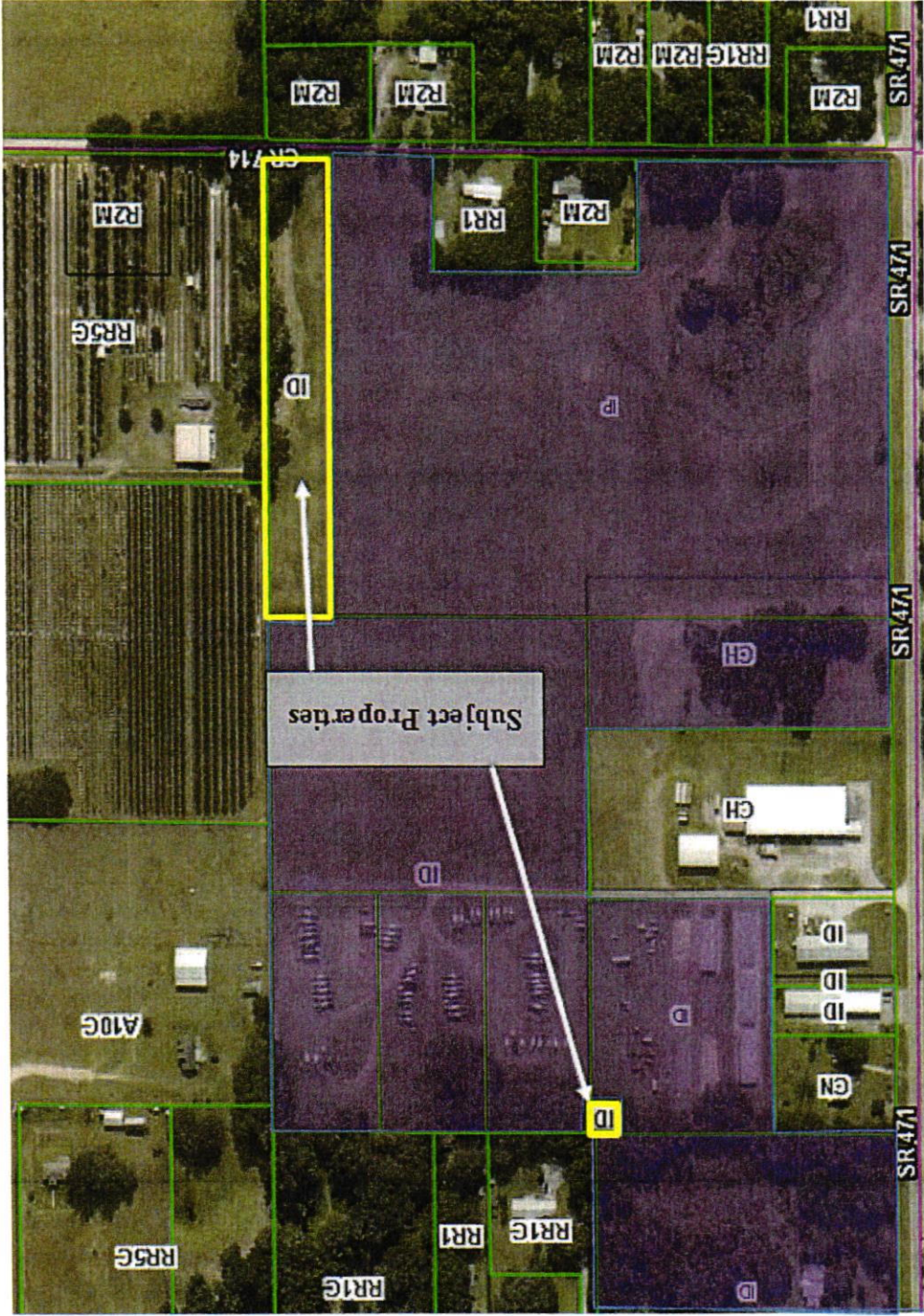
Q19-091

HE N 1037.40 OF THE S 3/4 OF THE SW 1/4 LESS W 672.76 LESS N 477.4

**Map 1
General Location**



Map 2
Surrounding Zoning Assignments



Yellow – Application sites
Violet – City of Webster

ORDINANCE NO. 2023-26

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA AMENDING CHAPTER 13 OF THE CITY OF WEBSTER CODE OF ORDINANCES AS PREVIOUSLY AMENDED TO PROVIDE FOR R4M AND R4C RESIDENTIAL ZONING DISTRICTS; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR A SAVINGS PROVISION AND RATIFICATION OF PRIOR ACTS OF THE CITY; PROVIDING FOR CONFLICTS; CODIFICATION AND DIRECTIONS TO THE CODE CODIFIER AND PROVIDING FOR THE IMPLEMENTATION OF THE STATUTORY STATE REVIEW PROCESS AND AN EFFECTIVE DATE.

WHEREAS, the City of Webster has complied with all requirements and procedures of Florida law in processing this Ordinance; and

WHEREAS, the City Council of the City of Webster has the power and authority to enact this Ordinance under the controlling provisions of State law such as, by way of example only, the provisions of Article VIII, Section 2 of the *Constitution of the State of Florida* and the provisions of Chapter 163, *Florida Statutes*, and Chapter 166, *Florida Statutes*, and other controlling law of the State of Florida; and

WHEREAS, the City Council established land development regulations governing use and operations of specific uses as set forth in the Land Development Code, Chapter 13 of the City of Webster Code; and,

WHEREAS, the City Council of the City of Webster desires to provide a greater range of housing options, including quarter-acre single family lots; and

WHEREAS, the City Council of the City of Webster is enacting this Ordinance in order to promote the public health, safety and welfare.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY

OF WEBSTER, FLORIDA:

SECTION 1. PURPOSE.

The purpose of this Ordinance is to Amend the City of Webster Code of Ordinances; more specifically the Land Development Code Table 13-401A: *Future Land use and Zoning District Correlation*, Section 13-420, Section 13-422, *Residential Zoning Districts*, Table 13-423A: *Residential Zoning Districts Dimensional Standards*; and Table 13-431A: *Schedule of Uses*, for the reasons set forth in the above Whereas clauses, which are incorporated herein, *in haec verba*.

SECTION 2. AUTHORITY.

Pursuant to Article VIII, Section I of the Florida Constitution and Section 166.021 of the Florida Statutes, the City of Webster City Council has all powers of local self-government to perform city functions and render city services and facilities except when prohibited by law, including the authority to establish and amend its Code of Ordinances, including its Land Development Code.

SECTION 3. AMENDMENT TO CITY OF WEBSTER CODE OF ORDINANCES, ENTITLED "LAND DEVELOPMENT CODE".

The City of Webster City Council hereby amends the Webster Code of Ordinances, Land Development Code, specifically amending as provided in the Attachment as follows: Words with underlined type shall constitute additions to the original text and ~~strike-through~~ shall constitute deletions to the original text.

SECTION 4. CODIFICATION.

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

SECTION 5. CONFLICTS AND REPEALER.

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

SECTION 6. SEVERABILITY.

If any section, sentence, phrase, word, or portion of this Ordinance proves to be invalid, unlawful or unconstitutional, it shall not be held to impair the validity or effect of any other action or part of this Ordinance.

SECTION 7. EFFECTIVE DATE.

This Ordinance shall take effect immediately upon enactment.

PASSED AND ENACTED this ____ day of _____, 2023.

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

Bobby Yost
Mayor

ATTEST:

Approved as to form and Legality:

Deanna Naugler
City Manager

William L. Colbert
City Attorney

Attachment

TABLE 13-401A FUTURE LAND USE AND ZONING DISTRICT CORRELATION

Future Land Use Category	Zoning Districts
Agriculture	
1 dwelling unit/10 acres	AC—Agricultural Conservation A10—General Agricultural with Optional Housing A10C—General Agricultural with Conventional Housing
Rural Residential	RR1, RR1C
Urban Residential	R4C R4M R6C R6M R6W RPUD RVPUD
Mixed Use	WMPD
General Commercial	CL, CH, CR, CP, CN, DTMU
Industrial	ID, IP, CN
Public/Institutional	PIE
Recreational	REC
Conservation	CV

Sec. 13-420. - General.

This division defines and establishes zoning districts, as allowed within each future land use category specified in division 2.

District Abbreviations	District Name
Residential	
RR1	Low Density Rural Residential with Optional Housing

RR1C	Low Density Rural Residential with Conventional Housing
<u>R4M</u>	<u>Medium Density Residential with Mobile Home Housing</u>
<u>R4C</u>	<u>Medium Density Residential with Conventional Housing</u>
R6M	High Density Residential with Mobile Home Housing
R6C	High Density Residential with Conventional Housing

Sec. 13-422. - Residential zoning districts.

(a) *Residential districts.* These districts identify and provide for lands which are suitable for residential uses. Unless specified otherwise in this Code, in rural residential zoning districts, the numeric value in the district title generally denotes the minimum parcel size allowed, in acres. In residential zones, the numeric value denotes the maximum number of dwelling units allowed per gross acre. The letter "C" following the designation denotes that only conventional construction and class A manufactured homes are allowed. The letter "M" denotes that class A and B manufactured homes are allowed in addition to conventional construction.

(2) *Suburban residential zoning districts (R4M and R4C; and R6M, and R6C).* The purpose and intent of the suburban residential zoning districts is to provide a range of suburban densities, residential atmosphere where families, depending on the district, may reside in one conventional or Class A or B mobile home dwelling unit per parcel, or a multifamily building, and to provide a buffer between districts of lower and higher residential densities, commercial or other more intensive zoning districts. See table 13-431A for permitted uses.

Table 13-423A: Residential zoning districts dimensional standards

	RR1, RR1C	<u>R4M,</u> <u>R4C</u>	R6M, R6C	RPUD ¹	RVPUD ^{1,2}
LOT STANDARDS					
Min. lot area	1 ac	<u>10,890 s.f.</u>	7,260 s.f. (R6C) 5,000 s.f. (R6M)	None	None
Min. lot width (ft.)	100		50 (10% reduction on lot width for existing parcels)	None	None
MINIMUM SETBACKS (ft.)					

	RR1, RR1C	<u>R4M,</u> <u>R4C</u>	R6M, R6C	RPUD ¹	RVPUD ^{1,2}
Road			See section 13-440		
Side and Rear ³	5 Side/ 10 Rear	<u>10</u>	10	None	Class A: 7.5 Class B: 5 Other: 10
BUILDING HEIGHT (ft.)					
All uses by right	35	<u>35</u>	35	35	35

Table 13-431A: Schedule of Uses

	<u>R4M</u>	<u>R4C</u>
AGRICULTURAL USES		
<i>Agricultural products</i>		
For domestic consumption only	<u>P</u>	<u>P</u>
RESIDENTIAL USES		
Single-family detached, site-built and modular structures	<u>P</u>	<u>P</u>
Mobile home (Class A)	<u>P</u>	
Mobile home (Class B)	<u>P</u>	
Community Residential Home with maximum of 6 residents, see section 13-636		<u>P</u>
Community Residential Home with 7 or more residents, see section 13-636		<u>S</u>
Duplex		<u>P</u>
Home occupation with sales and services conducted on residential premises, see section 13-642	<u>S</u>	<u>S</u>
RETAIL, SERVICE & BUSINESS USES		
Bed & breakfast for not more than 4 guests at any given time, see Section 13-632		<u>S</u>
Bed & breakfast, not more than 8 guests at any given time, see Section 13-632		<u>S</u>

PUBLIC, SEMI-PUBLIC and INSTITUTIONAL FACILITIES		
Churches, synagogues, temples and accessory buildings including elementary or secondary school buildings & residential structures for religious personnel		<u>S</u>
Civic organization, union hall, and similar uses		<u>S</u>
Electric & gas transmission station and major distribution lines	<u>S</u>	<u>S</u>
Distribution electric substation	<u>S</u>	<u>S</u>
Emergency medical aid and transport station (Ambulance service)	<u>S</u>	<u>S</u>
Government buildings used to conduct business with the public	<u>S</u>	<u>S</u>
Kindergarten or family day care center (not more than 5 persons)	<u>P</u>	<u>P</u>
Kindergarten or family day care center (more than 5 persons)		<u>S</u>
Non-specified uses and structures maintained or operated by a body having the power of eminent domain	<u>S</u>	<u>S</u>
Police and fire departments operations and training facilities, except firing ranges	<u>S</u>	<u>S</u>
Public schools, colleges, universities (accredited) including associated grounds and facilities such as athletic buildings and dormitories	<u>S</u>	<u>S</u>
Public parks, open spaces & passive recreational facilities	<u>P</u>	<u>P</u>
Social, fraternal club or lodge, sorority, veterans organization and similar uses	<u>S</u>	<u>S</u>
Well fields for community water systems, water treatment plants	<u>S</u>	<u>S</u>
Wastewater treatment plants owned and operated by governmental bodies	<u>S</u>	<u>S</u>
Wastewater treatment plants owned and operated by private entities	<u>S</u>	<u>S</u>

TABLE 13-401A FUTURE LAND USE AND ZONING DISTRICT CORRELATION

Future Land Use Category	Zoning Districts
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Mixed Use	WMPD
General Commercial	CL, CH, CR, CP, CN, DTMU
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R4M	Medium Density Residential with Mobile Home Housing
R4C	Medium Density Residential with Conventional Housing
R6M	High Density Residential with Mobile Home Housing
R6C	High Density Residential with Conventional Housing

(a) *Residential districts.* These districts identify and provide for lands which are suitable for residential uses. Unless specified otherwise in this Code, in rural residential zoning districts, the numeric value in the district title generally denotes the minimum parcel size allowed, in acres. In residential zones, the numeric value denotes the maximum number of dwelling units allowed per gross acre. The letter "C" following the designation denotes that only conventional construction and class A manufactured homes are allowed. The letter "M" denotes that class A and B manufactured homes are allowed in addition to conventional construction.

(2) *Suburban residential zoning districts (R4M and R4C, and R6M, and R6C).* The purpose and intent of the suburban residential zoning districts is to provide a range of suburban densities, residential atmosphere where families, depending on the district, may reside in one conventional or Class A or B mobile home dwelling unit per parcel, or a multifamily building, and to provide a buffer between districts of lower and higher residential densities, commercial or other more intensive zoning districts. See table 13-431A for permitted uses.

Table 13-423A: Residential zoning districts dimensional standards

LOT STANDARDS					
RR1, RR1C	R4M, R4C	R6M, R6C	RPUD ¹	RVPUD ^{1,2}	
Min. lot area	1 ac	10,890 s.f.	7,260 s.f. (R6C) 5,000 s.f. (R6M)	None	None
Min. lot width (ft.)	100		50 (10% reduction on lot width for existing parcels)	None	None
MINIMUM SETBACKS (ft.)					

	RR1, RR1C	<u>R4M</u> , <u>R4C</u>	R6M, R6C	RPUD ¹	RVPUD ^{1, 2}
Road			See section 13-440		
Side and Rear ³	5 Side/ 10 Rear	<u>10</u>	10	None	Class A: 7.5 Class B: 5 Other: 10
BUILDING HEIGHT (ft.)					
All uses by right	35	<u>35</u>	35	35	35

Table 13-431A: Schedule of Uses

	<u>R4M</u>	<u>R4C</u>
AGRICULTURAL USES		
<i>Agricultural products</i>		
For domestic consumption only	<u>P</u>	<u>P</u>
RESIDENTIAL USES		
Single-family detached, site-built and modular structures	<u>P</u>	<u>P</u>
Mobile home (Class A)	<u>P</u>	
Mobile home (Class B)	<u>P</u>	
Community Residential Home with maximum of 6 residents, see section 13-636		<u>P</u>
Community Residential Home with 7 or more residents, see section 13-636		<u>S</u>
Duplex		<u>P</u>
Home occupation with sales and services conducted on residential premises, see section 13-642	<u>S</u>	<u>S</u>
RETAIL, SERVICE & BUSINESS USES		
Bed & breakfast for not more than 4 guests at any given time, see Section 13-632		<u>S</u>
Bed & breakfast, not more than 8 guests at any given time, see Section 13-632		<u>S</u>

PUBLIC, SEMI-PUBLIC and INSTITUTIONAL FACILITIES		
Churches, synagogues, temples and accessory buildings including elementary or secondary school buildings & residential structures for religious personnel		§
Civic organization, union hall, and similar uses		§
Electric & gas transmission station and major distribution lines	§	§
Distribution electric substation	§	§
Emergency medical aid and transport station (Ambulance service)	§	§
Government buildings used to conduct business with the public	§	§
Kindergarten or family day care center (not more than 5 persons)	P	P
Kindergarten or family day care center (more than 5 persons)		§
Non-specified uses and structures maintained or operated by a body having the power of eminent domain		§
Police and fire departments operations and training facilities, except firing ranges	§	§
Public schools, colleges, universities (accredited) including associated grounds and facilities such as athletic buildings and dormitories	§	§
Public parks, open spaces & passive recreational facilities	P	P
Social, fraternal club or lodge, sorority, veterans organization and similar uses	§	§
Well fields for community water systems, water treatment plants	§	§
Wastewater treatment plants owned and operated by governmental bodies	§	§
Wastewater treatment plants owned and operated by private entities	§	§

ORDINANCE NO. 2023-27

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA, ANNEXING BY VOLUNTARY PETITION CERTAIN REAL PROPERTY TAX IDENTIFICATION PARCEL NUMBERS T07-050 LOCATED CONTIGUOUS TO THE CITY OF WEBSTER IN ACCORDANCE WITH THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, *FLORIDA STATUTES*, TOGETHER WITH ASSOCIATED RIGHTS-OF-WAYS; REDEFINING THE BOUNDARIES OF THE CITY OF WEBSTER TO INCLUDE SAID PROPERTY; AMENDING THE BOUNDARIES OF THE CITY IN ACCORDANCE WITH THE PROVISIONS OF SECTION 166.031, *FLORIDA STATUTES*; PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS; DIRECTING THE CITY CLERK TO RECORD THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT, WITH THE CHIEF ADMINISTRATIVE OFFICE OF SUMTER COUNTY AND WITH THE DEPARTMENT OF STATE; PROVIDING FOR LEGAL DESCRIPTION AND A MAP AND PROVIDING FOR THE INCORPORATION OF THAT EXHIBIT; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND THE TAKING OF ADMINISTRATIVE ACTIONS AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

Tax Identification Parcel Number	Owner
T07-050	Geri and Tyris Thornton

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

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

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

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

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

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

Demographic Research along with a statement specifying the population census effect and the affected land area.

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

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

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

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

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

LEGAL DESCRIPTION

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

(c). The property owner of the annexed property fully understands that all of the costs of routing and installing all utility services to the annexed property that may result and be incurred and the obligation to pay any and all applicable fees in any way

relating to connection to, and provision of services by, the City's utility systems shall be borne totally by the property owner.

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

SECTION 2. EFFECT OF ANNEXATION.

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

SECTION 3. ADMINISTRATIVE ACTIONS.

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

(b). The City Clerk shall ensure that the property annexed by this Ordinance is incorporated into the *City of Webster Comprehensive Plan* and the Official Zoning Map of the City of Webster in an expeditious manner and, in accordance with, and pursuant

to, the provisions of Under the authority of Section 166.031 (3), *Florida Statutes*, the City Clerk shall amend the boundaries of the City to include the property annexed in this Ordinance and all previously annexed properties in all maps and geographical data relating to the City Limits said properties to include, but not be limited to, annexed rights-of-way and natural features.

SECTION 4. CONFLICTS.

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

SECTION 5. SEVERABILITY.

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

SECTION 6. CODIFICATION.

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

SECTION 7. EFFECTIVE DATE.

This Ordinance shall take effect immediately upon passage and adoption.

PASSED AND ENACTED this _____ day of _____, 2023.

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

Bobby Yost, Mayor

ATTEST:

**APPROVED AS TO FORM AND
LEGALITY:**

Amy Flood, City Clerk

William L. Colbert, City Attorney

Exhibit A

Parcels: (T07-050)

BEG 362 FT S & 552.42 FT E OF NW COR OF NW1/4 OF NE1/4 S 175 FT E 239.52 FT N 175 FT W 239.52 FT TO POB
All being in Sumter County, Florida.



PETITION FOR VOLUNTARY ANNEXATION

(Sec. 171.044, Florida Statutes)

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

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

Geri Thornton

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

SUMTER COUNTY
PARCEL NUMBER T07-050

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

Petitioner(s) hereby state:

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

This petition has been executed on the 27 day of October, 2023.

OWNER(S) OR LEGAL REPRESENTATIVE

[Signature]
Signature

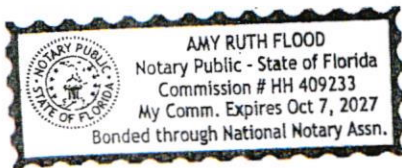
Kim Dephart
Witness

Signature

Witness

This petition was acknowledged before me on 27th day of
October, 2023.

Personally known to me or identification provided Driver's license.



Amy Ruth Flood
Notary Signature

OFFICAL USE ONLY:

Received:

City of Webster, Florida, on 27th day of October, 2023.

Present City Zoning November 9, 2023



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

November 10, 2023

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

Re: Annexation of Parcel T07-050

Mr. Arnold:

The City is in receipt of a voluntary annexation application for the above parcel. Parcel T07-050 is approximately 1 acre.

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

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

Regards

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

ORDINANCE NO. 2023 - 28

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA RELATING TO FLEA MARKET OR FARMER'S MARKET OPERATIONS WITHIN THE CITY; AMENDING SECTION 1-2 OF THE CITY OF WEBSTER CODE OF ORDINANCES; AMENDING SECTION 18-2 OF THE CITY OF WEBSTER CODE OF ORDINANCES; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR CONFLICTS AND REPEALER AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Webster ("City") has complied with all requirements and procedures of Florida law in processing this Ordinance; and

WHEREAS, the City Council of the City of Webster ("City Council") has the power and authority to enact this Ordinance under the controlling provisions of State law such as, by way of example only, the provisions of Article VIII, Section 2 of the *Constitution of the State of Florida* and the provisions of Chapter 163, *Florida Statutes*, and Chapter 166, *Florida Statutes*, and other controlling law of the State of Florida; and

WHEREAS, the City enjoys all governmental, corporate and proprietary powers necessary to enact ordinances in order to protect the health, safety and welfare of the City's citizens and residents; and

WHEREAS, the City of Webster Code of Ordinances is a comprehensive compilation of local laws and regulations that are enforced by the City of Webster, and which outlines the rules and regulations that govern the City of Webster; and

WHEREAS, the City Council has determined that the certain Sections of the Code of Ordinances relating to the definition of "flea markets," "farmer's markets," "flea

market operators,” “farmer’s market operators,” “flea market vendors,” and “farmer’s market vendors,” as well as the issuance of business licenses to “flea market vendors” and “farmer’s market vendors” and the operating days for flea markets and farmer’s markets in the City should be amended; and

WHEREAS, the City Council hereby finds that this Ordinance is in the best interest of the public, health, safety, and welfare of the citizens and residents of the City.

WHEREAS, the City Council is enacting this Ordinance in order to protect and promote the public health, safety and welfare of the citizens of the City.

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

SECTION 1. LEGISLATIVE FINDINGS AND INTENT; PURPOSE.

The foregoing recitals (whereas clauses) are hereby ratified and confirmed as being true and correct and are hereby made a part of this Ordinance and incorporated herein, *in haec verba*.

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

The purpose of this Ordinance is to amend certain provisions of the City of Webster Code of Ordinances, more specifically **Section 1-2. Definitions and rules of construction**, and **Section 18-2. Flea markets; days and hours of operation**, for the reasons set forth in this Ordinance.

SECTION 2. AUTHORITY.

Pursuant to Article VIII, Section I of the Florida Constitution and Section 166.021 of the Florida Statutes, the City of Webster City Council has all powers of local self-

government to perform city functions and render city services and facilities except when prohibited by law, including the authority to establish and amend its Code of Ordinances.

SECTION 3. AMENDMENT TO CITY OF WEBSTER CODE OF ORDINANCES.

The City Council hereby amends the City of Webster Code of Ordinances, specifically amending as follows:

Sec. 1-2 - Definitions and rules of construction.

Sec. 1-2 - shall be amended by adding the following definitions:

Flea market or farmer's market means a business or premise, whether enclosed by a building or structure or not, in which individual stalls, tables, booths or other spaces are rented to vendors, other than the owner, for the purpose of individually exposing, offering for sale or selling new or used articles, foodstuffs, fruits, vegetables, services or other goods, wares or merchandise or exposing samples, patterns or specimens of any goods, wares or merchandise to be delivered at a later date.

Flea market operator or farmer's market operator is a person or entity that legally owns or operates any premises as a flea market or farmer's market; a flea market operator or farmer's market operator carries on the business of renting, leasing, or otherwise providing a table, booth, stall, or other such space to flea market vendor or farmer's market vendor for no more than thirty-six (36) hours of operation in any consecutive seven (7) day period, or who advertises or holds himself or herself out as carrying on that business.

Flea market vendor or farmer's market vendor means a person or entity legally engaged in exposing, selling or offering for sale, any new or used articles, foodstuffs, goods, wares or merchandise at a flea market or exposing samples, patterns or specimens of any goods, wares or merchandise to be delivered at a later date.

Swap meet shall mean flea market.

Sec. 18-2. - Flea markets and farmer's markets.

- (a) Any person who is a flea market vendor or farmer's market vendor shall be required to obtain a City of Webster business license prior to engaging in the business of a flea market vendor or farmer's market vendor within the City of Webster.
- (b) The City Manager is authorized to establish a procedure whereby a flea market operator or farmer's market operator may be permitted to obtain a City of Webster business license for any flea market vendor or farmer's market vendor renting, leasing, or otherwise occupying a table, booth, stall, or other such space in such flea market operator's or farmer's market operator's flea market or farmer's market. The City Manager is authorized, as he or she deems appropriate or advisable, to offer a discount or fee to such flea market operator or farmer's market operator for the obtaining of a City Webster license for any of its flea market vendors or farmer's market vendors.

SECTION 4. CODIFICATION; SCRIVENER'S ERRORS.

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

Section 3 of this Ordinance shall be codified, and all other sections shall not be codified.

Typographical errors and other matters of a similar nature that do not affect the

intent of this Ordinance, as determined by the City Clerk and City Attorney, may be corrected with the endorsement of the City Manager, or designee, without the need for a public hearing.

SECTION 5. IMPLEMENTING ADMINISTRATIVE ACTIONS.

The City Manager is hereby authorized and directed to take such actions as he or she may deem necessary and appropriate to implement the provisions of this Ordinance. 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. CONFLICTS AND REPEALER.

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

SECTION 7. SEVERABILITY.

If any section, sentence, phrase, word, or portion of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to impair the validity or effect of any other action or part of this Ordinance.

SECTION 8. EFFECTIVE DATE.

This Ordinance shall take effect immediately upon enactment.

PASSED AND ENACTED this ____ day of _____, 2023.

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

ATTEST:

Bobby Yost
Mayor

Amy Flood
City Clerk

Approved as to form and Legality:

William L. Colbert
City Attorney

**CITY OF WEBSTER
VARIANCE APPLICATION**

**Planning and Zoning
November 9, 2023**

**City Council
November 16, 2023**

CASE NO. V-23-016886

LANDOWNER: The City of Webster

REQUESTED ACTION: A variance to reduce the following setbacks to allow for development as affordable housing:

- 1) Reduce north and east setbacks from 10-ft to 5-ft; and
- 2) Reduce south roadway setback (NW 9th Ave) from 25-ft to 20-ft; and
- 3) Reduce west roadway setback (NW 4th St) from 25-ft to 15-ft.

PARCEL NUMBER: N36B014

LEGAL DESCRIPTION: W 50 FT OF LOTS 12 TO 16 INCL BLK 1 OF JOHNSONS SUB PB 1 PG 84

EXISTING ZONING: R6C

EXISTING USE: vacant

FUTURE LAND USE: Urban Residential

PARCEL SIZE: 6250 square foot

GENERAL LOCATION: NE corner of NW 9th Ave and NW 4th St..

SURROUNDING USES AND ZONING:

The subject property is a corner parcel in Johnson Subdivision (Map). Johnson Subdivision is an antiquated subdivisions with small lots. The properties in this area have been reconfigured and do not follow the original platted lot lines. This parcel has been reconfigured into a 50-ft by 125-ft lot. The property size is typical of the surrounding subdivision but is impacted by having two road frontages.

The surrounding area is a residential subdivision with a mixture of housing types. Water and sewer service is available.

CASE SUMMARY: the property is owned by the City of Webster who has identified it as appropriate for development. The City is surplussing the property for the purpose of donating it to an affordable housing non-profit. The subject property is a typical size for the neighborhood but has very little buildable space due the presence of two road frontages. Implementing the Land Development Code setbacks will result in a building envelope fifteen-foot wide (Sketch).

The City is requesting this variance to expand the building envelope and allow for housing typical of the neighborhood. The requested setbacks will result in a building envelope thirty-foot wide.

CASE ANALYSIS:

The City Council must make all of the following findings to grant the variance [Section 13-371(c)(1) Land Development Code]. Staff's analysis of each of the findings required for the issuance of a variance is provided in italic type following each finding:

Due to conditions beyond the control of the applicant, strict or literal enforcement of the Land Development Code results in practical difficulties or unnecessary or undue hardships;

Literal enforcement of the Land Development Code and the physical limitations of the lot would prevent construction of a house on the property.

Hardship is unique and not shared by other properties;

The owner's situation is unique and not shared by neighbors. The subject property is small and constricted by the road frontages.

Hardship is related to the land, building or structure and not personal circumstances;

The hardship is specific to the land and not personal circumstances.

Hardship not the result of the applicant's own actions;

The physical hardship was not created by the applicant. The neighborhood was platted prior to the current ownership of the property.

Variance is the minimum variance needed for reasonable use of the land, building or structure;

The variance is the minimum required to allow a modest home.

Variance will not be detrimental to the public welfare;

The variance will not be detrimental to the public welfare. The variance does not encroach into any easements nor negatively impact the potential development of the adjacent property.

Variance will not result in the extension of a non-conforming situation nor authorize the non-conforming use of land;

The variance will not result in a non-conforming situation or authorize a non-conforming use of land.

Variance will not permit a use prohibited by the Land Development Code;

This variance does not permit a use prohibited by the Land Development Code.

Surrounding non-conforming lands, buildings or structures can not be considered in the approval of the variance.

No nonconforming use of neighboring lands, structures, or buildings in the same land use zone, and no permitted use of lands, structures and buildings in other

land use zones have been considered as grounds for the authorization of the variance.

Staff has reviewed property ownership documents.

DEVELOPMENT SERVICES DEPARTMENT STAFF CONCLUSIONS:

Staff deems the application sufficient for review. Staff has found the request in compliance with the minimum requirements of the Webster Land Development Code and recommends approval with the following conditions:

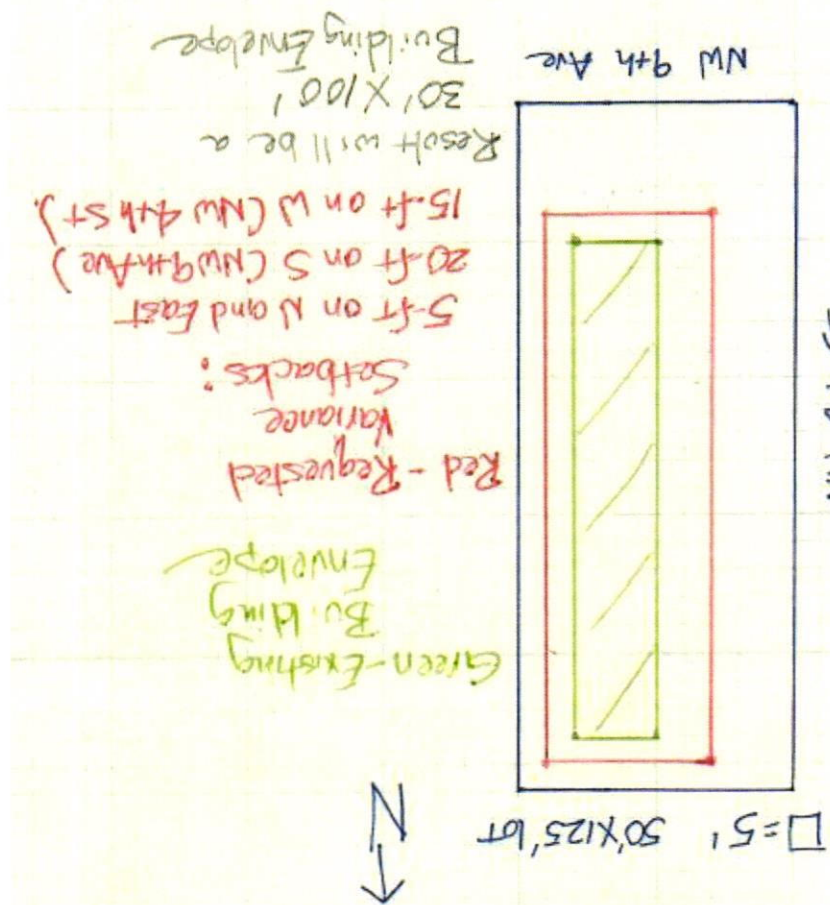
1. This variance reduces the following setbacks to allow for development as affordable housing:
 - a) Reduce north and east setbacks from 10-ft to 5-ft; and
 - b) Reduce south roadway setback (NW 9th Ave) from 25-ft to 20-ft; and
 - c) Reduce west roadway setback (NW 4th St) from 25-ft to 15-ft.
2. The approved reduced setbacks are for construction of a single family home and accessory residential structures such as, but not limited to, garages, carports and sheds.

Notices Sent: 60

Map



Sketch



Farnsworth, Sue

From: Shari McCray <shari@habitatls.org>
Sent: Wednesday, October 04, 2023 12:04 PM
To: Farnsworth, Sue
Cc: DNaugler@websterfl.com
Subject: [Forwarded from Intradyn] [Mon Oct 30 19:37:07 2023] RE: Habitat for Humanity variance application

Good afternoon Sue,

Yes the house will fit in the 30-ft wide area.

Please let me know if you need anything else for us.

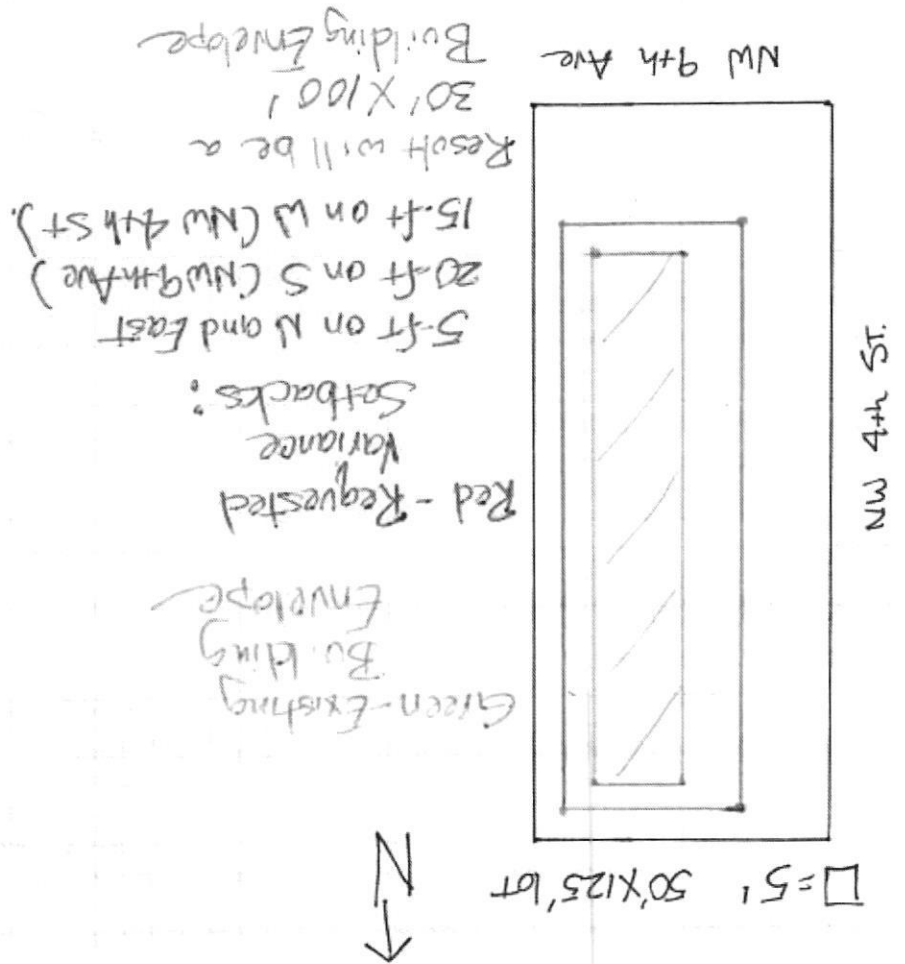
Shari McCray | Construction Coordinator
Habitat for Humanity of Lake-Sumter, Florida

From: Farnsworth, Sue <Susan.Farnsworth@sumtercountyfl.gov>
Sent: Wednesday, October 4, 2023 10:25 AM
To: Shari McCray <shari@habitatls.org>
Cc: DNaugler@websterfl.com
Subject: Habitat for Humanity variance application

Morning,

I've started reviewing the variance request. Here is how I understand the request. In the image below the green is the area available for the house under the adopted setback standards. The red is the 30-ft X 100-ft area that will be available for the house if the variance is approved. Will the intended house fit in a 30-ft wide area?

Resulting setbacks on an aerial:





Deanna, since the City is still the landowner do you want to be the applicant? This will allow me to waive fees.

I will not be able to advertise it in time for the October P&Z hearing (ad was due on 9/25). The November dates will be

P&Z

Nov 9, 2023 @ 6 PM

City council

Nov 16, 2023 @ 6 PM.

The final decision will be a vote (no ordinance or resolution) by City Council on the 16th.

Sue



Sue Farnsworth

Planner

Planning and Building
Board of Sumter County Commissioners

Tel: 352-689-4400

Fax: 352-689-4401

www.sumtercountyfl.gov



NOTE: The Sumter County Board of County Commissioners is a government entity making this and future email transmissions including attachments subject to inspection under Florida Statutes Chapter 119 unless specifically exempted or deemed confidential by law.

From: noreply@civicplus.com <noreply@civicplus.com>

Sent: Friday, September 29, 2023 10:12 AM

To: @Planning <Planning@sumtercountyfl.gov>
Subject: Online Form Submittal: Variance Application

Variance Application

(Section Break)

Applicant Information:

Name of Property Owner(s):	Habitat for Humanity Lake-Sumter, Florida
Address:	906 Avenida Central The Villages FL 32159
Owner Phone:	352-483-0434
Email:	Shari@habitatLS.org
Name of Agent:	<i>Field not completed.</i>
Agent Address:	<i>Field not completed.</i>
Agent Phone:	<i>Field not completed.</i>
Agent Email:	<i>Field not completed.</i>
Describe your variance request and attach a site sketch showing the requested setbacks.	At least a 20ft variance from the front of the property and 15ft altogether on the sides of the house, with no fewer than 5ft on either side.
What is the Nature of the Hardship:	Fit an affordable home
Property Information: Legal Description of the property (lengthy descriptions may be attached)	W 50 FT OF LOTS 12 TO 16 INCL BLK 1 JOHNSON SUB PB 1 PG 84
Street Address:	NW 4th St & NW 8th Ave Webster
Parcels #	N36B014
Current Use:	empty lot

Please provide

- 1. Deed or other proof of ownership
- 2. Signed authorization if applicant is not the land owner

- 3. Site plan/sketch drawn to scale showing how property will be used (identify areas where the variance is being requested – setbacks, landscaping, etc))
- 4. Legal description of the area under application. (lengthy or complex legal descriptions may be required in digital/text format)

Please combine your [coastal run drawing.pdf](#) documents into one file before uploading them.

As the owner/agent, I agree to post the hearing plaques at least seven (7) days prior to the first hearing on the property's road frontage at the corners and at 300-ft intervals between.

- I understand any action on my application will be governed by Sumter County's Comprehensive Plan and Land Development Code, and my payment of the non-refundable application fee will not guarantee approval.

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

Name Shari McCray

A public hearing before the Planning Zoning Special Master (PZSM) will be scheduled once the application is found to be complete.

- We will let you know the location and time of the hearing.
 - Your appearance or authorized representative is required at this hearing.
 - Failure for you or your authorized representative's attendance will cause your application to be handled in accordance with the policy adopted in the Sumter County Land Development Code.
 - Conditions of approval may be assigned to assure compatibility with the neighborhood.
 - Hearings may be postponed by the PZSM at his/her discretion.
-

Email not displaying correctly? [View it in your browser.](#)

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

This email has been scanned for viruses and malware, and may have been automatically archived by Mimecast, a leader in email security and cyber resilience. Mimecast integrates email defenses with brand protection, security awareness training, web security, compliance and other essential capabilities. Mimecast helps protect large and small organizations from malicious activity, human error and technology failure; and to lead the movement toward building a more resilient world. To find out more, visit our website.

AFFIDAVIT OF PUBLICATION

Sumter Sun Times

Published Weekly

, Sumter County, Florida


Case No. Webster variance V-23-016886

STATE OF FLORIDA
COUNTY OF SUMTER

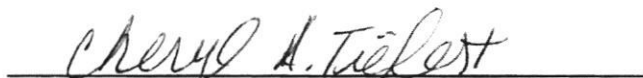
Before the undersigned authority, Jessica Whaley, personally appeared who on oath says that she is the Classified Advertising Legal Clerk of Sumter Sun Times, a newspaper published at in Sumter County, Florida; that the attached copy or reprint of the advertisement, to the right, being a Public Notice,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

October 26, 2023

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

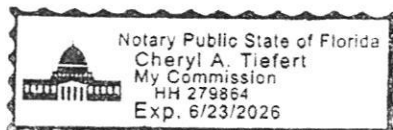

Jessica Whaley

Sworn to and subscribed before me this 26th day of October 2023 by Jessica Whaley, who is personally


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

00037612 00138966

Sumter County BOCC
7375 Powell Road
Wildwood, FL 34785



NOTICE OF INTENT TO
CONSIDER VARIANCE APPLICATION

NOTICE IS HEREBY GIVEN that the City Council of the City of Webster will consider an application for a variance to reduce the required front, side, and rear setbacks on a corner lot to allow construction of a house.

Legal Description of subject property is as follows: W 50 FT OF LOTS 12 TO 16 INCL BLK 1 OF JOHNSONS SUB PB 1 PG 84. AKA Parcel Tax ID N36B014

The variance request is as follows:

- 1) Reduce north and east setbacks from 10-ft to 5-ft; and
- 2) Reduce south roadway setback (NW 9th Ave) from 25-ft to 20-ft; and
- 3) Reduce west roadway setback (NW 4th St) from 25-ft to 15-ft.

The proposed variance will be heard at the following public hearing:

Local Planning Agency – November 9, 2023, at 6:00 PM
City Council – November 16, 2023, at 6:00 PM

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

The variance application may be inspected at City Hall between the hours of 9:00 a.m. and 5:00 p.m. Monday through Friday or Sumter County Development Services Department located 319 E. Anderson Ave, Bushnell, FL, between the hours of 8:00 A.M. and 4:30 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 Clerk at (352) 793-2073 at least 48 hours prior to the meeting time.

Published: 10/26/2023



**CITY OF WEBSTER
RIGHT-OF WAY MOWING
EXCLUSION**



I, _____, am requesting that my property located at _____ be excluded from being mowed/maintained by the City of Webster staff. I understand that the right-of-way is the property of Webster and that the city is responsible for maintaining the right-of-way within the city. However, I agree to mow and maintain the right-of-way area by my property identified above. I further agree that if I do not maintain the right-of-way or the grass exceeds 6 inches in height, that the city staff will mow the right-of-way.

I understand that by agreeing to maintain the right-of-way at my property identified above, that I am responsible for any damages that may occur to city related utilities as a result of my mowing/maintaining the city's right-of-way.

Signature of Property Owner

Date Signed

Received by:

Date Received