

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



**AGENDA**

**CITY OF WEBSTER**

Regular Council Meeting  
Webster City Hall, 85 E. Central Avenue  
December 19, 2024 - 6:00 P.M.

**I. CALL TO ORDER**

Pledge of Allegiance, Invocation  
Roll Call and Determination of Quorum

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

**II. APPROVAL OF MINUTES**

Regular Council Meeting – November 21, 2024

M \_\_\_\_\_ S \_\_\_\_\_ Roll Call Vote for Approval

**III. CONSENT AGENDA**

Approval of Resolution 2024-16-Eminent Domain

M \_\_\_\_\_ S \_\_\_\_\_ Roll Call Vote for Approval

**IV. CITIZENS FORUM**

**V. CORRESPONDENCE TO NOTE**

Law Enforcement                      Code Compliance Update                      City Newsletter Report

**VI. PUBLIC HEARINGS**

Second Reading of Ordinance 2024-23-Annexation-Parcel Id S11-006-Wood

M \_\_\_\_\_ S \_\_\_\_\_ Roll Call Vote

M \_\_\_\_\_ S \_\_\_\_\_ Roll Call Vote for Approval

Second Reading of Ordinance 2024-24-Comp Plan Amendment- Parcel Id S11-006-Wood

M \_\_\_\_\_ S \_\_\_\_\_ Roll Call Vote

M \_\_\_\_\_ S \_\_\_\_\_ Roll Call Vote for Approval

Second Reading of Ordinance 2024-25-Rezoning- Parcel Id S11-006 Wood

M \_\_\_\_\_ S \_\_\_\_\_ Roll Call Vote

M \_\_\_\_\_ S \_\_\_\_\_ Roll Call Vote for Approval

Second Reading of Ordinance 2024-26-Annexation-Parcel Id Q19-004-NACCO Properties, LLC

M \_\_\_\_\_ S \_\_\_\_\_ Roll Call Vote

M \_\_\_\_\_ S \_\_\_\_\_ Roll Call Vote for Approval





## MINUTES

### CITY OF WEBSTER

City Hall, 85 E Central Avenue

November 21, 2024

Council Meeting

6:00 P.M.

#### **I. CALL TO ORDER**

Pledge of Allegiance and Invocation.

Mayor Vigoa called the council meeting to order at 6:00p.m. Present were Mayor Vigoa, Councilmember Cherry, Councilmember Malott, and Councilmember Solomon. Mayor Pro-Tem Dorsey was absent as he was out of state on business.

We have a quorum.

#### **II. APPROVAL OF THE MINUTES**

Councilmember Cherry made a motion for approval of the minutes for October 17, 2024, seconded by Councilmember Solomon.

Vote was as follows:

Councilmember Cherry-Yes

Councilmember Malott-Yes

Councilmember Solomon-Yes

Mayor Vigoa-Yes

Motion passed 4-0

#### **III. CONSENT AGENDA**

Councilmember Cherry made a motion to approve Resolution 2024-14-Adoption of Purchasing Manual, seconded by Councilmember Solomon.

Vote was as follows:

Councilmember Cherry-Yes

Councilmember Malott-Yes

Councilmember Solomon-Yes

Mayor Vigoa-Yes

Motion passed 4-0

Councilmember Solomon made a motion to approve Resolution 2024-15-Informal Partnership with Chase Sanctuary and Wildlife Conservancy, seconded by Councilmember Cherry.

Vote was as follows:

- Councilmember Cherry-Yes
- Councilmember Malott-Yes
- Councilmember Solomon-Yes
- Mayor Vigoa-Yes
- Motion passed 4-0

**IV. CITIZENS FORUM**

Citizen Sandra McClanahan spoke during Citizens Forum.

**V. CORRESPONDENCE TO NOTE**

**VI. PUBLIC HEARINGS**

The first reading of Ordinance 2024-23 Annexation Parcel Id S11-006-Wood. Councilmember Solomon motioned to read by title only, seconded by Councilmember Cherry.

Vote was as follows:

- Councilmember Cherry-Yes
- Councilmember Malott-Yes
- Councilmember Solomon-Yes
- Mayor Vigoa-Yes
- Motion passed 4-0

City Clerk Amy Flood read the ordinance by title only.

Councilmember Malott made a motion to approve Ordinance 2024-23, seconded by Councilmember Solomon.

County Planner Bradley Arnold apprised the council about Ordinance 2024-23.

Vote was as follows:

- Councilmember Cherry-Yes
- Councilmember Malott-Yes
- Councilmember Solomon-Yes
- Mayor Vigoa-Yes
- Motion passed 4-0

The first reading of Ordinance 2024-24 Comp Plan Amendment Parcel Id S11-006-Wood. Councilmember Malott motioned to read by title only, seconded by Councilmember Solomon.

Vote was as follows:

- Councilmember Cherry-Yes

Councilmember Malott-Yes

Councilmember Solomon-Yes

Mayor Vigoa-Yes

Motion passed 4-0

City Clerk Amy Flood read the ordinance by title only.

Councilmember Solomon made a motion to approve Ordinance 2024-24, seconded by Councilmember Cherry.

County Planner Bradley Arnold apprised the council about Ordinance 2024-24.

Vote was as follows:

Councilmember Cherry-Yes

Councilmember Malott-Yes

Councilmember Solomon-Yes

Mayor Vigoa-Yes

Motion passed 4-0

The first reading of Ordinance 2024-25 Rezoning Parcel Id S11-006-Wood. Councilmember Malott motioned to read by title only, seconded by Councilmember Cherry.

Vote was as follows:

Councilmember Cherry-Yes

Councilmember Malott-Yes

Councilmember Solomon-Yes

Mayor Vigoa-Yes

Motion passed 4-0

City Clerk Amy Flood read the ordinance by title only.

Councilmember Cherry made a motion to approve Ordinance 2024-25, seconded by Councilmember Solomon.

County Planner Bradley Arnold apprised the council about Ordinance 2024-25.

Vote was as follows:

Councilmember Cherry-Yes

Councilmember Malott-Yes

Councilmember Solomon-Yes

Mayor Vigoa-Yes

Motion passed 4-0

The first reading of Ordinance 2024-26 Annexation Parcel Id Q19-004-NACCO Properties, LLC. Councilmember Solomon motioned to read by title only, seconded by Councilmember Cherry.

Vote was as follows:

Councilmember Cherry-Yes

Councilmember Malott-Yes

Councilmember Solomon-Yes

Mayor Vigoa-Yes

Motion passed 4-0

City Clerk Amy Flood read the ordinance by title only.

Councilmember Cherry made a motion to approve Ordinance 2024-26, seconded by Councilmember Solomon.

County Planner Bradley Arnold apprised the council about Ordinance 2024-26.

Vote was as follows:

Councilmember Cherry-Yes

Councilmember Malott-Yes

Councilmember Solomon-Yes

Mayor Vigoa-Yes

Motion passed 4-0

The first reading of Ordinance 2024-27 Comp Plan Amendment Id Q19-004-NACCO Properties, LLC. Councilmember Cherry motioned to read by title only, seconded by Councilmember Solomon.

Vote was as follows:

Councilmember Cherry-Yes

Councilmember Malott-Yes

Councilmember Solomon-Yes

Mayor Vigoa-Yes

Motion passed 4-0

City Clerk Amy Flood read the ordinance by title only.

Councilmember Solomon made a motion to approve Ordinance 2024-27, seconded by Councilmember Cherry.

County Planner Bradley Arnold apprised the council about Ordinance 2024-27.

Vote was as follows:

Councilmember Cherry-Yes

Councilmember Malott-Yes

Councilmember Solomon-Yes

Mayor Vigoa-Yes

Motion passed 4-0

The first reading of Ordinance 2024-28 Rezoning Parcel Id Q19-004-NACCO Properties, LLC. Councilmember Cherry motioned to read by title only, seconded by Councilmember Solomon.

Vote was as follows:

Councilmember Cherry-Yes

Councilmember Malott-Yes

Councilmember Solomon-Yes

Mayor Vigoa-Yes

Motion passed 4-0

City Clerk Amy Flood read the ordinance by title only.

Councilmember Cherry made a motion to approve Ordinance 2024-28, seconded by Councilmember Solomon.

County Planner Bradley Arnold apprised the council about Ordinance 2024-28.

Vote was as follows:  
Councilmember Cherry-Yes  
Councilmember Malott-Yes  
Councilmember Solomon-Yes  
Mayor Vigoa-Yes  
Motion passed 4-0

**VII. NEW BUSINESS**

Chase Sanctuary was not able to be present.

S.W.A.T. did a presentation on making parks tobacco free and asked the City to make an Ordinance for this.

**VIII. CITY ATTORNEY'S REPORT AND REQUESTS**

Mr. Colbert said he was glad to be back after a few months of being absent.

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

Councilmember Malott asked for an update on the construction in the Northwest neighborhood and the water lines breaking. Public Works Director Keith Vann apprised the board of the line breaks during the sewer gravity construction. They are updating the map as they find the pipes that are not on it. City Manager Deanna Naugler apprised the board that historically and, in the Ordinances, there are no guidelines for reimbursement. Councilmember Malott asked about time frames for water being off when a pipe is broken, Public Works Director Keith Vann stated there is no way to predict this. Councilmember Solomon asked if the base rate could be charged instead of a full bill. City Manager Deanna Naugler stated that it would have a huge financial impact on the city to reduce bills. Attorney Colbert apprised the board that pipes break in other cities and the residents are not reimbursed. Councilmember Solomon thanked Public Works Director Keith Vann for his hard work.

Mayor Vigoa stated that if the Live Oak flooding happened in years past that the city would not financially be able to help that situation with the portable bathrooms and showers and pumping the water out. She also stated the City was on the brink of not existing and has recovered financially due to the City Manager Deanna Naugler. Mr. Colbert added that he has been coming to the City of Webster for ten years. When he came here it was a financial state of emergency and the State of Florida was in the beginning stages of putting the city in receivership which is much like bankruptcy, the City would have been dissolved by the State of Florida. Five years ago, the State of Florida lifted the state of emergency because the city finances were in good shape and had financial reserves.

Mayor Vigoa asked Public Works Director Keith Vann about the state of Harris Park ball fields. She asked him if he had any information on replacing equipment to keep the fields in shape. Public Works Director Keith Vann said the tiller behind the tractor is not effective, the infield possibly needs to be dragged. Mayor Vigoa asked that it be worked on. Councilmember Malott asked if the City had dedicated finances for the maintenance. Councilmember Solomon asked if we could have a community day to work in the parks to help the Public Works staff.

**X. STAFF REPORTS**

**XI. ADJOURNMENT**

Councilmember Solomon motioned for adjournment, seconded by Councilmember Cherry.

Vote was as follows:

Councilmember Cherry-Yes

Councilmember Malott-Yes

Councilmember Solomon-Yes

Mayor Vigoa-Yes

Motion passed 4-0

Meeting adjourned at 7:17 P.M.

\_\_\_\_\_  
Deanna Naugler, City Manager

Attest:

\_\_\_\_\_  
Amy Flood, City Clerk



**RESOLUTION 2024-16**

**A RESOLUTION OF THE CITY OF WEBSTER, FLORIDA, OF NECESSITY AND FOR EMINENT DOMAIN PROCEEDINGS FOR THE PUBLIC USE AND PUBLIC PURPOSE OF CONSTRUCTION AND OPERATION OF A WASTEWATER TREATMENT FACILITY AND INFRASTRUCTURE IMPROVEMENTS AND OTHER NECESSARY AND LAWFUL PURPOSES; MAKING FINDINGS OF FACT FOR PUBLIC PURPOSES AND NECESSITY; ALLOCATING AND DEDICATING AMERICAN RESCUE PLAN FUNDING FOR THE ACQUISITION OF REAL PROPERTY; AUTHORIZING THE APPROPRIATE OFFICERS OF THE CITY TO INSTITUTE CONDEMNATION PROCEEDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTING RESOLUTIONS, AND SCRIVENERS ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.**

**City of Webster Wastewater Treatment Facility  
Parcels N24-030, N24-056, N25-001, & N25-038**

**WHEREAS**, pursuant to Chapter 166, Florida Statutes, City of Webster, Florida, has governmental, corporate, and proprietary powers to enable it to conduct municipal government, perform municipal functions, and render municipal services, and may exercise any power for municipal purposes, including any activity or power which may be exercised by the state or its political subdivisions, except when expressly prohibited by law; and

**WHEREAS**, the City is authorized to construct and maintain public infrastructure, including water and wastewater facilities, and is vested by law pursuant to Chapters 73, 74 and 127, Florida Statutes, to acquire fee simple interest in privately owned lands which are necessary for the public use; and

**WHEREAS**, Chapter 180, Florida Statutes, provides municipalities with the power to extend utilities outside of municipal limits, and to exercise eminent domain for municipal public works facilities located outside its corporate boundaries; and

**WHEREAS**, the City Council may, by Resolution, authorize the acquisition by eminent domain of property, real or personal, for any municipal use or purpose designated in such Resolution, including the fee title to lands; and

**WHEREAS**, the City Council may acquire private or public property and property rights, including rights of access, air, view, and light, by gift, devise, purchase, or condemnation by eminent domain proceedings, as the City may deem necessary for any of the purpose of the Municipal Home Rule Powers Act, included, but not limited to, any lands reasonably necessary for the construction and operation of a wastewater treatment facility serving the residents and citizens of Webster, Florida; and

**WHEREAS**, the Webster Utility Service Area (WUSA) is the area within which the City of Webster provides water, wastewater, and reclaimed water services, consistent with Chapter 180, Florida Statutes; and

**WHEREAS**, the City finds it necessary, beneficial and desirable for its residents to have available, clean, safe, and a reliable source of wastewater treatment; and,

**WHEREAS**, existing wastewater treatment capacity is inadequate to meet the wastewater treatment needs of the City and its residents based on current and projected growth of the City; and,

**WHEREAS**, the projected growth of the City of Webster has necessitated the need for the construction and operation of wastewater treatment facilities in an efficient, safe and economical manner sufficient to support such demand and planned growth in the City of Webster; and the city's current capacity with the City of Bushnell is 175,000 gpd. The regional wastewater plant will provide an additional 250,00 gpd but at build out will provide a total of 500,000 gpd.

**WHEREAS**, the City finds that the construction and operation of a wastewater treatment facility serves a public purpose related to the growth of the City in a safe and acceptable manner and to accommodate the need for the handling and treatment of wastewater in an efficient, safe and economical manner; and

**WHEREAS**, the City has heretofore identified the Project and caused the scope of the Project to be known as "The City of Webster Wastewater Treatment Facility" (the "Project"); and,

**WHEREAS**, the City has caused the area of construction of the Project to be identified, and has caused signed and sealed legal descriptions and sketches for the Project hereinabove described to be prepared, based upon and incorporating location data; and,

**WHEREAS**, the City has identified, and intends to acquire, certain lands described in Exhibit "A", and more particularly described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND  
INCORPORATED HEREIN BY REFERENCE**

Hereinafter referred to as the "Property"; and

**WHEREAS**, the Property is located in the Webster Utility Service Area which is the area outside the City limits of Webster but located in the Joint Planning Area within which the City of Webster provides water, wastewater, and reclaimed water services, consistent with Chapter 180, Florida Statutes,

**WHEREAS**, the City intends to acquire the Property for the Project and has allocated \$564,460.50 of American Rescue Plan Act funds for this purpose; and,

**WHEREAS**, the City of Center Hill has entered in an agreement with the City of Webster to provide \$468,464.45 of funding for the Project and to reserve 26,205 gallons per day of capacity, at today's rate, from the wastewater treatment facility for use by the City of Center Hill; and,

**WHEREAS**, the City desires to utilize the provisions of Florida law to the fullest extent possible in order to accomplish the public purpose of acquiring necessary parcels of real property at prices that are both fair to property owners and prudent in terms of spending the tax revenues and other public funds which fund public infrastructure projects in the City; and

**WHEREAS**, Marvin Lamar Parker and Shirley F. Parker held title to the Parcel Number N24-056, pursuant a Warranty Deed recorded at Book 2473 Page 708 in the Official Public Records of Sumter County, Florida, and that certain Death Certificate of Barbara A. Parker recorded at Book 1638 Page 750 in the Official Public Records of Sumter County, Florida; and

**WHEREAS**, Marvin Lamar Parker and Carolyn Parker Hunt held title to Parcel Number N24-030 pursuant to a Quit Claim Deed recorded at Book 4375, Page 801 in the Official Public Records of Sumter County, Florida; and a Warranty Deed recorded at Book 4323, Page 39 in the Official Public Records of Sumter County, Florida; a Quit Claim Deed recorded at Book 4226, Page 256; and that certain Death Certificate of Timothy D. Parker recorded at Book 4226, Page 254 in the Official Public Records of Sumter County, Florida; and

**WHEREAS**, Marvin Lamar Parker and Carolyn Parker Hunt held title to Parcel Number N25-038 pursuant to a Quit Claim Deed recorded at Book 4663, Pages 230 – 234; Book 4545, Pages 47-53; a Warranty Deed recorded at Book 4323, Page 39; and a Quit Claim Deed recorded in Book 4323, Page 36 all in the Official Public Records of Sumter County, Florida; and

**WHEREAS**, Marvin Lamar Parker and Carolyn Parker Hunt held title to Parcel Number N25-001, pursuant to a Quit Claim Deed recorded at Book 4663, Pages 230 – 234; a Quit Claim Deed recorded at Book 4545, Pages 47-53; a Warranty Deed recorded at Book 4323, Page 39; and a Quit Claim Deed recorded at Book 4323, Page 36, all in the Official Public Records of Sumter County, Florida (Marvin Lamar Parker, Carolyn Parker Hunt and Shirley F. Parker are collectively referred to as the "Owners:"); and

**WHEREAS**, the City attempted to negotiate with the Owners of the subject property in good faith, but the Owners of said land have been unwilling or unable to sell the real property required by the City for the above-described Project; and

**WHEREAS**, the City determined that taking or utilizing the Property is necessary for the construction of the Project; and the construction of the Project will be impeded unless the properties identified herein are acquired by the City; and

**WHEREAS**, the City has determined that the actions taken herein are consistent with the goals, policies and objectives of the City of Webster, Florida; and

**WHEREAS**, the City has determined that utilizing the condemnation proceedings authorized by Chapters 73, 74, and 180, Florida Statutes, are necessary and in the best interests of

the health, safety and welfare of the citizens of the City, as well as those individuals using City municipal utilities; and

**WHEREAS**, on September 19, 2024, the City adopted Resolution 2024-10 authorizing commencement of condemnation proceedings against the Owners for the acquisition of the Property for the Project; and

**WHEREAS**, on November 7, 2024, the Owners executed that certain warranty deed recorded at Book 4747 Page 161 in the official records of Sumter County conveying Parcel N24-056 to Stuart W. Maddox and Lori G. Maddox, as Trustees of The Maddox Family Trust Under Agreement dated June 2, 2003 for a sales price of \$604,500.00; and,

**WHEREAS**, on November 7, 2024, the Owners executed that certain warranty deed recorded at Book 4747 Page 106 in the official records of Sumter County conveying Parcel N24-030, N25-001, and N25-038 to Stuart W. Maddox and Lori G. Maddox, as Trustees of The Maddox Family Trust Under Agreement dated June 2, 2003 for a sales price of \$1,303,808.00; and

**WHEREAS**, the warranty deeds conveying the Property to Stuart W. Maddox and Lori G. Maddox, as Trustees of The Maddox Family Trust Under Agreement dated June 2, 2003 (the “New Owners”) did not appear in searchable public records prior to the City instituting eminent domain proceedings; and,

**WHEREAS**, on November 14, 2024, the City filed a Petition for Eminent Domain, Case No. 2024-CA-00535 in the Fifth Judicial Circuit Court of Florida in and for Sumter County, against the Owners instituting eminent domain proceedings; and,

**WHEREAS**, the Summons and Petition for Eminent Domain was served on the Owners on November 22, 2024; and

**WHEREAS**, the Owners notified the City of the conveyance of the Property to the New Owners; and

**WHEREAS**, the City desires to pursue eminent domain proceedings against the New Owners to acquire the Property for the Project.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEBSTER, FLORIDA, THAT:**

**Section 1. *Findings.*** The recitals set forth above (whereas clauses) are true and correct and are hereby adopted fully by this reference. Further, City Council finds that the acquisition of the Property serves a valid public purpose and will promote the health, safety and welfare of the City. The City of Webster has complied with all requirements and procedures of Florida law in processing this Resolution.

**Section 2. *Necessity and Public Purpose.*** That it is necessary, serves a City and public purpose, and is in the best interests of the residents of the City of Webster and the public in general,

to construct a wastewater treatment facility within the WUSA in order to expand the capacity to provide wastewater treatment within the City’s WUSA.

**Section 3. Location and Survey.** That the City Council hereby approves the location and survey of the Property described herein and as shown on the attached Exhibit A.

**Section 4. Acquisition of Property.** That it is the judgment of the City Council of the City of Webster, Florida, that the acquisition of fee title to the subject lands for the construction and operation of a wastewater treatment facility upon the Property is necessary, practical and in the best interest of the City, and that the acquisition of the subject Property is necessary for the purpose of securing sufficient property for the construction and operation of a wastewater treatment facility and for other necessary and lawful purposes. That the City is authorized to acquire the Property for the Project by gift, purchase, or eminent domain/condemnation.

Schedule No.	Parcel No.	Interest to Be Acquired	Acreage
1.	N24-030	Fee Simple Interest	56.01 +/-
2.	N24-056	Fee Simple Interest	40.00 +/-
3.	N25-001	Fee Simple Interest	39.60 +/-
4.	N25-038	Fee Simple Interest	4.24 +/-

**Section 4. Allocation and Dedication of Funds.** That the City hereby allocates and dedicates \$\_\_\_\_\_ of American Rescue Plan Act funding for the purpose of funding a portion of the acquisition cost of the Property for the Project.

**Section 5. Implementing Administrative Actions.** That the City Manager, Mayor, City Attorney, and all other City officials, employees, agents, consultants, and professionals are each and all directed and authorized to act and undertake all activities on behalf of the City to accomplish all matters necessary to timely achieve the purposes and effect of this Resolution.

**Section 6. Eminent Domain Proceedings.** That the City’s legal counsel is hereby authorized and directed to institute a suit or suits in the name of the City of Webster and fully exercise the City of Webster’s power of eminent domain for the purpose of acquiring the Property described in the above schedule and attached exhibit to the extent of the estate or interest set forth as a part of each parcel's description, and is further authorized and directed to do all things necessary to prosecute such suit or suits to final judgment by settlement or adjudication. Legal counsel is authorized and directed to utilize and assert any and all constitutional and statutory authority of the City of Webster and the City Council relative to the acquisition of the subject parcels including, but not necessarily limited to, the provisions of Chapters 73, 74, and 180, Florida Statutes. Provided, however, no court action to acquire the Property via eminent domain will be instituted against the New Owners until good faith negotiations or pre-suit offers to the New Owners required pursuant to applicable Florida Statutes have been completed.

**Section 7. Severability.** If any section, subsection, sentence, clause, phrase, or portion of this Resolution, or application hereof, is for any reason held invalid or unconstitutional by any

Court, such portion or application shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions or application hereof.

**Section 8.** Conflicting Resolutions. That all resolutions made in conflict with this resolution are hereby repealed.

**Section 9.** 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 10.** Effective Date. That this resolution shall become effective immediately upon its adoption.

**ADOPTED** by the City Council of the City of Webster, Florida, during a duly noticed public meeting, in Webster, Florida, this \_\_\_ day of December, 2024.

ATTEST: AMY FLOOD,  
CITY CLERK

CITY COUNCIL OF THE CITY  
OF WEBSTER, FLORIDA

\_\_\_\_\_  
Amy Flood  
CITY CLERK

\_\_\_\_\_  
Anagalys Vigoa  
MAYOR

APPROVED AS TO FORM FOR THE  
RELIANCE OF CITY OF WEBSTER ONLY.

\_\_\_\_\_  
William L. Colbert, Esquire

Primary Unit	Date Time Recieved	Complaint Type	Address	
	11/13/2024 09:51:09	SUSPICIOUS PERSON	13801 SR 471	6602
JOSHUA CALDWELL,	11/13/2024 11:21:19	TRESPASSING	254 S MARKET BLVD	5404
CALEB ROSS, T139	11/13/2024 14:34:05	SICK/INJURED	349 S MARKET BLVD	6301
JOSHUA CALDWELL,	11/13/2024 15:19:36	THEFT	13801 SR 471	6809
JOHN ADAMS, S58	11/14/2024 08:27:48	THREATS	773 NW 10TH AVE	4401
	11/14/2024 08:49:34	SICK/INJURED	2828 C 478A	6301
ROBERT BAZATA, 240	11/14/2024 13:26:28	DCF/ABUSE REG	875 NW 3RD ST	1102
RILEY TONER, 260	11/14/2024 16:39:03	PHONE COMPLT	214 S MARKET BLVD	8501
	11/14/2024 17:32:36	911 MISDIAL	188 NE 1ST ST	9201
	11/14/2024 19:15:33	911 HANGUP	3840 E C 478	9201
TEONDRE WILSON, 217	11/15/2024 04:43:52	SUSPICIOUS INCIDENT	871 NW 6TH ST	6601
ROBERT HANSEN, X133	11/15/2024 12:58:26	TRAFFIC STOP	7000 SR 50	7301
STEVEN NEUMANN, 184	11/15/2024 17:10:57	BUILDING CHECK	13801 SR 471	5602
STEVEN NEUMANN, 184	11/15/2024 20:55:37	EXTRA PATROL	284 NE 1ST ST	8901
CORBIN HRADECKY, 249	11/16/2024 00:42:37	EXTRA PATROL	284 NE 1ST AVE	8901
	11/16/2024 02:30:15	INFORMATION	57 SW 5TH ST	9901
STEVEN NEUMANN, 184	11/16/2024 02:33:39	SUSPICIOUS PERSON	13801 SR 471	6602
	11/16/2024 05:41:32	SICK/INJURED	67 N MARKET BLVD	6301
TEONDRE WILSON, 217	11/16/2024 05:47:38	ASSIST OTHER AGENCY	67 N MARKET BLVD	6101
TEONDRE WILSON, 217	11/16/2024 08:02:03	ATTEMPT TO CONTACT	57 SW 5TH ST	7801
STEVEN NEUMANN, 184	11/16/2024 18:29:48	BUILDING CHECK	13801 SR 471	5602
DENNIS TURNER, 228	11/16/2024 23:40:44	ATC -WELFARE CHECK	13801 SR 471	2501
DENNIS TURNER, 228	11/16/2024 23:45:37	EXTRA PATROL	284 NE 1ST ST	8901
DENNIS TURNER, 228	11/17/2024 01:07:44	EXTRA PATROL	284 NE 1ST ST	8901
DENNIS TURNER, 228	11/17/2024 03:26:39	EXTRA PATROL	284 NE 1ST ST	8901
STEVEN NEUMANN, 184	11/17/2024 17:56:10	BUILDING CHECK	13801 SR 471	5602
DENNIS TURNER, 228	11/17/2024 18:00:58	EXTRA PATROL	650 NW 3RD ST	9901
	11/17/2024 20:36:05	SICK/INJURED	2599 CR 740	6301
DENNIS TURNER, 228	11/17/2024 22:16:29	EXTRA PATROL	650 NW 3RD ST	8901
DENNIS TURNER, 228	11/17/2024 22:48:08	ALARM-RES	385 NE 3RD ST	1403
DENNIS TURNER, 228	11/18/2024 00:07:23	EXTRA PATROL	284 NE 1ST ST	8901
DENNIS TURNER, 228	11/18/2024 00:12:14	EXTRA PATROL	650 NW 3RD ST	8901
DENNIS TURNER, 228	11/18/2024 02:46:26	EXTRA PATROL	284 NE 1ST ST	8901
DENNIS TURNER, 228	11/18/2024 02:49:49	EXTRA PATROL	650 NW 3RD ST	8901
KAYLA CRAMER, 208	11/18/2024 07:19:40	THEFT	182 SE 1ST AVE	2105
KAYLA CRAMER, 208	11/18/2024 09:50:13	THEFT	182 SE 1ST AVE	2105
KAYLA CRAMER, 208	11/18/2024 09:50:58	THEFT	182 SE 1ST AVE	3801
ILLYA KRYSHCHENKO, 278	11/18/2024 11:19:27	THEFT -IDENTITY	9009 OAK ALLEY BLVD 266	2501
	11/18/2024 12:22:46	DCF/ABUSE REG	875 NW 3RD ST	1102
TYLER FROEHLICH, 194	11/18/2024 12:45:45	SICK/INJURED	102 NE 4TH AVE	6301
CALEB ROSS, T139	11/18/2024 13:54:58	SICK/INJURED	349 S MARKET BLVD	6301
RILEY TONER, 260	11/18/2024 15:44:40	CIVIL-SERV PAPER	214 S MARKET BLVD	8501
ENMANUEL SURIEL, X218	11/18/2024 17:36:27	SUSPICIOUS VEH	150 NE 1ST AVE	6601
CHRISTIAN CALLAWAY, 204	11/18/2024 20:35:46	ATTEMPT TO CONTACT	257 SE 1ST AVE	2501
	11/19/2024 03:24:45	CIVIL	254 S MARKET BLVD	2501
	11/19/2024 03:26:51	PHONE COMPLT	214 S MARKET BLVD	2501
EDWARD HINDERHOFER, 158	11/19/2024 06:58:32	EXTRA PATROL	650 NW 3RD ST	8901

RILEY TONER, 260	11/19/2024 09:49:04	DCF/ABUSE REG	214 S MARKET BLVD	1102
CHRISTIAN CALLAWAY, 204	11/20/2024 08:40:57	SUICIDE-ATTEMPT	650 NW 3RD ST	5101
	11/20/2024 11:56:50	SUSPICIOUS INCIDENT	871 NW 6TH ST	2501
ROBERTH MATA, K143	11/20/2024 16:22:58	JUVENILE	134 NE 9TH ST	2501
DENNIS TURNER, 228	11/20/2024 18:21:45	SUSPICIOUS INCIDENT	950 OAK AVE	2501
DENNIS TURNER, 228	11/20/2024 18:43:08	EXTRA PATROL	650 NW 3RD ST .	2501
DENNIS TURNER, 228	11/20/2024 22:06:54	SHOTS HRD- AREA	871 NW 6TH ST	2501
ROBERTH MATA, K143	11/20/2024 22:16:39	MISSING PERSON	361 MAGNOLIA	5204
DENNIS TURNER, 228	11/20/2024 22:40:23	EXTRA PATROL	650 NW 5TH ST	8901
DENNIS TURNER, 228	11/20/2024 23:31:04	EXTRA PATROL	650 NW 3RD ST	8901
DENNIS TURNER, 228	11/20/2024 23:55:40	EXTRA PATROL	284 NE 1ST AVE	8901
DENNIS TURNER, 228	11/21/2024 03:24:58	EXTRA PATROL	650 NW 3RD ST	8901
DENNIS TURNER, 228	11/21/2024 03:28:27	EXTRA PATROL	284 NE 1ST AVE	8901
	11/21/2024 07:05:17	SICK/INJURED	10539 CR 727	6301
WALTER PETERSON, Z209	11/21/2024 14:31:45	TRAFFIC STOP	146 NW 3RD AVE	7301
RONDEZ MOORE, X129	11/21/2024 15:43:02	INFORMATION	9009 OAK ALLEY BLVD	2501
MICHAEL LARGE, T173	11/21/2024 16:06:37	TRESPASSING	773 NW 10TH AVE	7504
STEVEN NEUMANN, 184	11/21/2024 17:38:58	BUILDING CHECK	13801 SR 471	5602
DENNIS TURNER, 228	11/21/2024 18:14:45	EXTRA PATROL	650 NW 3RD ST	8901
DENNIS TURNER, 228	11/21/2024 22:10:07	EXTRA PATROL	650 NW 3RD ST	8901
DENNIS TURNER, 228	11/21/2024 22:21:35	BUILDING CHECK	13801 SR 471	8901
DENNIS TURNER, 228	11/21/2024 23:42:58	EXTRA PATROL	284 NE 1ST ST	8901
DENNIS TURNER, 228	11/22/2024 02:53:37	EXTRA PATROL	650 NW 3RD ST	8901
DENNIS TURNER, 228	11/22/2024 04:11:08	EXTRA PATROL	650 NW 3RD ST	8901
WILLIAM LAMB, K102	11/22/2024 08:28:52	INFORMATION	773 NW 10TH AVE	2501
JOHN HARGROVE, 281	11/22/2024 10:46:00	STOLEN VEHICLE	773 NW 4TH ST	6804
MASON DESFONDS, 252	11/22/2024 13:53:37	CIVIL	3840 E C 478	2501
	11/22/2024 14:44:24	911 HANGUP	69 NW 3RD AVE	9201
ANTHONY LEE, 144	11/22/2024 14:55:33	THEFT	125 S MARKET BLVD	6809
ANTHONY LEE, 144	11/22/2024 16:45:36	INVESTIGATION FOLLOW	125 S MARKET BLVD	3801
LARRY THOMPSON, S50	11/22/2024 17:54:46	SPECIAL DETAIL	7684 SR 471	2501
MYLES DUNLAP, 256	11/22/2024 21:53:12	ALARM-COMRCL	773 NW 10TH AVE	1402
RILEY TONER, 260	11/23/2024 03:39:59	DISTURBANCE-UNK	23 SE 2ND AVE	3101
RILEY TONER, 260	11/23/2024 04:12:49	SUSPICIOUS PERSON	871 NW 6TH ST	6602
EDWARD HINDERHOFER, 158	11/23/2024 06:45:31	EXTRA PATROL	650 NW 3RD ST	8901
EDWARD HINDERHOFER, 158	11/23/2024 16:15:47	SUSPICIOUS INCIDENT	13801 SR 471	2501
LARRY THOMPSON, S50	11/23/2024 17:25:36	SPECIAL DETAIL	7684 SR 471	2501
JENNIFER ADKINS, 182	11/23/2024 22:17:21	SUSPICIOUS INCIDENT	871 NW 6TH ST	6601
DONOVAN REYNOLDS, 176	11/23/2024 22:44:54	SICK/INJURED	577 NW 3RD ST	3102
RILEY TONER, 260	11/23/2024 22:44:55	ARMED & DANGEROUS	751 NW 7TH ST	5101
EDWARD HINDERHOFER, 158	11/24/2024 06:06:16	EXTRA PATROL	650 NW 3RD ST	8901
TYLER FROELICH, 194	11/24/2024 13:42:49	DISTURBANCE-PHYSICAL	217 SW 5TH ST	1801
MYLES DUNLAP, 256	11/24/2024 21:18:47	CIVIL	7914 SR 471	7503
TEONDRE WILSON, 217	11/25/2024 10:29:46	DCF/ABUSE REG	217 SW 5TH ST	3801
ROBERT BAZATA, 240	11/25/2024 11:19:46	DCF/ABUSE REG	349 S MARKET BLVD	1102
TYLER FROELICH, 194	11/25/2024 12:38:39	BURGLARY IP	366 NW 9TH AVE	2105
	11/25/2024 14:37:01	911 MISDIAL	3118 E C 48	9201
	11/25/2024 14:40:13	911 HANGUP	102 NE 4TH AVE	9201



RASHAD CHAVIS, C149	11/25/2024 17:44:28	DCF/ABUSE REG	9009 OAK ALLEY BLVD	2501
DENNIS TURNER, 228	11/25/2024 19:31:16	CIVIL	855 NW 4TH ST	2501
DENNIS TURNER, 228	11/25/2024 20:17:19	EXTRA PATROL	650 NW 3RD ST	8901
DENNIS TURNER, 228	11/26/2024 03:06:58	EXTRA PATROL	650 NW 3RD ST	8901
	11/26/2024 03:16:59	SICK/INJURED	624 NW 6TH AVE	6301
ROBERT BAZATA, 240	11/26/2024 10:46:01	DCF/ABUSE REG	81 SE 3RD ST	1102
CALEB ROSS, T139	11/26/2024 11:13:27	INFORMATION	349 S MARKET BLVD	1101
TYLER THOMPSON, Z193	11/26/2024 14:56:50	INVESTIGATION FOLLOW	139 SW 3RD ST	4401
CORBIN HRADECKY, 249	11/26/2024 17:06:39	CITIZENS ASSIST	MI GUANAJUATO STORE	2501
DENNIS TURNER, 228	11/26/2024 18:47:07	EXTRA PATROL	650 NW 3RD ST	8901
	11/26/2024 21:13:39	911 HANGUP	469 N MARKET BLVD	9201
DENNIS TURNER, 228	11/26/2024 22:29:26	EXTRA PATROL	650 NW 3RD ST	8901
DENNIS TURNER, 228	11/27/2024 03:30:56	EXTRA PATROL	650 NW 3RD ST	8901
JOHN GUINANE, X121	11/27/2024 11:12:02	PHONE COMPLT	9009 OAK ALLEY BLVD	2501
RILEY TONER, 260	11/27/2024 19:03:41	BUILDING CHECK	447 NW 6TH AVE	2501
DONOVAN REYNOLDS, 176	11/27/2024 19:12:13	DISTURBANCE-VERBAL	263 NE 2ND ST	3101
ROBERT BAZATA, 240	11/27/2024 23:53:33	VIN VERIFICATION	9009 OAK ALLEY BLVD	7704
	11/28/2024 18:10:15	ASSIST OTHER AGENCY	353 E CENTRAL AVE	6301
DONOVAN REYNOLDS, 176	11/28/2024 18:39:20	ALARM-COMRCL	349 S MARKET BLVD	1402
	11/28/2024 21:13:29	911 MISDIAL	773 NW 10TH AVE	9201
ROBERT HANSEN, X133	11/28/2024 21:25:11	TRAFFIC STOP	349 S MARKET BLVD	7301
MICHAEL LARGE, T173	11/28/2024 22:44:19	SICK/INJURED	773 NW 10TH AVE	6301
CORBIN HRADECKY, 249	11/28/2024 23:45:29	SUSPICIOUS PERSON	516 NW 3RD ST	6602
JOSEPH TRIA, 202	11/29/2024 09:48:35	DCF/ABUSE REG	773 NW 10TH AVE	1102
TEONDRE WILSON, 217	11/29/2024 15:16:35	ANIMAL COMPLAINT	C 478/OAK ALLEY BLVD	1601
TEONDRE WILSON, 217	11/29/2024 16:20:22	JUVENILE	624 NW 5TH ST	3101
DENNIS TURNER, 228	11/29/2024 17:37:06	PHONE COMPLT	7914 SR 471	2501
DENNIS TURNER, 228	11/29/2024 18:45:25	EXTRA PATROL	650 NW 3RD ST	8901
	11/29/2024 21:14:33	SICK/INJURED	243 SW 1ST ST	6301
DANIEL CALHOUN, 203	11/30/2024 07:00:34	DISTURBANCE-UNK	74 SW 5TH ST	1804
RILEY TONER, 260	11/30/2024 13:04:18	INVESTIGATION FOLLOW	574 NW 6TH ST A	6207
DENNIS TURNER, 228	11/30/2024 19:14:50	ATC -WELFARE CHECK	10523 CR 727	3101
ADAM GLAYZER, 132	11/30/2024 20:18:44	PHONE COMPLT	28 SE 4TH ST	2501
DENNIS TURNER, 228	11/30/2024 23:15:47	JUVENILE	SR 471/SR 50	6601
	12/01/2024 15:33:31	911 HANGUP	950 OAK AVE	9201
DENNIS TURNER, 228	12/01/2024 18:51:22	ANIMAL COMPLAINT	C 469/CR 716	1601
STEVEN NEUMANN, 184	12/01/2024 19:32:33	ATTEMPT TO CONTACT	13801 SR 471	5602
DENNIS TURNER, 228	12/01/2024 22:37:54	TRAFFIC STOP	469 N MARKET BLVD	7301
DENNIS TURNER, 228	12/01/2024 23:03:52	SUSPICIOUS INCIDENT	214 S MARKET BLVD	6601
EDWARD HINDERHOFER, 158	12/02/2024 08:55:03	PHONE COMPLT	950 OAK AVE	6101
EDWARD HINDERHOFER, 158	12/02/2024 10:40:59	CIVIL	263 NE 2ND ST	2501
	12/02/2024 18:05:00	SICK/INJURED	708 3RD AVE	6301
AARON SIROLI, S47	12/02/2024 19:50:49	PHONE COMPLT	7914 SR 471	2501
JOSEPH TRIA, 202	12/02/2024 19:58:35	INFORMATION	349 S MARKET BLVD	2501
TEONDRE WILSON, 217	12/02/2024 20:23:10	TRAFFIC CONTROL	773 NW 10TH AVE	7001
ROBERT HANSEN, X133	12/02/2024 20:56:29	TRAFFIC STOP	349 S MARKET BLVD	7301
TEONDRE WILSON, 217	12/02/2024 22:35:08	TRAFFIC CONTROL	773 NW 10TH AVE	7001
ROBERT HANSEN, X133	12/02/2024 22:41:39	TRAFFIC CONTROL	349 S MARKET BLVD	7001

TYLER FROELICH, 194	12/03/2024 10:43:36	THEFT	151 NE 1ST ST	2107
TEONDRE WILSON, 217	12/03/2024 18:13:48	TRAFFIC ENFORCEMENT	773 NW 10TH AVE	7001
TEONDRE WILSON, 217	12/03/2024 22:51:19	TRAFFIC ENFORCEMENT	773 NW 10TH AVE	7001
ROBERT HANSEN, X133	12/04/2024 00:03:35	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001
SHAWN WHITE, 244	12/04/2024 03:58:18	SICK/INJURED	864 NW 3RD ST	1802
CALEB ROSS, T139	12/04/2024 07:56:59	INFORMATION	349 S MARKET BLVD	4401
ROBERT HANSEN, X133	12/04/2024 18:12:14	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001
CALEB ROSS, T139	12/05/2024 09:13:28	SICK/INJURED	349 S MARKET BLVD	6301
DERRICK STOERMER, 277	12/05/2024 11:27:47	FCIC/NCIC HIT	7630 SE 78TH WAY 101	8801
ROBERT HANSEN, X133	12/05/2024 19:11:21	TRAFFIC STOP	773 NW 10TH AVE	7301
	12/05/2024 20:47:04	SICK/INJURED	860 OAK AVE	6301
NICHOLAS HOSKEY, 236	12/05/2024 21:45:26	TRAFFIC STOP	W CENTRAL AVE	7301
NICHOLAS HOSKEY, 236	12/06/2024 03:11:57	THREATS	811 NW 3RD ST	6901
	12/06/2024 07:33:59	MENTAL PT-TRANS	773 NW 10TH AVE	5101
EDWARD HINDERHOFER, 158	12/06/2024 07:38:22	TRAFFIC STOP	SE 3RD ST	7301
EDWARD HINDERHOFER, 158	12/06/2024 11:14:51	ATC -WELFARE CHECK	385 NE 3RD ST	2501
CALEB ROSS, T139	12/06/2024 11:41:25	SICK/INJURED	349 S MARKET BLVD	6301
	12/06/2024 16:28:52	REPOSSESSION	3840 E C 478	7703
	12/06/2024 16:42:31	REPOSSESSION	316 NW 2ND ST	7703
	12/06/2024 17:43:30	ALARM-COMRCL	524 N MARKET BLVD	1402
ROBERT HANSEN, X133	12/06/2024 18:29:31	TRAFFIC CONTROL	773 NW 10TH AVE	7001
ROBERT BAZATA, 240	12/06/2024 18:32:56	CITIZENS ASSIST	55 SW 6TH ST 38	2501
ROBERT HANSEN, X133	12/06/2024 19:07:03	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001
SHAWN WHITE, 244	12/06/2024 19:32:38	CITIZENS ASSIST	N MARKET BLVD	2501
	12/06/2024 19:36:12	911 MISDIAL	102 NE 4TH AVE	9201
SHAWN WHITE, 244	12/06/2024 21:38:01	TRAFFIC STOP	SE 2ND ST	7301
SHAWN WHITE, 244	12/06/2024 21:52:12	TRAFFIC STOP	E CENTRAL AVE	7301
SHAWN WHITE, 244	12/07/2024 03:50:46	SUICIDE THREATS	524 N MARKET BLVD	5101
RILEY TONER, 260	12/08/2024 19:01:10	ANIMAL COMPLAINT	SE 5TH ST	1601
	12/08/2024 21:26:44	911 HANGUP	9009 OAK ALLEY BLVD	9201
MADISON CRAIG, 270	12/09/2024 03:06:54	SUSPICIOUS PERSON	NW 6TH ST	6602
	12/09/2024 05:50:22	SICK/INJURED	529 N MARKET BLVD	6301
MYLES DUNLAP, 256	12/09/2024 05:58:12	THEFT	625 NW 9TH AVE	2105
CHRISTIAN CALLAWAY, 204	12/09/2024 06:32:11	TRAFFIC STOP	7697 SR 471	7301
MYLES DUNLAP, 256	12/09/2024 11:52:11	MISSING PERSON	445 NW 10TH AVE	5202
ROBERTH MATA, K143	12/09/2024 12:25:03	SUSPICIOUS PERSON	477 NW 7TH AVE	6602
MICHAEL LARGE, T173	12/09/2024 15:55:48	INFORMATION	773 NW 10TH AVE	4401
DANIEL FLOYD, 229	12/09/2024 21:15:02	JUVENILE	57 SW 5TH ST	2501
RILEY TONER, 260	12/09/2024 22:16:12	SUSPICIOUS INCIDENT	871 NW 6TH ST	6601
DENNIS TURNER, 228	12/09/2024 22:38:02	TRAFFIC STOP	N MARKET BLVD	7301
DENNIS TURNER, 228	12/09/2024 22:51:28	SUSPICIOUS PERSON	871 NW 6TH ST	6602
KARISSA MASSEY, 450	12/09/2024 23:21:11	TRAFFIC CONTROL	349 S MARKET BLVD	7001
TEONDRE WILSON, 217	12/10/2024 00:13:52	TRAFFIC CONTROL	773 NW 10TH AVE	7001
TAYLOR VIEU, 232	12/10/2024 01:11:05	SUSPICIOUS PERSON	871 NW 6TH ST	2501
DENNIS TURNER, 228	12/10/2024 04:13:01	BATTERY	522 N MARKET BLVD	6301
ROBERT HANSEN, X133	12/10/2024 07:12:57	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001
TYLER FROELICH, 194	12/10/2024 08:41:21	BURGLARY IP	23 SW 6TH ST 36	6601
JOSHUA WHITWORTH, 276	12/10/2024 10:13:53	JUVENILE	773 NW 10TH AVE	1801

TAYLOR VIEU, 232	12/10/2024 14:18:28	ASSIST OTHER AGENCY	125 S MARKET BLVD	1801
CHRISTIAN CALLAWAY, 204	12/10/2024 14:57:01	TRAFFIC STOP	522 N MARKET BLVD	7301
ROBERT HANSEN, X133	12/10/2024 20:33:55	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001
KENNETH KOENEN, X501	12/10/2024 20:35:03	TRAFFIC CONTROL	349 S MARKET BLVD	7001
JOSEPH TRIA, 202	12/10/2024 23:28:26	THEFT	469 N MARKET BLVD	6809
ROBERT HANSEN, X133	12/11/2024 00:50:30	TRAFFIC CONTROL	773 NW 10TH AVE	7001
	12/11/2024 01:20:16	SICK/INJURED	91 SE 2ND AVE	6301
JOSEPH HARRIS, 273	12/11/2024 06:03:47	STOLEN VEHICLE	469 N MARKET BLVD	6804
EDWARD HINDERHOFER, 158	12/11/2024 11:18:04	SICK/INJURED	263 NW 2ND ST	6301
RILEY TONER, 260	12/12/2024 01:11:12	EXTRA PATROL	658 E CENTRAL AVE	8901
CHRISTIAN CALLAWAY, 204	12/12/2024 04:25:48	SUSPICIOUS PERSON	N MARKET BLVD	6601

## CURRENT CODE CASES - DECEMBER 2024

Number	Tag	Location	Status	Status Code	Initiated By	Initiated Date
CE-24-01165	Q30-009 Hernandez ( <b>BUILDING W/O PERMIT</b> )	8243 SR 471, Webster, FL	RFH	OPEN	jared.oberholtzer	2024-01-24 10:30 AM
CE-24-11501	N36-037 TATE ( <b>TENT</b> )	811 NW 3RD ST, WEBSTER, FL 33597	FOF	OPEN	Emily.Estep	2024-07-03 10:35 AM
CE-24-12048	Q31D004 AYALA ( <b>TRASH/DEBRIS</b> )	836 E CENTRAL AVE, Webster, FL	FOF	OPEN	jared.oberholtzer	2024-07-12 04:22 AM
CE-24-14776	Q30-009 CARBAJAL HERNANDEZ ( <b>NO COUNTY P &amp; Z APPROVAL</b> )	8243 SR 471, WEBSTER, FL 33597	NOV	OPEN	Emily.Estep	2024-08-26 08:51 AM



# City of Webster Monthly Newsletter



## City Manager's Office

Deanna Naugler, City Manager



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

### Personnel

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

Number of Authorized Positions	Full-time filled positions	Full-time open positions	Part-time filled
8.5	8	0	1

### Important Dates:

- 1/1 City Hall closed for New Year's Day
- 1/9 6pm City P&Z Meeting City Hall
- 1/15 Utility Payment Deadline to prevent late fees
- 1/16 6pm City Council Meeting City Hall
- 1/20 City Hall closed for Martin Luther King Day
- 1/22 Utility Turn-off for non-payment

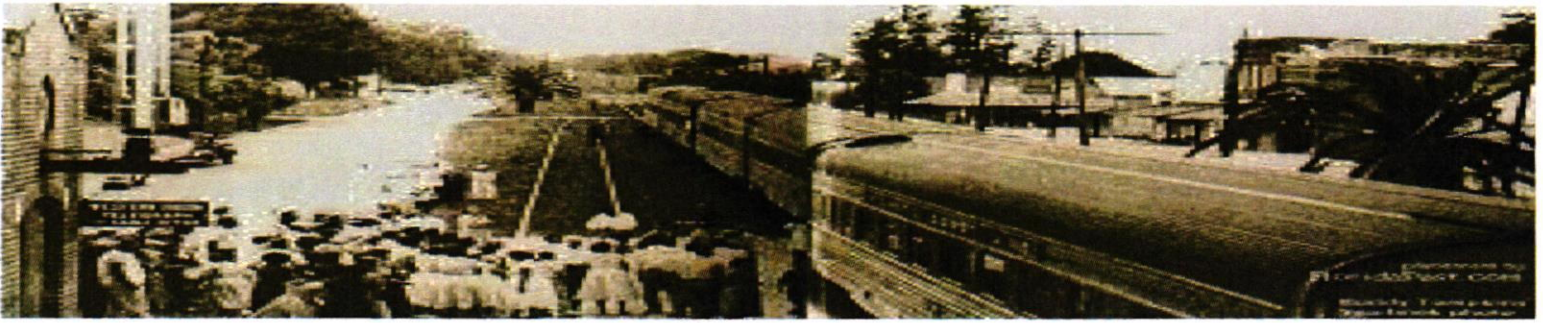


Mardi Gras Christmas Parade



Light Up Webster

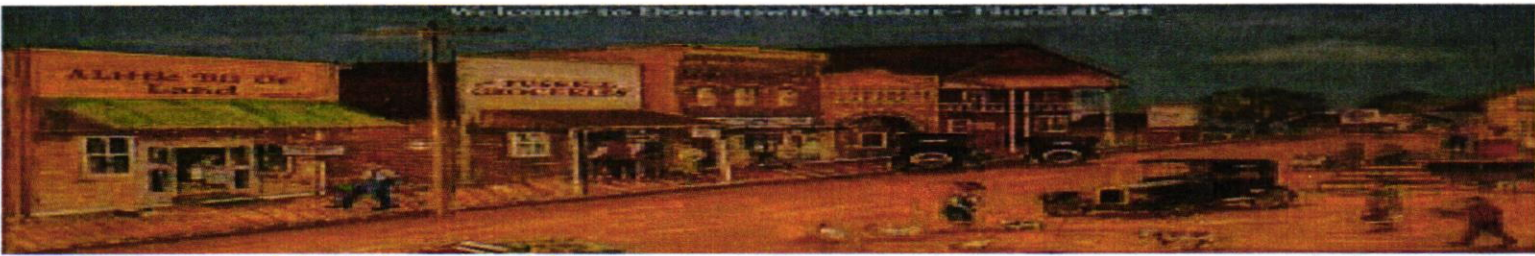




## Operational Activities—Administration

On-line payment processing—92	Notaries—12
In office Payment Processing—329	Faxes—4
New Accounts—11	Copy Requests—2
Closed Accounts—4	Public Records Request—3
Late Fee Assessments—101	Community Hall Rental—5
Turn-offs—40	Container Permit Renewals—24
Locates—24	Business License Processed—45
Work orders created—150	New Account Impact Fees—6
Work Orders closed—144	New Code Enforcement Cases—0
Utility Batches/Balancing—29	Follow-up on existing Code Enforcement Cases—2
Checks Processed for Payments—48	Code Enforcement Liens—0
Purchase Orders—44	Code Enforcement Foreclosures—0

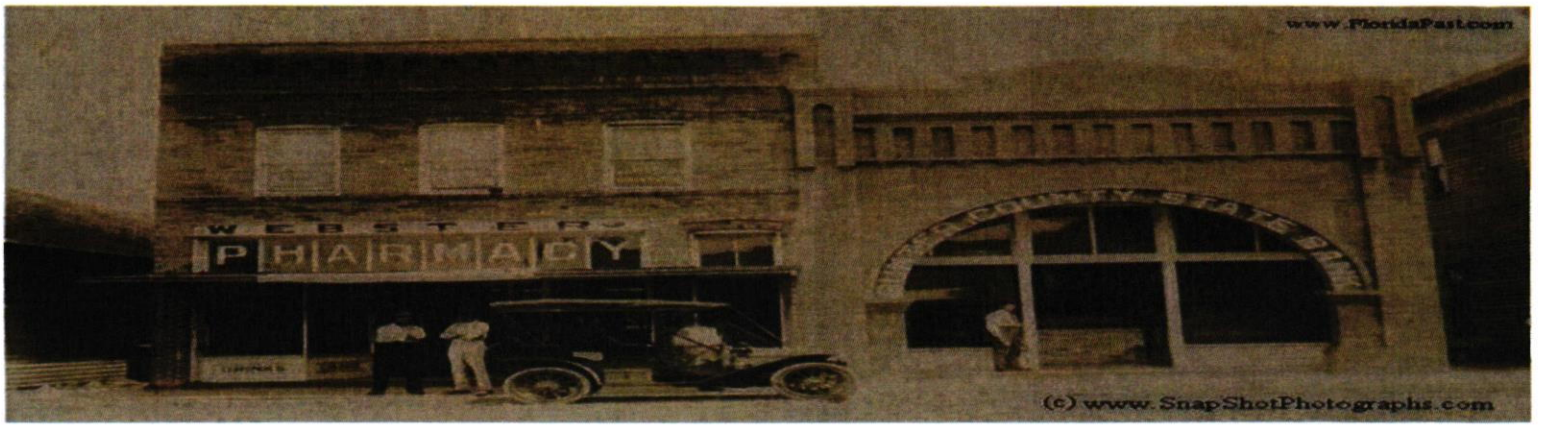
- Entered Meter Reads and processed utility bills for 536 utility accounts
- Reviewed Waste Management Bill for accuracy of billed/type of accounts
- Processed Bureau of Labor and Statistics Report
- Worked with council members and city attorney for ordinances related to the city
- Opened and disbursed incoming mail
- Created/Processed P&Z and Council agendas, minutes, and packets
- Attended City Manager meeting with County and other municipalities
- Discussions/meetings with County, Public and Developers on upcoming ordinances
- Verifying charges on invoices for payment, matching receipts for fuel and creating payments
- Entering GL Entries for all income on FLAIR Report
- Entering any GL Entries for payments processed electronically
- Updating the Utilities (Duke/SECO) spreadsheet
- Processed PO's for monthly recurring payments
- Reconciliation or verification of income and expenses on bank statements
- Scanning of all documents pertaining to GL Entry and Payments processed
- Verification of correct documents, amounts, etc. for daily deposits
- Helping to verify charges and reimbursements on credit cards
- Prepare Finance Report for monthly Council meeting
- Processing payroll checks for all employees
- Calculate and enter 941 tax payments for payroll period
- Completing GL entry for 941 taxes and FRS paid
- Verifying and entering FRS Monthly payment for employees
- Processing Council checks and direct deposits
- Review and update transfers for City of Bushnell Utilities and update spreadsheet
- Updated a monthly staff report for Admin
- Working with county on Grinder Pump Replacement project
- Advertised for CDBG Meter Replacement, Road Paving, and Master Lift Station Project
- Neptune Webinar
- Annual Depositor Report
- Prepared for Mardi Gras Christmas Parade and Light Up Webster



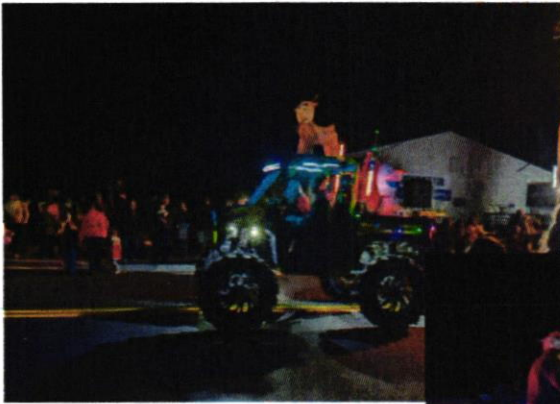
## Operational Activities—Public Works

Work orders processed—150  
Utility turn-off — 40  
Utility account turn-on— 36  
Locates—24  
Other— 50

- Right of way trimming around the city continuous throughout the month.
- Used automatic meter reading system to conduct Data Logs of various meters throughout the city. Doing this enables Public Works staff to better explain water usage to the customer.
- Automatic meter reading system used to do meter reading.
- Conducted multiple utility locates throughout the city.
- Construction of Multi use path in progress on Hwy 471. Most of the work in the city limits is completed. Still in contact with Ranger for minor issues to be resolved.
- Performed routine service on public works trucks.
- Performed routine service on mower. Sharpened blades. Changed and sharpened the blades on the mowers.
- Checked chemical levels at North and South wells.
- Ran portable generators to ensure they work properly.
- Ran generators at north well and master lift station to ensure they work properly.
- Lift station route ran two times each week of the month to ensure proper operation and document station operations.
- Park checks conducted daily at Sam Harris Park and Hewitt Park to ensure areas are clean and address any issues.
- Extra garbage and debris pick-up around the city.
- Monthly Webster/Bushnell Interconnect sample for sewer.
- Attended virtual progress meetings for multiuse path on SR 471.
- Met with several customers to discuss concerns about their water use.
- Water turn-offs for non-payment. Turn Ons after repayment.
- All lift stations were weedeated and sprayed with herbicide for weed control.
- Conducted site visits for Northwest sewer project and met with contractors and county inspector.
- Northwest gravity sewer project is progressing. The contractor is running into issues with excessive groundwater. This has required a specialized company to come in to drill well points along the road in the work area to try and remove the groundwater.
- During the month of November, the contractor on the NW sewer project caused an eight in water line to become disconnected from the fitting at NW 4th Stret and NW 8th Ave. Both times the water to the Northwest section was turned off for repairs.
- Blake spoke with Elite Welding to coordinate on a couple of projects for Sam Harris Park for proposed new gates to replace the cables at the entrances at the barricades.
- Blake coordinated with Homes In Partnership to prioritize water meter installation for new construction in Live Oak Subdivision.
- Ralph came in on a Saturday to assist participants in a charity bike ride by setting up a tent, table and chairs.
- Keith attended Sumter County EOC after action meeting for hurricane Milton at the county office in Wildwood. This meeting was to discuss issues discovered during the event and an opportunity to provide input for corrective action. This was also an opportunity to network with county officials and receive information on training opportunities for the city in Emergency Management operations.
- Exposed and repaired abandoned water and sewer services on West Central Ave. During the repair the old meters were removed from service and the water lines were capped off. The sewer cleanout damaged and repairs were made. The repair of the sewer cleanout will ensure non wastewater enters the sewer system.



## Mardi Gras Christmas Parade and Light Up Webster





<b>REVENUE AND LOSS 2024</b>		
<b>FUND</b>	<b>REVENUE</b>	<b>DECEMBER</b>
101	GENERAL FUND	\$58,564.64
104	TRANSPORTATION	\$4,341.16
105	CDBG GRANT	\$0.00
430	WATER	\$28,299.43
440	GARBAGE	\$20,841.13
450	SEWER	\$35,089.69
460	IMPACT FEES	\$27,000.00
	<b>TOTAL REVENUE</b>	<b>\$174,136.05</b>
	<b>EXPENSE</b>	
101-1011	GENERAL FUND-ADMIN	\$33,520.88
101-2021	GENERAL FUND-SCSO	\$14,083.16
101-7072	GENERAL FUND-PW	\$10,137.57
104	TRANSPORTATION	\$2,405.71
105	CDBG GRANT	\$0.00
430	WATER	\$20,925.35
440	GARBAGE	\$32,883.52
450	SEWER	\$57,227.32
460	IMPACT FEES	\$9.12
	<b>TOTAL EXPENSE</b>	<b>\$171,192.63</b>
	<b>REVENUE/LOSS</b>	<b>\$17,343.11</b>

**ORDINANCE NO. 2024-23**

**AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA, ANNEXING BY VOLUNTARY PETITION CERTAIN REAL PROPERTY TAX IDENTIFICATION PARCEL NUMBERS S11-006 LOCATED CONTIGUOUS TO THE CITY OF WEBSTER IN ACCORDANCE WITH THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, *FLORIDA STATUTES*, TOGETHER WITH ASSOCIATED RIGHTS-OF-WAYS; REDEFINING THE BOUNDARIES OF THE CITY OF WEBSTER TO INCLUDE SAID PROPERTY; AMENDING THE BOUNDARIES OF THE CITY IN ACCORDANCE WITH THE PROVISIONS OF SECTION 166.031, *FLORIDA STATUTES*; PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS; DIRECTING THE CITY CLERK TO RECORD THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT, WITH THE CHIEF ADMINISTRATIVE OFFICE OF SUMTER COUNTY AND WITH THE DEPARTMENT OF STATE; PROVIDING FOR LEGAL DESCRIPTION AND A MAP AND PROVIDING FOR THE INCORPORATION OF THAT EXHIBIT; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND THE TAKING OF ADMINISTRATIVE ACTIONS AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Chris & Bonnie Wood, 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:

<b>Tax Identification Parcel Number</b>	<b>Owner</b>
<b>S11-006</b>	<b>Chris &amp; Bonnie Wood</b>

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

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

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

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

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

*Recording.*—Any change in the municipal boundaries through annexation or contraction shall revise the charter boundary article and shall be filed as

a revision of the charter with the Department of State within 30 days. A copy of such revision must be submitted to the Office of Economic and Demographic Research along with a statement specifying the population census effect and the affected land area.

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

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

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

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

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

**LEGAL DESCRIPTION**

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

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

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

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

## **SECTION 2. EFFECT OF ANNEXATION.**

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

## **SECTION 3. ADMINISTRATIVE ACTIONS.**

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

(b). The City Clerk shall ensure that the property annexed by this Ordinance is

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

#### **SECTION 4. CONFLICTS.**

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

#### **SECTION 5. SEVERABILITY.**

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

#### **SECTION 6. CODIFICATION.**

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

#### **SECTION 7. EFFECTIVE DATE.**

This Ordinance shall take effect immediately upon passage and adoption.

PASSED AND ENACTED this \_\_\_\_ day of \_\_\_\_\_, 2024.

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

\_\_\_\_\_  
Anagalys Vigoa, Mayor

**APPROVED AS TO FORM AND  
LEGALITY:**

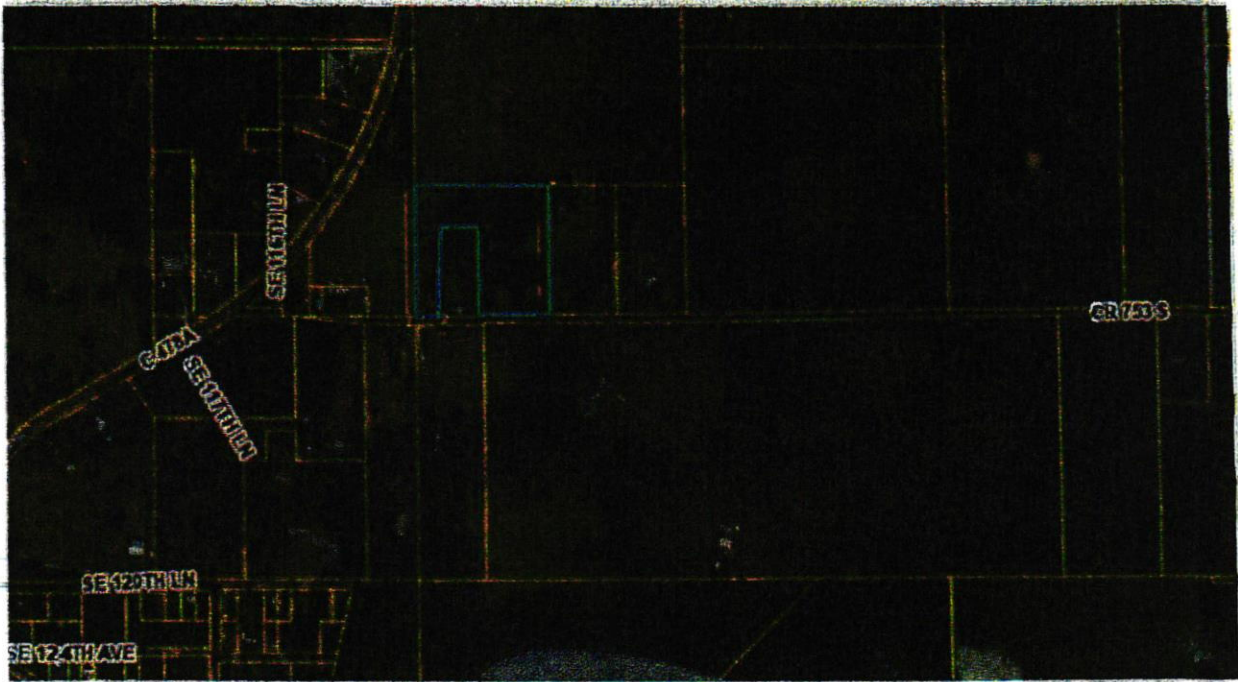
**ATTEST:**

\_\_\_\_\_  
Amy Flood, City Clerk

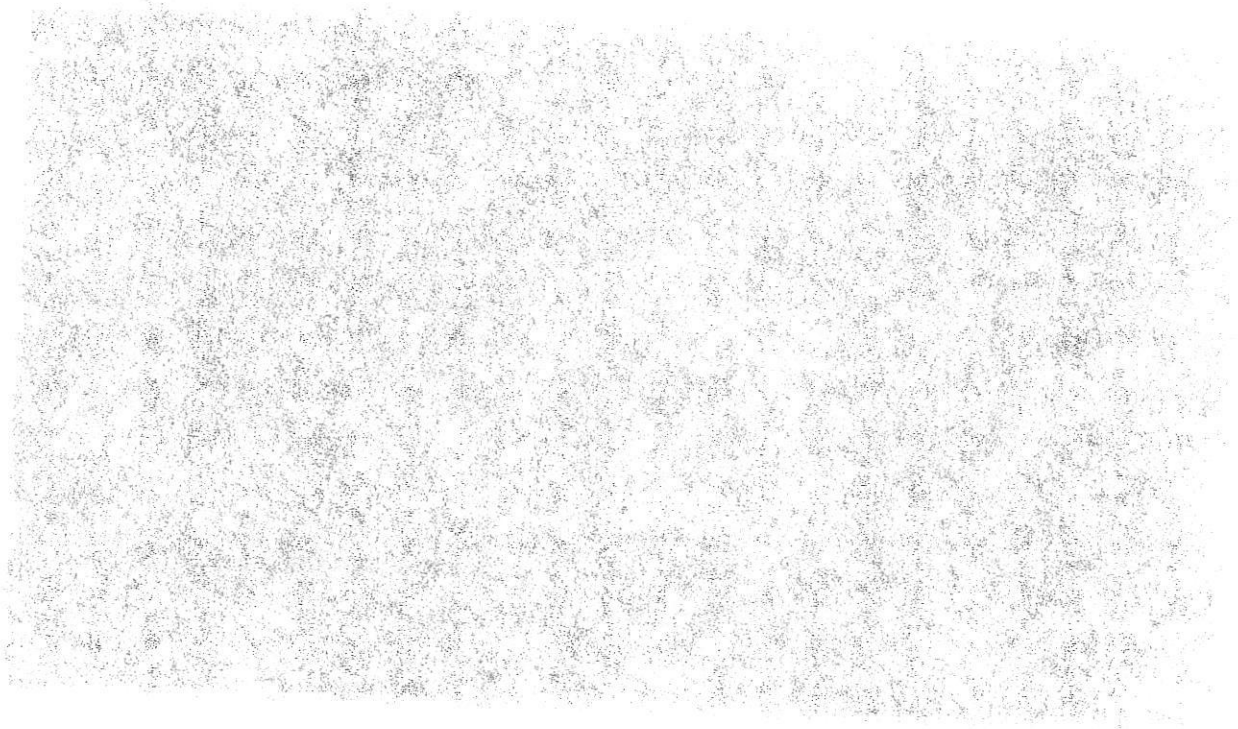
\_\_\_\_\_  
William L. Colbert, City Attorney

Attachment A

S 1/2 OF NW 1/4 OF SW 1/4 LESS THE E 1/2 THEREOF LESS BEG AT SW COR OF S 1/2 OF NW 1/4  
OFSW 1/4 RUN N 89 DEG 30 MIN 11 SEC E 108.75 FT TO POB RUN N 02 DEG 11 MIN 33 SEC E  
450.94 FT E 89 DEG 30 MIN 11 SEC E 184.56 FT S 00 DEG 03 MIN 20 SEC E 450.46 FT S 89 DEG 30  
MIN 11 SEC W 202.26 FT TO POB









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

September 3, 2024

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

Re: Annexation of Parcel S11-006

Mr. Arnold:

The City is in receipt of a voluntary annexation application for the above parcel. Parcel S11-006 is approximately 7.89 acres.

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

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

Regards

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

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:

Chris and Bonnie Wood

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

SUMTER COUNTY  
PARCEL NUMBER 311-006

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

Petitioner(s) hereby state:

1. That the described real property is in an unincorporated area of Sumter County, Florida, which is, or will be, contiguous to the City of Webster at the time of final annexation, and:
2. That the real property sought to be annexed to the City of Webster is, or will be, reasonably compact 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 3rd day of September, 2024

OWNER(S) OR LEGAL REPRESENTATIVE

[Signature]  
Signature

[Signature]  
Witness

[Signature]  
Signature

[Signature]  
Witness

This petition was acknowledged before me on 3rd day of September, 2024.

Personally known to me or identification provided \_\_\_\_\_



[Signature]  
Notary Signature

OFFICIAL USE ONLY:

Received:  
City of Webster, Florida, on 3rd day of September, 2024.

Present City Zoning October 10, 2024



ORDINANCE NO. 2024-24

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA AMENDING THE CITY OF WEBSTER COMPREHENSIVE PLAN, PROVIDING FOR AMENDMENT OF THE FUTURE LAND USE MAP OF THE FUTURE LAND USE ELEMENT OF THE CITY OF WEBSTER COMPREHENSIVE PLAN RELATIVE TO CERTAIN REAL PROPERTY, APPROXIMATELY 7.89 ACRES (TAX PARCEL IDENTIFICATION NUMBER S11-006), AND DESCRIBED IN THIS ORDINANCE FROM THE AGRICULTURAL FUTURE LAND USE DESIGNATION (COUNTY) TO THE RURAL RESIDENTIAL 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 PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, Chris and Bonnie Wood, mailing address: 950 CR 753 S Webster FL, 33597 (Tax Parcel Identification Number S11-006), is the owner of the property which is the subject of this Ordinance; and

**WHEREAS**, the real property, totaling 7.89 +/- acres in size, is located on the East side of C 478A and North CR 753 S; and

**WHEREAS**, Chris and Bonnie Wood initiated voluntary annexation into the municipal limits of the City of Webster, Florida.; and

**WHEREAS**, the City Manager of the City of Webster pursuant to the controlling provisions of Florida Statutes and the Code of Ordinances of the City of Webster, is petitioning

to have the subject property reassigned from the County Agricultural future land use designation to the Rural Residential future land use designation;

**WHEREAS**, the City Council of the City of Webster, Florida has taken, as implemented by City staff, all actions relating to the approval action set forth herein in

accordance with the requirements and procedures mandated by Florida Statutes.

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

**SECTION 1. LEGISLATIVE FINDINGS AND INTENT.**

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

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

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

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

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

**SECTION 2. AMENDMENT TO FUTURE LAND USE MAP.**

(a). The Future Land Use Plan Element of the *Comprehensive Plan of the City of Webster* and the City's Future Land Use Map are hereby amended by changing the

land use designation from the County Agricultural land use designation to the Rural Residential land use designation regarding the real property which is the subject of this Ordinance as set forth herein (Attachment 1).

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

**SECTION 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



small scale amendment is in compliance with controlling Florida Statutes.

**PASSED AND ENACTED** this 21st day of November, 2024.

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

\_\_\_\_\_  
**Ana Vigoa, Mayor**

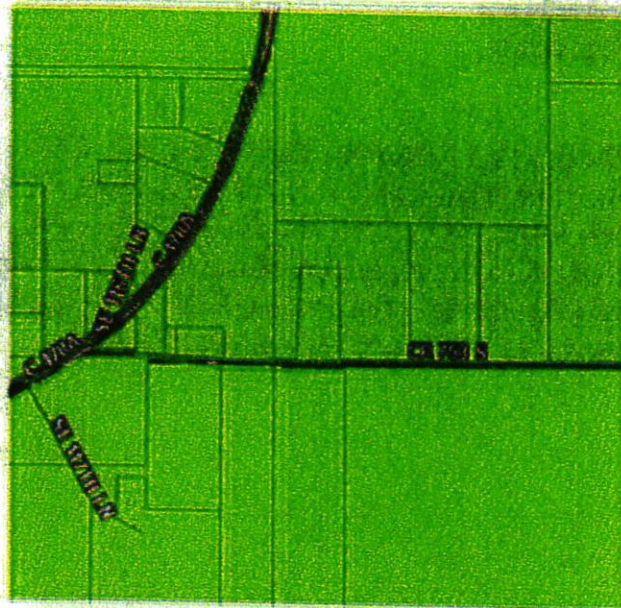
**ATTEST:**

**Approved as to form and Legality:**

\_\_\_\_\_  
**Amy Flood  
City Clerk**

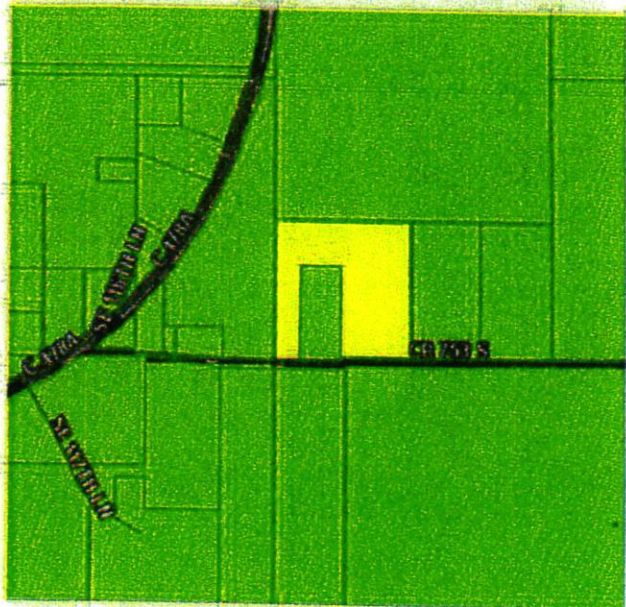
\_\_\_\_\_  
**William L. Colbert  
City Attorney**

Attachment 1  
Future Land Use Map




EXISTING FUTURE LAND USE

 AGRICULTURE (COUNTY)



PROPOSED FUTURE LAND USE

 RURAL RESIDENTIAL (WEBSTER)

ATTACHMENT 2  
Legal Description

The South  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ ; LESS the East  $\frac{1}{2}$  thereof: LESS begin at the Southwest corner of the South  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  run thence North  $89^{\circ}30'11''$  East 108.75 feet to the POB, thence run North  $02^{\circ}11'33''$  East 450.94 feet; thence run East  $89^{\circ}30'11''$  East 184.56 feet; thence run South  $00^{\circ}03'20''$  East 450.46 feet; thence run South  $89^{\circ}30'11''$  West 202.26 feet back to the POB; All lying and being in Section 11, Township 22 South, Range 22 East, Sumter County, Florida.

**CITY OF WEBSTER  
SMALL SCALE COMPREHENSIVE PLAN AMENDMENT**

**PLANNING AND ZONING BOARD  
October 10, 2024**

**CITY OF WEBSTER CITY COUNCIL  
October 17, 2024  
November 21, 2024**

**CASE NUMBER:** SS-24-15313

**LANDOWNER:** Chris and Bonnie Wood

**REQUESTED ACTION:** Change the future land use assignment from County Agricultural to City of Webster Rural Residential on 7.89 acres MOL, rezone the same parcel from County Rural Residential Five-Acre Conventional Housing (RR5C) to City of Webster Rural Residential One-Acre Conventional Housing (RR1C).

---

**PARCEL NUMBERS:** S11-006

**LEGAL DESCRIPTION:** Attachment A

**EXISTING ZONING:** County Rural Residential Five Acre with Conventional Housing (RR5C)

**EXISTING USE:** Agricultural

**FUTURE LAND USE:** County Agricultural, proposed to be City of Webster Rural Residential

**PARCEL SIZE:** 7.89 acres MOL

**LOCATION:** East side of C 478A and North CR 753 S (Map 1)

## **GENERAL DESCRIPTION AND BACKGROUND**

The applicant is requesting a Small-Scale Future Land Use Amendment on 7.89 acres MOL to change the Future Land Use assignment of parcel S11-006 from County Agricultural to City of Webster Rural Residential (Map 2). The application site is located within the Webster Joint Planning Area Agreement Land Use Map in the East side of C 478A and North of CR 753 S (Map 1). The amendment will allow for single-family residence use on a compliment parcel. The surrounding parcels all have a future land use of County Agricultural (Map 3).

## **LAND USE SUITABILITY**

### Urban Sprawl

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

### Environmental Resources

A portion of the property is in the Special Flood Hazard Area (Map 4).

### Historic Resources

This location does appear on the Master Site File of Historic Resources.

### Population and Housing

The proposed amendment should positively impact the availability of housing in the area as the application site hasn't previously been designated for development.

## **CONCURRENCY ANALYSIS**

### Potable Water & Sewer

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

### Stormwater Drainage

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

### Solid Waste

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

## **CONSISTENCY WITH POLICIES OF THE COMPREHENSIVE PLAN**

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

**Policy 1.2.5 Rural Residential**

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

- a. This land use category may be applied to lands within or outside the Urban Development Area (UDA);
- b. Maximum gross density is 2 dwelling units per acre when located inside the UDA, subject to use of central water and sewer services;
- c. Maximum gross density when located outside the UDA or inside the UDA with no central water and sewer service is 1 dwelling per acre.

*The proposed amendment is consistent with this Policy because the property is proposed to have residential and residential accessory outside the UDA, where it is allowed at maximum gross density of 1 dwelling unit per acre.*

**Future Land Use Objective 1.3 Future Land Use Pattern**

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

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

**Policy 1.3.8 Compatibility for Rezoning and Amendments**

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

- a. Rezoning and future land use amendments shall consider potential maximum impacts of potential land uses; and  
*The requested future land use assignment is consistent with the surrounding parcels where single-family residences are located on lots less than 10 acres*
- b. The use of clustering, PUD, or other innovating development techniques shall be considered to assure the compatible transition between differing land uses and zoning districts.

*The requested future land use assignment will not allow for clustering, PUD, or other innovating development techniques.*

**PROPOSED AMENDMENT TO THE TEXT OF THE COMPREHENSIVE PLAN**

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

**PROPOSED AMENDMENT TO THE CAPITAL IMPROVEMENT PLAN**

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

**CONCLUSIONS**

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

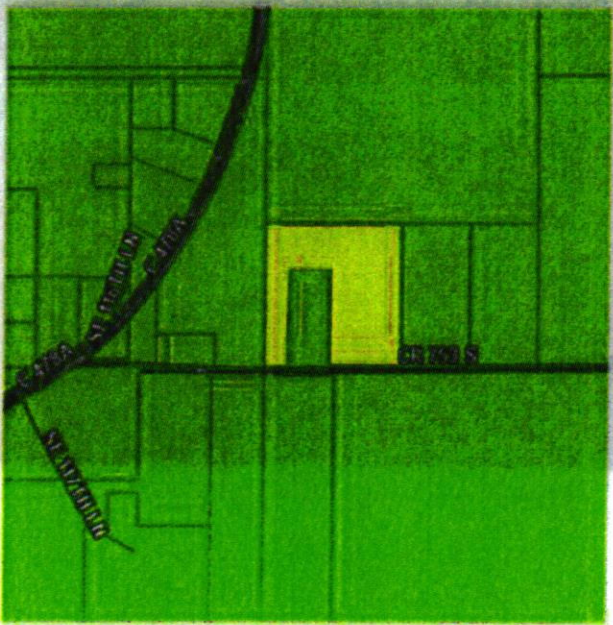
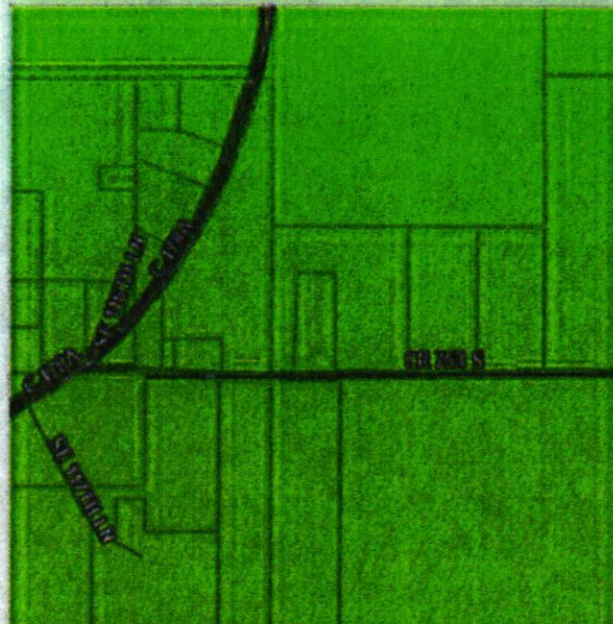
**Notices Sent: 16**

Map 1: General Location







Map 2  
Future Land Use Map



EXISTING FUTURE LAND USE

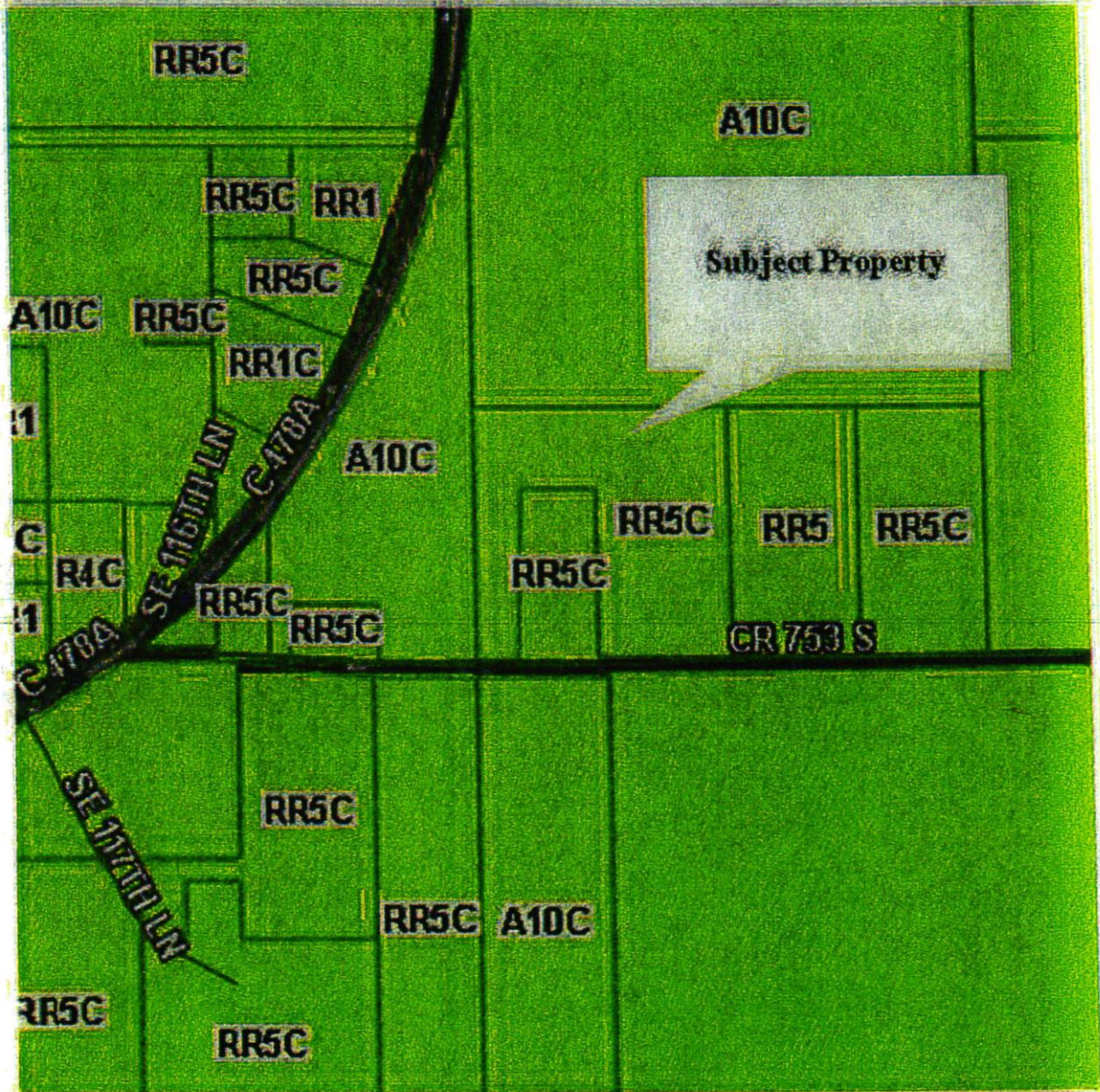
 AGRICULTURE (COUNTY)

PROPOSED FUTURE LAND USE

 RURAL RESIDENTIAL (WEBSTER)

Map 3

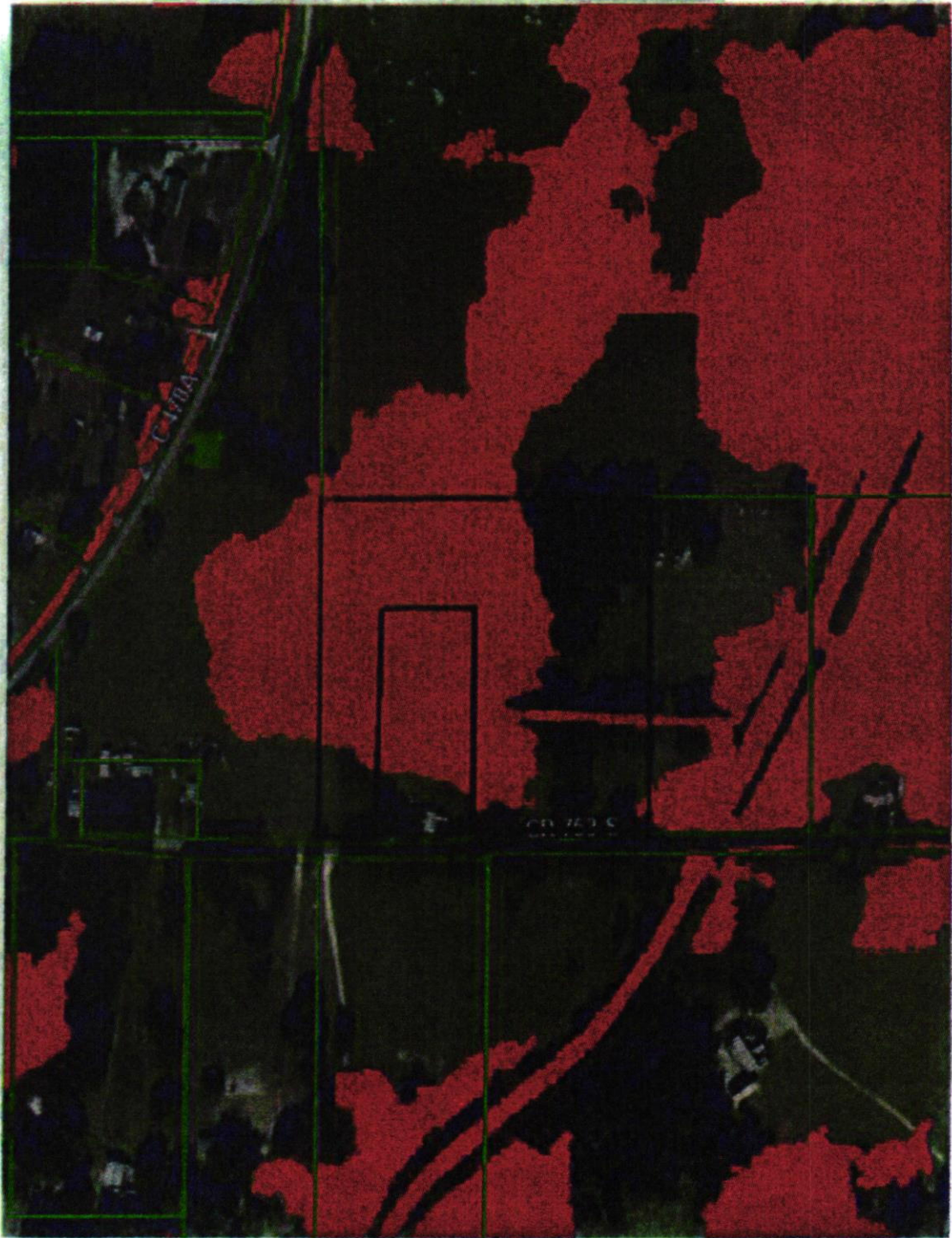
Surrounding Land Use and Zoning



KEY

AGRICULTURE

Map 4  
Floodplain



KEY  
FLOOD ZONE AE

Attachment A  
Legal Description

**The South ½ of the Northwest ¼ of the Southwest ¼; LESS the East ½ thereof; LESS begin at the Southwest corner of the South ½ of the Northwest ¼ of the Southwest ¼ run thence North 89°30'11" East 108.75 feet to the POB, thence run North 02°11'33" East 450.94 feet; thence run East 89°30'11" East 184.56 feet; thence run South 00°03'20" East 450.46 feet; thence run South 89°30'11" West 202.26 feet back to POB; All lying and being in Section 11, Township 22 South, Range 22 East, Sumter County, Florida.**

## Attachment B Urban Sprawl Analysis

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

- I. Promotes, allows, or designates for development substantially areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.  
**The application site of 7.89 acres does not comprise a substantial area of the city.**
- II. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.  
**The subject property is located in an area that is already planned for development due to being located within the Webster Joint Planning Area.**
- III. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.  
**The amending of land use for this property should not create any of the design patterns listed above but instead creates a centralized node for development due to being places in the Webster Joint Planning Area.**
- IV. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.  
**The subject property is surrounded by already developed land and so does not interact with any environmentally sensitive areas or major natural systems, and would be developed in a manner that is consistent with the Land Development Code.**
- V. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.  
**The proposed amendment should have no impact on bona-fide agricultural uses and looks to amend the land use that is consistent with the intended use and of the property.**
- VI. Fails to maximize use of existing public facilities and services.

**The subject property currently falls within the City of Webster utility service area and Joint Planning Area, and will be connected should the property be developed.**

- VII. Fails to maximize use of future public facilities and services.  
**The subject property will be expected to connect to current public facilities and services that are developed in the area.**
- VIII. Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government. Fails to provide a clear separation between rural and urban land uses.  
**The proposed land use amendment should not disproportionately increase the cost of public services in the area.**
- IX. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.  
**The requested amendment should not discourage infill development.**
- X. Fails to encourage a functional mix of uses.  
**The proposed amendment will not discourage a functional mix of uses.**
- XI. Results in poor accessibility among linked or related land uses.  
**The proposed land use amendment will not affect the accessibility of adjacent lands.**
- XII. Results in the loss of significant amounts of functional open space.  
**The proposed land use amendment should not result in the loss of significant amounts of functional open space.**

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

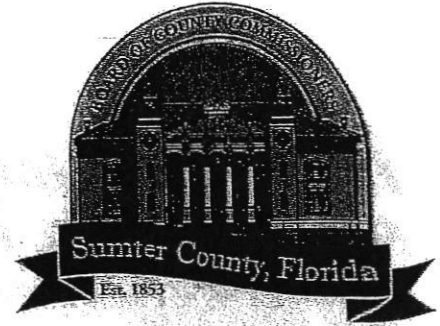
- (I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on that protects natural resources and ecosystems. **The property falls in an area where such residential land use is expected, protecting the area outside it.**
- (II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services. **The property falls under an existing utility service area and Joint Planning Area, resulting in efficient and cost-effective provision of public services if the property is developed.**
- (V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils. **By falling within the Webster Joint Planning Area, the amendment will preserve agricultural areas outside the JPA.**

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

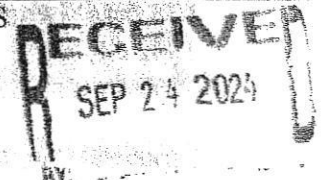
The proposed land use change does not demonstrate any of the characteristics of urban sprawl as defined by the applicable State Statutes.

# Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401  
Website: <http://sumtercountyfl.gov>



MCBRYDE GREER KROENING & MCBRYDE CLYDE DUMONT TRUS  
1155 CR 753 S  
Webster, FL 33597



September 20, 2024

To property owners whose property boundaries are within a distance of 500 feet of the outside perimeter of property (Parcel S11-006) in the name of **Chris and Bonnie Wood** (See General Map on reverse side). This property is being considered at a public hearing for a land use amendment and rezoning based on the annexation of the property by the City of Webster.

**SS-24-15313** – Small scale comprehensive plan amendment to change the future land use from County Agricultural to City of Webster Rural Residential on 7.89 acres MOL following annexation.

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Written comments submitted will be heard. Hearings may be continued from time to time as found necessary. Please return this form to: SUMTER COUNTY PLANNING DIVISION, 7375 Powell Road, Suite 115, Wildwood, Florida, 34785. Alternatively, comments may be emailed to [pz@sumtercountyfl.gov](mailto:pz@sumtercountyfl.gov). Please include the case number on all emails. Questions should be directed to the Planning Division at (352) 689-4400.

I support the above. *We support the above Clyde Dumont McBryde Trust Greer Kroening McBryde*  
 I have no comment on the above.  
 I do not support the above for the following reason(s): \_\_\_\_\_

Robert Ulrich, District 1  
(352) 689-4400  
7375 Powell Road  
Wildwood, FL 34785

Andrew Bilardello, District 2  
2nd Vice Chairman  
(352) 689-4400  
7375 Powell Road  
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Craig A. Estep, District 3  
Chairman  
(352) 689-4400  
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Jeffrey A. Bogue, District 4  
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County Administrator  
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Gloria F. Hayward, Clerk & Auditor  
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215 East McCollum Avenue  
Businell, FL 33513

County Attorney  
The Hogan Law Firm  
Post Office Box 485  
Brooksville, Florida 34605



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PITTMAN ROBERT DAVID  
1042 CR 7538  
Webster, FL 33897

September 20, 2024

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Website: <http://sumtercounty.gov>



**WOOD BONNIE & CHRISTOPHER**  
950 CR 7338  
Webster, FL 33597

September 20, 2024

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**RECEIVED**  
SEP 24 2024

Roberta Ulrich, District 1  
(352) 689-4404  
7375 Powell Road  
Wildwood, FL 34785

Andrew DiFardello, District 2  
2<sup>nd</sup> Vice-Chairman  
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**NOTICE OF INTENT TO  
CONSIDER CITY OF WEBSTER ORDINANCES  
FOR LAND USE CHANGE AND REZONING**

**City Council – second reading and final vote  
6:00 PM, November 21, 2024**

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

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

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

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

Published: 9/26/2024

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

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA AMENDING THE CITY OF WEBSTER COMPREHENSIVE PLAN, 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 7.89 ACRES (TAX PARCEL IDENTIFICATION NUMBER S11-006), AND DESCRIBED IN THIS ORDINANCE FROM THE AGRICULTURAL FUTURE LAND USE DESIGNATION (COUNTY) TO THE RURAL RESIDENTIAL 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 PROVIDING FOR AN EFFECTIVE DATE.

And  
AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA PROVIDING FOR THE REZONING OF REAL PROPERTY TOTALING 7.89 ACRES, MORE OR LESS, IN SIZE (TAX PARCEL IDENTIFICATION NUMBER S11-006) FROM COUNTY RURAL RESIDENTIAL FIVE ACRE CONVENTIONAL HOUSING (RR5C) TO RURAL RESIDENTIAL ONE-ACRE WITH CONVENTIONAL HOUSING (RR1C) ZONING DISTRICT; PROVIDING FOR THE TAKING OF IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR THE ADOPTION OF A MAP BY REFERENCE; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

Both ordinances are for property being annexed into the City of Webster, owned by Chris and Bonnie Wood, generally described as follows:

The South 1/2 of the Northwest 1/4 of the Southwest 1/4; LESS the East 1/2 thereof; LESS begin at the Southwest corner of the South 1/2 of the Northwest 1/4 of the Southwest 1/4 run thence North 89°30'11" East 108.75 feet to the POB, thence run North 02°11'33" East 450.94 feet; thence run East 89°30'11" East 184.56 feet; thence run South 00°03'20" East 450.46 feet; thence run South 89°30'11" West 202.26 feet back to the POB; All lying and being in Section 11, Township 22 South, Range 22 East, Sumter County, Florida.

Requested action:  
SS-24-15313: Small scale comprehensive plan amendment to change the future land use from County Agricultural to City of Webster Rural Residential on 7.89 acres MCL following annexation.

R-24-015315: Rezone the same property from County Rural Residential Five Acre with Conventional Housing (RR5C) to City of Webster Rural Residential One Acre with Conventional Housing (RR1C).

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

**Planning and Zoning Board  
6:00 PM, October 10, 2024**

**City Council – first reading  
6:00 PM, October 17, 2024**

**ORDINANCE NO. 2024-25**

**AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA PROVIDING FOR THE REZONING OF REAL PROPERTY TOTALING 7.89 ACRES, MORE OR LESS, IN SIZE (TAX PARCEL IDENTIFICATION NUMBER S11-006) FROM COUNTY RURAL RESIDENTIAL FIVE ACRE CONVENTIONAL HOUSING (RR5C) TO RURAL RESIDENTIAL ONE-ACRE WITH CONVENTIONAL HOUSING (RR1C) ZONING DISTRICT; PROVIDING FOR THE TAKING OF IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR THE ADOPTION OF A MAP BY REFERENCE; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Chris and Bonnie Wood, mailing address: 950 CR 753 S Webster FL, 33597 (Tax Parcel Identification Number S11-006), is the owner of the property which is the subject of this Ordinance; and

**WHEREAS**, the real property, totaling 7.89 +/- acres in size, is located on the East side of C 478A and North CR 753 S; and

**WHEREAS**, Chris and Bonnie Wood initiated voluntary annexation into the municipal limits of the City of Webster, Florida.; and

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

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

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

**CITY OF WEBSTER, FLORIDA:**

**SECTION 1. LEGISLATIVE FINDINGS AND INTENT.**

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

(b). The subject property, which is 7.89 acres MOL in size, is located on the East side of C 478A and North CR 753 S (Tax Parcel Number S11-006). The legal description of the subject property is provided in Attachment A.

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

**SECTION 2. REZONING OF REAL PROPERTY/IMPLEMENTING ACTIONS.**

(a). Upon enactment of this Ordinance the following described property, as depicted in Attachment A of this Ordinance, and totaling is 7.89 acres MOL in size, shall be rezoned from RR5C(County) zoning district/classification to RR1C zoning district/classification.

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

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

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

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

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

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

PASSED AND ENACTED this 21st day of November, 2024.

CITY COUNCIL OF THE CITY  
OF WEBSTER, FLORIDA

\_\_\_\_\_  
Ana Vigoa, Mayor

**ATTEST:**

Approved as to form and  
Legality:

\_\_\_\_\_  
Amy Flood  
City Clerk

\_\_\_\_\_  
William L. Colbert  
City Attorney

**Attachment A**  
**Legal Description**

The South  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ ; LESS the East  $\frac{1}{2}$  thereof: LESS begin at the Southwest corner of the South  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  run thence North  $89^{\circ}30'11''$  East 108.75 feet to the POB, thence run North  $02^{\circ}11'33''$  East 450.94 feet; thence run East  $89^{\circ}30'11''$  East 184.56 feet; thence run South  $00^{\circ}03'20''$  East 450.46 feet; thence run South  $89^{\circ}30'11''$  West 202.26 feet back to the POB; All lying and being in Section 11, Township 22 South, Range 22 East, Sumter County, Florida.



Attachment B



**CITY OF WEBSTER  
REZONING APPLICATION**

**PLANNING AND ZONING BOARD  
October 10, 2024**

**CITY OF WEBSTER CITY COUNCIL  
October 17, 2024  
November 21, 2024**

**CASE NUMBER:** R-24-15315

**LANDOWNER:** Chris and Bonnie Wood

**REQUESTED ACTION:** Rezone 7.89 acres MOL from County Rural Residential Minimum Five-Acre Conventional Housing (RR5C) to City of Webster Rural Residential Minimum One-Acre Conventional Housing (RR1C).

---

**PARCEL NUMBERS:** S11-006

**LEGAL DESCRIPTION:** Attachment A

**EXISTING ZONING:** County Rural Residential Minimum Five Acre with Conventional Housing (RR5C)

**EXISTING USE:** Agricultural

**FUTURE LAND USE:** City of Webster Rural Residential

**PARCEL SIZE:** 7.89 acres MOL

**GENERAL LOCATION:** East side of C 478A and North CR 753 S (Map 1)

**SURROUNDING FUTURE LAND USE AND ZONING**

The application site is located west of the City of Webster municipal boundary but in the Joint Planning Area (JPA) of Webster. The surrounding parcels are zoned General Agricultural Minimum Ten Acre with Conventional Housing (North, West), Rural Residential Minimum Five Acre with Conventional Housing (South), and Rural Residential Minimum Five Acre with Optional Housing (East)(Map 2).

## **CASE SUMMARY**

The applicant is seeking to build a single-family residence on the subject parcel. Subject parcel is outside the Webster municipal boundary, in the Webster Joint Planning Area (JPA), and in Webster's Utility Service Area. The application site is currently zoned as County Rural Residential Minimum Five-Acre with Conventional Housing. Rural Residential Minimum One Acre with Conventional Housing is compatible with the transition development pattern of the JPA.

## **CASE ANALYSIS**

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

- a) Change of conditions, or absence of changed conditions.  
*The subject parcel changed hands in 2024. The new owner is seeking to develop it.*
- b) Community need, or lack of community need.  
*The requested rezoning addresses a personal need and not a community need.*
- c) Benefits to the community.  
*The rezoning will allow consistency with the City's Comprehensive Plan and the implementing zoning district.*
- d) The rights of private property owners.  
*The rezoning should not impinge on the rights of adjacent property owners.*

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

## **PLANNING DIVISION STAFF CONCLUSION**

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

**Notices Sent: 16**

Map 1: General Location



Subject Property

C 47th SE 116th LN

SE 117th LN

CR 753 S

**Map 2: Surrounding Zoning and Proposed Changes**



Attachment A

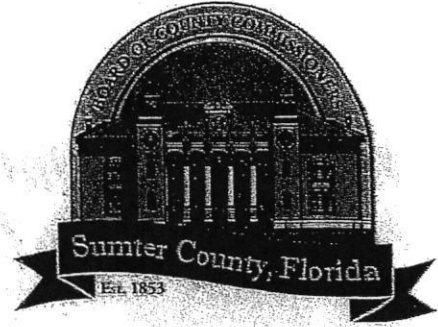
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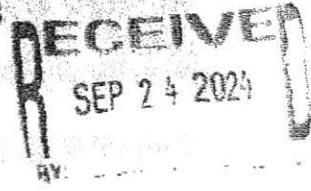


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September 20, 2024

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I support the above. *We support the above Clyde Dumont McBryde Trust  
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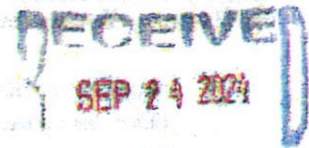
**R-24-15315** – Rezoning from County Rural Residential Five Acre with Conventional Housing (RR5C) to City of Webster Rural Residential One-Acre Conventional Housing (RR1C).

A public hearing before the Planning and Zoning Board will be held at Webster City Hall, 85 E. Central Ave, Webster, FL 33597 on October 10, 2024, at 6:00 p.m.

The recommendation of the Planning and Zoning Board on the rezoning will be presented to the City of Webster City Council at a Public Hearing to be held on October 17, 2024 and November 21, 2024, at 6:00 p.m. at the Webster City Hall, 85 E. Central Ave, Webster, FL 33597.

Written comments submitted will be heard. Hearings may be continued from time to time as found necessary. Please return this form to: **SUMTER COUNTY PLANNING DIVISION, 7375 Powell Road, Suite 115, Wildwood, Florida, 34785.** Alternatively, comments may be emailed to [pz@sumtercountyfl.gov](mailto:pz@sumtercountyfl.gov). Please include the case number on all emails. Questions should be directed to the Planning Division at (352) 689-4400.

- I support the above.  
 I have no comment on the above.  
 I do not support the above for the following reason(s): \_\_\_\_\_



**Roberta Ulrich, District 1**  
(352) 689-4400  
7375 Powell Road  
Wildwood, FL 34785

**Andrew B. Iardello, District 2**  
2<sup>nd</sup> Vice Chairman  
(352) 689-4400  
7375 Powell Road  
Wildwood, FL 34785

**Craig A. Estep, District 3**  
Chairman  
(352) 689-4400  
7375 Powell Road  
Wildwood, FL 34785

**Jeffrey A. Bogue, District 4**  
Vice Chairman  
(352) 689-4400  
7375 Powell Road  
Wildwood, FL 34785

**Ored Miller, District 5**  
(352) 689-4400  
7375 Powell Road  
Wildwood, FL 34785

**Bradley S. Arnold,**  
County Administrator  
(352) 689-4400  
7375 Powell Road  
Wildwood, FL 34785

**Gloria B. Hayward, Clerk & Auditor**  
(352) 689-6600  
215 East McCollum Avenue  
Bushnell, FL 33518

**County Attorney**  
The Hogan Law Firm  
Post Office Box 485  
Brooksville, Florida 34605

# Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone: (352) 689-4400 • Fax: (352) 689-4401  
 Website: <http://sumtercounty.gov>



**WOOD BONNEL & CHRISTOPHER**

950 CR 7535  
 Webster, FL 33597

September 20, 2024

To property owners whose property boundaries are within a distance of 500 feet of the outside perimeter of property (Parcel S11-006) in the name of Chris and Bonnie Wood (See General Map on reverse side). This property is being considered at a public hearing for a land use amendment and rezoning based on the annexation of the property by the City of Webster.

**SS-24-15313** - Small scale comprehensive plan amendment to change the future land use from County Agricultural to City of Webster Rural Residential on 7.89 acres MOL following annexation.

**R-24-15315** - Rezoning from County Rural Residential Five Acre with Conventional Housing (RR5C) to City of Webster Rural Residential One Acre Conventional Housing (RR1C).

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The recommendation of the Planning and Zoning Board on the rezoning will be presented to the City of Webster City Council at a Public Hearing to be held on October 17, 2024 and November 21, 2024, at 6:00 p.m. at the Webster City Hall, 85 E. Central Ave, Webster, FL 33597.

Written comments submitted will be heard. Hearings may be continued from time to time as found necessary. Please return this form to: SUMTER COUNTY PLANNING DIVISION, 7375 Powell Road, Suite 113, Wildwood, Florida, 34785. Alternatively, comments may be emailed to [pz@sumtercounty.fl.gov](mailto:pz@sumtercounty.fl.gov). Please include the case number on all emails. Questions should be directed to the Planning Division at (352) 689-4400.

- I support the above.
- I have no comment on the above.
- I do not support the above for the following reason(s): \_\_\_\_\_

**RECEIVED**  
 SEP 24 2024

Robert Ulrich, District 1 (352) 689-4404 7375 Powell Road Wildwood, FL 34785	Andrew DiLadello, District 2 2 <sup>nd</sup> Vice-Chairman (352) 689-4400 7375 Powell Road Wildwood, FL 34785	Craig A. Estep, District 3 Chairman (352) 689-4400 7375 Powell Road Wildwood, FL 34785	Jeffrey A. Boggs, District 4 Vice Chairman (352) 689-4400 7375 Powell Road Wildwood, FL 34785
Greg Miller, District 5 (352) 689-4400 7375 Powell Road Wildwood, FL 34785	Bradley S. Arnold, County Administrator (352) 689-4400 7375 Powell Road Wildwood, FL 34785	Glora R. Hayward, Clerk & Auditor (352) 689-6600 215 East McCollum Avenue Bushnell, FL 38513	County Attorney The Hogan Law Firm Post Office Box 425 Brooksville, Florida 34605

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

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

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA AMENDING THE CITY OF WEBSTER COMPREHENSIVE PLAN, 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 7.89 ACRES (TAX PARCEL IDENTIFICATION NUMBER S11-006), AND DESCRIBED IN THIS ORDINANCE FROM THE AGRICULTURAL FUTURE LAND USE DESIGNATION (COUNTY) TO THE RURAL RESIDENTIAL 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 PROVIDING FOR AN EFFECTIVE DATE.

And  
AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA PROVIDING FOR THE REZONING OF REAL PROPERTY TOTALING 7.89 ACRES, MORE OR LESS, IN SIZE (TAX PARCEL IDENTIFICATION NUMBER S11-006) FROM COUNTY RURAL RESIDENTIAL FIVE ACRE CONVENTIONAL HOUSING (RR5C) TO RURAL RESIDENTIAL ONE-ACRE WITH CONVENTIONAL HOUSING (RR1C) ZONING DISTRICT; PROVIDING FOR THE TAKING OF IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR THE ADOPTION OF A MAP BY REFERENCE; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

Both ordinances are for property being annexed into the City of Webster, owned by Chris and Bonnie Wood, generally described as follows:

The South 1/4 of the Northwest 1/4 of the Southwest 1/4, LESS the East 1/2 thereof, LESS begin at the Southwest corner of the South 1/2 of the Northwest 1/4 of the Southwest 1/4 run thence North 89°30'11" East 108.75 feet to the POB, thence run North 02°11'33" East 450.94 feet; thence run East 89°30'11" East 184.56 feet; thence run South 00°03'20" East 450.46 feet; thence run South 89°30'11" West 202.26 feet back to the POB; All lying and being in Section 11, Township 22 South, Range 22 East, Sumter County, Florida.

Requested action:  
SS-24-15313: Small scale comprehensive plan amendment to change the future land use from County Agricultural to City of Webster Rural Residential on 7.89 acres MOL following annexation.

R-24-015315: Rezone the same property from County Rural Residential Five Acre with Conventional Housing (RR5C) to City of Webster Rural Residential One Acre with Conventional Housing (RR1C).

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

**Planning and Zoning Board**  
6:00 PM, October 10, 2024

**City Council -- first reading**  
6:00 PM, October 17, 2024

**City Council -- second reading and final vote**  
6:00 PM, November 21, 2024

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

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

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

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

Published: 9/26/2024