

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
January 16, 2025 - 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 – December 19, 2024
M _____ S _____ Roll Call Vote for Approval

III. CONSENT AGENDA

Swear in Council Seat 2-Mayor Anagalys Vigoa

Appointment of Mayor Pro-Tem
M _____ S _____ Roll Call Vote

Set Date and Time of Council meetings for 2025
M _____ S _____ Roll Call Vote

Resolution 2025-01-Interlocal Agreement for MPO Representative
M _____ S _____ Roll Call Vote

Appointment of Representative to MPO Board
M _____ S _____ Roll Call Vote

IV. CITIZENS FORUM

V. CORRESPONDENCE TO NOTE

Law Enforcement Code Compliance Update City Newsletter Report

VI. PUBLIC HEARINGS

Second Reading of Ordinance 2024-29-Annexation-Parcel ID N26-068-Hall
M _____ S _____ Roll Call Vote
M _____ S _____ Roll Call Vote for Approval

Second Reading of Ordinance 2024-30-Comp Plan Amendment-Parcel ID N26-068-Hall

M _____ S _____ Roll Call Vote

M _____ S _____ Roll Call Vote for Approval

Second Reading of Ordinance 2024-31-Rezoning-Parcel ID N26-068-Hall

M _____ S _____ Roll Call Vote

M _____ S _____ Roll Call Vote for Approval

Second Reading of Ordinance 2024-32-Annexation-Parcel ID Q19-009-Suleiman Properties 3023, LLC

M _____ S _____ Roll Call Vote

M _____ S _____ Roll Call Vote for Approval

Second Reading of Ordinance 2024-33-Comp Plan Amendment-Parcel ID Q19-009-Suleiman Properties 3023, LLC

M _____ S _____ Roll Call Vote

M _____ S _____ Roll Call Vote for Approval

Second Reading of Ordinance 2024-34-Rezoning-Parcel ID Q19-009-Suleiman Properties 3023, LLC

M _____ S _____ Roll Call Vote

M _____ S _____ Roll Call Vote for Approval

First Reading of Ordinance 2025-01-Annexation-Parcel ID Q30-011, Q30-14, Q30-15-North Farm Real Estate, LLC

M _____ S _____ Roll Call Vote

M _____ S _____ Roll Call Vote for Approval

First Reading of Ordinance 2025-02-Comp Plan Amendment-Parcel ID Q30-011, Q30-14, Q30-15-North Farm Real Estate, LLC

M _____ S _____ Roll Call Vote

M _____ S _____ Roll Call Vote for Approval

First Reading of Ordinance 2025-03-Rezoning-Parcel ID Q30-011, Q30-14, Q30-15-North Farm Real Estate, LLC

M _____ S _____ Roll Call Vote

M _____ S _____ Roll Call Vote for Approval

First Reading of Ordinance 2025-04-Annexation-Parcel ID N24-053, Olen Quilling Family Partnership

M _____ S _____ Roll Call Vote

M _____ S _____ Roll Call Vote for Approval

First Reading of Ordinance 2025-05-Comp Plan Amendment-Parcel ID N24-053, Olen Quilling Family Partnership

M _____ S _____ Roll Call Vote

M _____ S _____ Roll Call Vote for Approval

First Reading of Ordinance 2025-06-Rezoning-Parcel ID N24-053, Olen Quilling Family Partnership

M _____ S _____ Roll Call Vote

M _____ S _____ Roll Call Vote for Approval

First Reading of Ordinance 2025-07-Annexation-Parcel ID T07-068, Alagna

M _____ S _____ Roll Call Vote

M _____ S _____ Roll Call Vote for Approval

First Reading of Ordinance 2025-08-Comp Plan Amendment-Parcel ID T07-068, Alagna

M _____ S _____ Roll Call Vote

M _____ S _____ Roll Call Vote for Approval

M _____ S _____ Roll Call Vote

M _____ S _____ Roll Call Vote for Approval

VII. NEW BUSINESS

Pat Ward

VIII. CITY ATTORNEY'S REPORT AND REQUESTS

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

X. STAFF REPORTS

Sheriff's Office

Planning and Development Services

City Manager

XI. ADJOURNMENT

M _____ S _____ -Roll Call Vote

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



MINUTES

CITY OF WEBSTER

City Hall, 85 E Central Avenue

December 19, 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, Councilmember Solomon, and Mayor Pro-Tem Dorsey.

We have a quorum.

II. APPROVAL OF THE MINUTES

Councilmember Cherry made a motion for approval of the minutes for November 21, 2024, seconded by Councilmember Solomon.

Vote was as follows:

Councilmember Cherry-Yes

Councilmember Malott-Yes

Councilmember Solomon-Yes

Mayor Pro-Tem Dorsey-Yes

Mayor Vigoa-Yes

Motion passed 5-0

III. CONSENT AGENDA

Councilmember Cherry made a motion to approve Resolution 2024-16-Eminent Domain, seconded by Councilmember Solomon.

The following people spoke:

Brenda Lancaster

Aaron Bryant

Becky Oxendine

Robert Swisher

Elizabeth Dietrich
Courtney Beville
Sandra McClanahan
Mary Hileman

City Attorney William Colbert and City Manager Deanna Naugler apprised the Council about the Resolution.

Vote was as follows:

Councilmember Cherry-Yes
Councilmember Malott-No
Councilmember Solomon-No
Mayor Pro-Tem Dorsey-Yes
Mayor Vigoa-Yes
Motion passed 3-2

IV. CITIZENS FORUM

Citizen Sandra McClanahan spoke during Citizens Forum. City Manager Deanna and County Planner Bradley Arnold addressed the questions.

V. CORRESPONDENCE TO NOTE

VI. PUBLIC HEARINGS

The second reading of Ordinance 2024-23 Annexation Parcel Id S11-006-Wood. Mayor Pro-Tem Dorsey motioned to read by title only, seconded by Councilmember Malott.

Vote was as follows:

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

City Clerk Amy Flood read the ordinance by title only.

Mayor Pro-Tem Dorsey made a motion to approve Ordinance 2024-23, seconded by Councilmember Cherry.

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

The second reading of Ordinance 2024-24 Comp Plan Amendment Parcel Id S11-006-Wood. Councilmember Malott motioned to read by title only, seconded by Mayor Pro-Tem Dorsey.

Vote was as follows:

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

City Clerk Amy Flood read the ordinance by title only.

Mayor Pro-Tem Dorsey made a motion to approve Ordinance 2024-24, seconded by Councilmember Malott.

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

The second reading of Ordinance 2024-25 Rezoning Parcel Id S11-006-Wood. Mayor Pro-Tem Dorsey motioned to read by title only, seconded by Councilmember Cherry.

Vote was as follows:

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

City Clerk Amy Flood read the ordinance by title only.

Mayor Pro-Tem Dorsey made a motion to approve Ordinance 2024-25, seconded by Councilmember Malott.

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

The second reading of Ordinance 2024-26 Annexation Parcel Id Q19-004-NACCO Properties, LLC. Councilmember Malott motioned to read by title only, seconded by Mayor Pro-Tem Dorsey.

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.

Mayor Pro-Tem Dorsey made a motion to approve Ordinance 2024-26, seconded by Councilmember Cherry.

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

The second reading of Ordinance 2024-27 Comp Plan Amendment Id Q19-004-NACCO Properties, LLC. Councilmember Cherry motioned to read by title only, seconded by Mayor Pro-Tem Dorsey.

Vote was as follows:

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

City Clerk Amy Flood read the ordinance by title only.

Mayor Pro-Tem Dorsey made a motion to approve Ordinance 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 Pro-Tem Dorsey-Yes
Mayor Vigoa-Yes
Motion passed 5-0

The second reading of Ordinance 2024-28 Rezoning Parcel Id Q19-004-NACCO Properties, LLC. Mayor Pro-Tem Dorsey motioned to read by title only, seconded by Councilmember Cherry.

Vote was as follows:

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

City Clerk Amy Flood read the ordinance by title only.

Mayor Pro-Tem Dorsey made a motion to approve Ordinance 2024-28, seconded by Councilmember Cherry.

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

The first reading of Ordinance 2024-29 Annexation Parcel Id N26-068, Hall. Councilmember Cherry motioned to read by title only, seconded by Councilmember Malott.

Vote was as follows:

Councilmember Cherry-Yes
Councilmember Malott-Yes
Councilmember Solomon-Yes

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

City Clerk Amy Flood read the ordinance by title only.

Mayor Pro-Tem Dorsey made a motion to approve Ordinance 2024-29, seconded by Councilmember Malott.

County Planner Bradley Arnold apprised the council about Ordinance 2024-29.

Vote was as follows:
Councilmember Cherry-Yes
Councilmember Malott-Yes
Councilmember Solomon-Yes
Mayor Pro-Tem Dorsey-Yes
Mayor Vigoa-Yes
Motion passed 5-0

The first reading of Ordinance 2024-30 Comp Plan Amendment Parcel Id N26-068, Hall. Councilmember Cherry motioned to read by title only, seconded by Mayor Pro-Tem Dorsey.

Vote was as follows:
Councilmember Cherry-Yes
Councilmember Malott-Yes
Councilmember Solomon-Yes
Mayor Pro-Tem Dorsey-Yes
Mayor Vigoa-Yes
Motion passed 5-0

City Clerk Amy Flood read the ordinance by title only.

Mayor Pro-Tem Dorsey made a motion to approve Ordinance 2024-30, seconded by Councilmember Malott.

County Planner Bradley Arnold apprised the council about Ordinance 2024-30.

Vote was as follows:
Councilmember Cherry-Yes
Councilmember Malott-Yes
Councilmember Solomon-Yes
Mayor Pro-Tem Dorsey-Yes
Mayor Vigoa-Yes
Motion passed 5-0

The first reading of Ordinance 2024-31 Rezoning Parcel Id N26-068, Hall Councilmember Cherry motioned to read by title only, seconded by Councilmember Malott.

Vote was as follows:
Councilmember Cherry-Yes
Councilmember Malott-Yes
Councilmember Solomon-Yes
Mayor Pro-Tem Dorsey-Yes
Mayor Vigoa-Yes
Motion passed 5-0

City Clerk Amy Flood read the ordinance by title only.

Mayor Pro-Tem Dorsey made a motion to approve Ordinance 2024-31, seconded by Councilmember Cherry.

County Planner Bradley Arnold apprised the council about Ordinance 2024-31.

Vote was as follows:
Councilmember Cherry-Yes
Councilmember Malott-Yes
Councilmember Solomon-Yes
Mayor Pro-Tem Dorsey-Yes
Mayor Vigoa-Yes
Motion passed 5-0

The first reading of Ordinance 2024-32 Annexation Parcel Id Q19-009-Suleiman Properties 3023, LLC. Mayor Pro-Tem Dorsey motioned to read by title only, seconded by Councilmember Cherry.

Vote was as follows:
Councilmember Cherry-Yes
Councilmember Malott-Yes
Councilmember Solomon-Yes
Mayor Pro-Tem Dorsey-Yes
Mayor Vigoa-Yes
Motion passed 5-0

City Clerk Amy Flood read the ordinance by title only.

Mayor Pro-Tem Dorsey made a motion to approve Ordinance 2024-32, seconded by Councilmember Malott.

County Planner Bradley Arnold apprised the council about Ordinance 2024-32.

Vote was as follows:
Councilmember Cherry-Yes
Councilmember Malott-Yes
Councilmember Solomon-Yes
Mayor Pro-Tem Dorsey-Yes
Mayor Vigoa-Yes
Motion passed 5-0

The first reading of Ordinance 2024-33 Comp Plan Amendment Id Q19-009-Suleiman Properties 3023, LLC. Mayor Pro-Tem Dorsey motioned to read by title only, seconded by Councilmember Cherry.

Vote was as follows:

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

City Clerk Amy Flood read the ordinance by title only.

Mayor Pro-Tem Dorsey made a motion to approve Ordinance 2024-33, seconded by Councilmember Cherry.

County Planner Bradley Arnold apprised the council about Ordinance 2024-33.

Vote was as follows:

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

The first reading of Ordinance 2024-34 Rezoning Parcel Id Q19-009-Suleiman Properties 3023, LLC. Councilmember Cherry motioned to read by title only, seconded by Mayor Pro-Tem Dorsey.

Vote was as follows:

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

City Clerk Amy Flood read the ordinance by title only.

Mayor Pro-Tem Dorsey made a motion to approve Ordinance 2024-34, seconded by Councilmember Cherry.

County Planner Bradley Arnold apprised the council about Ordinance 2024-34.

Vote was as follows:

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

VII. NEW BUSINESS

VIII. CITY ATTORNEY'S REPORT AND REQUESTS

Attorney William Colbert wished everyone a Merry Christmas.

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

X. STAFF REPORTS

City Manager Deanna Naugler said we had a good turnout for the Christmas Parade and Light Up Webster.

City Manager Deanna Naugler and County Planner Bradley Arnold apprised the board about the studies done on the wastewater treatment property.

Councilmember Solomon added that she was very disappointed about the eminent domain ordinance. Mayor Pro-Tem Dorsey added that he spoke to Mr. Parker and Mr. Parker told him that he was selling the property to the City.

XI. ADJOURNMENT

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

Vote was as follows:

Councilmember Cherry-Yes

Councilmember Malott-Yes

Councilmember Solomon-Yes

Mayor Pro-Tem Dorsey-Yes

Mayor Vigoa-Yes

Motion passed 5-0

Meeting adjourned at 7:59 P.M.

Deanna Naugler, City Manager

Attest:

Amy Flood, City Clerk

RESOLUTION 2025-01

A RESOLUTION OF THE CITY OF WEBSTER, FLORIDA AUTHORIZING EXECUTION OF AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF BUSHNELL, THE CITY OF CENTER HILL, THE CITY OF COLEMAN, THE CITY OF WEBSTER, AND THE CITY OF WILDWOOD ESTABLISHING A ROTATION FOR MUNICIPAL REPRESENTATION FOR THE LAKE SUMTER METROPOLITAN PLANING ORGANIZATION; PROVIDING FOR IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR CONFLICTS, SEVERABILITY, CORRECTION OF SCRIVENERS ERRORS, AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Florida Interlocal Cooperation Act of 1969, Section 163.01, Florida Statutes, encourages and empowers local government to cooperate with one another on matters of mutual interest and advantage, and provides for Interlocal Agreements between local governments; and

WHEREAS, the City Council of the City ("the "City Council") believes that increased coordination between the cities in Sumter County, Florida in road system planning, construction, and maintenance contributes to the betterment of its citizens; and

WHEREAS, the City is a member of the Lake-Sumter Metropolitan Planning Organization ("LSMPO") and its Governing Board; and

WHEREAS, the LSMPO Governing Board consists of 29 members from various entities across Lake and Sumter counties, but only 16 members are classified as "voting members;" and

WHEREAS, the cities in Sumter County are At-Large voting members meaning that only one (1) vote is allowed between the collective cities; and

WHEREAS, City Council has determined that it is in the best interest of the citizens of the City to enter into an agreement with the other cities in Sumter County which provides that the voting responsibility of the Cities in Sumter County rotate on a yearly basis.

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

SECTION 1 Legislative Findings And Intent; Incorporation Of Exhibits.

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

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

SECTION 2. Execution of Interlocal Agreement

The City Council of the City of Webster has determined that the execution of an Interlocal Agreement with the other cities in Sumter County providing for the rotation of at-large voting between such cities on an annual basis will be beneficial for the citizens of the City; a copy of the proposed Interlocal Agreement is attached hereto as Exhibit "A" and incorporated herein by this reference; and the City Council hereby approves of the execution of this Interlocal Agreement on behalf of the City and further authorizes and directs the Mayor of the City to execute the Interlocal Agreement.

SECTION 3. Implementing Administrative Actions.

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

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

SECTION 4. Conflicts. All resolutions or part of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

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

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

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

PASSED AND ADOPTED this 16th day of January 2025.

ATTEST:

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

By: _____
Amy Flood, City Clerk

By: _____
Anagalys Vigoa, Mayor

Approved as to form and Legality:

By: _____
William L. Colbert, City Attorney

EXHIBIT "A"
INTERLOCAL AGREEMENT

**INTERLOCAL AGREEMENT
BETWEEN THE CITY OF BUSHNELL, THE CITY OF CENTER HILL,
THE CITY OF COLEMAN, THE CITY OF WEBSTER, AND THE CITY
OF WILDWOOD ESTABLISHING A ROTATION FOR MUNICIPAL
REPRESENTATION FOR THE LAKE SUMTER METROPOLITAN
PLANNING ORGANIZATION GOVERNING BOARD**

This Interlocal Agreement (the "Agreement") is entered into between the City of Bushnell ("Bushnell"), the City of Coleman ("Coleman"), the City of Center Hill ("Center Hill"), the City of Webster ("Webster"), and the City of Wildwood ("Wildwood"), herein referred collectively as the "Sumter County Cities".

WHEREAS, the above mentioned cities possess Municipal Home Rule Powers pursuant to Article VIII, Section 2(b), Florida Constitution and Section 166.021, Florida Statutes; and

WHEREAS, the Florida Interlocal Cooperation Act of 1969, Section 163.01, Florida Statutes, encourages and empowers local government to cooperate with one another on matters of mutual interest and advantage, and provides for Interlocal Agreements between local governments; and

WHEREAS, the Sumter County Cities acknowledge that increased coordination in road system planning, construction, and maintenance are for the betterment of their citizens; and

WHEREAS, the Sumter County Cities are members of the Lake-Sumter Metropolitan Planning Organization ("LSMPO") and its Governing Board; and

WHEREAS, the LSMPO Governing Board consists of 29 members from various entities across Lake and Sumter counties, but only 16 members are classified as "voting members;" and

WHEREAS, the Sumter County Cities are At-Large voting members meaning that only one (1) vote is allowed between the collective cities; and

WHEREAS, Bushnell, Center Hill, Coleman, Webster, and Wildwood after due consideration and deliberation, have determined this Agreement is in the best interest of the public to rotate the voting responsibility of the Sumter County Cities on a yearly basis.

NOW, THEREFORE, in consideration of the mutual covenants set forth in this Agreement, Bushnell, Center Hill, Coleman, Webster, and Wildwood, as follows:

1. Incorporation of Preamble. The Preamble above is true and correct and incorporated into this Agreement.
2. Term of Agreement. The effective date shall be the date of final adoption by Bushnell, Center Hill, Coleman, Webster, or Wildwood, whichever is later. The initial term of the Agreement shall be five (5) years from the effective date of the Agreement.

3. LSMPO Governing Board At-Large Voting Member Rotation. The Sumter County Cities agree to the following rotation (if a city chooses not to participate, the rotation will advance to the next city in the rotation schedule):

<u>Term</u>	<u>Voting Representative</u>
January 1, 2025- December 31, 2025	Wildwood
January 1, 2026- December 31, 2026	Bushnell
January 1, 2027- December 31, 2027	Center Hill
January 1, 2028- December 31, 2028	Coleman
January 1, 2029- December 31, 2029	Webster

4. Participation in LSMPO Governing Board Meetings. Nothing in this Agreement shall prevent the cities from participating at the LSMPO Governing Board meetings.
5. Termination of Agreement. Any City may terminate this Agreement at any time upon delivery of a notice of termination to the other parties at least 180 days prior to the proposed date of termination.
6. Dispute Resolution. Bushnell, Center Hill, Coleman, Webster, or Wildwood agree to resolve any dispute related to the interpretation or performance of this Agreement in the manner described in this section. Either Party may initiate the dispute resolution process by providing written notice to the other Party. Initiation of the dispute resolution process shall operate as a stay of the action which is the subject of the dispute.
7. Noticing. All notices, consents, approvals, waivers, and elections that any Party requests or gives under this Agreement will be in writing and shall be given only by hand delivery for which a receipt is obtained, or certified mail, prepaid with confirmation of delivery requested. Notices will be delivered or mailed to the addresses set forth below or as either Party may otherwise designate in writing.

If to Bushnell:

City of Bushnell
Attn: City Manager
117 E. Joe P. Strickland Jr. Avenue
Bushnell, FL 33513

If to Center Hill:

City of Center Hill
Attn: City Clerk
P.O. Box 649
Center Hill, FL 33514

If to Coleman: City of Coleman
Attn: Mayor
P. O. Box 456
Coleman, FL 33521-0456

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

If to Wildwood: City of Wildwood
Attn: City Manager
100 N. Main Street
Wildwood, FL 34785

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

9. Severability. Any term or provision of this Agreement that is invalid or unenforceable in any situation in any jurisdiction shall not affect the validity or enforceability of the remaining terms and provision hereof or the validity or enforceability of the offending term or provision in any other situation or in any other jurisdiction.

Signature Pages (Follow)

EXECUTED and AGREED to as of the Effective Date hereof.

CITY OF BUSHNELL

ATTEST

CITY OF BUSHNELL, FLORIDA

By: _____
City Clerk

By: _____
Mayor

Date: _____

Approved as to Form and Legality:

By: _____
City Attorney

EXECUTED and AGREED to as of the Effective Date hereof.

CITY OF CENTER HILL

ATTEST

CITY OF CENTER HILL, FLORIDA

By: _____
City Clerk

By: _____
Mayor

Date: _____

Approved as to Form and Legality:

By: _____
City Attorney

EXECUTED and AGREED to as of the Effective Date hereof.

CITY OF COLEMAN

ATTEST

CITY OF COLEMAN, FLORIDA

By: _____
Public Service Director

By: _____
Mayor

Date: _____

Approved as to Form and Legality:

By: _____
City Attorney

EXECUTED and AGREED to as of the Effective Date hereof.

CITY OF WEBSTER

ATTEST

CITY OF WEBSTER, FLORIDA

By: _____
Amy Flood, City Clerk

By: _____
Anagalys Vigoa, Mayor

Date: _____

Approved as to Form and Legality:

By: _____
W.L. Colbert, City Attorney

CITY OF WILDWOOD

ATTEST

CITY OF WILDWOOD, FLORIDA

By: _____
City Clerk

By: _____
Mayor

Date: _____

Approved as to Form and Legality:

By: _____
City Attorney

Primary Unit	Date Time Recieved	Complaint Type	Address	
	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 FROEHLICH, 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
MADISON CRAIG, 270	12/12/2024 22:34:10	TRAFFIC STOP	N MARKET BLVD	7301
MADISON CRAIG, 270	12/12/2024 23:06:59	TRAFFIC STOP	S MARKET BLVD	7301
TEONDRE WILSON, 217	12/13/2024 02:09:30	TRAFFIC CONTROL	773 NW 10TH AVE	7001
ROBERT HANSEN, X133	12/13/2024 02:57:31	TRAFFIC ENFORCEMENT	773 NW 10TH AVE	7001
MICHAEL LARGE, T173	12/13/2024 09:07:15	INFORMATION	773 NW 10TH AVE	4402
NICHOLAS HOSKEY, 236	12/13/2024 09:11:44	RECOVERED PROPERTY	326 S MARKET BLVD	6101
	12/13/2024 09:43:44	SICK/INJURED	10539 CR 727	6301
TAYLOR VIEU, 232	12/13/2024 10:42:18	DISTURBANCE-UNK	836 E CENTRAL AVE	6101
DANIELLE ATWOOD, 274	12/13/2024 12:29:06	STOLEN VEHICLE	258 NE 3RD AVE	5801
DERRICK STOERMER, 277	12/13/2024 14:31:47	PHONE COMPLT	445 NW 10TH AVE	2501
	12/13/2024 19:28:48	SICK/INJURED	370 NW 8TH AVE	6301
DENNIS TURNER, 228	12/13/2024 19:33:40	ASSIST OTHER AGENCY	370 NW 8TH AVE	6101
STEVEN NEUMANN, 184	12/13/2024 23:19:09	TRAFFIC STOP	N MARKET BLVD	7301
JENNIFER ADKINS, 182	12/13/2024 23:45:22	INFORMATION	530 NW 9TH AVE	2501
CHRISTIAN CALLAWAY, 204	12/14/2024 03:55:21	ATTEMPT TO CONTACT	469 N MARKET BLVD	2501
DERRICK STOERMER, 277	12/14/2024 05:10:12	TRAFFIC STOP	SE 1ST AVE	7301
	12/14/2024 06:02:24	ACCIDENT	719 NW 4TH ST	7202
JUSTIN WILSON, C141	12/14/2024 07:11:22	PHONE COMPLT	530 NW 9TH AVE	2501
JUSTIN WILSON, C141	12/14/2024 10:06:30	ANIMAL COMPLAINT	9009 OAK ALLEY BLVD	2501
DERRICK STOERMER, 277	12/14/2024 15:27:22	PHONE COMPLT	213 SW 1ST ST	2501
	12/14/2024 23:00:16	INFORMATION	9009 OAK ALLEY BLVD 116	9902
NICHOLAS HOSKEY, 236	12/14/2024 23:34:28	MENTAL PATIENT	871 NW 6TH ST	2501
DENNIS TURNER, 228	12/15/2024 00:41:28	TRAFFIC STOP	349 S MARKET BLVD	7301
MICHAEL LARGE, T173	12/15/2024 10:29:56	INFORMATION	773 NW 10TH AVE	5404

JOSEPH TRIA, 202	12/15/2024 10:54:24	INFORMATION	871 NW 6TH ST	2501
RILEY TONER, 260	12/15/2024 17:34:47	TRESPASSING	811 NW 3RD ST	7503
ROBERT BAZATA, 240	12/15/2024 17:52:45	CITIZENS ASSIST	658 E CENTRAL AVE	8901
ROBERT BAZATA, 240	12/15/2024 17:53:42	EXTRA PATROL	447 NW 6TH AVE	8901
ROBERT HANSEN, X133	12/15/2024 18:19:32	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001
DENNIS TURNER, 228	12/15/2024 18:21:44	TRAFFIC STOP	S MARKET BLVD	7301
RILEY TONER, 260	12/15/2024 23:59:11	EXTRA PATROL	658 E CENTRAL AVE	8901
DENNIS TURNER, 228	12/16/2024 00:32:37	SUSPICIOUS VEH	7697 SR 471	6603
	12/16/2024 04:31:52	SICK/INJURED	211 SW 2ND ST	6301
EDWARD HINDERHOFER, 158	12/16/2024 09:02:01	TRESPASSING	524 N MARKET BLVD	7501
	12/16/2024 12:06:30	911 HANGUP	102 NE 4TH AVE	9201
WYATT HUNT, 268	12/16/2024 12:46:49	TRAFFIC STOP	S MARKET BLVD	7301
EDWARD HINDERHOFER, 158	12/16/2024 14:05:20	DCF/ABUSE REG	773 NW 10TH AVE	1102
	12/16/2024 14:07:52	911 HANGUP	102 NE 4TH AVE	9201
ANTHONY LEE, 144	12/16/2024 17:38:05	DCF/ABUSE REG	37 NW 3RD AVE	1102
JUSTIN ST CLAIR, 210	12/16/2024 18:23:39	INFORMATION	658 E CENTRAL AVE	2501
JUSTIN ST CLAIR, 210	12/16/2024 18:26:24	INFORMATION	447 NW 6TH AVE	8901
WYATT HUNT, 268	12/16/2024 18:46:22	FCIC/NCIC HIT	817 OAK AVE	8801
JUSTIN ST CLAIR, 210	12/16/2024 19:06:21	TRAFFIC STOP	329 N MARKET BLVD	7301
JUSTIN ST CLAIR, 210	12/16/2024 19:15:40	TRAFFIC STOP	N MARKET BLVD	7301
	12/16/2024 19:53:11	SICK/INJURED	9009 OAK ALLEY BLVD 35	6301
JUSTIN ST CLAIR, 210	12/16/2024 20:12:37	THEFT	524 N MARKET BLVD	2501
MICHAEL LARGE, T173	12/17/2024 08:27:27	911 HANGUP	773 NW 10TH AVE	9201
CALEB ROSS, T139	12/17/2024 10:10:27	SICK/INJURED	349 S MARKET BLVD	6301
MICHAEL LARGE, T173	12/17/2024 14:19:38	DCF/ABUSE REG	773 NW 10TH AVE	6101
	12/17/2024 21:15:06	911 HANGUP	817 OAK AVE	9201
ERICA HILLMAN, 205	12/17/2024 22:09:26	EXTRA PATROL	447 NW 6TH AVE	8901
ERICA HILLMAN, 205	12/17/2024 22:09:57	EXTRA PATROL	658 E CENTRAL AVE	8901
RILEY TONER, 260	12/18/2024 00:49:53	EXTRA PATROL	658 E CENTRAL AVE	8901
ROBERT HANSEN, X133	12/18/2024 07:09:55	TRAFFIC ENFORCEMENT	349 S MARKET BLVD	7001
ROBERT HANSEN, X133	12/18/2024 07:31:36	TRAFFIC STOP	NW 1ST AVE	7301
	12/18/2024 15:44:02	TRESPASSING	NW 8TH AVE	9901
JOSEPH TRIA, 202	12/18/2024 15:46:01	DISTURBANCE-UNK	NW 6TH ST	3102
DENNIS TURNER, 228	12/18/2024 16:14:12	HARRASS PX	1010 E CENTRAL AVE 7	2501
KENNETH KOENEN, X501	12/18/2024 16:35:17	ACCIDENT	NW 6TH ST	7102
ROBERT VACHON, 246	12/18/2024 17:07:26	PHONE COMPLT	725 NW 7TH ST	2501
DENNIS TURNER, 228	12/18/2024 17:50:12	PHONE COMPLT	1010 E CENTRAL AVE 7	2501
ROBERT HANSEN, X133	12/18/2024 23:18:23	TRAFFIC ENFORCEMENT	773 NW 10TH AVE	7001
RILEY TONER, 260	12/19/2024 02:17:56	ATC -WELFARE CHECK	67 SE 1ST AVE	2501
	12/19/2024 08:53:54	911 HANGUP	102 NE 4TH AVE	9201
JUSTIN WILSON, C141	12/19/2024 12:53:04	TRAFFIC STOP	S MARKET BLVD	7301
JOSEPH TRIA, 202	12/19/2024 14:46:34	RECOVERED PROPERTY	773 NW 4TH ST	3801
DENNIS TURNER, 228	12/19/2024 17:19:52	CIVIL	413 NE 9TH ST	2201
DENNIS TURNER, 228	12/19/2024 18:06:54	CITIZENS ASSIST	SE 1ST AVE	2501
DENNIS TURNER, 228	12/19/2024 18:40:13	ATTEMPT TO CONTACT	773 NW 4TH ST	2501
DENNIS TURNER, 228	12/19/2024 20:29:30	SICK/INJURED	178 SW 1ST AVE	6301
DENNIS TURNER, 228	12/20/2024 02:39:49	MENTAL PATIENT	811 NW 3RD ST	2501
	12/20/2024 06:04:49	REPOSSESSION	169 SW 5TH ST	7703
EDWARD HINDERHOFER, 158	12/20/2024 07:49:34	TRESPASSING	524 N MARKET BLVD	7501

ROBERT HANSEN, X133	12/20/2024 07:58:58	TRAFFIC STOP	S MARKET BLVD	7301
TYLER FROEHLICH, 194	12/20/2024 09:20:17	TRAFFIC STOP	W CENTRAL AVE	7301
TYLER FROEHLICH, 194	12/20/2024 09:47:15	TRAFFIC STOP	NE 1ST ST	7301
EDWARD HINDERHOFER, 158	12/20/2024 11:17:53	DCF/ABUSE REG	178 SW 1ST AVE	3801
	12/20/2024 14:13:32	REPOSSESSION	875 NW 3RD ST	7703
	12/20/2024 19:32:53	REPOSSESSION	7914 SR 471	7703
SHAWN WHITE, 244	12/20/2024 21:18:02	TRAFFIC STOP	N MARKET BLVD	7301
	12/21/2024 06:50:46	911 MISDIAL	W CENTRAL AVE	9201
SHAWN WHITE, 244	12/21/2024 18:14:04	SUSPICIOUS PERSON	1010 E CENTRAL AVE	6602
	12/21/2024 20:12:36	FCIC/NCIC HIT	817 OAK AVE	9901
CHRISTOPHER MCPETERS, S55	12/21/2024 20:24:20	ACCIDENT	125 S MARKET BLVD	7102
	12/21/2024 23:54:31	SICK/INJURED	574 NW 6TH ST	6301
SHAWN WHITE, 244	12/22/2024 00:05:59	ASSIST OTHER AGENCY	574 NW 6TH ST	6301
EDWARD HINDERHOFER, 158	12/22/2024 12:57:03	TRAFFIC STOP	NW 5TH ST	7301
TYLER FROEHLICH, 194	12/22/2024 14:26:44	FCIC/NCIC HIT	814 NW 5TH ST	8801
STEVEN NEUMANN, 184	12/22/2024 18:10:29	INFORMATION	SW 1ST ST	2501
	12/22/2024 19:52:37	911 MISDIAL	57 SW 5TH ST	9201
	12/22/2024 21:45:37	911 HANGUP	142 NE 1ST ST	9201
JOSEPH TRIA, 202	12/23/2024 01:47:33	THEFT	366 NW 9TH AVE	3801
DENNIS TURNER, 228	12/24/2024 02:38:37	SUSPICIOUS VEH	NW 6TH AVE	6603
JOSEPH TRIA, 202	12/24/2024 03:21:14	CIVIL	2583 CR 740	2501
DENNIS TURNER, 228	12/24/2024 19:32:23	CIVIL	9009 OAK ALLEY BLVD 102	2501
DENNIS TURNER, 228	12/24/2024 22:56:09	DISTURBANCE-NOISE	41 SE 3RD AVE	3102
MASON DESFONDS, 252	12/25/2024 05:41:22	MENTAL PATIENT	23 SE 2ND AVE	5101
MASON DESFONDS, 252	12/25/2024 11:18:20	SUSPICIOUS PERSON	658 E CENTRAL AVE	6602
SHAWN WHITE, 244	12/25/2024 19:13:01	TRAFFIC STOP	N MARKET BLVD	7301
CHRISTIAN CALLAWAY, 204	12/26/2024 03:06:18	MENTAL PATIENT	871 NW 6TH ST	2501
JOHN GUINANE, X121	12/26/2024 08:33:29	TRAFFIC STOP	N MARKET BLVD	7301
JOHN GUINANE, X121	12/26/2024 08:48:52	TRAFFIC STOP	S MARKET BLVD	7301
	12/26/2024 20:46:24	OBSTRUCTION ON HWY	NW 7TH AVE	2501
DONOVAN REYNOLDS, 176	12/26/2024 23:51:41	SICK/INJURED	524 N MARKET BLVD	6101
ROBERT BAZATA, 240	12/27/2024 04:23:27	EXTRA PATROL	447 NW 6TH AVE	8901
ROBERT BAZATA, 240	12/27/2024 04:28:53	EXTRA PATROL	658 E CENTRAL AVE	2501
DENNIS TURNER, 228	12/28/2024 00:36:18	SUSPICIOUS VEH	125 S MARKET BLVD	6603
	12/28/2024 04:10:22	INFORMATION	9009 OAK ALLEY BLVD 18	2501
	12/28/2024 12:45:38	SICK/INJURED	524 N MARKET BLVD	6301
DENNIS TURNER, 228	12/28/2024 17:08:06	DISTURBANCE-UNK	36 NW 3RD AVE	3102
ADAM GLAYZER, 132	12/28/2024 21:12:07	CIVIL-SERV PAPER	9009 OAK ALLEY BLVD	2501
	12/28/2024 23:04:26	SICK/INJURED	3840 E C 478 E32	6301
PAUL BARRETO, 275	12/29/2024 09:42:27	TRAFFIC STOP	SE 1ST AVE	7301
NATHANAEL FRAYSIER, T199	12/29/2024 12:53:41	INVESTIGATION FOLLOW	36 NW 3RD AVE	3801
NATHANAEL FRAYSIER, T199	12/29/2024 13:56:31	DISTURBANCE-VERBAL	125 S MARKET BLVD	3102
NATHANAEL FRAYSIER, T199	12/29/2024 15:34:26	INVESTIGATION FOLLOW	36 NW 3RD AVE	3801
PAUL BARRETO, 275	12/29/2024 16:22:15	ALARM-COMRCL	155 E CENTRAL AVE	1402
	12/30/2024 08:08:04	911 HANGUP	164 SW 1ST ST	9201

CURRENT CODE CASES - JANUARY 2025

Number	Tag	Location	Status	Status Code	Initiated By	Initiated Date
CE-24-01165	Q30-009 Hernandez (BUILDING W/O PERMIT)	8243 SR 471, Webster, FL	RFH	OPEN	jared.oberholtzer	1/24/2024
CE-24-11184	Q31-004 Sunny Webster LLC (SHEDS/DECKS/CARPORTS W/O PERMITS)	9009 OAK ALLEY BLVD, Webster, FL	FOF	OPEN	jared.oberholtzer	6/27/2024
CE-24-11501	N36-037 TATE (TENT)	811 NW 3RD ST, WEBSTER, FL 33597	FOF	OPEN	Emily.Estep	7/3/2024
CE-24-12048	Q31D004 AYALA (TRASH/DEBRIS)	836 E CENTRAL AVE, Webster, FL	FOF	OPEN	jared.oberholtzer	7/12/2024
CE-24-14776	Q30-009 CARBAJAL HERNANDEZ (NO COUNTY P & Z APPROVAL)	8243 SR 471, WEBSTER, FL 33597	NOV	OPEN	Emily.Estep	8/26/2024
24-006422	S01-003 SUNNY WEBSTER BILLBOARD (HIGH GRASS/WEEDS)	S Market Blvd, Webster, FL 33597	CNV	OPEN	Emily.Estep	12/30/2024



City of Webster Monthly Newsletter



City Manager's Office

Deanna Naugler, City Manager



The City Manager's Office is pleased to present the City of Webster monthly newsletter which is produced for the Webster City Council, city residents, businesses and other interested readers. This report contains information of the City's monthly operational and financial activity for the month along with highlights. The Business Report provides two (2) sections of reporting: □ Operational Activity – A summary of operational activities/accomplishments and the progress of significant projects reported by each city department. □ Financial Activity – A summary of revenues and

expenditures for the City's most active funds. This newsletter strives to provide an informative view into the City's monthly activities. It is the City Manager's intent to produce a newsletter that is informative and useful to all who live, work and recreate in the City of Webster.

Personnel

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

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

Important Dates:

- 1/20 City Hall closed for Martin Luther King Day
- 1/22 Utility Turn-off for non-payment
- 2/13 6pm City P&Z Meeting City Hall
- 2/17 Utility Payment Deadline to prevent late fees
- 2/20 6pm City Council Meeting City Hall

National Mentoring Month is an annual designation observed in January. This month, focus on how we can all work together to increase the number of mentors to make sure young people in our communities have dependable people to look up to and follow in their footsteps. NMM celebrates mentoring and the positive effect it can have on young lives. Its goals are to:

- Raise awareness of mentoring in its various forms.
- Recruit individuals to mentor, especially in programs that have waiting lists of young people.
- Promote the rapid growth of mentoring by recruiting organizations to engage their constituents in mentoring.

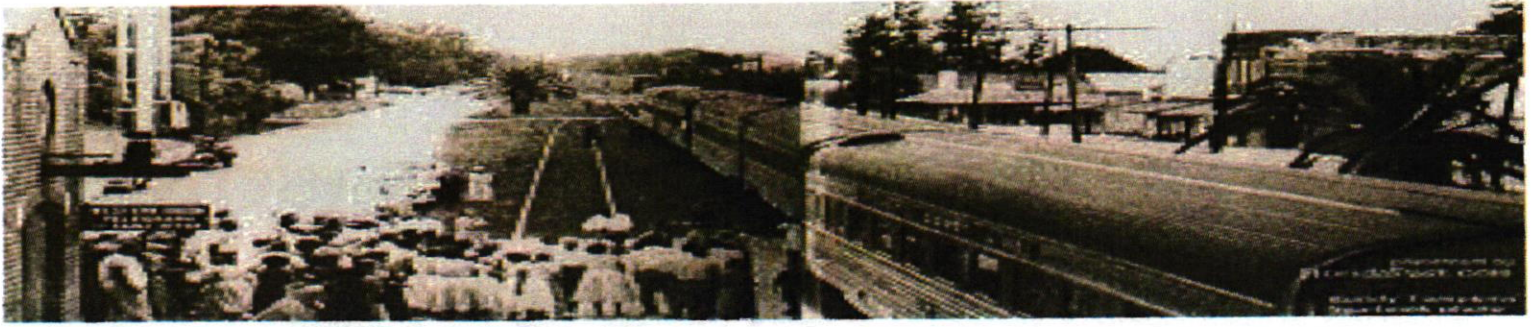
Mentoring also includes a wealth of benefits for both the mentor and the mentee.

- Improves confidence
- Develops communication skills
- Exposures participants to new experiences
- Improves goal-setting
- Improves listening skills
- Develops organizational skills

JANUARY IS

NATIONAL MENTORING MONTH





Operational Activities—Administration

On-line payment processing—91	Notaries—11
In office Payment Processing—298	Faxes—8
New Accounts— 2	Copy Requests—5
Closed Accounts—2	Public Records Request—2
Late Fee Assessments—130	Community Hall Rental—1
Turn-offs—49	Container Permit Renewals—0
Locates—29	Business License Processed—31
Work orders created—160	New Account Impact Fees—0
Work Orders closed—157	New Code Enforcement Cases—2
Utility Batches/Balancing—32	Follow-up on existing Code Enforcement Cases—0
Checks Processed for Payments—41	Code Enforcement Liens—0
Purchase Orders—50	Code Enforcement Foreclosures—0

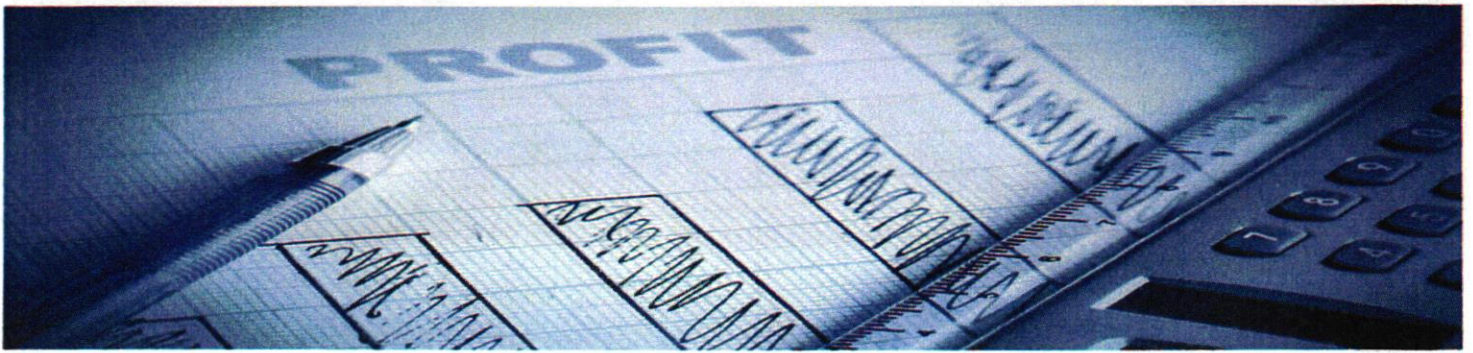
- Entered Meter Reads and processed utility bills for 538 utility accounts
- Reviewed Waste Management Bill for accuracy of billed/type of accounts
- Processed Bureau of Labor and Statistics Report
- Worked with council members and city attorney for ordinances related to the city
- Opened and disbursed 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
- Prepared for and held Christmas Parade and Light Up Webster
- Preparing for Founder's Day
- Gathering Documentation for Auditors to complete Annual Audit.
- Work with vendors for items such as employee uniforms, Wi-Fi, IT services, etc..
- Interview/New Employee process for new Administrative Part Time Position



Operational Activities—Public Works

Work orders processed— 160
Utility turn-off – 49
Utility account turn-on— 35
Locates—29
Other— 47

- 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.
- Contacted three tree companies for quotes to remove an oak tree at Sam Harris Park. The tree was damaged during the hurricane and leaning near the front fence. The tree also caused the walking track to rise and crack. Honeybees were found to be living in the tree. A beekeeper was contacted to remove the bees from the tree.
- Removed the lights from the trees on Central Ave. Some were damaged since being put up last year. Replaced with new lights in preparation for Light Up Webster and the Christmas parade.
- Jamie Hope with Florida Rural Water stopped by to meet with staff to discuss after action issues from the hurricane. Jamie was very helpful during the hurricane by being available by phone and assisting with information and issue resolution as needed. December was the first chance he had to come in person to sit and follow up with staff.
- STS the contractor on the NW sewer project hit a water line on NW 8th Ave during the construction of the gravity sewer in that area. This was repaired and boil water notices were handed out to residents.
- Met with Art Walker Construction for a pre-construction meeting on the CDBG grant. They will perform the installation of new water meters, curb stops, backflows and meter boxes, as part of the grant. The work is projected to begin mid to late January 2025. Upon completion of the project all residential water meters will be readable using the automatic meter reading system. This will allow meter reads to be completed quicker and free up additional staff time in the process.
- The elementary school lift station, LS #3, called out after hours for excessive run time on the pumps. Troubleshooting was performed on the lift station and a float control to tun the pumps off was found to be bad. The float control was replaced and checked for proper operation. No further issues have been noticed with the lift station.



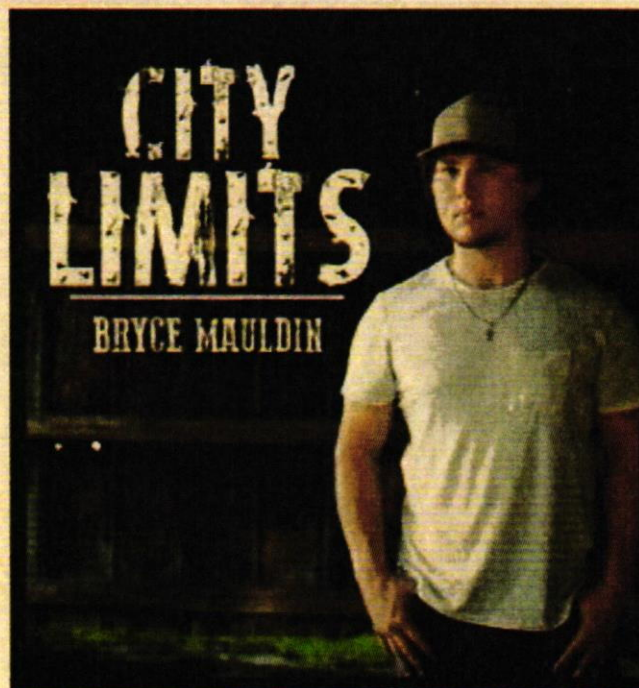
REVENUE AND LOSS 2024

FUND	REVENUE	DECEMBER
101	GENERAL FUND	\$257,350.29
104	TRANSPORTATION	\$4,476.38
105	CDBG GRANT	\$0.00
430	WATER	\$29,375.97
440	GARBAGE	\$20,841.13
450	SEWER	\$53,753.56
460	IMPACT FEES	\$0.00
	TOTAL REVENUE	\$365,797.33
	EXPENSE	
101-1011	GENERAL FUND-ADMIN	\$62,638.68
101-2021	GENERAL FUND-SCSO	\$17,835.44
101-7072	GENERAL FUND-PW	\$19,021.09
104	TRANSPORTATION	\$2,436.99
105	CDBG GRANT	\$0.00
430	WATER	\$27,515.57
440	GARBAGE	\$23,852.82
450	SEWER	\$58,568.69
460	IMPACT FEES	
	TOTAL EXPENSE	\$211,869.28
	REVENUE/LOSS	\$17,343.11

**CITY OF WEBSTER
FOUNDER'S DAY EVENT
VENDORS, FOOD TRUCKS & ACTIVITIES FOR THE KIDS**

**SPECIAL ACCOUSTIC PERFORMANCE BY WEBSTER'S VERY OWN
COUNTRY SINGER**

BRYCE MAULDIN



SATURDAY, FEBRUARY 1, 2025

10:00A.M. – 1:00P.M.

85 E. CENTRAL AVENUE

****THE SONG CITY LIMITS IS ABOUT WEBSTER – BE SURE TO
CHECK OUT THE MUSIC VIDEO ON YOU TUBE****

ORDINANCE NO. 2024-29

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA, ANNEXING BY VOLUNTARY PETITION CERTAIN REAL PROPERTY TAX IDENTIFICATION PARCEL NUMBERS N26-068 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, Dennie Blake Hall, applied for annexation of property into the City of Webster and is hereby determined to be the fee simple title owner of the real property described below; and

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

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

Tax Identification Parcel Number	Owner
N26-068	Dennie Blake Hall

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:

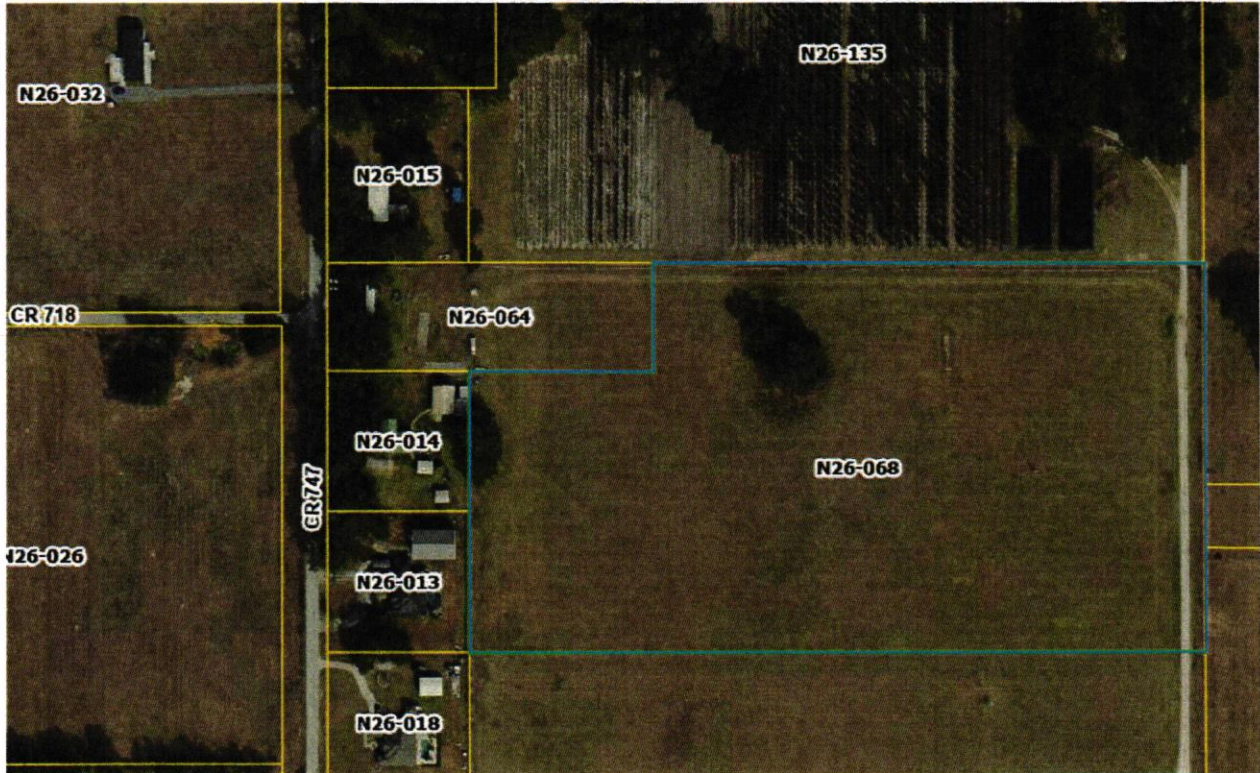
Amy Flood, City Clerk

William L. Colbert, City Attorney

Attachment A

Legal Description

THE S 81.28 FT OF NE 1/4 OF NE 1/4 LESS THE W 245.72 FT AND THE N 496.16 FT
OF SE 1/4 OF NE 1/4 LESS THE W 245.72 FT LESS THE S 81.28 FT OF THE E
272.25 FT OF THE W 517.97 FT OF THE NE 1/4 OF NE 1/4 AND THE N 78.72 FT OF
THE E 272.25 FT OF THE W 517.97 FT OF THE SE 1/4 OF THE NE 1/4
Acres 13.36





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

November 13, 2024

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

Re: Annexation of Parcel N26-068

Mr. Arnold:

The City is in receipt of a voluntary annexation application for the above parcel. Parcel N26-068 is approximately 13.36 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,

A handwritten signature in blue ink that reads 'Amy Flood'.

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:

Dennre Blake Hall

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

SUMTER COUNTY
PARCEL NUMBER N26-068

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 31st day of October, 2024.

OWNER(S) OR LEGAL REPRESENTATIVE

Demetri Hall
Signature

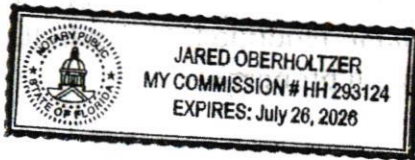
Kathy Steele
Witness

Kathy Steele 
Signature

Witness

This petition was acknowledged before me on 31 day of
October, 2024.

Personally known to me or identification provided driver license.



Jared Oberholtzer
Notary Signature

OFFICIAL USE ONLY:

Received:

City of Webster, Florida, on 31st day of October, 2024.

Present City Zoning December 12, 2024

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Amy Flood
City of Webster
85 E Central AVE
Webster FL 33597-4701

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Daily Commercial, published in Lake County, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of Lake County, Florida, or in a newspaper by print in the issues of, on:

01/09/2025

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 01/09/2025

Legal Clerk *Sheela Cheron*

Kaitlyn Felty
Notary, State of WI, County of Brown

3.7.27

My commission expires

Publication Cost: \$77.84
Tax Amount: \$0.00
Payment Cost: \$77.84
Order No: 10921248
Customer No: 526687
PO #:

of Copies:
1

ORDINANCE NO. 2024-29
AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA, ANNEXING BY VOLUNTARY PETITION CERTAIN REAL PROPERTY TAX IDENTIFICATION PARCEL NUMBERS Q19-009 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.

This item will be heard at the Webster City Council Meeting of January 16, 2025, at 6pm. Webster City Hall Council Chambers, 85 E Central Ave., Webster, FL 33597.

#10921248 1/9/25

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin

ORDINANCE NO. 2024-30

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 13.36 ACRES (TAX PARCEL IDENTIFICATION NUMBER N26-068), AND DESCRIBED IN THIS ORDINANCE FROM THE AGRICULTURE FUTURE LAND USE DESIGNATION (COUNTY) TO THE AGRICULTURE FUTURE LAND USE DESIGNATION; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ASSIGNMENT OF THE LAND USE DESIGNATION FOR THE PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR RATIFICATION OF PRIOR ACTS OF THE CITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Dennie Blake Hall mailing address: 8281 CR 747, Webster, FL 33597 (Tax Parcel Identification Number N26-068), is the owner of the property which is the subject of this Ordinance; and

WHEREAS, the real property, totaling 13.36 +/- acres in size, is located on the Northeast corner of CR 747 and CR 722; and

WHEREAS, Dennie Blake Hall initiated voluntary annexation into the municipal limits of the City of Webster, Florida.; and

WHEREAS, the City Manager of the City of Webster pursuant to the controlling provisions of Florida Statutes and the Code of Ordinances of the City of Webster, is petitioning to have the subject property reassigned from the County Agriculture future land use designation to the Agriculture 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 16th day of January, 2025.

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

Ana Vigoa, Mayor

Approved as to form and

**ATTEST:
Legality:**

**Amy Flood
City Clerk**

**William L. Colbert
City Attorney**

Attachment 1
Future Land Use Map



EXISTING FUTURE LAND USE

- County Agricultural
- County Rural Residential

PROPOSED FUTURE LAND USE

- City of Webster Agriculture

ATTACHMENT 2
Legal Description

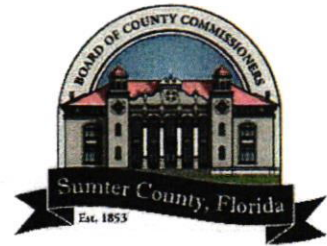
The South 81.28 feet of the Northeast 1/4 of the Northeast 1/4 of Section 26, Township 21 South, Range 22 East, Sumter County Florida; LESS the West 758.92 feet thereof;

AND

The North 173.72 feet of the Southeast 1/4 of the Northeast 1/4 of Section 26, Township 21 South, Range 22 East, Sumter County, Florida, LESS the West 758.92 feet thereof; SUBJECT TO AND RESERVING an easement for ingress, egress and utilities over and across the South 50 feet of the North 173.72 feet of the Southeast 1/4 of the Northeast 1/4 of Section 26, Township 21 South, Range 22 East LESS the West 758.92 feet thereof; Also, TOGETHER WITH AND SUBJECT TO an easement for ingress, egress and utilities over and across the following described property: The East 60.00 feet of the SE 1/4 of the NE 1/4 of Section 26, Township 21 South, Range 22 East, Sumter County, Florida; AND over and across the East 60.00 feet of the South 81.28 feet of the NE 1/4 of the NE 1/4 of Section 26, Township 21 South, Range 22 East, Sumter County, Florida; AND over and across the North 50.00 feet of the South 81.28 feet of the NE 1/4 of the NE 1/4 of Section 26, Township 21 South, Range 22 East, Sumter County, Florida; LESS the West 758.92 feet thereof.

Board of County Commissioners
Sumter County, Florida
Development Services Department
Planning Services

7375 Powell Road, Suite 115 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
 Website: <http://sumtercountyfl.gov>



City of Webster

Case No. LW24-000007
2024-000013
 Date Rec'd 10/31/24
 Planner David Rodriguez

Hearing Dates: _____
 PZB _____
 Council 1st _____
 Council Final _____

LAND USE AMENDMENT AND/OR REZONING APPLICATION

Check Requested Application(s)

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

Applicant Information

Name of Property Owner(s) Dennie Blake Hall
 Address 8281 Cr 747 Webster, FL 33597
 Owner Phone (352) 446-1946 Email hallblake0622@icloud.com
 Name of Agent _____
 Address _____
 Agent Phone _____ Email _____

Property Information

Legal Description of the property (provide below or attach)

Street Address _____

Parcel(s) # N26-068 Current Use Agriculture

Current Future Land Use County Agriculture Current Zoning County A10C

Requested Future Land Use City Agriculture Requested Zoning City A10C (Webster)

Acreage Requested 13.36

Reason for the Request (be specific)

Building a manufactured home on the property.

Please Provide

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

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

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

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

Dennie Hall
Signature

10-31-2024
Date

Dennie Hall
Print Name

Signature

Date

Print Name

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

Fee Schedule for Planning, Zoning, and Development Review

BOCC approved November 28, 2023, effective December 13, 2023

Resolution No. 2023-45

Application Type/Service	Fee
Zoning	Fee
Rezoning for Lineal Descent Cases	\$125
Rezoning	\$750
Rezoning to Planned Commercial/Industrial	\$1,000
Rezoning to RPUD, MPD, or RVPUD	\$1,200
Land Development Code Amendments	\$2,500
Amendments to PUD's	\$500
Minor Modifications	\$250
Variance Request	\$500
After-the-fact Variance Request	\$1,000
Land Use	Fee
Future Land Use Change Map (Large Scale)	\$5000 map or text
Future Land Use Change Map (Small Scale)	\$2,000
Future Land Use Amendment Text only	\$1,000
Notice of Proposed Change	\$1,350
Substantial Deviation	\$5,000
Development Agreement	\$1,000
Amendments to the DA	\$100
Community Development District Application	\$5,000
DRI (e)2 Application	

AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

Nichole Seitz, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Sumter Sun Times, a newspaper printed and published in the City of Bushnell, County of Sumter, State of Florida, and that this affidavit is Page 1 of 2; that the attached copy or reprint of the advertisement, to the right, being a Public Notice, was published in said newspaper by print in the issues of or by publication on the newspaper's website, if authorized, on:

PUBLICATION DATES:

- Dec 5, 2024

NOTICE ID: EYGwuCLeLJnOx6UQztod

NOTICE NAME: LU24-000007 & ZON24-00013

Publication Fee: \$275.78

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

Nichole Seitz

(Signed) _____

VERIFICATION

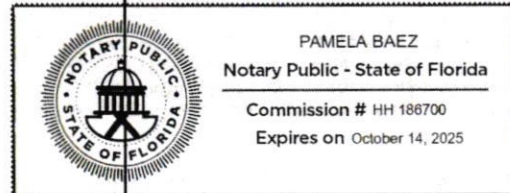
State of Florida
County of Orange

Subscribed in my presence and sworn to before me on this:
12/05/2024



Notary Public

Notarized remotely online using communication technology via Proof.



**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 13.36 ACRES (TAX PARCEL IDENTIFICATION NUMBER N26-068), AND DESCRIBED IN THIS ORDINANCE FROM THE AGRICULTURE FUTURE LAND USE DESIGNATION (COUNTY) TO THE AGRICULTURE 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 13.36 ACRES, MORE OR LESS, IN SIZE (TAX PARCEL IDENTIFICATION NUMBER N26-068) FROM COUNTY AGRICULTURE MINIMUM TEN ACRES WITH CONVENTIONAL HOUSING (A10C) TO CITY OF WEBSTER AGRICULTURE MINIMUM TEN ACRES WITH CONVENTIONAL HOUSING (A10C) 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 Dennie Blake Hall; generally described as follows:

The South 81.28 feet of the Northeast 1/4 of the Northeast 1/4 of Section 26, Township 21 South, Range 22 East, Sumter County Florida; LESS the West 758.92 feet thereof;
AND

The North 173.72 feet of the Southeast 1/4 of the Northeast 1/4 of Section 26, Township 21 South, Range 22 East, Sumter County, Florida, LESS the West 758.92 feet thereof; SUBJECT TO AND RESERVING an easement for ingress, egress and utilities over and across the South 50 feet of the North 173.72 feet of the Southeast 1/4 of the Northeast 1/4 of Section 26, Township 21 South, Range 22 East LESS the West 758.92 feet thereof; Also, TOGETHER WITH AND SUBJECT TO an easement for ingress, egress and utilities over and across the following described property: The East 60.00 feet of the SE 1/4 of the NE 1/4 of Section 26, Township 21 South, Range 22 East, Sumter County, Florida; AND over and across the East 60.00 feet of the South 81.28 feet of the NE 1/4 of the NE 1/4 of Section 26, Township 21 South, Range 22 East, Sumter County, Florida; AND over and across the North 50.00 feet of the South 81.28 feet of the NE 1/4 of the NE 1/4 of Section 26, Township 21 South, Range 22 East, Sumter County, Florida; LESS the West 758.92 feet thereof.

Requested action:

LU24-000007: Small scale comprehensive plan amendment to change the future land use from County Agriculture to City of Web-

ster Agriculture on 13.36 acres MOL following annexation.
ZON24-000013 : Rezone the same property from County Agriculture minimum ten acres with Conventional Housing (A10C) to City of Webster Agriculture minimum ten acres with Conventional Housing (A10C).

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

Planning and Zoning Board
6:00 PM, December 12, 2024

City Council – first reading
6:00 PM, December 19, 2024

City Council – second reading and final vote
6:00 P.M., January 16, 2025

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 8:00 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: 12/05/2024

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

**PLANNING AND ZONING BOARD
December 12, 2024**

**CITY OF WEBSTER CITY COUNCIL
December 19, 2024
January 16, 2025**

CASE NUMBER: LU24-000007

LANDOWNER: Blake Dennie Hall

REQUESTED ACTION: Small scale comprehensive plan amendment to change the future land use from County Agriculture to City of Webster Agriculture on 13.36 acres MOL following annexation

PARCEL NUMBERS: N26-068

LEGAL DESCRIPTION: Attachment A

EXISTING ZONING: County Agriculture minimum ten acres with Conventional Housing (A10C)

EXISTING USE: Agricultural

FUTURE LAND USE: County Agricultural, proposed to be City of Webster Agriculture

PARCEL SIZE: 13.36 acres MOL

GENERAL LOCATION: Webster area – Northeast corner of CR 747 and CR 722 (Map 1)

GENERAL DESCRIPTION AND BACKGROUND

The applicant is requesting a Small-Scale Future Land Use Amendment on 13.36 acres MOL to change the Future Land Use assignment of parcel N26-068 from County Agricultural to City of Webster Agriculture, allowing them to place a manufactured home on the parcel. The application

site is located within the Webster Joint Planning Area in the Northeast corner of CR 747 and CR 722. The surrounding parcels have a future land use of County Agricultural (Map 2).

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

None of the property is within the flood zone.

Historic Resources

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

Population and Housing

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

CONCURRENCY ANALYSIS

Potable Water & Sewer

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

Stormwater Drainage

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

Solid Waste

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

CONSISTENCY WITH POLICIES OF THE COMPREHENSIVE PLAN

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

Policy 1.2.4 Agriculture

The “Agriculture” future land use category is applied to land that is primarily used for the production of plants and animals useful to humans, including to a variable extent the preparation of these products for human use and their disposal by marketing or otherwise. These uses include

aquaculture, horticulture, floriculture, viticulture, dairy, livestock, poultry, bees, and any and all forms of farm products and farm production. The land in this category is suited for livestock and the cultivation of crops, and includes cropland, pasture land, orchards, vineyards; nurseries; ornamental horticulture areas; groves, confined feeding operations, specialty farms and silviculture activities. Non-residential uses allowable in this category include farm buildings (barns, equipment sheds, poultry houses, stables, other livestock houses, pole barns, corrals, and similar structures) and seasonal roadside produce stands.

Secondary uses include, but are not limited to, small-scale, neighborhood-serving commercial uses, community facilities as described in Policy 1.6.4, public schools, parks, conservation, commercial and industrial uses that directly support agricultural uses, private airports (as defined in Section 330.27(6), Florida Statutes), borrow pits, active and passive private recreational facilities, and mining.

The proposed amendment is consistent with the surrounding agriculture future land uses.

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 agriculture activities are located.

- b. The use of clustering, PUD, or other innovating development techniques shall be considered to assure the compatible transition between differing land uses and zoning districts.

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

PROPOSED AMENDMENT TO THE TEXT OF THE COMPREHENSIVE PLAN

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

PROPOSED AMENDMENT TO THE CAPITAL IMPROVEMENT PLAN

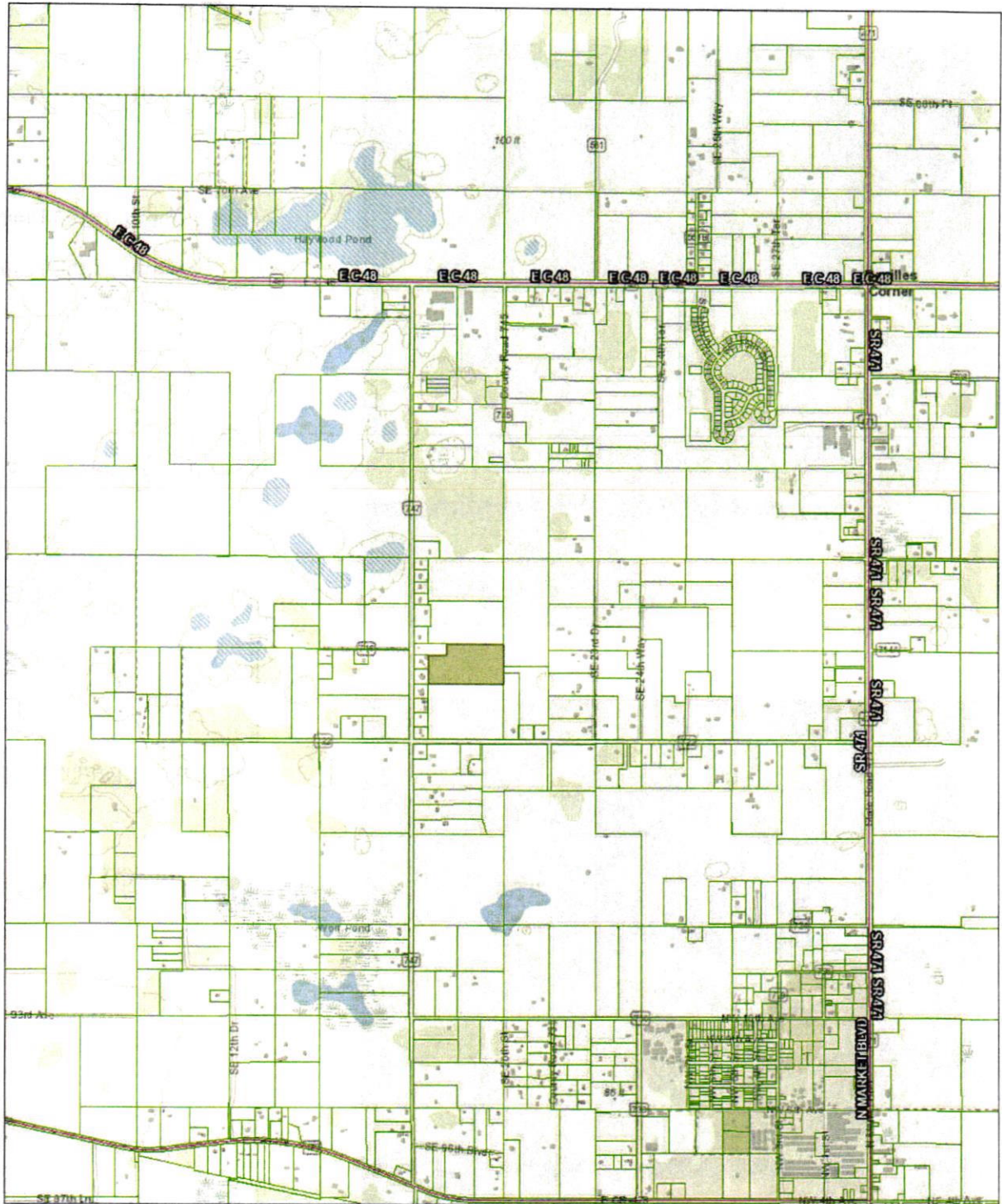
The proposed amendment does not affect the City's Capital Improvements program.

CONCLUSIONS



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

Notices Sent: 17

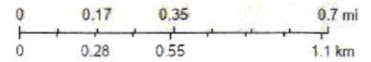
Map 1: General Location



11/15/2024, 10:55:00 AM

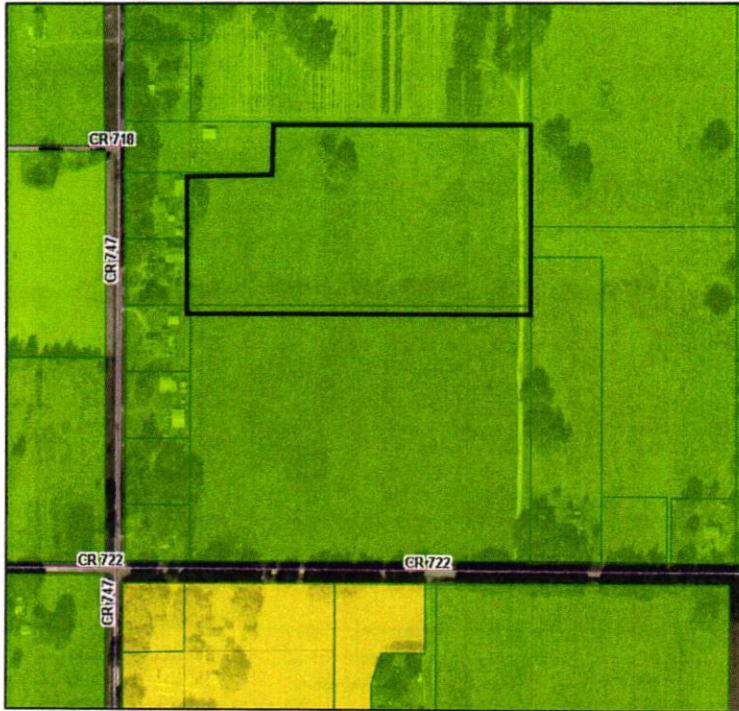
-  Dennie Hall Property
-  Parcels
-  Major Roads

1:18,056





Herrando County, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

Map 2: Future Land Use Map



EXISTING FUTURE LAND USE

-  County Agricultural
-  County Rural Residential

PROPOSED FUTURE LAND USE

-  City of Webster Agriculture

Attachment A
Legal Description

The South 81.28 feet of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 26, Township 21 South, Range 22 East, Sumter County, Florida; LESS the West 758.92 feet thereof;

AND

The North 173.72 feet of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 26, Township 21 South, Range 22 East, Sumter County, Florida, LESS the West 758.92 feet thereof; SUBJECT TO AND RESERVING an easement for ingress, egress and utilities over and across the South 50 feet of the North 173.72 feet of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 26, Township 21 South, Range 22 East LESS the West 758.92 feet thereof; Also, TOGETHER WITH AND SUBJECT TO an easement for ingress, egress and utilities over and across the following described property: The East 60.00 feet of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 26, Township 21 South, Range 22 East, Sumter County, Florida; AND over and across the East 60.00 feet of the South 81.28 feet of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 26, Township 21 South, Range 22 East, Sumter County, Florida; AND over and across the North 50.00 feet of the South 81.28 feet of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 26, Township 21 South, Range 22 East, Sumter County, Florida; LESS the West 758.92 feet thereof.

Attachment B
Urban Sprawl Analysis

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

- I. Promotes, allows, or designates for development substantially areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.
The application site of 13.36 acres does not comprise a substantial area of the city.
- II. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.
The subject property is located in an area that is already planned for development due to being located within the Webster Joint Planning Area.
- III. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.
The amending of land use for this property should not create any of the design patterns listed above but instead creates a centralized node for development due to being placed in the Webster Joint Planning Area.
- IV. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.
The subject property is surrounded by already developed land and so does not interact with any environmentally sensitive areas or major natural systems, and would be developed in a manner that is consistent with the Land Development Code.
- V. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.
The proposed amendment should have no impact on bona-fide agricultural uses and looks to amend the land use that is consistent with the intended use and size of the property.
- VI. Fails to maximize use of existing public facilities and services.
The subject property currently falls within the City of Webster utility service area and Joint Planning Area, and 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.

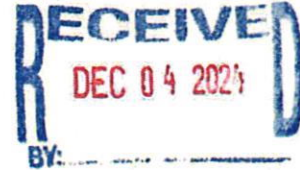
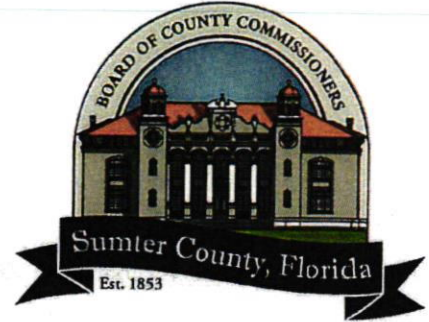
Further, a future land use amendment is required to meet four or more criteria listed in FS 163.3177.9.b. The proposed land use amendment meets the following four listed criteria:

- (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 agricultural land use is expected, protecting the area outside it.**
- (II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services. **The property falls under an existing utility service area and Joint Planning Area, resulting in efficient and cost-effective provision of public services if the property is developed.**
- (V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils. **By falling within the Webster Joint Planning Area, the amendment will preserve agricultural areas outside the JPA.**
- (VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area. **This amendment would change the land use to a use that can support the residential needs for this area.**

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

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>



LONG JOHNNY & VIRGINIA
8281 CR 747
WEBSTER, FL 33597

December 2, 2024

To property owners whose property boundaries are within a distance of **500 feet** of the outside perimeter of property (Parcel N26-068) in the name of **Dennie Blake Hall (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.

LU24-000007 – Small scale comprehensive plan amendment to change the future land use from County Agriculture to City of Webster Agriculture on 13.36 acres MOL following annexation.

ZON24-000013 – Rezoning from County Agriculture minimum ten acres with Conventional Housing (A10C) to City of Webster Agriculture minimum ten acres with Conventional Housing (A10C).

A public hearing before the Planning and Zoning Board will be held at Webster City Hall, 85 E. Central Ave, Webster, FL 33597 on **December 12, 2024**, at **6:00 p.m.**

The recommendation of the Planning and Zoning Board on the above cases will be presented to the City of Webster City Council at a Public Hearing to be held on **December 19, 2024 and January 16, 2025**, 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. **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): _____

Debra K Butterfield, District 1
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Andrew Bilardello, District 2
Vice Chairman
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Todd Coon, District 3
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Jeffrey A. Bogue, District 4
2nd Vice Chairman
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Don Wiley, District 5
Chairman
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

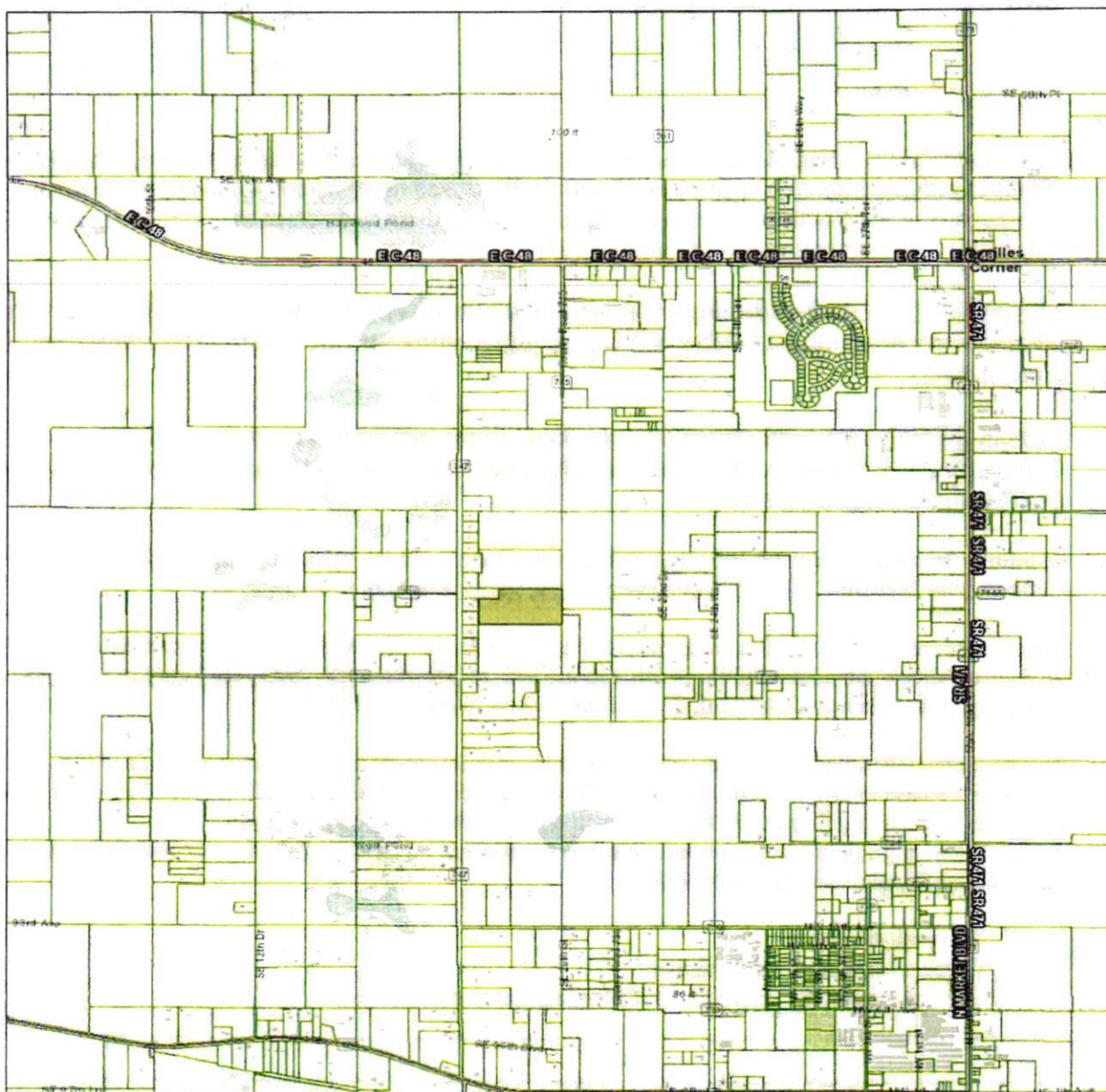
Bradley S. Arnold,
County Administrator
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Gloria R. Hayward, Clerk & Auditor
(352) 569-6600
215 East McCollum Avenue
Bushnell, FL 33513

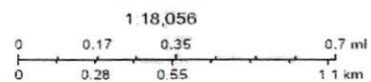
County Attorney
The Hogan Law Firm
Post Office Box 485
Brooksville, Florida 34605

Please return comments by email, drop-off, or USPS no later than **December 9, 2024**.
Case(s): **LU24-000007 & ZON24-000013**

General Location



11/15/2024, 10:55:00 AM
■ Dennie Hall Property
□ Parcels
— Major Roads



1:18,056
Hernando County, Esri, HERE, Garmin, INCREMENT P, USGS, METI/WASA, EPA, USDA

ORDINANCE NO. 2024-31

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA PROVIDING FOR THE REZONING OF REAL PROPERTY TOTALING 13.36 ACRES, MORE OR LESS, IN SIZE (TAX PARCEL IDENTIFICATION NUMBER N26-068) FROM COUNTY AGRICULTURE MINIMUM TEN ACRES WITH CONVENTIONAL HOUSING (A10C) TO CITY AGRICULTURE MINIMUM TEN ACRES WITH CONVENTIONAL HOUSING (A10C) 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, Dennie Blake Hall mailing address: 8281 CR 747, Webster, FL 33597 (Tax Parcel Identification Number N26-068), is the owner of the property which is the subject of this Ordinance; and

WHEREAS, the real property, totaling 13.36 +/- acres in size, is located on the Northeast corner of CR 747 and CR 722; and

WHEREAS, Dennie Blake Hall 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 A10C (County) zoning assignment to the A10C 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 13.36 acres MOL in size, is located on the Northeast corner of CR 747 and CR 722 (Tax Parcel Number N26-068). 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 13.36 acres MOL in size, shall be rezoned from A10C(County) zoning district/classification to A10C 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 2024-30 relating to the Comprehensive amendment becomes effective.

PASSED AND ENACTED this 16th day of January, 2025.

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

Ana Vigoa, Mayor

Approved as to form and

**ATTEST:
Legality:**

**Amy Flood
City Clerk**

**William L. Colbert
City Attorney**

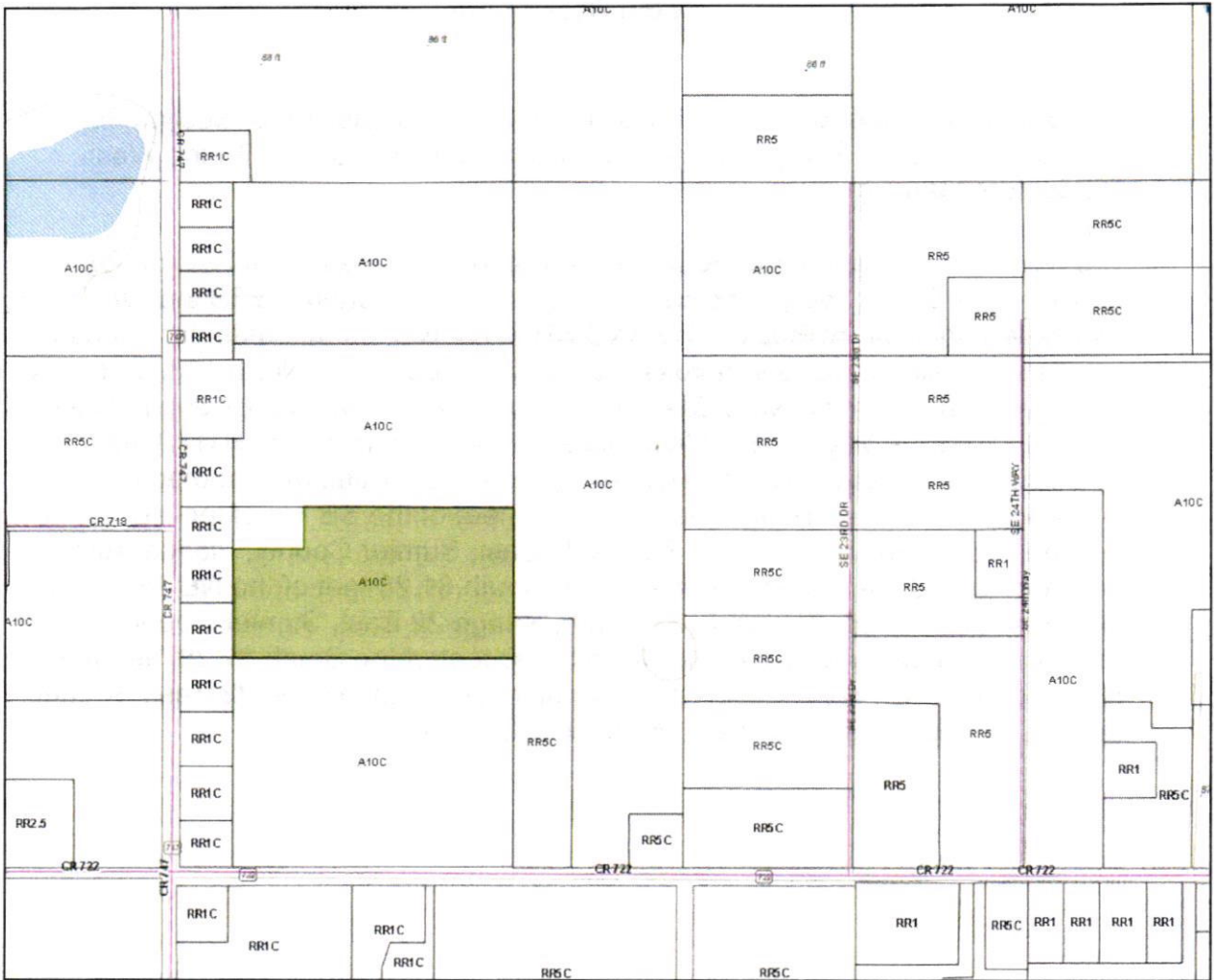
**Attachment A
Legal Description**

The South 81.28 feet of the Northeast 1/4 of the Northeast 1/4 of Section 26, Township 21 South, Range 22 East, Sumter County Florida; LESS the West 758.92 feet thereof;

AND

The North 173.72 feet of the Southeast 1/4 of the Northeast 1/4 of Section 26, Township 21 South, Range 22 East, Sumter County, Florida, LESS the West 758.92 feet thereof; SUBJECT TO AND RESERVING an easement for ingress, egress and utilities over and across the South 50 feet of the North 173.72 feet of the Southeast 1/4 of the Northeast 1/4 of Section 26, Township 21 South, Range 22 East LESS the West 758.92 feet thereof; Also, TOGETHER WITH AND SUBJECT TO an easement for ingress, egress and utilities over and across the following described property: The East 60.00 feet of the SE 1/4 of the NE 1/4 of Section 26, Township 21 South, Range 22 East, Sumter County, Florida; AND over and across the East 60.00 feet of the South 81.28 feet of the NE 1/4 of the NE 1/4 of Section 26, Township 21 South, Range 22 East, Sumter County, Florida; AND over and across the North 50.00 feet of the South 81.28 feet of the NE 1/4 of the NE 1/4 of Section 26, Township 21 South, Range 22 East, Sumter County, Florida; LESS the West 758.92 feet thereof.

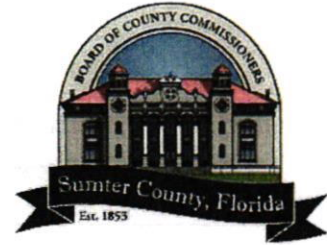
Attachment B



 Subject Property

Board of County Commissioners
Sumter County, Florida
Development Services Department
Planning Services

7375 Powell Road, Suite 115 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



City of Webster

Case No. L024-000007
2024-000013
Date Rec'd 10/31/24
Planner David Rodriguez

Hearing Dates: _____
PZB _____
Council 1st _____
Council Final _____

LAND USE AMENDMENT AND/OR REZONING APPLICATION

Check Requested Application(s)

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

Applicant Information

Name of Property Owner(s) Dennie Blake Hall
Address 8281 Cr 747 Webster, FL 33597
Owner Phone (352) 446-1946 Email hallblake0622@icloud.com
Name of Agent _____
Address _____
Agent Phone _____ Email _____

Property Information

Legal Description of the property (provide below or attach)

Street Address _____
Parcel(s) # N26-068 Current Use Agriculture
Current Future Land Use County Agriculture Current Zoning County A10C
Requested Future Land Use City Agriculture Requested Zoning City A10C (Webster)
Acreage Requested 13.36

Reason for the Request (be specific)

Building a manufactured home on the property.

Please Provide

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

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

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

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

Dennie Hall
Signature

10-31-2024
Date

Dennie Hall
Print Name

Signature

Date

Print Name

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

Fee Schedule for Planning, Zoning, and Development Review

BOCC approved November 28, 2023, effective December 13, 2023

Resolution No. 2023-45

Application Type/Service	Fee
Zoning	
Rezoning for Lineal Descent Cases	\$125
Rezoning	\$750
Rezoning to Planned Commercial/Industrial	\$1,000
Rezoning to RPUD, MPD, or RVPUD	\$1,200
Land Development Code Amendments	\$2,500
Amendments to PUD's	\$500
Minor Modifications	\$250
Variance Request	\$500
After-the-fact Variance Request	\$1,000
Land Use	
Future Land Use Change Map (Large Scale)	\$5000 map or text
Future Land Use Change Map (Small Scale)	\$2,000
Future Land Use Amendment Text only	\$1,000
Notice of Proposed Change	\$1,350
Substantial Deviation	\$5,000
Development Agreement	\$1,000
Amendments to the DA	\$100
Community Development District Application	\$5,000
DRI (e)2 Application	

AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

Nichole Seitz, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Sumter Sun Times, a newspaper printed and published in the City of Bushnell, County of Sumter, State of Florida, and that this affidavit is Page 1 of 2; that the attached copy or reprint of the advertisement, to the right, being a Public Notice, was published in said newspaper by print in the issues of or by publication on the newspaper's website, if authorized, on:

PUBLICATION DATES:

- Dec 5, 2024

NOTICE ID: EYGwuCLeLJnOx6UQztod

NOTICE NAME: LU24-000007 & ZON24-00013

Publication Fee: \$275.78

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

Nichole Seitz

(Signed) _____

VERIFICATION

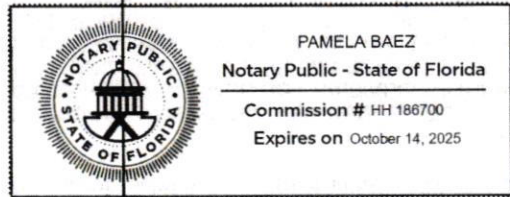
State of Florida
County of Orange

Subscribed in my presence and sworn to before me on this:
12/05/2024



Notary Public

Notarized remotely online using communication technology via Proof.



**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 13.36 ACRES (TAX PARCEL IDENTIFICATION NUMBER N26-068), AND DESCRIBED IN THIS ORDINANCE FROM THE AGRICULTURE FUTURE LAND USE DESIGNATION (COUNTY) TO THE AGRICULTURE 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 13.36 ACRES, MORE OR LESS, IN SIZE (TAX PARCEL IDENTIFICATION NUMBER N26-068) FROM COUNTY AGRICULTURE MINIMUM TEN ACRES WITH CONVENTIONAL HOUSING (A10C) TO CITY OF WEBSTER AGRICULTURE MINIMUM TEN ACRES WITH CONVENTIONAL HOUSING (A10C) 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 Dennie Blake Hall; generally described as follows:

The South 81.28 feet of the Northeast 1/4 of the Northeast 1/4 of Section 26, Township 21 South, Range 22 East, Sumter County Florida; LESS the West 758.92 feet thereof;
AND

The North 173.72 feet of the Southeast 1/4 of the Northeast 1/4 of Section 26, Township 21 South, Range 22 East, Sumter County, Florida, LESS the West 758.92 feet thereof; SUBJECT TO AND RESERVING an easement for ingress, egress and utilities over and across the South 50 feet of the North 173.72 feet of the Southeast 1/4 of the Northeast 1/4 of Section 26, Township 21 South, Range 22 East LESS the West 758.92 feet thereof; Also, TOGETHER WITH AND SUBJECT TO an easement for ingress, egress and utilities over and across the following described property: The East 60.00 feet of the SE 1/4 of the NE 1/4 of Section 26, Township 21 South, Range 22 East, Sumter County, Florida; AND over and across the East 60.00 feet of the South 81.28 feet of the NE 1/4 of the NE 1/4 of Section 26, Township 21 South, Range 22 East, Sumter County, Florida; AND over and across the North 50.00 feet of the South 81.28 feet of the NE 1/4 of the NE 1/4 of Section 26, Township 21 South, Range 22 East, Sumter County, Florida; LESS the West 758.92 feet thereof.

Requested action:

LU24-000007: Small scale comprehensive plan amendment to change the future land use from County Agriculture to City of Web-

ster Agriculture on 13.36 acres MOL following annexation.
ZON24-000013 : Rezone the same property from County Agriculture minimum ten acres with Conventional Housing (A10C) to City of Webster Agriculture minimum ten acres with Conventional Housing (A10C).

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

Planning and Zoning Board
6:00 PM, December 12, 2024

City Council – first reading
6:00 PM, December 19, 2024

City Council – second reading and final vote
6:00 P.M., January 16, 2025

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 8:00 A.M. and 4:00 P.M. Monday through Friday.

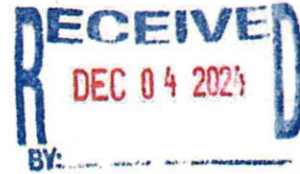
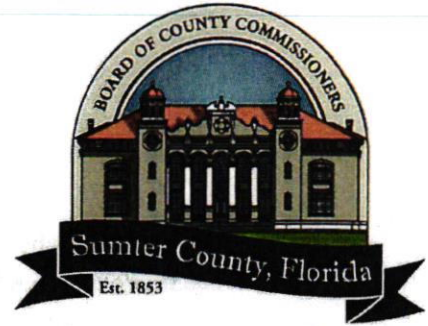
All persons are advised that if they decide to appeal any decision made by the Council on this matter, they will need a record of the proceedings, and may need to ensure that a verbatim record is made, which includes testimony and evidence upon which the appeal is to be based.

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: 12/05/2024

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>



LONG JOHNNY & VIRGINIA
8281 CR 747
WEBSTER, FL 33597

December 2, 2024

To property owners whose property boundaries are within a distance of **500 feet** of the outside perimeter of property (Parcel N26-068) in the name of **Dennie Blake Hall (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.

LU24-000007 – Small scale comprehensive plan amendment to change the future land use from County Agriculture to City of Webster Agriculture on 13.36 acres MOL following annexation.

ZON24-000013 – Rezoning from County Agriculture minimum ten acres with Conventional Housing (A10C) to City of Webster Agriculture minimum ten acres with Conventional Housing (A10C).

A public hearing before the Planning and Zoning Board will be held at **Webster City Hall, 85 E. Central Ave, Webster, FL 33597** on **December 12, 2024, at 6:00 p.m.**

The recommendation of the Planning and Zoning Board on the above cases will be presented to the City of Webster City Council at a Public Hearing to be held on **December 19, 2024 and January 16, 2025, 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. **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): _____

Deborah K Butterfield, District 1
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Andrew Bilardello, District 2
Vice Chairman
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Todd Coon, District 3
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Jeffrey A. Bogue, District 4
2nd Vice Chairman
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Don Wiley, District 5
Chairman
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

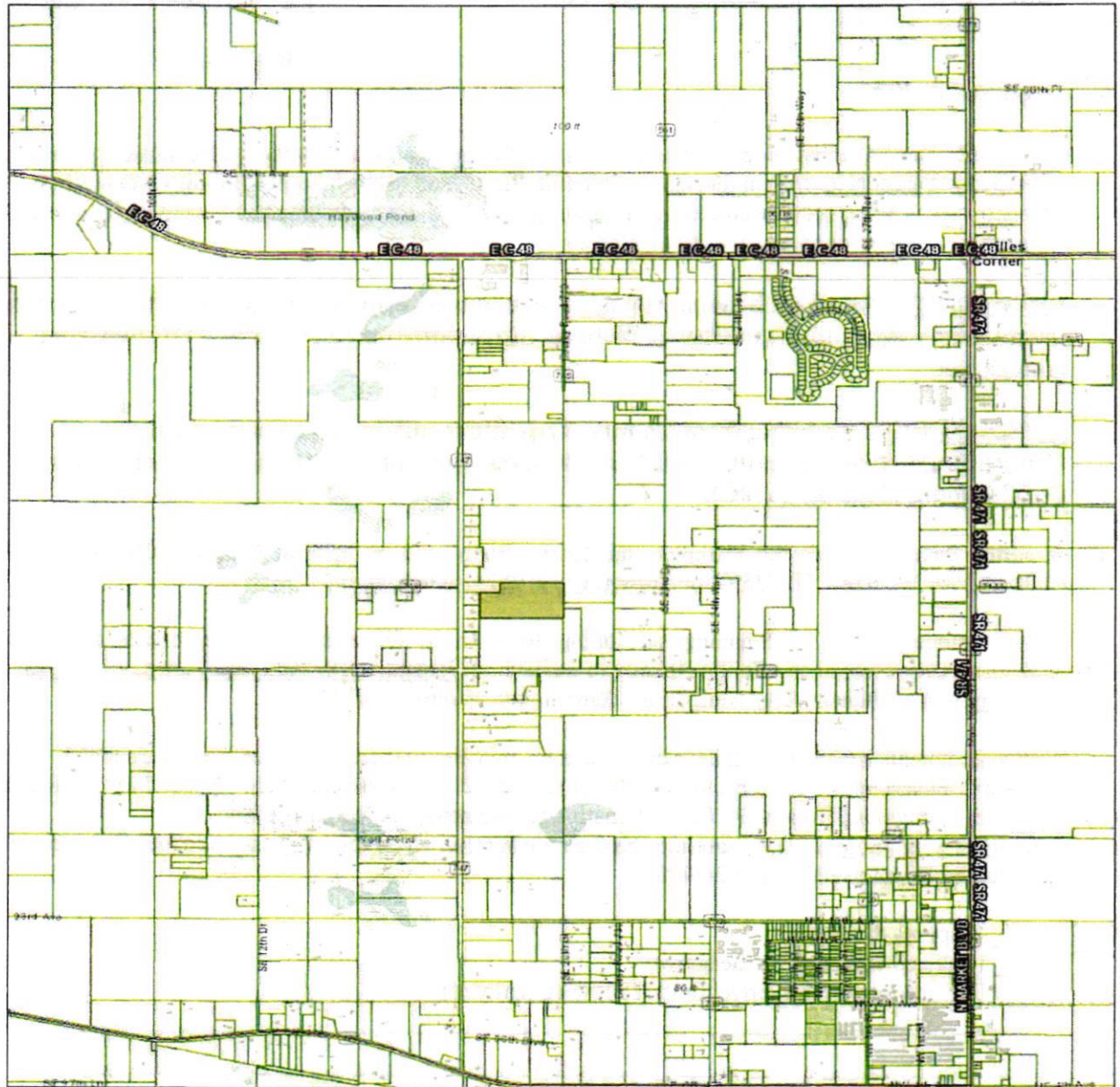
Bradley S. Arnold,
County Administrator
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Gloria R. Hayward, Clerk & Auditor
(352) 569-6600
215 East McCollum Avenue
Bushnell, FL 33513

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

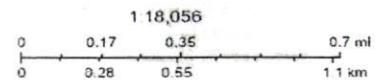
Please return comments by email, drop-off, or USPS no later than **December 9, 2024**.
Case(s): **LU24-000007 & ZON24-000013**

General Location



11/15/2024, 10:55:00 AM

- Dennie Hall Property
- Parcels
- Major Roads



Hernando County, Earl, HERE, Garmin, INCREMENT P
USGS, METRNAS, EPA, USDA

**CITY OF WEBSTER
REZONING APPLICATION**

**PLANNING AND ZONING BOARD
December 12 2024**

**CITY OF WEBSTER CITY COUNCIL
December 19, 2024
January 16, 2025**

CASE NUMBER: ZON24-000013

LANDOWNER: Dennie Blake Hall

REQUESTED ACTION: Rezone 13.36 acres MOL from County Agriculture minimum ten acres with Conventional Housing (A10C) to City of Webster Agriculture minimum ten acres with Conventional Housing (A10C).

PARCEL NUMBERS: N26-068

LEGAL DESCRIPTION: Attachment A

EXISTING ZONING: County Agriculture minimum ten acres with Conventional Housing (A10C)

EXISTING USE: Agricultural

FUTURE LAND USE: County Agriculture, proposed to be City of Webster Agriculture (LU24-000007)

PARCEL SIZE: 13.36 acres MOL

GENERAL LOCATION: Webster area – Northeast corner of CR 747 and CR 722

SURROUNDING FUTURE LAND USE AND ZONING

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

Minimum One Acre with Conventional Housing (West), and Rural Residential Minimum Five Acre with Conventional Housing (East)(Map 1).

CASE SUMMARY

The applicant is seeking to build a manufactured home on the subject parcel. Subject parcel is outside the Webster municipal boundary, in the Webster Joint Planning Area (JPA), and in Webster's Utility Service Area. The application site is currently zoned as County Agriculture minimum ten acres with Conventional Housing, which 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: 17

MAP 1: SURROUNDING AREA WITH PROPOSED CHANGES



 Subject Property

Attachment A

Legal Description

The South 81.28 feet of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 26, Township 21 South, Range 22 East, Sumter County, Florida; LESS the West 758.92 feet thereof;

AND

The North 173.72 feet of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 26, Township 21 South, Range 22 East, Sumter County, Florida, LESS the West 758.92 feet thereof; SUBJECT TO AND RESERVING an easement for ingress, egress and utilities over and across the South 50 feet of the North 173.72 feet of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 26, Township 21 South, Range 22 East LESS the West 758.92 feet thereof; Also, TOGETHER WITH AND SUBJECT TO an easement for ingress, egress and utilities over and across the following described property: The East 60.00 feet of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 26, Township 21 South, Range 22 East, Sumter County, Florida; AND over and across the East 60.00 feet of the South 81.28 feet of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 26, Township 21 South, Range 22 East, Sumter County, Florida; AND over and across the North 50.00 feet of the South 81.28 feet of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 26, Township 21 South, Range 22 East, Sumter County, Florida; LESS the West 758.92 feet thereof.

ORDINANCE NO. 2024-32

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA, ANNEXING BY VOLUNTARY PETITION CERTAIN REAL PROPERTY TAX IDENTIFICATION PARCEL NUMBERS Q19-009 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, Suleiman Properties 3023 LLC, applied for annexation of property into the City of Webster and is hereby determined to be the fee simple title owner of the real property described below; and

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

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

Tax Identification Parcel Number	Owner
Q19-009	Suleiman Properties 3023 LLC

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



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

November 25, 2024

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

Re: Annexation of Parcel Q19-009

Mr. Arnold:

The City is in receipt of a voluntary annexation application for the above parcel. Parcel Q19-009 is approximately 7.566 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:

Suleiman Properties 3023 LLC, David Suleiman Title Manager

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

SUMTER COUNTY
PARCEL NUMBER Q19-009

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 6th day of NOVEMBER, 2024.

OWNER(S) OR LEGAL REPRESENTATIVE

[Signature]
Signature

[Signature]
Witness

[Signature]
Signature

J. Smith
Witness

This petition was acknowledged before me on 6th day of NOVEMBER, 2024.

Personally known to me or identification provided DAVID SULEIMAN.



[Signature]
Notary Signature

OFFICAL USE ONLY:

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

Present City Zoning _____

Legal Description

NW 1/4 OF SW 1/4 OF NW 1/4 LESS BEG AT A PT 50 FT E OF SW COR RUN N 195 FT E 285 FT S 195 FT W TO POB

Acres 7.566



LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

ORDINANCE NO. 2024-32

Amy Flood
City of Webster
85 E Central AVE
Webster FL 33597-4701

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA, ANNEXING BY VOLUNTARY PETITION CERTAIN REAL PROPERTY TAX IDENTIFICATION PARCEL NUMBERS N26-068 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.

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Daily Commercial, published in Lake County, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of Lake County, Florida, or in a newspaper by print in the issues of, on:

01/09/2025

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 01/09/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$79.42	
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Order No:	10922007	# of Copies:
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This item will be heard at the Webster City Council Meeting of January 16, 2025, at 6pm. Webster City Hall Council Chambers, 85 E Central Ave., Webster, FL 33597. 10922007 1/9/2025

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin

