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AGENDA
CITY OF WEBSTER

Regular Council Meeting
Webster City Hall, 85 E. Central Avenue
February 15, 2024 - 6:00 P.M.

I. CALL TO ORDER

Pledge of Allegiance, Invocation
Roll Call and Determination of Quorum

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

II. APPROVAL OF MINUTES

Regular Council Meeting – January 18, 2024
M _____ S _____ Roll Call Vote

III. CONSENT AGENDA

Approval of Resolution 2024-01-Statewide Mutual Aid Agreement
M _____ S _____ Roll Call Vote for Approval

IV. CITIZENS FORUM

V. CORRESPONDENCE TO NOTE

Law Enforcement Code Compliance Update City Newsletter Report

VI. PUBLIC HEARINGS

Second Reading of Ordinance 2024-01- Comp Plan Amendment-Parcel ID-N36-101, N36-219-
Wintersteen

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

M _____ S _____ Roll Call Vote for Approval

Second Reading of Ordinance 2024-02 - Rezoning- Parcel ID-Parcel ID-N36-101, N36-219- Wintersteen

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

M _____ S _____ Roll Call Vote for Approval

Second Reading of Ordinance 2024-03 - Comp Plan Amendment-Parcel ID-T07-050- Thornton

M _____ S _____ Roll Call Vote

M _____ S _____ Roll Call Vote for Approval

Second Reading of Ordinance 2024-04 - Rezoning-T07-050- Thornton

M _____ S _____ Roll Call Vote

M _____ S _____ Roll Call Vote for Approval

Second Reading of Ordinance 2024-05 – Interlocal Service Boundary Amendment

M _____ S _____ Roll Call Vote

M _____ S _____ Roll Call Vote for Approval

First Reading of Ordinance 2024-06 Annexation-Parcel ID T06-050, T06-070-Fentzlaff

M _____ S _____ Roll Call Vote

M _____ S _____ Roll Call Vote for Approval

First Reading of Ordinance 2024-07 Comp Plan Amendment-Parcel ID T06-050, T06-070-Fentzlaff

M _____ S _____ Roll Call Vote

M _____ S _____ Roll Call Vote for Approval

First Reading of Ordinance 2024-08 Rezoning-Parcel ID T06-050, T06-070-Fentzlaff

M _____ S _____ Roll Call Vote

M _____ S _____ Roll Call Vote for Approval

First Reading of Ordinance 2024-09 Annexation-Parcel ID T07D002-Ramirez

M _____ S _____ Roll Call Vote

M _____ S _____ Roll Call Vote for Approval

First Reading of Ordinance 2024-10 Comp Plan Amendment-Parcel ID T07D002-Ramirez

M _____ S _____ Roll Call Vote

M _____ S _____ Roll Call Vote for Approval

First Reading of Ordinance 2024-11 Rezoning-Parcel ID T07D002-Ramirez

M _____ S _____ Roll Call Vote

M _____ S _____ Roll Call Vote for Approval

VII. NEW BUSINESS

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

January 18, 2024

Council Meeting

6:00 P.M.

I. CALL TO ORDER

Pledge of Allegiance and Invocation.

City Manager Deanna Naugler apprised Council that the gavel would be handed over to Mayor Pro-Tem Vigoa due to Mayor Yost not being able to speak.

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

We have a quorum.

II. APPROVAL OF THE MINUTES

Councilmember Dorsey made a motion for approval of the minutes for December 14, 2023, seconded by Councilmember Malott.

Vote was as follows:

Mayor Yost-Yes

Mayor Pro-Tem Vigoa-Yes

Councilmember Cherry-Yes

Councilmember Malott-Yes

Councilmember Dorsey-Yes

Motion passed 5-0

III. CONSENT AGENDA

IV. CITIZENS FORUM

Resident Jamare Dorsey requested a donation for transportation to Rocky Mountain for a scholarship. Councilmember Malott made a motion for approval of a \$100.00 donation to Jamare Dorsey, seconded by Mayor Pro-Tem Vigoa. Councilmember Dorsey did not vote.

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

V. CORRESPONDENCE TO NOTE

VI. PUBLIC HEARINGS

The first reading of Ordinance 2024-01- Comp Plan Amendment- Parcel ID-N36-101, N36-219- Wintersteen. Councilmember Dorsey motioned to read by title only, seconded by Councilmember Cherry.

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

HR/Finance Manager Ginger Howard read the ordinance by title only.

Councilmember Dorsey made a motion to approve Ordinance 2024-01, seconded by Mayor Yost.

County Planner Jennifer Bryla apprised the council about Ordinance 2024-01.

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

The first reading of Ordinance 2024-02- Rezoning- Parcel ID-Parcel ID-N36-101, N36-219- Wintersteen. Mayor Pro-Tem Vigoa motioned to read by title only, seconded by Councilmember Malott.

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

HR/Finance Manager Ginger Howard read the ordinance by title only.

Mayor Yost made a motion to approve Ordinance 2024-02, seconded by Councilmember Malott.

County Planner Jennifer Bryla apprised the council about Ordinance 2024-02.

Vote was as follows:

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

The first reading of Ordinance 2024-03 - Comp Plan Amendment-Parcel ID-T07-050- Thornton. Councilmember Cherry motioned to read by title only, seconded by Councilmember Malott.

Vote was as follows:

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

HR/Finance Manager Ginger Howard read the ordinance by title only.

Councilmember Dorsey made a motion to approve Ordinance 2024-03, seconded by Councilmember Cherry.

County Planner Jennifer Bryla apprised the council about Ordinance 2024-03.

Vote was as follows:

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

The first reading of Ordinance 2024-04 - Rezoning-T07-050- Thornton. Councilmember Dorsey motioned to read by title only, seconded by Mayor Pro-Tem Vigoa.

Vote was as follows:

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

HR/Finance Manager Ginger Howard read the ordinance by title only.

Councilmember Malott made a motion to approve Ordinance 2024-04, seconded by Mayor Pro-Tem Vigoa.

County Planner Jennifer Bryla apprised the council about Ordinance 2024-04.

Vote was as follows:

Mayor Yost-Yes

Mayor Pro-Tem Vigoa-Yes

Councilmember Cherry-Yes

Councilmember Malott-Yes

Councilmember Dorsey-Yes

Motion passed 5-0

The first reading of Ordinance 2024-05- Interlocal Service Boundary Amendment. Councilmember Cherry motioned to read by title only, seconded by Councilmember Dorsey.

Vote was as follows:

Mayor Yost-Yes

Mayor Pro-Tem Vigoa-Yes

Councilmember Cherry-Yes

Councilmember Malott-Yes

Councilmember Dorsey-Yes

Motion passed 5-0

HR/Finance Manager Ginger Howard read the ordinance by title only.

Councilmember Cherry made a motion to approve Ordinance 2024-05, seconded by Councilmember Dorsey.

City Manager Deanna Naugler apprised the council about Ordinance 2024-05.

Vote was as follows:

Mayor Yost-Yes

Mayor Pro-Tem Vigoa-Yes

Councilmember Cherry-Yes

Councilmember Malott-Yes

Councilmember Dorsey-Yes

Motion passed 5-0

VII. NEW BUSINESS

VIII. CITY ATTORNEY'S REPORT AND REQUESTS

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

Councilmember Malott asked for an update on the tree trimming at Dough J's. City Manager Deanna Naugler and Attorney David Hall apprised the board about the plan for tree trimming.

Councilmember Malott asked to postpone nonpayment utility turnoffs to Mondays when the shut off date is on a Friday. This will be an agenda item at the meeting in March.

Councilmember Dorsey asked about the containers at the Granite place and the one in a residential area. City Manager Deanna Naugler is still working with the county on this and the one in the residential area has been turned in to code compliance.

X. STAFF REPORTS

County Planner Jennifer Bryla apprised the council about talking to the City Manager and FEMA about a flood ordinance that amends the language in the interlocal agreement.

City Manager Deanna Naugler apprised the Council that she will be traveling to Tallahassee to have meetings for the legislative request for the grinder pump replacement.

XI. ADJOURNMENT

Councilmember Cherry motioned for adjournment, seconded by Councilmember Dorsey.

Vote was as follows:

Mayor Yost-Yes

Mayor Pro-Tem Vigoa-Yes

Councilmember Cherry-Yes

Councilmember Malott-Yes

Councilmember Dorsey-Yes

Motion passed 5-0

Meeting adjourned at 6:58 P.M.

Deanna Naugler, City Manager

Attest:

Amy Flood, City Clerk

Primary Unit	Date Time Recieved	Complaint Type	Address
LOUIE CORNELIO, 243	12/31/2023 00:03:42	TRAFFIC STOP	524 N MARKET BLVD
	12/31/2023 02:33:50	SICK/INJURED	7478 SR 471
TEONDRE WILSON, T217	12/31/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE
LOUIE CORNELIO, 243	12/31/2023 17:52:53	BUILDING CHECK	780 OAK AVE
LOUIE CORNELIO, 243	12/31/2023 17:56:19	BUILDING CHECK	447 NW 6TH AVE
LOUIE CORNELIO, 243	12/31/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE
LOUIE CORNELIO, 243	12/31/2023 23:01:37	DISTURBANCE-UNK	850 NW 6TH ST
PATRICK FLYNN, K163	01/01/2024 06:06:01	ACCIDENT	577 NW 3RD ST
DONOVAN REYNOLDS, 176	01/01/2024 06:15:01	BUILDING CHECK	447 NW 6TH AVE
TYLER FROEHLICH, 194	01/01/2024 11:25:59	PHONE COMPLT	516 NW 3RD ST
	01/01/2024 12:01:46	911 HANGUP	236 NE 1ST AVE
ANTHONY LEE, 144	01/01/2024 12:40:39	DISTURBANCE-NOISE	850 NW 6TH ST
ENMANUEL SURIEL, 218	01/01/2024 17:53:02	CRIMINAL MISCHIEF	466 E CENTRAL AVE
	01/01/2024 18:54:17	911 HANGUP	574 NW 6TH ST A
ENMANUEL SURIEL, 218	01/01/2024 19:15:39	ATC -WELFARE CHECK	475 NW 10TH AVE
ENMANUEL SURIEL, 218	01/01/2024 19:56:48	TRAFFIC STOP	374 N MARKET BLVD
WALTER PETERSON, 209	01/01/2024 20:20:01	BUILDING CHECK	447 NW 6TH AVE
DONOVAN REYNOLDS, 176	01/02/2024 06:15:00	BUILDING CHECK	447 NW 6TH AVE
DANIEL CALHOUN, 203	01/02/2024 07:20:55	STALKING	871 NW 6TH ST
	01/02/2024 13:27:26	911 HANGUP	102 NE 4TH AVE
	01/02/2024 15:10:58	911 HANGUP	213 SW 1ST ST
WALTER PETERSON, 209	01/02/2024 19:24:23	TRAFFIC STOP	SE 1ST AVE
ENMANUEL SURIEL, 218	01/02/2024 20:20:00	BUILDING CHECK	447 NW 6TH AVE
WALTER PETERSON, 209	01/03/2024 00:40:03	TRAFFIC STOP	SE 2ND ST
CHARLES PIVETZ, T214	01/03/2024 06:15:00	BUILDING CHECK	447 NW 6TH AVE
RONDEZ MOORE, X129	01/03/2024 15:02:31	ACCIDENT	THRASHER RDG
STEVEN NEUMANN, 184	01/03/2024 20:20:00	BUILDING CHECK	447 NW 6TH AVE
	01/04/2024 05:21:01	SICK/INJURED	332 NW 6TH AVE
SHAWN DECKARD, B126	01/04/2024 08:51:55	CIVIL-SERV PAPER	773 NW 4TH ST
SHAWN DECKARD, B126	01/04/2024 10:08:09	CIVIL-SERV PAPER	773 NW 4TH ST
CHARLES PIVETZ, T214	01/04/2024 12:12:31	THEFT	469 N MARKET BLVD
SHAWN DECKARD, B126	01/04/2024 16:35:57	CIVIL-SERV PAPER	469 N MARKET BLVD
ENMANUEL SURIEL, 218	01/05/2024 18:52:34	TRAFFIC STOP	SE 3RD ST
ENMANUEL SURIEL, 218	01/05/2024 19:21:28	TRAFFIC STOP	N MARKET BLVD
WALTER PETERSON, 209	01/05/2024 20:28:55	DISTURBANCE-PHYSICAL	978 NW 4TH ST
WALTER PETERSON, 209	01/06/2024 01:12:46	TRAFFIC STOP	N MARKET BLVD
DANIEL CALHOUN, 203	01/06/2024 07:31:52	CITIZENS ASSIST	SR 471
	01/06/2024 09:25:55	REPOSSESSION	2085 CR 740
	01/06/2024 11:14:45	ASSIST OTHER AGENCY	353 E CENTRAL AVE
ENMANUEL SURIEL, 218	01/06/2024 21:11:24	EXTRA PATROL	447 NW 6TH AVE
	01/07/2024 00:56:25	911 MISDIAL	9009 OAK ALLEY BLVD
	01/07/2024 11:10:50	SICK/INJURED	950 OAK AVE
TEONDRE WILSON, T217	01/07/2024 13:48:18	DISTURBANCE-VERBAL	469 N MARKET BLVD
	01/07/2024 17:31:48	911 HANGUP	102 NE 4TH AVE
ENMANUEL SURIEL, 218	01/07/2024 18:53:55	SUSPICIOUS PERSON	298 S MARKET BLVD
WALTER PETERSON, 209	01/07/2024 19:56:55	INFORMATION	SR 471

	01/08/2024 12:48:56	911 MISDIAL	524 N MARKET BLVD
JOSEPH TRIA, 202	01/08/2024 13:52:39	DISTURBANCE-UNK	577 NW 3RD ST
RONDEZ MOORE, X129	01/08/2024 17:23:58	OBSTRUCTION ON HWY	SR 471
TREY KILLORAN, K198	01/08/2024 17:33:07	JUVENILE	674 NW 4TH ST
	01/09/2024 01:02:28	911 HANGUP	102 NE 4TH AVE
JUSTIN WILSON, C141	01/09/2024 01:13:33	TRAFFIC STOP	N MARKET BLVD
	01/09/2024 10:47:12	911 HANGUP	836 E CENTRAL AVE
DANIEL CALHOUN, 203	01/09/2024 10:53:57	THEFT	S MARKET BLVD
	01/09/2024 17:33:24	SICK/INJURED	10539 CR 727
	01/09/2024 21:50:19	911 HANGUP	102 NE 4TH AVE
	01/09/2024 21:52:14	911 HANGUP	102 NE 4TH AVE
	01/09/2024 21:55:03	911 HANGUP	102 NE 4TH AVE
	01/09/2024 21:56:21	911 HANGUP	102 NE 4TH AVE
	01/09/2024 21:57:11	911 HANGUP	102 NE 4TH AVE
	01/09/2024 22:01:26	911 HANGUP	102 NE 4TH AVE
	01/09/2024 22:11:42	911 HANGUP	102 NE 4TH AVE
JUSTIN ST CLAIR, 210	01/10/2024 07:38:27	TRAFFIC ENFORCEMENT	349 S MARKET BLVD
DONOVAN REYNOLDS, 176	01/10/2024 12:35:23	VIN VERIFICATION	251 SE 2ND AVE
WALTER PETERSON, 209	01/10/2024 22:34:50	TRAFFIC STOP	N MARKET BLVD
DONOVAN REYNOLDS, 176	01/11/2024 08:18:39	TRAFFIC STOP	773 NW 10TH AVE
JONATHAN GOEHRING, X226	01/11/2024 09:02:36	TRAFFIC STOP	N MARKET BLVD
CHRISTOPHER ROESEL, D138	01/11/2024 10:33:48	INVESTIGATION FOLLOW	332 NW 6TH AVE
ROBERT HANSEN, X133	01/11/2024 10:40:21	TRAFFIC STOP	349 S MARKET BLVD
	01/11/2024 10:49:26	SICK/INJURED	1010 E CENTRAL AVE
SHAWN DECKARD, B126	01/11/2024 15:37:06	CIVIL-SERV PAPER	773 NW 4TH ST
ENMANUEL SURIEL, 218	01/11/2024 19:02:44	ACCIDENT	N MARKET BLVD
WALTER PETERSON, 209	01/11/2024 20:08:13	INFORMATION	773 NW 4TH ST B
	01/12/2024 09:17:48	SICK/INJURED	9009 OAK ALLEY BLVD 176
ARI SALMINEN, 222	01/12/2024 10:53:47	CITIZENS ASSIST	NW 3RD ST
JOSEPH TRIA, 202	01/12/2024 11:13:09	DCF/ABUSE REG	349 S MARKET BLVD
ARI SALMINEN, 222	01/12/2024 11:51:37	CIVIL	349 S MARKET BLVD
ARI SALMINEN, 222	01/12/2024 12:03:00	CIVIL	349 S MARKET BLVD
ARI SALMINEN, 222	01/12/2024 12:04:25	PHONE COMPLT	349 S MARKET BLVD
ARI SALMINEN, 222	01/12/2024 12:20:34	CITIZENS ASSIST	349 S MARKET BLVD
ARI SALMINEN, 222	01/12/2024 15:48:17	FCIC/NCIC HIT	445 NW 10TH AVE
TAYLOR VIEU, 232	01/12/2024 22:05:59	SUSPICIOUS PERSON	811 NW 3RD ST
TAYLOR VIEU, 232	01/13/2024 01:04:15	EXTRA PATROL	811 NW 3RD ST
ARI SALMINEN, 222	01/13/2024 06:45:25	SUSPICIOUS PERSON	NW 4TH AVE
ARI SALMINEN, 222	01/13/2024 07:42:35	SUSPICIOUS PERSON	871 NW 6TH ST
CORBIN HRADECKY, 249	01/13/2024 14:18:03	EXTRA PATROL	WEST OAKS CENTER
CHRISTOPHER MCPETERS, S55	01/13/2024 14:21:18	CITZ ASST-ESCRT	524 N MARKET BLVD
TAYLOR VIEU, 232	01/13/2024 19:26:44	CITIZENS ASSIST	SR 471
JUSTIN WILSON, C141	01/13/2024 22:07:40	ANIMAL COMPLAINT	2236 SE 100TH LN
TAYLOR VIEU, 232	01/14/2024 01:29:37	SUSPICIOUS PERSON	524 N MARKET BLVD
STEVEN NEUMANN, 184	01/14/2024 13:16:58	DISTURBANCE-UNK	268 S MARKET BLVD
DERRICK CANNA, K174	01/14/2024 15:34:39	ALARM-RES	23 SE 2ND AVE
TAYLOR VIEU, 232	01/14/2024 16:11:28	SUSPICIOUS PERSON	N MARKET BLVD

	01/14/2024 19:56:20	SICK/INJURED	8947 RECREATION CIR
TAYLOR VIEU, 232	01/15/2024 01:10:47	EXTRA PATROL	811 NW 3RD ST
ROBERT HANSEN, X133	01/15/2024 08:01:09	ACCIDENT	NW 3RD ST
	01/15/2024 08:59:38	SICK/INJURED	129 NW 2ND ST
	01/15/2024 10:38:18	SICK/INJURED	10539 CR 727
ANTHONY LEE, 144	01/15/2024 12:56:32	ACCIDENT W/ INJURIES	NW 4TH AVE
	01/15/2024 16:36:40	DISTURBANCE-VERBAL	96 SW 1ST ST
ANTHONY LEE, 144	01/15/2024 16:57:12	INFORMATION	N MARKET BLVD
WALTER PETERSON, 209	01/15/2024 21:23:03	TRAFFIC STOP	NE 2ND AVE
ENMANUEL SURIEL, 218	01/15/2024 23:30:39	SUSPICIOUS PERSON	SE 1ST AVE
ENMANUEL SURIEL, 218	01/16/2024 00:10:49	SUICIDE THREATS	249 SW 5TH ST
	01/16/2024 04:31:00	911 MISDIAL	475 NW 10TH AVE
	01/16/2024 04:32:31	911 HANGUP	475 NW 10TH AVE
ROBERT HANSEN, X133	01/16/2024 07:11:01	TRAFFIC ENFORCEMENT	349 S MARKET BLVD
ROBERT HANSEN, X133	01/16/2024 08:14:49	TRAFFIC ENFORCEMENT	773 NW 10TH AVE
JUSTIN ST CLAIR, 210	01/16/2024 10:05:38	FCIC/NCIC HIT	445 NW 10TH AVE
	01/16/2024 12:07:01	SICK/INJURED	11470 CR 727
CHANCE ROSA, Z186	01/16/2024 14:36:48	FCIC/NCIC HIT	3840 E C 478 27
ENMANUEL SURIEL, 218	01/16/2024 23:10:11	SICK/INJURED	2828 C 478A
ENMANUEL SURIEL, 218	01/17/2024 03:11:36	MENTAL PATIENT	811 NW 3RD ST
	01/17/2024 05:52:22	INFORMATION	134 NE 9TH ST
ROBERT HANSEN, X133	01/17/2024 07:20:18	TRAFFIC ENFORCEMENT	349 S MARKET BLVD
DONOVAN REYNOLDS, 176	01/17/2024 08:12:56	ILLEGAL DUMPING	577 NW 3RD ST
SHAWN DECKARD, B126	01/17/2024 16:42:32	CIVIL-SERV PAPER	772 NW 5TH ST
	01/17/2024 19:08:35	SICK/INJURED	854 E CENTRAL AVE
TAYLOR VIEU, 232	01/17/2024 21:08:46	DISTURBANCE-UNK	811 NW 3RD ST
TAYLOR VIEU, 232	01/18/2024 00:47:16	EXTRA PATROL	811 NW 3RD ST
	01/18/2024 02:42:48	SICK/INJURED	780 OAK AVE
ERICA HILLMAN, 205	01/18/2024 07:20:38	EXTRA PATROL	447 NW 6TH AVE
ERICA HILLMAN, 205	01/18/2024 11:02:07	ALARM-RES	385 NE 3RD ST
SHAWN DECKARD, B126	01/18/2024 16:00:18	CIVIL-SERV PAPER	2236 SE 100TH LN
ROBERT HANSEN, X133	01/19/2024 08:08:20	TRAFFIC ENFORCEMENT	773 NW 10TH AVE
JUSTIN ST CLAIR, 210	01/19/2024 11:14:47	ANIMAL COMPLAINT	855 NW 5TH ST
	01/19/2024 22:23:41	SICK/INJURED	754 NW 5TH ST
JUSTIN ST CLAIR, 210	01/20/2024 09:23:44	ANIMAL COMPLAINT	830 NW 3RD ST
WALTER PETERSON, 209	01/20/2024 19:24:12	TRAFFIC STOP	SE 3RD ST
JUSTIN ST CLAIR, 210	01/21/2024 10:07:32	TRAFFIC STOP	349 S MARKET BLVD
	01/21/2024 12:35:03	SICK/INJURED	9001 OAK ALLEY BLVD
	01/21/2024 16:18:50	911 MISDIAL	515 E CENTRAL AVE
ENMANUEL SURIEL, 218	01/22/2024 04:00:53	ALARM-COMRCL	599 N MARKET BLVD
ROBERT HANSEN, X133	01/22/2024 07:14:56	TRAFFIC ENFORCEMENT	349 S MARKET BLVD
ROBERT HANSEN, X133	01/22/2024 08:13:02	TRAFFIC ENFORCEMENT	773 NW 10TH AVE
KAELIN NEIGER, 211	01/22/2024 10:16:52	CITZ ASST-ESCRT	524 N MARKET BLVD
KAELIN NEIGER, 211	01/22/2024 10:51:16	THEFT	524 N MARKET BLVD
JOSEPH TRIA, 202	01/22/2024 12:23:50	DCF/ABUSE REG	773 NW 10TH AVE
RACHEL MALESKE, 234	01/22/2024 12:54:36	DCF/ABUSE REG	773 NW 10TH AVE
SHAWN DECKARD, B126	01/23/2024 08:34:42	CIVIL-SERV PAPER	374 N MARKET BLVD

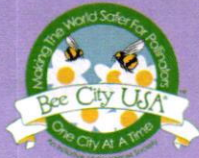
KAELIN NEIGER, 211	01/23/2024 14:14:21	INFORMATION	524 N MARKET BLVD
JUSTIN ST CLAIR, 210	01/24/2024 06:09:03	TRAFFIC STOP	S MARKET BLVD
JUSTIN ST CLAIR, 210	01/24/2024 07:43:17	DISTURBANCE-UNK	290 SW 1ST ST
DONOVAN REYNOLDS, 176	01/24/2024 10:12:00	EXTRA PATROL	447 NW 6TH AVE
TRENT TRACY, D130	01/24/2024 12:33:52	INFORMATION	773 NW 10TH AVE
JOHN ADAMS, C178	01/24/2024 12:44:20	DCF/ABUSE REG	349 S MARKET BLVD
SHAWN DECKARD, B126	01/24/2024 14:11:05	CIVIL-SERV PAPER	811 NW 3RD ST
DONOVAN REYNOLDS, 176	01/24/2024 16:53:52	ALARM-COMRCL	13904 SR 471
WALTER PETERSON, 209	01/24/2024 21:15:01	EXTRA PATROL	447 NW 6TH AVE
WALTER PETERSON, 209	01/25/2024 00:12:01	TRAFFIC STOP	NW 3RD AVE
WALTER PETERSON, 209	01/25/2024 01:19:00	TRAFFIC STOP	N MARKET BLVD
ENMANUEL SURIEL, 218	01/25/2024 03:42:15	SUSPICIOUS INCIDENT	871 NW 6TH ST
DONOVAN REYNOLDS, 176	01/25/2024 06:15:00	EXTRA PATROL	447 NW 6TH AVE
MICHAEL LARGE, T173	01/25/2024 15:04:04	INFORMATION	773 NW 10TH AVE
	01/25/2024 16:45:41	911 HANGUP	955 OAK AVE
ENMANUEL SURIEL, 218	01/25/2024 21:15:01	EXTRA PATROL	447 NW 6TH AVE
KELSEY BRIDGEMAN, 171	01/26/2024 06:15:01	EXTRA PATROL	447 NW 6TH AVE
JOHN ADAMS, C178	01/26/2024 10:15:22	SICK/INJURED	349 S MARKET BLVD
JOHN GUINANE, X121	01/26/2024 14:37:27	SPECIAL DETAIL	N MARKET BLVD
TAYLOR VIEU, 232	01/26/2024 19:18:04	BUILDING CHECK	447 NW 6TH AVE
	01/26/2024 21:15:01	EXTRA PATROL	447 NW 6TH AVE
	01/27/2024 04:18:46	SICK/INJURED	9041 OAK ALLEY BLVD
KELSEY BRIDGEMAN, 171	01/27/2024 06:15:00	EXTRA PATROL	447 NW 6TH AVE
	01/27/2024 11:35:31	FIRE-UNKNOWN	SR 471
TAYLOR VIEU, 232	01/27/2024 19:54:06	CITIZENS ASSIST	SR 471
	01/27/2024 21:15:00	EXTRA PATROL	447 NW 6TH AVE
CHRISTOPHER MCPETERS, S55	01/28/2024 06:15:00	EXTRA PATROL	447 NW 6TH AVE
ROBERTH MATA, K143	01/28/2024 12:04:14	TRAFFIC STOP	469 N MARKET BLVD
MARISA CUMMINS, 224	01/28/2024 19:52:41	ATC -WELFARE CHECK	811 NW 3RD ST
MARISA CUMMINS, 224	01/28/2024 21:15:00	EXTRA PATROL	447 NW 6TH AVE
JUSTIN WILSON, C141	01/29/2024 00:41:58	TRAFFIC STOP	N MARKET BLVD
	01/29/2024 05:28:06	911 HANGUP	SE 1ST AVE
DONOVAN REYNOLDS, 176	01/29/2024 06:15:01	EXTRA PATROL	447 NW 6TH AVE
DONOVAN REYNOLDS, 176	01/29/2024 08:16:53	TRAFFIC STOP	773 NW 10TH AVE
ROBERT HANSEN, X133	01/29/2024 08:17:30	TRAFFIC STOP	773 NW 10TH AVE
ROBERT HANSEN, X133	01/29/2024 08:47:52	ACCIDENT	516 NW 3RD ST

Code Compliance Update

CE-23-05099	Q31D024 Sowinski	854 OAK AVE, WEBSTER, FL 33597	FOF	OPEN	2023-03-28 09:13 AM
CE-23-11878	N36D001 GIFFORD	NW 4TH AVE, WEBSTER, FL 33597	FOF	OPEN	2023-07-14 09:52 AM
CE-23-11879	N36D003 GIFFORD	NW 4TH AVE, WEBSTER, FL 33597	FOF	OPEN	2023-07-14 09:55 AM
CE-23-18134	T06A050 SALTO	vacant Lot @ SE 3RD ST, WEBSTER, FL 33597	FOF	OPEN	2023-10-31 01:17 AM
CE-23-18237	N36-046 BRONSON	130 NW 2ND ST, WEBSTER, FL 33597	FOF	OPEN	2023-11-01 04:26 AM
CE-23-20212	S01D026 Lee	342 SW 1ST ST, Webster, FL	RFH	OPEN	2023-12-12 04:34 AM
CE-23-20374	N36D006 Stewart	85 NW 4TH AVE, Webster, FL	RFH	OPEN	2023-12-15 09:12 AM
CE-23-20662	N36B110 Rivera	814 NW 5TH ST, WEBSTER, FL 33597	COMPLAINT	OPEN	2023-12-21 10:12 AM
CE-24-01078	N36D003 GIFFORD	NW 4TH AVE, WEBSTER, FL 33597	CNV	OPEN	2024-01-23 09:53 AM
CE-24-01165	Q30-009 Hernandez	8243 SR 471, Webster, FL	CNV	OPEN	2024-01-24 10:30 AM



City of Webster Monthly Newsletter



City Manager's Office

Deanna Naugler, City Manager



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

Personnel

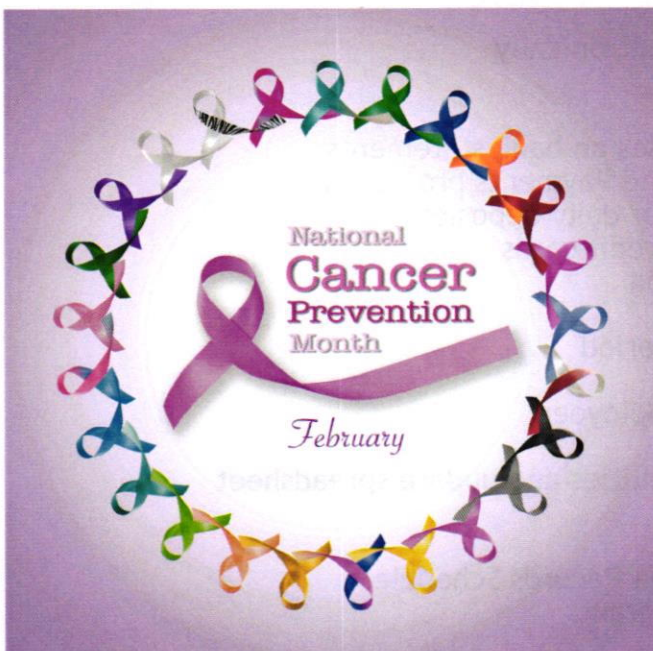
The City Manager's department personnel status for the month is as follows:

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

Important Dates:

- 02/21 Utility Turn-off for non-payment
- 03/14 6pm Planning & Zoning Meeting
City Hall
- 03/15 Utility Payment Deadline to prevent late fees
- 03/21 6pm City Council Meeting
City Hall

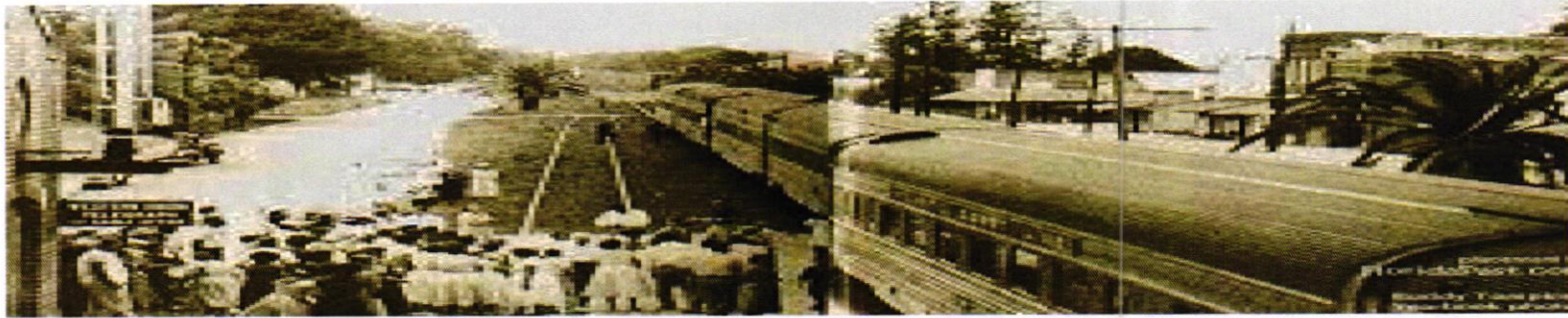
National Cancer Prevention Month



The federal government estimates that nearly 2 million Americans were diagnosed with cancer (other than non-melanoma skin cancer) during 2023, and that more than 600,000 died from their disease. Research shows that more than 40 percent of these cases and nearly half of the deaths can be attributed to preventable causes – smoking, excess body weight, physical inactivity, and excessive exposure to the sun, among others.

This means that steps such as quitting smoking (or never starting in the first place), maintaining a healthy weight, exercising regularly, protecting your skin from the sun, and getting vaccinated against the pathogens that cause certain cancers, can dramatically reduce your risk of cancer in many cases.

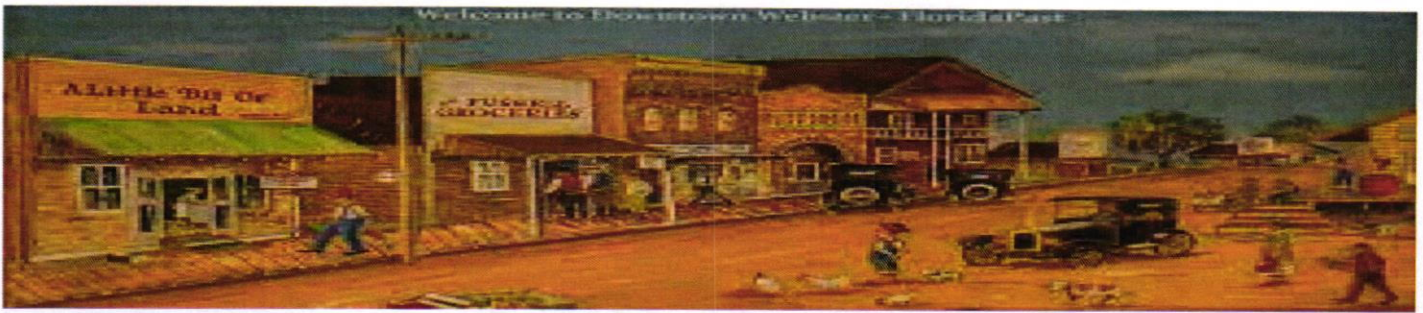
Get more information about cancer prevention in the [AACR Cancer Progress Report 2022](#), including facts about how modifying behaviors can impact cancer occurrence and outcomes. And take our [Cancer Prevention Quiz](#) to test your knowledge and learn more about cancer risk reduction.



Operational Activities—Administration

On-line payment processing—79	In office Payment Processing—407
New Accounts— 5	Closed Accounts—3
Late Fee Assessments—110	Turn-offs—21
Notaries—7	Copy Requests—8
Faxes— 5	New Account Impact Fees—0
Locates—29	Work orders created—108
Work Orders closed—101	Business License Processed—42
Container Permit Renewals—0	New Code Enforcement Cases—1
Follow-up on existing Code Enforcement Cases—4	Code Enforcement Liens—0
Code Enforcement Foreclosures—0	Public Records Request—8
Checks Processed for Payments—52	Purchase Orders—88
Utility Batches/Balancing—33	Community Hall Rental—5

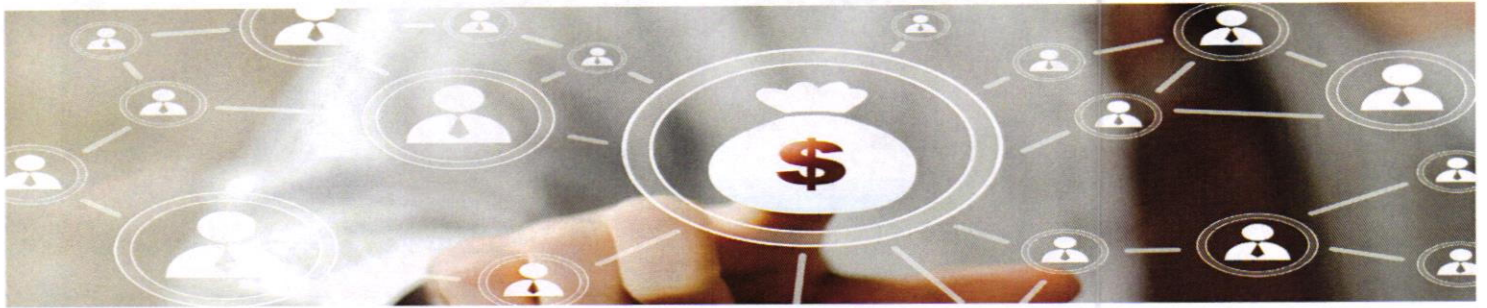
- Entered Meter Reads and processed utility bills for 516 utility accounts
- Reviewed Waste Management Bill for accuracy of billed/type of accounts
- Processed Bureau of Labor and Statistics Report
- Worked with council members and city attorney for ordinances related to the city
- Opened and disbursed incoming mail
- Created/Processed P&Z and Council agendas, minutes, and packets
- Attended City Manager meeting with County and other municipalities
- Working with Engineer on Water Use Permit Renewal and Modification, supplying additional information per SWFWMD request
- Discussions/meetings with County, Public and Developers on upcoming ordinances
- Verifying charges on invoices for payment, matching receipts for fuel and creating payments
- Entering GL Entries for all income on FLAIR Report
- Entering any GL Entries for payments processed electronically
- Updating the Utilities (Duke/SECO) spreadsheet
- Doing PO's for monthly recurring payments
- Reconciliation or verification of income and expenses on bank statements
- Scanning of all documents pertaining to GL Entry and Payments processed
- Verification of correct documents, amounts, etc. for daily deposits
- Helping to verify charges and reimbursements on credit cards
- Prepare Finance Report for monthly Council meeting
- Processing payroll checks for all employees
- Calculate and enter 941 tax payments for payroll period
- Completing GL entry for 941 taxes and FRS paid
- Verifying and entering FRS Monthly payment for employees
- Processing Council checks and direct deposits
- Review and update transfers for City of Bushnell Utilities and update spreadsheet
- Updated a monthly staff report for Admin
- Sent Ordinances to Municode for recording
- Disposed of records according to the State of Florida Records Schedule
- Working with engineer on bid documents for CDBG grant
- Work with county and cities on JPA modification
- Working with county on ARPA funds for Grinder Replacement



Operational Activities—Public Works

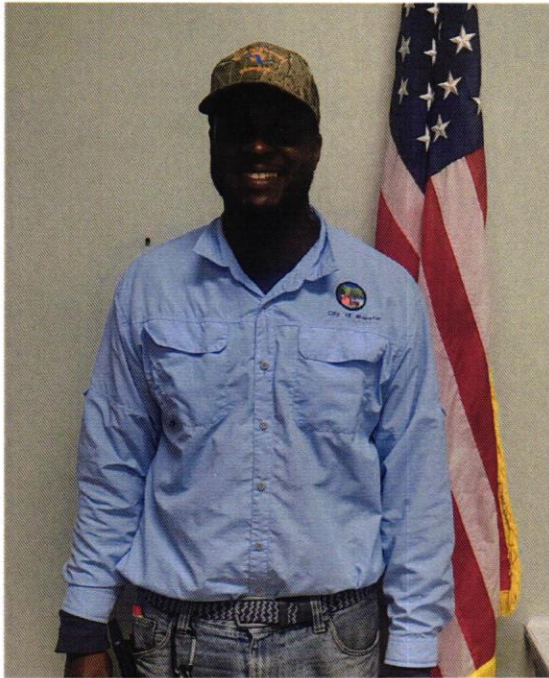
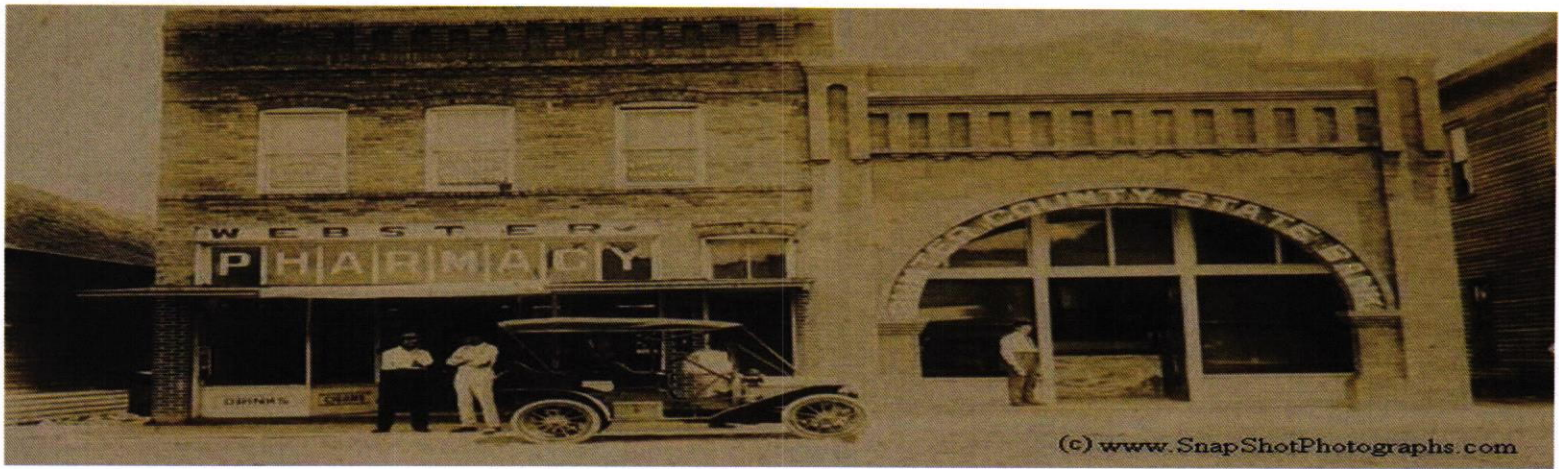
Work orders processed—108
 Utility turn-off — 21
 Utility account turn-on—19
 Locates—29
 Other—39

- 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. Had multiple site visits with Ranger Construction to resolve issues that arose.
- Performed routine service on public works trucks.
- Checked chemical levels at North and South wells.
- Ran portable generators, north well generator and Master Lift station generator to ensure they work properly.
- 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.
- Water line break on NW 3rd St.
- Patched hole in road caused by water main break on West Central Ave.
- Installed signs on bathroom doors at Hewitt Park designating Men's and Women's.
- Ranger Construction ran over water meter and service line along 471. Line was repaired.
- Utility Repair Experts relocated a fire hydrant along 471 to avoid conflict with the new trail.
- Installed back-up alarm on bucket truck.
- Replaced non-working meter heads with new meter heads.
- Met with several customers to discuss concerns about their water use.
- Checked customer complaints about water discoloration and smell at Webster Apts. No issues found. No further issues have been reported.
- Mowed Sam Harris Park.
- Water turn offs for non-payment.
- Turn Ons after repayment.
- Contacted Ferguson for water parts quote.
- URE replaced the water line and added a new water service line on NW 3rd Ave. for two new homes.
- Water Main Line leak at 214 S Market Blvd due to path construction. Line was repaired.
- New garage doors installed on tractor shed beside Sheriff's Annex.
- Lift Station #3 (Elementary School) motor started replaced.
- Built new door for chemical storage room at the North Well.
- Several abandoned water service lines were removed for construction of 471 trail.
- Turned off and capped off abandoned four-inch service line across from Elementary School.
- Master Lift station Pump #1 soft start failed. Replaced with VFD system. Pump #1 was also damaged and not operational. Pulled pump to send out for service. One pump is currently in Master Lift Station.
- Began cleaning up around Public Works area. Trimmed tree and overgrown brush.
- Mowed Cemetery Field and overgrown right of way on SE 3rd Ave.
- Conducted an interview for the open public works position and hired Brandon Warthen for Public Works Maintenance Technician - Roads/Right-of-Ways/Parks. Official start date January 30, 2024.



REVENUE AND LOSS 2023

FUND	REVENUE	January
101	GENERAL FUND	\$46,028.03
104	TRANSPORTATION	\$3,519.11
105	CDBG GRANT	\$0.00
430	WATER	\$26,972.60
440	GARBAGE	\$18,830.60
450	SEWER	\$45,950.73
460	IMPACT FEES	\$0.00
	TOTAL REVENUE	\$141,301.07
	EXPENSE	
101-1011	GENERAL FUND-ADMIN	\$40,104.04
101-2021	GENERAL FUND-SCSO	\$13,673.00
101-7072	GENERAL FUND-PUBLIC WORKS	\$29,383.73
104	TRANSPORTATION	\$4,818.23
105	CDBG GRANT	\$0.00
430	WATER	\$19,202.97
440	GARBAGE	\$19,097.60
450	SEWER	\$31,005.94
460	IMPACT FEES	\$18.42
	TOTAL EXPENSE	\$157,285.51
	REVENUE/LOSS	-\$15,984.44

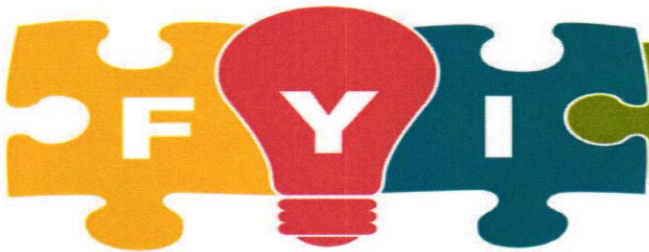


Meet our newest team member- Brandon Warthen

Public Works Public Works Maintenance Technician - Roads/Right-of-Ways/ Parks, Brandon Warthen, is a 2nd generation native Floridan, He was born in Leesburg, FL, and grew up in Webster. Brandon graduated from South Sumter High School. He has one daughter and two sons. He joined the Public Works team in January of 2024. Brandon is an avid outdoorsman. He enjoys spending time with family, fishing, and hunting.

Brandon worked for Davey, Wright, and Trees Inc tree companies. He also worked for Bulldog Site work. During this time, Brandon worked on various types of equipment and holds certifications in Bucket Truck Aerial Operations, Groundman Operations, Ground Trimmer in addition to operating heavy equipment. This experience provided him with the skills and knowledge to perform the duties required by the city.

Brandon enjoys helping people and takes pride in the work he does. Brandon is a very hard worker who is willing and eager to learn. Working for the City of Webster has given him the opportunity to give back to the community and assist in moving the city forward in a positive direction. Brandon's employment with the city helps him to reconnect with many friends and form new friendships through his work with the city.



**FOR YOUR
INFORMATION**

WATER LOSS APPROXIMATIONS

DRIPPING LEAK (APPROXIMATELY TWO DROPS PER SECOND)-150 TO 200 GALLONS PER MONTH

PINHOLE LEAK (0.02 INCH IN DIAMETER)-3500 TO 4000 GALLONS PER MONTH

SMALL HOLE (1/16 INCH)-35,000 GALLONS PER MONTH

¼ INCH IN DIAMETER HOLE-450,000 TO 600,000 GALLONS PER DAY

RUNNING TOILET-3 GALLONS PER MINUTE-4300 GALLONS PER DAY-129,000 GALLONS PER MONTH

LEAKING TOILET-6 GALLONS PER DAY TO 4,300 GALLONS PER DAY

RUNNING HOSE ON FAUCET-UP TO 28,000 GALLONS PER DAY OR 840,000 GALLONS PER MONTH



ORDINANCE NO. 2024-01

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA AMENDING THE CITY OF WEBSTER COMPREHENSIVE PLAN, AS PREVIOUSLY AMENDED; PROVIDING FOR AMENDMENT OF THE FUTURE LAND USE MAP OF THE FUTURE LAND USE ELEMENT OF THE CITY OF WEBSTER COMPREHENSIVE PLAN RELATIVE TO CERTAIN REAL PROPERTY, APPROXIMATELY 14 ACRES (TAX PARCEL IDENTIFICATION NUMBERS N36-101 AND N36-219), AND DESCRIBED IN THIS ORDINANCE FROM THE COMMERCIAL FUTURE LAND USE DESIGNATION (COUNTY) TO THE COMMERCIAL FUTURE LAND USE DESIGNATION (WEBSTER); PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ASSIGNMENT OF THE LAND USE DESIGNATION FOR THE PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR RATIFICATION OF PRIOR ACTS OF THE CITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION AND DIRECTIONS TO THE CODE CODIFIER AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, John and Alice Wintersteen, mailing address: 2484 E C-478, Webster FL 33597 (Tax Parcel Identification Number N36-219); and Reinaldo Rose, mailing address 7015 Howard Ave, Tampa, FL 33606 (Tax parcel N36-101) are the owners of the property which is the subject of this Ordinance; and

WHEREAS, The real property, totaling 14 +/- acres in size, is located on the north side of E C-478; and

WHEREAS, John and Alice Wintersteen owned the subject property, both parcels N36-101 and N36-219, in February 2023 when they initiated voluntary annexation into the municipal limits of the City of Webster, Florida.; and

WHEREAS, The City Manager of the City of Webster pursuant to the controlling provisions of State law and the Code of Ordinances of the City of Webster, is petitioning to have the subject property reassigned from the Commercial (County) future land use designation to the Commercial future land use designation;

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

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

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

SECTION 1. LEGISLATIVE FINDINGS AND INTENT.

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

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

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

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

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

SECTION 2. AMENDMENT TO FUTURE LAND USE MAP.

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

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

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

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

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

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

SECTION 7. EFFECTIVE DATE The small scale *Comprehensive Plan* amendment set forth herein shall not become effective, in accordance with Section 163.3187, *Florida Statutes*, until 31 days after the enactment of this Ordinance. If challenged within 30 days after enactment, the small scale amendment set forth in this Ordinance shall not become effective until the State land planning agency or the

Administration Council, respectively, issues a final order determining that the subject large scale amendment is in compliance with controlling State law.

PASSED AND ENACTED this 15th day of February, 2024.

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

Bobby Yost, Mayor

ATTEST:

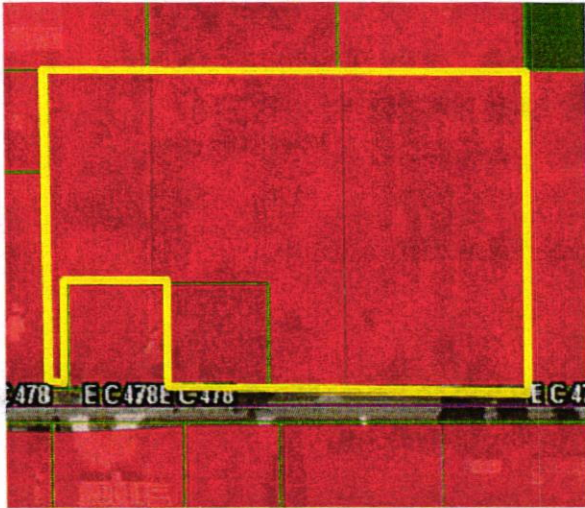
Approved as to form and Legality:

**Amy Flood
City Clerk**

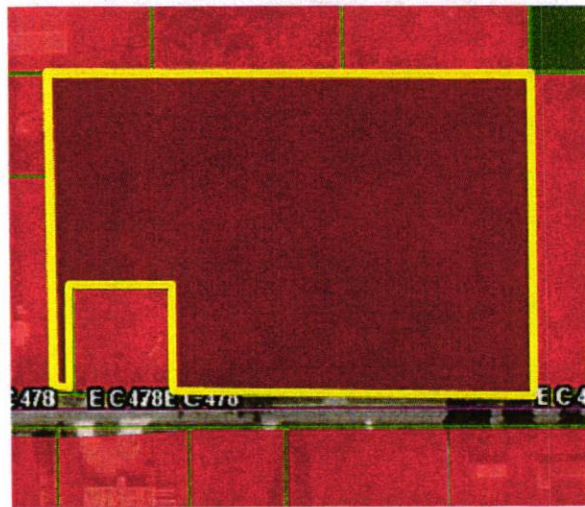
**William L. Colbert
City Attorney**

ATTACHMENT 1




Future Land Use Map



Existing Future Land Use Designations



Proposed Future Land Use Designations

-  Commercial (County)
-  Commercial (City)
-  Recreation (City)

ATTACHMENT 2
Legal Description

Parcels N36-219 AND N36-101

IN SEC 36, TWP 21S, RNG 22E:

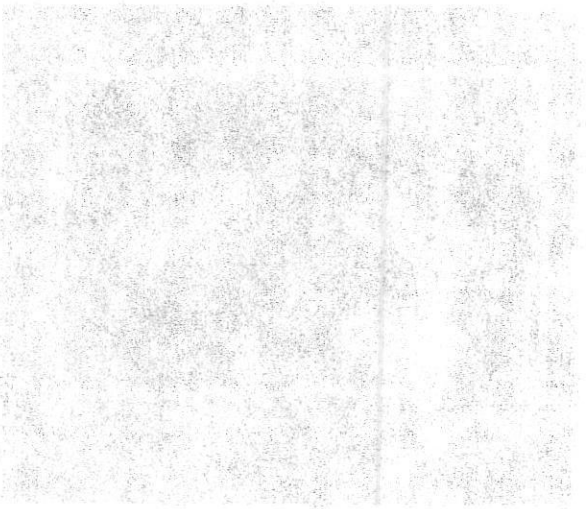
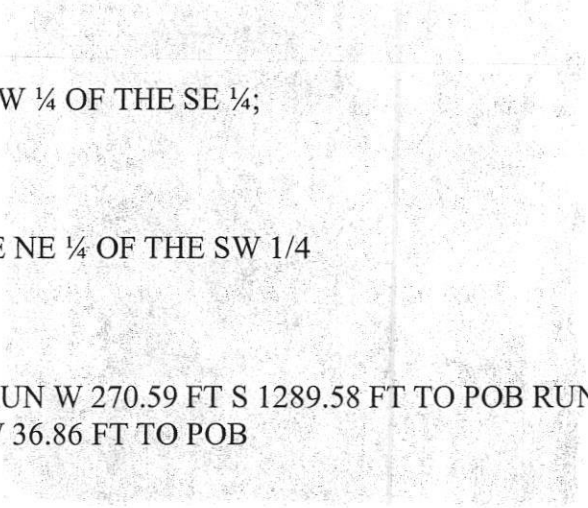
THE E 530 FT OF THE SW $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$;

AND

THE EAST 463 FT OF THE SE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$

LESS

BEG AT NE COR OF NE $\frac{1}{4}$ OF SW $\frac{1}{4}$ RUN W 270.59 FT S 1289.58 FT TO POB RUN W
173.14 FT N 210 FT E 210 FT S 210 FT W 36.86 FT TO POB



CITY OF WEBSTER

SMALL SCALE COMPREHENSIVE PLAN AMENDMENT

PLANNING & ZONING

JANUARY 11, 2024

CITY COUNCIL

JANUARY 18, 2024

FEBRUARY 15, 2024

CASE NUMBER: SS-23-18816

LANDOWNER: Alice and John Wintersteen, and Reinaldo Rose

APPLICANT: City of Webster

REQUESTED ACTION: A small scale land use amendment on 14 acres MOL to change the future land use assignment from County – Commercial to City of Webster – Commercial following annexation.

PARCEL NUMBER: N36-101 and N36-219

LEGAL DESCRIPTION: See Attachment 1.

PARCEL SIZE: 14 acres MOL

LOCATION: North side of E C-478, 400-foot east of CR 733 (Map 1).

GENERAL DESCRIPTION AND BACKGROUND

This land use amendment is being initiated by staff in conjunction with voluntary annexation into the City. This amendment will add the property to the City's Future Land Use Map with a Commercial future land use assignment (Map 2) consistent with the Webster Joint Planning Area Agreement land use map. The property has a single family residence. A portion of the property is in use as parking for the flea markets. The property is currently designated Commercial on the County Future Land Use Map. The surrounding properties are also designated Commercial on the County future land use map. This amendment will allow for continued commercial use. The surrounding area is commercial in nature.

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 2).

Environmental Resources

The property has been highly impacted by residential and commercial uses and does not contain significant natural resources.

Historic Resources

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

Population and Housing

The proposed amendment will not impact the availability of housing.

CONCURRENCY ANALYSIS

Potable Water & Sewer

Water and sewer service is available in the area. Connection will be required at the time of redevelopment.

Stormwater Drainage

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

CONSISTENCY WITH POLICIES OF THE COMPREHENSIVE PLAN

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

Policy 1.2.9 General Commercial

The "General Commercial" future land use category is applied to land suitable for commercial activity with access from an arterial or collector road. Residential uses may be allowed secondarily to a principle commercial use. Residential uses are limited to an owner/operator/manager unit, or dwellings integrated into a mixed-use commercial development (i.e. mixed-use structures, upper flats, and loft apartments). Central water and sewer shall be utilized when available.

- a. General commercial may be located within or outside the UDA;
- b. The maximum floor area ratio when located within a Primary Economic Activity Center is 0.7;
- c. The maximum floor area ratio when located inside the UDA boundary is 0.5; and

- d. The maximum floor area ratio when located outside the UDA is 0.3.

The subject property is located in a commercial area along a collector road. It is currently in use as commercial parking for the flea markets. There is water and sewer service available. The property is suitable for continued commercial use.

Future Land Use Policy 1.3.8 Compatibility for Rezoning and Amendments

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

- a. Rezoning and future land use amendments shall consider potential maximum impacts of the potential land uses; and

The requested future land use assignment is consistent with the surrounding commercial neighborhood and will allow for continued commercial use.

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

PUD development is an option when the property is redeveloped.

PROPOSED AMENDMENT TO THE TEXT OF THE COMPREHENSIVE PLAN

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

PROPOSED AMENDMENT TO THE CAPITAL IMPROVEMENTS PLAN

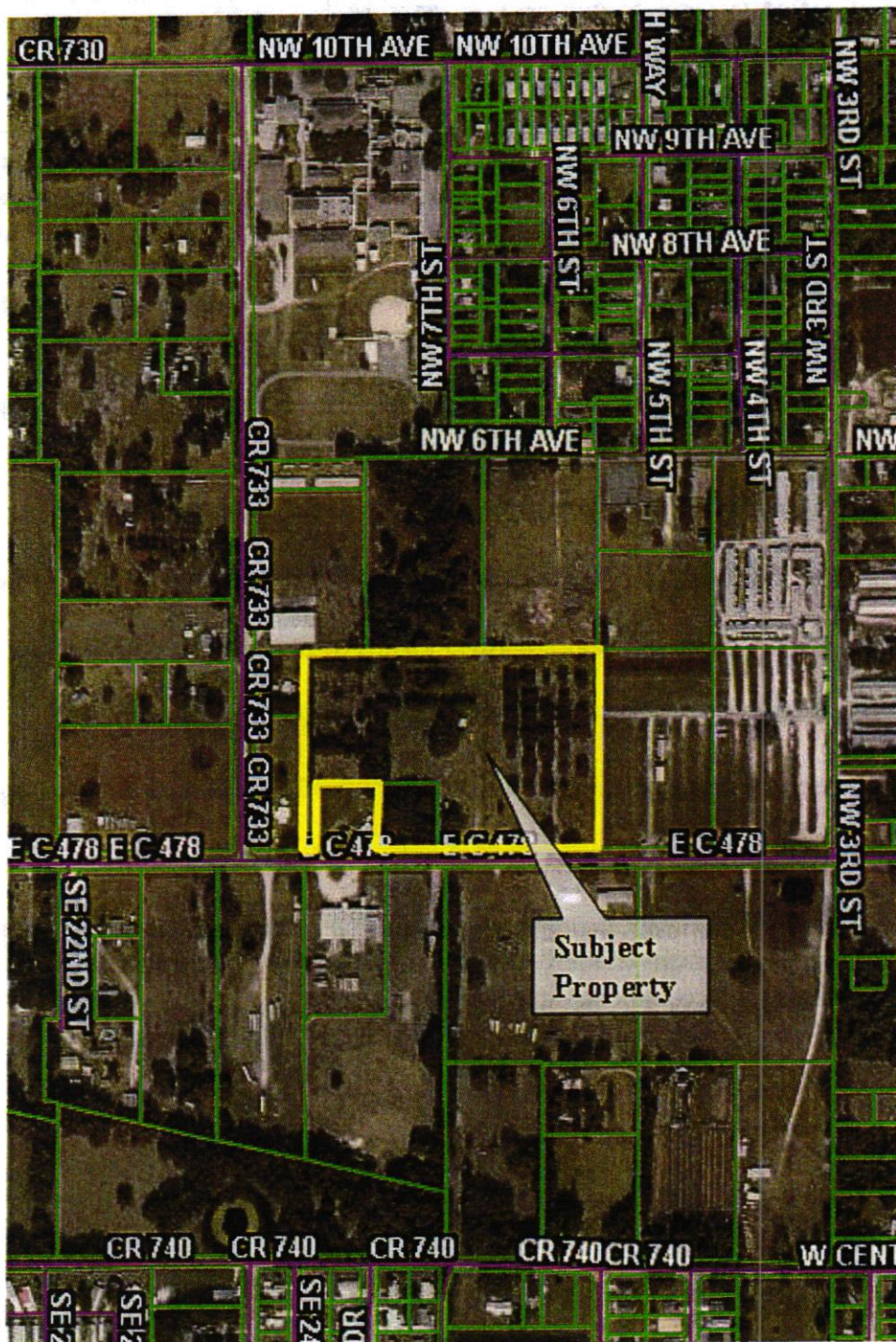
The proposed amendment does not affect the City's Capital Improvements program.

CONCLUSIONS

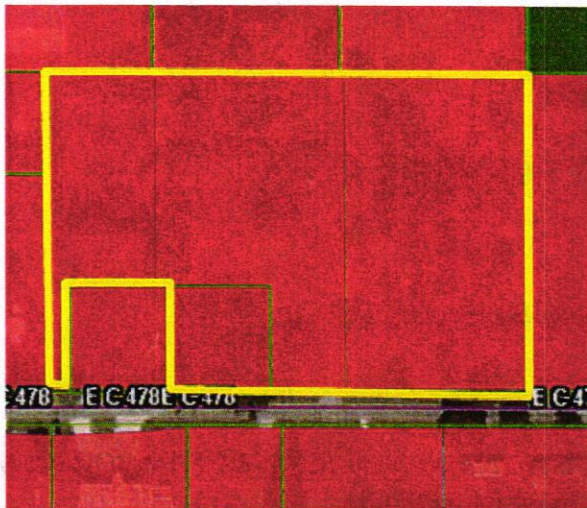
Staff deemed the application sufficient for review. Staff has found the request in compliance with the minimum requirements of the Webster County Land Development Code and Comprehensive Plan and recommends approval of the petition.

Notices Sent: 19

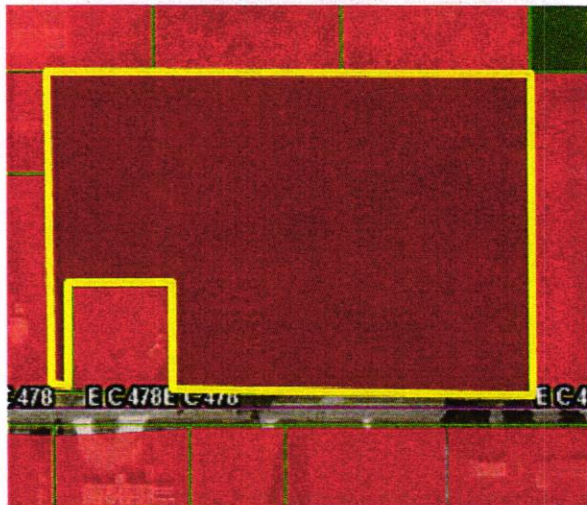
Map 1
General Location






Future Land Use Map



Existing Future Land
Use Designations



Proposed Future Land
Use Designations

-  Commercial (County)
-  Commercial (City)
-  Recreation (City)

Attachment 1

Parcels N36-219 AND N36-101

IN SEC 36, TWP 21S, RNG 22E:

THE E 530 FT OF THE SW $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$;

AND

THE EAST 463 FT OF THE SE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$

LESS

BEG AT NE COR OF NE $\frac{1}{4}$ OF SW $\frac{1}{4}$ RUN W 270.59 FT S 1289.58 FT TO POB RUN W
173.14 FT N 210 FT E 210 FT S 210 FT W 36.86 FT TO POB

Attachment 2
URBAN SPRAWL ANALYSIS

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

- I. Promotes, allows, or designates for development substantially areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses. **The project site does not make up a substantial part of the City.**
- II. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development. **The subject property is an infill project within an existing, vested, residential neighborhood. The property does not makeup a substantial part of the City.**
- III. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments. **The proposed amendment will allow infill development of an existing, vested lot and will not promote radial, strip, isolated, or ribbon development patterns.**
- IV. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems. **The subject property does not contain significant native vegetation and does not include any Special Flood Hazard Areas.**
- V. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils. **The proposed land use change will have no impact on Agricultural uses.**
- VI. Fails to maximize use of existing public facilities and services. **The subject property will be required to connect to City utilities when they become available**
- VII. Fails to maximize use of future public facilities and services. **The subject property will be required to connect to City utilities when they become available**
- VIII. Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government. Fails to provide a

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

- IX. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities. **The requested amendment is an infill project.**
- 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 subject property does not impact functional open space.**

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

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

ORDINANCE NO. 2024-02

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA PROVIDING FOR THE REZONING OF REAL PROPERTY TOTALING 14 ACRES, MORE OR LESS, IN SIZE (TAX PARCEL IDENTIFICATION NUMBERS N36-101 AND N36-219) WITHIN THE CITY LIMITS (MAP OF PROPERTY ATTACHED) TO CL, LIGHT COMMERCIAL 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, John and Alice Wintersteen, mailing address: 2484 E C-478, Webster FL 33597 (Tax Parcel Identification Number N36-219); and Reinaldo Rose, mailing address 7015 Howard Ave, Tampa, FL 33606 (Tax Parcel N36-101) are the owners of the property which is the subject of this Ordinance; and

WHEREAS, The real property, totaling 14 +/- acres in size, is located on the north side of E C-478 (Map); and

WHEREAS, John and Alice Wintersteen owned the subject property, both parcels N36-101 and N36-219, in February 2023 when they initiated voluntary annexation into the municipal limits of the City of Webster, Florida.; and

WHEREAS, The City Manager of the City of Webster pursuant to the controlling provisions of State law and the Code of Ordinances of the City of Webster, is petitioning to have the subject property reassigned from the RR1 (Rural Residential -County) zoning assignment to the CL (Light Commercial) 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 State law.

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

SECTION 1. LEGISLATIVE FINDINGS AND INTENT.

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

(b). The subject property, which is 14 acres MOL in size, is located on the north side of E C-478 (Tax Parcel Numbers N36-219 and N36-101). The legal description of the subject property is provided in Attachment A.

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

SECTION 2. REZONING OF REAL PROPERTY/IMPLEMENTING ACTIONS.

(a). Upon enactment of this Ordinance the following described property, as depicted in Attachment A of this Ordinance, and totaling 14 acres MOL in size, shall be rezoned from RR1(County) zoning districts/classification to CL zoning district/classification.

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

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

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

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

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

SECTION 7. EFFECTIVE DATE This Ordinance shall take effect immediately upon enactment provided, however, that the rezoning of property herein set forth shall not take effect until Ordinance Number 2024-01 relating to the Comprehensive amendment becomes effective.

PASSED AND ENACTED this 15th day of February, 2024.

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

Bobby Yost, Mayor

ATTEST:

Approved as to form and Legality:

**Amy Flood
City Clerk**

**William L. Colbert
City Attorney**

**Attachment A
Legal Description**

Parcels N36-219 AND N36-101

IN SEC 36, TWP 21S, RNG 22E:

THE E 530 FT OF THE SW $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$;

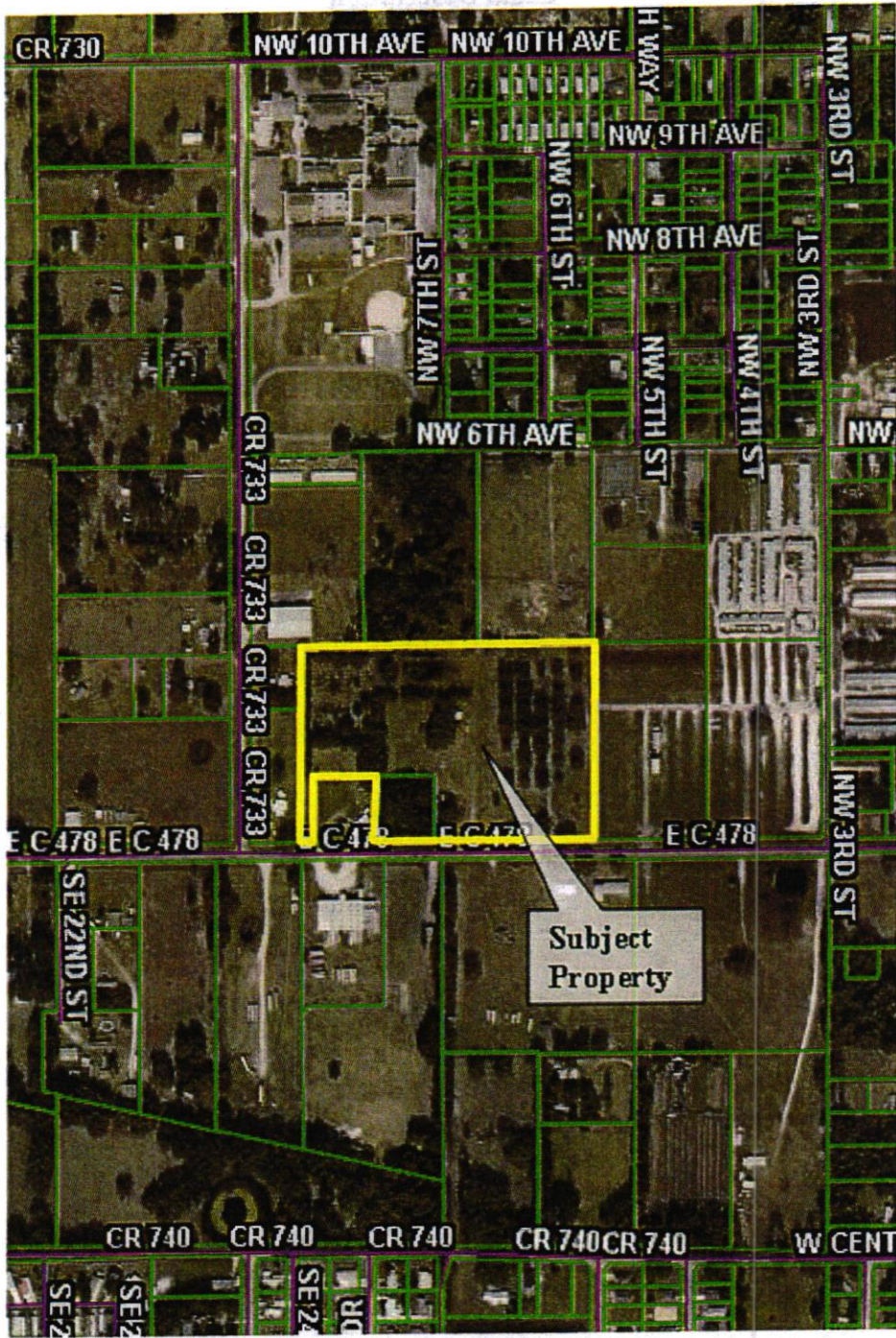
AND

THE EAST 463 FT OF THE SE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$

LESS

BEG AT NE COR OF NE $\frac{1}{4}$ OF SW $\frac{1}{4}$ RUN W 270.59 FT S 1289.58 FT TO POB
RUN W 173.14 FT N 210 FT E 210 FT S 210 FT W 36.86 FT TO POB

Map



**CITY OF WEBSTER
REZONING APPLICATION**

**PLANNING & ZONING
JANUARY 11, 2024**

**CITY COUNCIL
JANUARY 18, 2024
FEBRUARY 15, 2024**

CASE NUMBER: R-23-018819

LANDOWNERS: Alice and John Wintersteen, and Reinaldo Rose

APPLICANT: City of Webster

REQUESTED ACTION: Rezone 14 acres from RR1 (Rural Residential-County) to CL (Light Commercial-Webster) concurrent with small scale amendment SS-23-18816.

PARCEL NUMBERS: N36-101 and N36-219

LEGAL DESCRIPTION: See Attachment.

EXISTING ZONING: County – RR1 (Rural Residential allowing for mobile homes)

EXISTING USE: house and commercial parking

FUTURE LAND USE: Commercial (concurrent application)

PARCEL SIZE: 14 acres MOL

LOCATION: North side of E C-478, 400-foot east of CR 733 (Map 1).

SURROUNDING LAND USE AND ZONING

The subject property is located adjacent to the flea markets on C-478, a collector road. It is currently in use as a residential homesite and market parking. The property was annexed into the City in February 2023. Surrounding zoning assignments include

Commercial (CH-County south and east, and CL-County north) and Rural Residential (RR1-County north south and west) (Map 2). The neighborhood is commercial in nature.

CASE SUMMARY

The rezoning will add the property to the City's Zoning Map with a CL (Light Commercial) zoning designation. The CL zoning assignment will allow for a variety of commercial and retail uses where all business activity occurs within a building. It does not allow for outdoor storage or outdoor sales. The property used for flea market parking is vested and can continue under the CL zoning assignment as a nonconforming use.

CASE ANALYSIS:

The request is to adopt City zoning following annexation. This application is concurrent with small scale land use amendment SS-23-18816 which seeks a Commercial Future Land Use assignment.

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

- a) Change of conditions, or absence of changed conditions.
The property has been annexed into Webster and needs to be adopted onto the City zoning map.
- b) Community need, or lack of community need.
The requested rezoning will allow commercial redevelopment in a commercial area.
- c) Benefits to the community.
The rezoning will benefit the community by allowing expanded commercial options near the flea markets.
- d) The rights of private property owners.
This rezoning will preserve the existing rights currently in place with County land use and zoning.

DEVELOPMENT SERVICES DEPARTMENT STAFF CONCLUSIONS

Staff deemed the application sufficient for review. Staff has found the request in compliance with the minimum requirements of the Webster Land Development Code and Comprehensive Plan and recommends approval contingent upon approval of future land use amendment SS-23-18816.

Notices Sent: 19

ORDINANCE NO. 2024-03

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA AMENDING THE CITY OF WEBSTER COMPREHENSIVE PLAN, AS PREVIOUSLY AMENDED; PROVIDING FOR AMENDMENT OF THE FUTURE LAND USE MAP OF THE FUTURE LAND USE ELEMENT OF THE CITY OF WEBSTER COMPREHENSIVE PLAN RELATIVE TO CERTAIN REAL PROPERTY, APPROXIMATELY 0.95 ACRES (TAX PARCEL IDENTIFICATION NUMBER T07-050), AND DESCRIBED IN THIS ORDINANCE FROM THE AGRICULTURAL FUTURE LAND USE DESIGNATION (COUNTY) TO THE RURAL RESIDENTIAL FUTURE LAND USE DESIGNATION (CITY); PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ASSIGNMENT OF THE LAND USE DESIGNATION FOR THE PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR RATIFICATION OF PRIOR ACTS OF THE CITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION AND DIRECTIONS TO THE CODE CODIFIER AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Geri and Tyris Thornton, mailing address: PO Box 366, Webster FL 33597 (Tax Parcel Identification Number T07-050), is the owner of the property which is the subject of this Ordinance; and

WHEREAS, The real property, totaling 0.95 +/- acres in size, is located on the west side of CR 723, 400 ft south of CR 758 off a private easement; and

WHEREAS, Geri and Tyris Thornton have initiated voluntary annexation into the municipal limits of the City of Webster, Florida.; and

WHEREAS, The City Manager of the City of Webster pursuant to the controlling provisions of State law and the Code of Ordinances of the City of Webster, is petitioning to have the subject property reassigned from the Agricultural (County) future land use designation to the Rural Residential future land use designation;

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

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

SECTION 1. LEGISLATIVE FINDINGS AND INTENT.

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

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

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

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

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

SECTION 2. AMENDMENT TO FUTURE LAND USE MAP.

(a). The Future Land Use Plan Element of the *Comprehensive Plan of the City of Webster* and the City's Future Land Use Map are hereby amended by changing the land use designation from the Agricultural (County) 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 large scale amendment is in compliance with controlling State law.

PASSED AND ENACTED this 15TH day of February, 2024.

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

Bobby Yost, Mayor

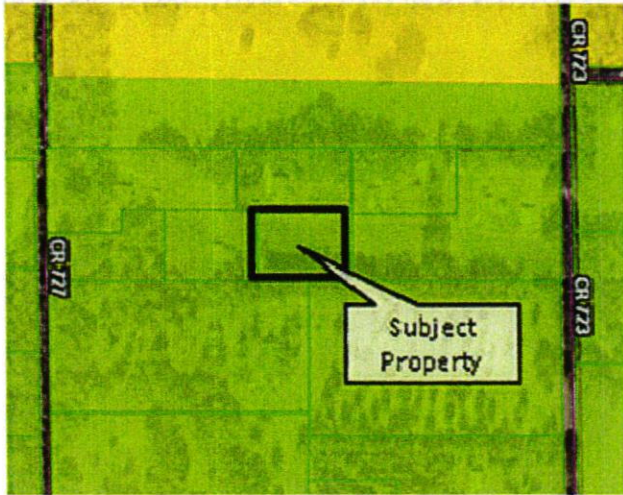
ATTEST:

Approved as to form and Legality:

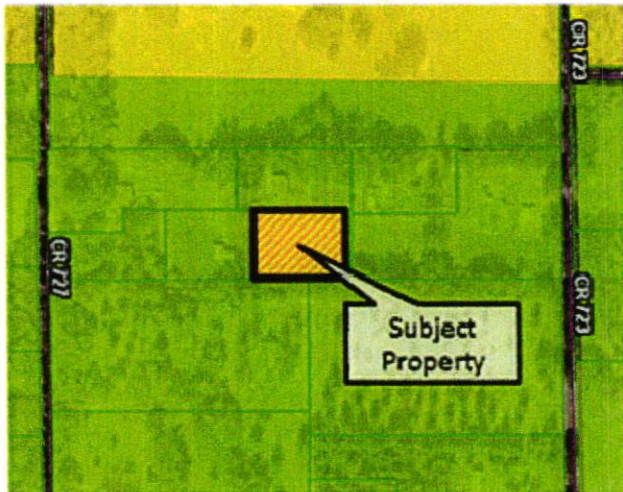
**Amy Flood
City Clerk**

**William L. Colbert
City Attorney**




ATTACHMENT 1
Future Land Use Map



Existing Future Land Use Designations

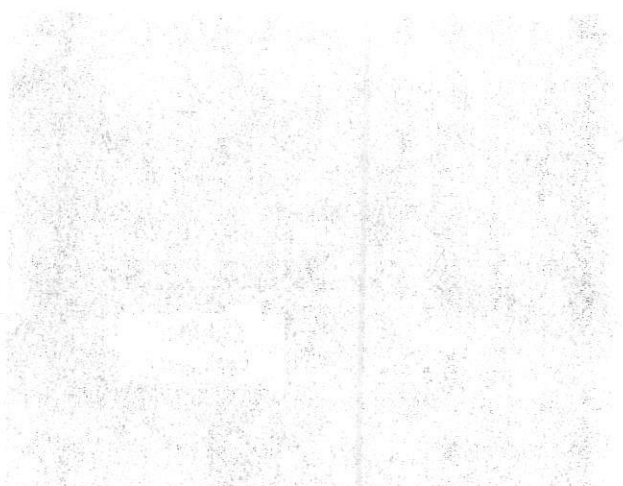
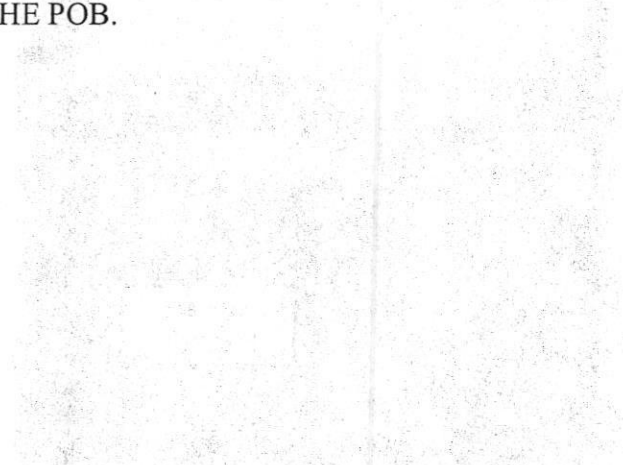


Proposed Future Land Use Designations

-  Agriculture (County)
-  Rural Residential (County)
-  Rural Residential (City)

ATTACHMENT 2
Legal Description

LOT 5- BEGIN 362.00 FT SOUTH AND 552.42 FT EAST OF THE NW CORNER OF THE NW
¼ OF THE NE ¼ OF SEC 7, TWP 22 S, RNG 23 E, RUN SOUTH 175.00 FT, EAST 239.52 FT,
NORTH 175.00 FT, WEST 239.52 FT TO THE POB.



CITY OF WEBSTER
SMALL SCALE COMPREHENSIVE PLAN AMENDMENT

PLANNING & ZONING
JANUARY 11, 2024

CITY COUNCIL
JANUARY 18, 2024
FEBRUARY 15, 2024

CASE NUMBER: SS-23-18611

LANDOWNER: Geri and Tyris Thornton

APPLICANT: City of Webster

REQUESTED ACTION: A small scale land use amendment on 0.95 acres MOL to change the future land use assignment from County – Agricultural to City of Webster – Rural Residential following annexation.

PARCEL NUMBER: T07-050

LEGAL DESCRIPTION: LOT 5- BEGIN 362.00 FT SOUTH AND 552.42 FT EAST OF THE NW CORNER OF THE NW ¼ OF THE NE ¼ OF SEC 7, TWP 22 S, RNG 23 E, RUN SOUTH 175.00 FT, EAST 239.52 FT, NORTH 175.00 FT, WEST 239.52 FT TO THE POB.

PARCEL SIZE: 0.95 acres MOL

LOCATION: West side of CR 723, 400 ft south of CR 758 off a private easement(Map 1).

GENERAL DESCRIPTION AND BACKGROUND

This land use amendment is being initiated by staff in conjunction with voluntary annexation into the City. This amendment will add the property to the City's Future Land Use Map with a Rural Residential future land use assignment (Map 2) consistent with the Webster Joint Planning Area Agreement land use map. The property is currently designated Agricultural on the County Future Land Use Map. This amendment will allow for single-family residential use.

The subject property is a vested residential lot in the Grapevine community. The lot is located in a small family subdivision where one-acre lots share an access easement. A single family home is currently under construction. The Rural Residential Future Land Use district is 320-ft north of the subject property. The surrounding neighborhood is rural residential in nature.

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).

Environmental Resources

The property is a cleared residential lot. It does not contain significant natural resources.

Historic Resources

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

Population and Housing

The proposed amendment will not impact the availability of housing.

CONCURRENCY ANALYSIS

Potable Water & Sewer

Water service is not available in the area. Connection will be required in the future when public utilities become available.

Stormwater Drainage

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

CONSISTENCY WITH POLICIES OF THE COMPREHENSIVE PLAN

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

Policy 1.2.5 Rural Residential

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

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

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

This property is located in a residential area with homes on lots one half-acre in size and larger. The surrounding development is rural residential in nature with a mixture of housing types. It is located inside the Urban Development Area (UDA). The property is suitable for residential use.

Future Land Use Policy 1.3.8 Compatibility for Rezoning and Amendments

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

- a. Rezoning and future land use amendments shall consider potential maximum impacts of the potential land uses; and

The requested future land use assignment is consistent with the surrounding neighborhood where homes are located on lots greater than one-half acre.

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

PUD development would not be appropriate for this parcel.

PROPOSED AMENDMENT TO THE TEXT OF THE COMPREHENSIVE PLAN

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

PROPOSED AMENDMENT TO THE CAPITAL IMPROVEMENTS PLAN

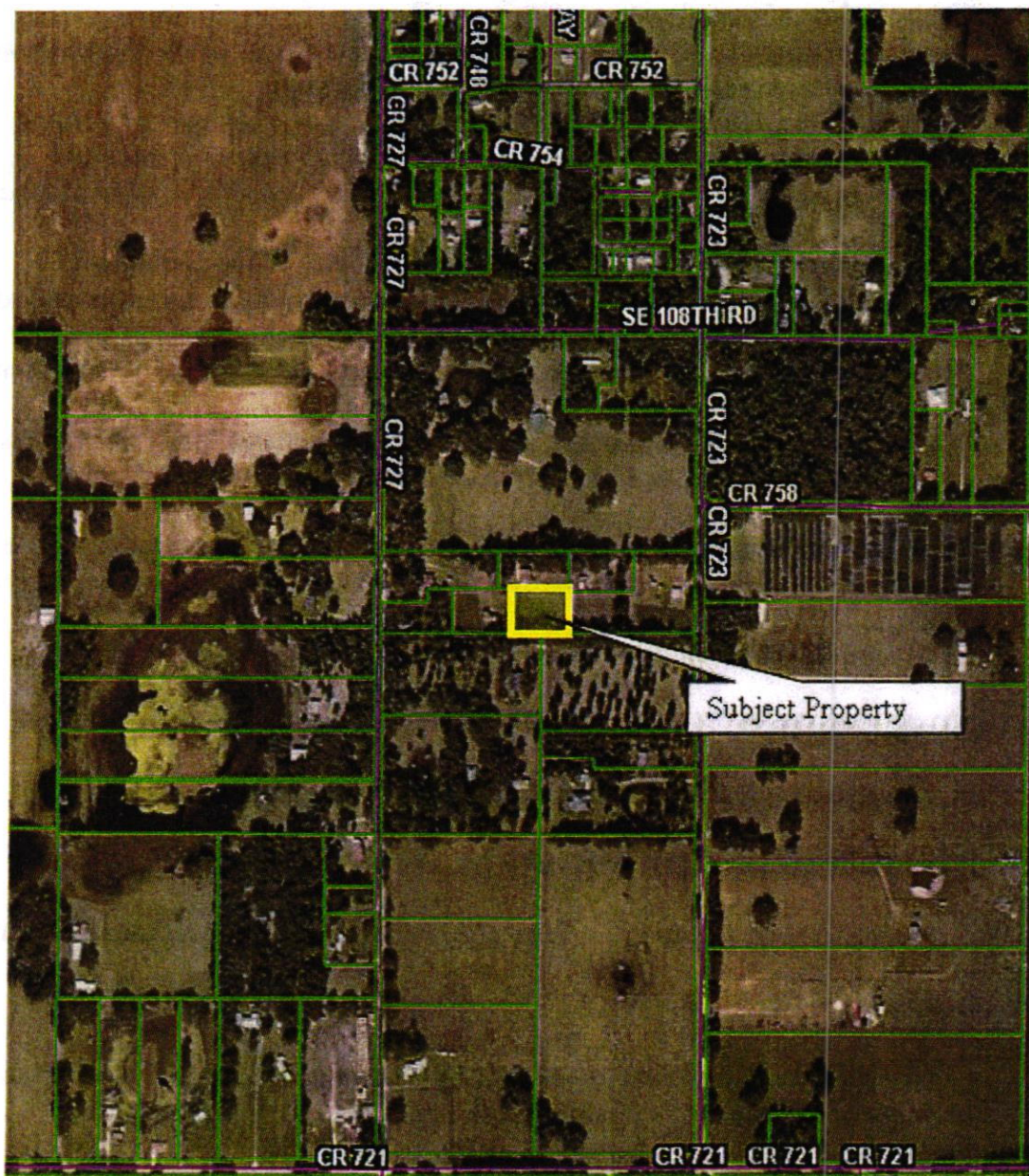
The proposed amendment does not affect the City's Capital Improvements program.

CONCLUSIONS

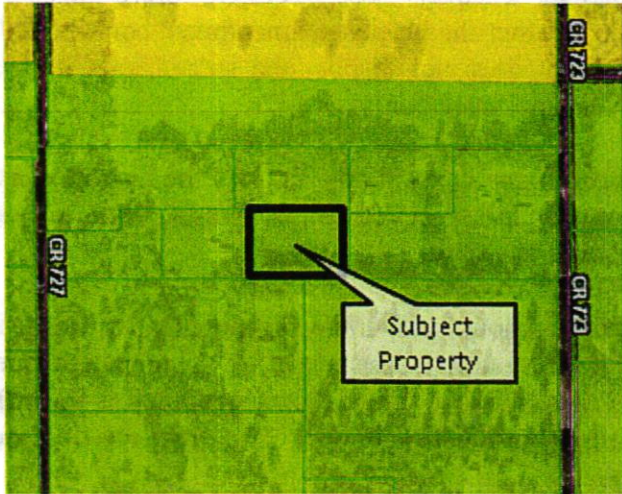
Staff deemed the application sufficient for review. Staff has found the request in compliance with the minimum requirements of the Webster County Land Development Code and Comprehensive Plan and recommends approval of the petition.

Notices Sent: 13

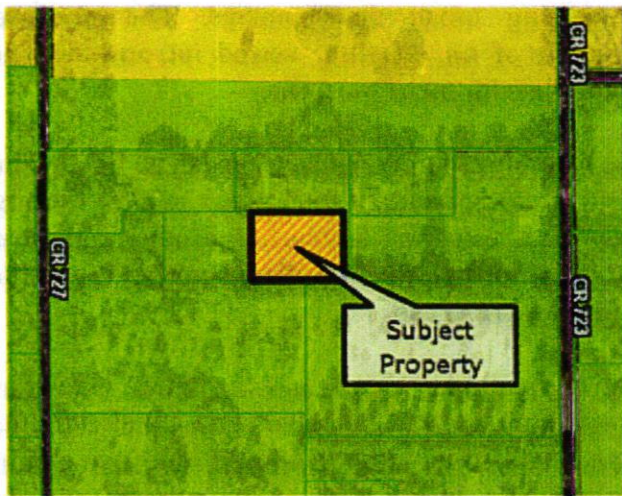
Map 1
General Location




Future Land Use Map



Existing Future Land Use Designations



Proposed Future Land Use Designations

-  Agriculture (County)
-  Rural Residential (County)
-  Rural Residential (City)

Attachment
URBAN SPRAWL ANALYSIS

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

- I. Promotes, allows, or designates for development substantially areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses. **The project site does not make up a substantial part of the City.**
- II. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development. **The subject property is an infill project within an existing, vested, residential neighborhood. The property does not make up a substantial part of the City.**
- III. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments. **The proposed amendment will allow infill development of an existing, vested lot and will not promote radial, strip, isolated, or ribbon development patterns.**
- IV. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems. **The subject property does not contain significant native vegetation and does not include any Special Flood Hazard Areas.**
- V. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils. **The proposed land use change will have no impact on Agricultural uses.**
- VI. Fails to maximize use of existing public facilities and services. **The subject property will be required to connect to City utilities when they become available.**
- VII. Fails to maximize use of future public facilities and services. **The subject property will be required to connect to City utilities when they become available**
- VIII. Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government. Fails to provide a

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

- IX. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities. **The requested amendment is an infill project.**
- 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 subject property does not impact functional open space.**

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

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

ORDINANCE NO. 2024-04

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA PROVIDING FOR THE REZONING OF REAL PROPERTY TOTALING 0.95 ACRES, MORE OR LESS, IN SIZE (TAX PARCEL IDENTIFICATION NUMBER T07-050) WITHIN THE CITY LIMITS (MAP OF PROPERTY ATTACHED) TO R4C, SUBURBAN RESIDENTIAL 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, Geri and Tyris Thornton, mailing address: PO Box 366, Webster FL 33597 (Tax Parcel Identification Number T07-050), is the owner of the property which is the subject of this Ordinance; and

WHEREAS, The real property, totaling 0.95 +/- acres in size, is located on the west side of CR 723, 400 ft south of CR 758 off a private easement; and

WHEREAS, Geri and Tyris Thornton have initiated voluntary annexation into the municipal limits of the City of Webster, Florida.; and

WHEREAS, The City Manager of the City of Webster pursuant to the controlling provisions of State law and the Code of Ordinances of the City of Webster, is petitioning to have the subject property reassigned from the R2M (County) zoning assignment to the R4C 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 State law.

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

SECTION 1. LEGISLATIVE FINDINGS AND INTENT.

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

(b). The subject property, which is 0.95 acres MOL in size, is located on the West side of CR 723, 400 ft south of CR 758 off a private easement (Tax Parcel Number T07-050). The legal description of the subject property is provided in Attachment A.

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

SECTION 2. REZONING OF REAL PROPERTY/IMPLEMENTING ACTIONS.

(a). Upon enactment of this Ordinance the following described property, as depicted in Attachment A of this Ordinance, and totaling is 0.95 acres MOL in size, shall be rezoned from R2M(County) zoning districts/classification to R4C zoning district/classification.

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

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

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

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

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

SECTION 7. EFFECTIVE DATE This Ordinance shall take effect immediately upon enactment provided, however, that the rezoning of property herein set forth shall not take effect until Ordinance Number 2024-03 relating to the Comprehensive amendment becomes effective.

PASSED AND ENACTED this 15th day of February, 2024.

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

Bobby Yost, Mayor

ATTEST:

Approved as to form and Legality:

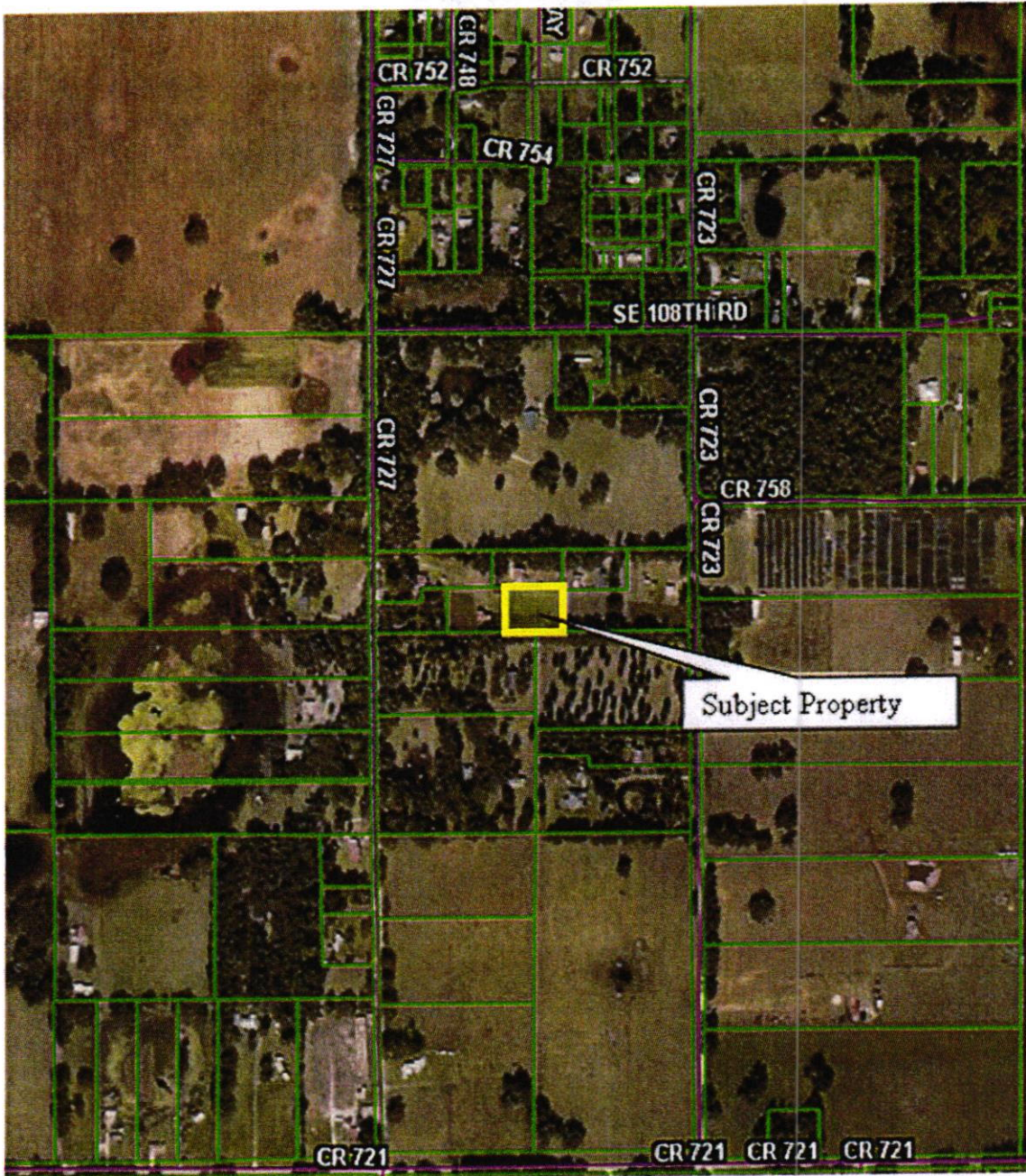
**Amy Flood
City Clerk**

**William L. Colbert
City Attorney**

Attachment A
Legal Description

LOT 5- BEGIN 362.00 FT SOUTH AND 552.42 FT EAST OF THE NW CORNER OF THE NW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SEC 7, TWP 22 S, RNG 23 E, RUN SOUTH 175.00 FT, EAST 239.52 FT, NORTH 175.00 FT, WEST 239.52 FT TO THE POB.

Map



**CITY OF WEBSTER
REZONING APPLICATION**

**PLANNING & ZONING
JANUARY 11, 2024**

**CITY COUNCIL
JANUARY 18, 2024
FEBRUARY 15, 2024**

CASE NUMBER: R-23-018612

LANDOWNER: Geri and Tyris Thornton

APPLICANT: City of Webster

REQUESTED ACTION: Rezone 0.95 acres from R2M (County) to R4C (Webster) concurrent with small scale amendment SS-23-18611.

PARCEL NUMBERS: T07-050

LEGAL DESCRIPTION: LOT 5- BEGIN 362.00 FT SOUTH AND 552.42 FT EAST OF THE NW CORNER OF THE NW ¼ OF THE NE ¼ OF SEC 7, TWP 22 S, RNG 23 E, RUN SOUTH 175.00 FT, EAST 239.52 FT, NORTH 175.00 FT, WEST 239.52 FT TO THE POB.

EXISTING ZONING: County – R2M (Residential allowing for mobile homes)

EXISTING USE: vacant house under construction

FUTURE LAND USE: Rural Residential (concurrent application)

PARCEL SIZE: 0.95 acres MOL

LOCATION: West side of CR 723, 400 ft south of CR 758 off a private easement (Map 1).

SURROUNDING LAND USE AND ZONING

The subject property is a vested residential lot in the Grapevine community. The lot is located in a small family subdivision where one-acre lots share an access easement. A single family home is currently under construction. The surrounding neighborhood is rural residential in nature with homes on parcels ranging from one-half acre to five acres in size. Surrounding zoning assignments include Rural Residential (RR5C/RR5 –south, and RR1/RR1C-east and north), and Suburban Residential (R2M - west) (Map 2). The neighborhood is rural residential in nature.

CASE SUMMARY

The rezoning will add the property to the City's Zoning Map with a R4C zoning designation. The R4C zoning assignment will allow for one residential home and associated accessory uses such as garages, sheds, and swimming pools. Houses are required to meet Florida Building Code standards. The house currently under construction on the site meets these requirements.

CASE ANALYSIS:

The request is to adopt City zoning following annexation. This application is concurrent with small scale land use amendment SS-23-18611 which seeks a Rural Residential Future Land Use assignment.

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

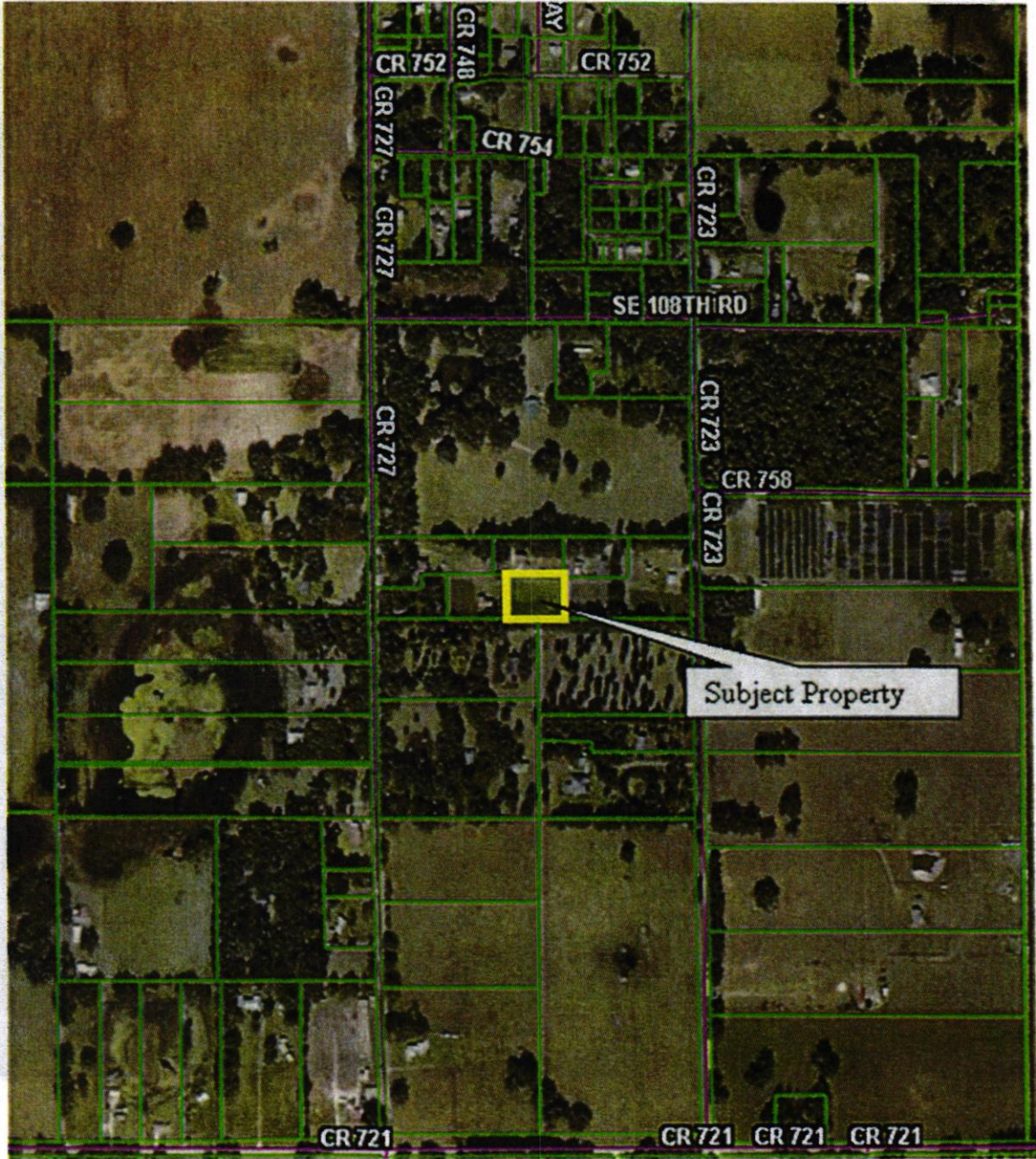
- a) Change of conditions, or absence of changed conditions.
The property is being annexed into Webster.
- b) Community need, or lack of community need.
The requested rezoning will allow residential uses in an area with similar uses.
- c) Benefits to the community.
The rezoning will benefit the community by allowing continued residential use of a vested lot.
- d) The rights of private property owners.
This rezoning will preserve the existing rights currently in place with County land use and zoning.

DEVELOPMENT SERVICES DEPARTMENT STAFF CONCLUSIONS

Staff deemed the application sufficient for review. Staff has found the request in compliance with the minimum requirements of the Webster Land Development Code and Comprehensive Plan and recommends approval contingent upon approval of future land use amendment SS-23-18611.

Notices Sent: 13

Map 1
General Location



Map 2
Surrounding Zoning Assignments



ORDINANCE NO. 2024-05

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA GRANTING CONSENT FOR THE INCLUSION OF ALL OF ITS INCORPORATED AREA MUNICIPAL SERVICE BENEFIT OR TAXING UNITS FOR FIRE PREVENTION AND SUPPRESSION AND NON-TRANSPORT AND TRANSPORT EMERGENCY MEDICAL SERVICE; APPROVING AN AMENDMENT OF THE INTERLOCAL SERVICE BOUNDARY AGREEMENT AND AMENDMENT AND RESTATEMENT OF THE INTERLOCAL BOUNDARY AGREEMENT FIRE SERVICES SUB-AGREEMENT; RENEWING THE INTERLOCAL SERVICE BOUNDARY AGREEMENT FOR A PERIOD OF TWENTY (20) YEARS; PROVIDING FOR RESOLUTION OF CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION AND CORRECTION OF SCRIVENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.

RECITALS:

WHEREAS, the City of Webster ("City") possesses Home Rule powers pursuant to Article VIII, Section 2(b), Florida Constitution and Section 166.021, Florida Statutes: and,

WHEREAS, the Sumter County Board of County Commissioners ("County") possesses powers of self-government as provided by general or special law, so long as such acts are in the common interest of the people of the County, said powers being held and exercised pursuant to Article VIII, Section 1 (f), Florida Constitution and Section 125.01, Florida Statutes: and

WHEREAS, the Florida Interlocal Cooperation Act of 1969, Section 163.01, Florida Statutes, encourages and empowers local governments to cooperate with one another on matters of mutual interest and advantage, and provides for interlocal agreements on matters such as annexation, joint planning, and service provision; and,

WHEREAS, the Municipal Annexation or Contraction Act, Chapter 171, Part I, Florida Statutes, and the Interlocal Service Boundary Agreement Act, Chapter 171, Part II, Florida Statutes, recognize the use of interlocal service boundary agreements and joint planning agreements to coordinate future land use and public facilities and services, and,

WHEREAS, the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Part II, Florida Statutes, requires that counties and cities include in their respective planning efforts intergovernmental coordination and mechanisms for identifying and implementing joint planning areas and service provision; and,

WHEREAS, the City adopted Ordinance No. 2009-10, as amended, on September 29, 2009 and the County adopted Ordinance 2009-21 on September 29, 2009, as amended, establishing the Interlocal Services Boundary Agreement and Joint Planning Area to memorialize and codify the consolidated and coordinated effort to efficiently and effectively provide public facilities and

services; and

WHEREAS, Sumter County continued a countywide Municipal Service Benefit Unit (MSBU) during the term of this Interlocal Service Boundary Agreement and the City acknowledges and consents to its continuation including along fire prevention and suppression and non-transport and transport emergency medical services (“Fire and EMS Services”); and

WHEREAS, Sumter County had a project-based fire impact fee prior to and during the term of this Interlocal Service Bouny Agreement and the City acknowledges and consents to Sumter County creating a fire impact fee within the City’s jurisdiction to meet the capital capacity needs of the Fire and EMS Services; and

WHEREAS, Section 125.01(q), Florida Statutes requires consent by ordinance of the governing body of the affected municipality where the County establishes municipal services taxing units (MSTUs); and

WHEREAS, the Fire Services Sub-Agreement requires updating to, among other things, grant consent to the County to include all of the incorporated area of the City in MSBUs, and/or MSTUs to provide Fire and EMS Services and other properties located within the municipal limits of the City; and

WHEREAS, the City and County have found a necessity for an Amendment and Restatement of the Interlocal Service Boundary Agreement and Fire Sub-Agreement between the City and the County, a fully executed copy of which is attached hereto and made a part of this ordinance as “Exhibit A”, to be codified in full.

NOW THEREFORE, be it enacted by the City Council of the City of Webster, Florida, as follows:

SECTION 1. FIRE SUB-AGREEMENT: The Amendment and Restatement of the Interlocal Service Boundary Agreement Fire Services Sub-Agreement between the City of Webster and Sumter County, attached hereto as “Exhibit A”, is hereby adopted and incorporated herein, to be codified as a provision of the City of Webster Code of Ordinances, along with the terms of this Ordinance.

SECTION 2. CONSENT TO THE CONTINUATION OF MUNICIPAL SERVICE BENEFIT UNIT(S) (MSBUs): The City Council of the City of Webster hereby formally consents to the continuation of the imposition municipal benefit unit(s) (MSBUs) within its jurisdiction and incorporated area for Fire and EMS Services purposes only. Such consent shall be for a term of twenty (20) years.

SECTION 3. CONSENT TO ESTABLISH MUNICIPAL SERVICE TAXING UNIT(S) (MSTUs): The City Council of the City of Webster hereby formally consents to the inclusion of all of the incorporated area of the City of Webster in the establishment by Sumter County of municipal service taxing units (MSTUs) for Fire and EMS Services within its jurisdiction. Such consent shall be for a term of twenty (20) years.

SECTION 4. CONFLICT: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 5. SEVERABILITY: If any section, subsection, sentence, clause, phrase of this ordinance, or any particular application thereof shall be held invalid by any court, administrative agency, or other body with appropriate jurisdiction, the remaining section, subsection, sentences, clauses, or phrases under application shall not be affected thereby.

SECTION 6. CODIFICATION AND CORRECTION OF SCRIVENER'S ERRORS:

Sections 1, 2 & 3 of this Ordinance shall be codified in the Code of Ordinances of the City of Webster, Florida, and all other sections shall not be codified. The Sections of this Ordinance may be renumbered or re-lettered to accomplish such intention and the word "Ordinance", or similar words, may be changed to "Section," "Article" or other appropriate word. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk and City Attorney, may be corrected with the endorsement of the City Manager, or designee, without the need for a public hearing.

SECTION 7. EFFECTIVE DATE This ordinance shall take effect upon final approval by the City Council of the City of Webster and final approval by the Sumter County Board of County Commissioners of an ordinance adopting the attached Amended and Restated Interlocal Service Boundary Agreement Fire Sub-Agreement, whichever date is later.

SECTION 8. TERM. The term of the Interlocal Service Boundary Agreement shall renew for a period of twenty (20) years commencing on the effective date of this Ordinance. The effective date of this ordinance shall be the date of final adoption by the City or County, whichever is later. All other provisions of the Interlocal Service Boundary Agreement, not otherwise expressly modified herein, shall remain in full force and effect.

DONE AND ORDAINED this _____ day of _____ 2024 by the City Council of the City of Webster, Florida.

CITY COUNCIL
CITY OF WEBSTER, FLORIDA

ATTEST:

Amy Flood, City Clerk

Bobby Yost, Mayor

Approved as to form:

W.L. Colbert, City Attorney

ORDINANCE NO. 2024-06

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA, ANNEXING BY VOLUNTARY PETITION CERTAIN REAL PROPERTY TAX IDENTIFICATION PARCEL NUMBERS T06-050 and T06-070 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, Richard M. Fentzalf, 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
T06-050 and T06-070	Richard M. Fentzalf

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**

Bobby Yost, Mayor

ATTEST:

**APPROVED AS TO FORM AND
LEGALITY:**

Amy Flood, City Clerk

William L. Colbert, City Attorney

Attachment A

T06-050

BEGIN 360 FEET SOUTH AND 300 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; THENCE RUN SOUTH 300 FEET, THENCE EAST 75 FEET, THENCE NORTH 300 FEET; THENCE WEST 75 FEET TO THE POINT OF BEGINNING.



T06-070

BEGIN 360 FEET SOUTH AND 375 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 6, TOWNSHIP 22 SOUTH, SOUTH 300 FEET, THENCE RUN EAST 381 FEET; THENCE RUN NORTH 300 FEET; THENCE WEST 381 FEET TO THE POINT OF BEGINNING. TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE SOUTH 30 FEET OF THE NORTH 360 FEET OF THE WEST 405 FEET OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION 6, LESS RIGHT-OF-WAY FOR COUNTY ROAD 723 ACROSS THE WEST SIDE THEREOF. SUBJECT IN OFFICIAL RECORD BOOK, 812, PAGE 57 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

