



**AGENDA**

**CITY OF WEBSTER**

Regular Council Meeting  
Webster City Hall, 85 E. Central Avenue  
July 20, 2023 - 6:00 P.M.

**I. CALL TO ORDER**

Pledge of Allegiance, Invocation  
Roll Call and Determination of Quorum

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

**II. APPROVAL OF MINUTES**

Regular Council Meeting – June 15, 2022  
M \_\_\_\_\_ S \_\_\_\_\_ Roll Call Vote

**III. CONSENT AGENDA**

**IV. CITIZENS FORUM**

**V. CORRESPONDENCE TO NOTE**

Law Enforcement                      City Newsletter Report

**VI. PUBLIC HEARINGS**

Second Reading of Ordinance 2023-12 – Annexation-Parcel ID Q19-085-Florida 1 Holdings, LLC  
M \_\_\_\_\_ S \_\_\_\_\_ Roll Call Vote to Read by Title Only

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

First Reading of Ordinance 2023-13 – Comp Plan Amendment-Parcel ID N25-016-Rudolfo Luisis  
M \_\_\_\_\_ S \_\_\_\_\_ Roll Call Vote to Read by Title Only

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

First Reading of Ordinance 2023-14 – Rezoning- Parcel ID N25-016-Rudolfo Luisis  
M \_\_\_\_\_ S \_\_\_\_\_ Roll Call Vote to Read by Title Only

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

First Reading of Ordinance 2023-15 – Comp Plan Amendment-Parcel ID Q19-086-South Sumter Self Storage, LLC  
M \_\_\_\_\_ S \_\_\_\_\_ Roll Call Vote to Read by Title Only

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

First Reading of Ordinance 2023-16 - Rezoning-Parcel ID Q19-086-South Sumter Self Storage, LLC  
M \_\_\_\_\_ S \_\_\_\_\_ Roll Call Vote to Read by Title Only

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

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

M\_\_\_\_\_S\_\_\_\_\_ Roll Call Vote to Read by Title Only

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

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

M\_\_\_\_\_S\_\_\_\_\_ Roll Call Vote to Read by Title Only

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

First Reading of Ordinance 2023-19 –Annexation – Parcel ID N36E006-Anthony and Fely Palafox

M\_\_\_\_\_S\_\_\_\_\_ Roll Call Vote to Read by Title Only

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

First Reading of Ordinance 2023-20 –Comp Plan Amendment – Parcel ID Q19-085-Florida 1 Holdings, LLC

M\_\_\_\_\_S\_\_\_\_\_ Roll Call Vote to Read by Title Only

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

First Reading of Ordinance 2023-21 –Rezoning – Parcel ID Q19-085-Florida 1 Holdings, LLC

M\_\_\_\_\_S\_\_\_\_\_ Roll Call Vote to Read by Title Only

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

June 15, 2023

Council Meeting

6:00 P.M.

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

Pledge of Allegiance and Invocation.

Mayor Yost called the meeting of the City of Webster Council 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 May 18, 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**

Councilmember Malott motioned to approve the Proclamation honoring Bettye June Taylor, 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

Proclamation read into record by Councilmember Dorsey.

Approval of Resolution 2023-05-Development Agreement-Walton Acquisitions. Councilmember Dorsey motioned for approval, 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

Historic Society-Tonya Malott/Della Daugherty-Historical Certified Registry Business District. The process for the National Registry was discussed.

Approval of on call policy. Councilmember Dorsey motioned for approval, 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

Approval for salary survey. Mayor Pro-Tem Vigoa motioned for approval, 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

#### **IV. CITIZENS FORUM**

Citizen Debra Hawkins spoke about green space.

Citizen Judie Mueller spoke about complete streets.

#### **V. CORRESPONDENCE TO NOTE**

There was no correspondence to note.

#### **VI. PUBLIC HEARINGS**

The second reading of Ordinance 2023-10- Annexation of Q19-060-Southern Properties Florida, LLC. 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 Dorsey-Yes

Councilmember Cherry-Yes

Councilmember Malott-Yes

Motion passed 5-0

City Clerk Amy Flood read the ordinance by title only.

The second Reading of Ordinance 2023-10-Annexation of Q19-060-Southern Properties Florida, LLC. Councilmember Dorsey made a motion for approval, seconded by Mayor Pro-Tem Vigoa.

Vote was as follows:

Mayor Yost-Yes

Mayor Pro-Tem Vigoa-Yes

Councilmember Dorsey-Yes

Councilmember Cherry-Yes

Councilmember Malott-Yes

Motion passed 5-0

The second Reading of Ordinance 2023-11-Annexation of Q19-086-South Sumter Self Storage, LLC. Councilmember Malott made a motion to read by title only, seconded by Mayor Pro-Tem Vigoa.

Vote was as follows:

Mayor Yost-Yes

Mayor Pro-Tem Vigoa-Yes

Councilmember Dorsey-Yes

Councilmember Cherry-Yes

Councilmember Malott-Yes

Motion passed 5-0

City Clerk Amy Flood read the ordinance by title only.

The first Reading of Ordinance 2023-11-Annexation of Q19-086-South Sumter Self Storage, LLC. Councilmember Dorsey made a motion for approval, seconded by Mayor Pro-Tem Vigoa.

Vote was as follows:

Mayor Yost-Yes

Mayor Pro-Tem Vigoa-Yes

Councilmember Dorsey-Yes

Councilmember Cherry-Yes

Councilmember Malott-Yes

Motion passed 5-0

The first Reading of Ordinance 2023-12-Annexation of Q19-085-Florida 1 Holdings, LLC. Councilmember Malott made a motion to read by title only, seconded by Councilmember Dorsey.

Vote was as follows:

Mayor Yost-Yes

Mayor Pro-Tem Vigoa-Yes

Councilmember Dorsey-Yes

Councilmember Cherry-Yes

Councilmember Malott-Yes

Motion passed 5-0

City Clerk Amy Flood read the ordinance by title only.

The first Reading of Ordinance 2023-12-Annexation of Q19-085-Florida 1 Holdings, LLC. Mayor Pro-Tem Vigoa made a motion for approval, seconded by Councilmember Dorsey.

Vote was as follows:

Mayor Yost-Yes

Mayor Pro-Tem Vigoa-Yes

Councilmember Dorsey-Yes

Councilmember Cherry-Yes

Councilmember Malott-Yes

Motion passed 5-0

#### ***VII. NEW BUSINESS***

Market Property-City Manager Deanna Naugler/Jessica Duteau. Jessica Duteau was not present. Councilmember Dorsey made a motion to not pay for the property nor will the City vacate the road, seconded by Mayor Pro-Tem Vigoa.

Vote was as follows:

Mayor Yost-Yes

Mayor Pro-Tem Vigoa-Yes

Councilmember Dorsey-Yes

Councilmember Cherry-Yes

Councilmember Malott-Yes

Motion passed 5-0

City Lots/Habitat for Humanity-City Manager Deanna Naugler/Jude Jean-Francois discussed the process for building and owning Habitat homes.

Variance for containers-Joel Perea/Granite & Quartz Solutions will have to fill out an application for permitting.

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

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

#### ***X. STAFF REPORTS***

**XI. ADJOURNMENT**

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

Vote was as follows:

Mayor Yost-Yes

Mayor Pro-Tem Vigoa-Yes

Councilmember Dorsey-Yes

Councilmember Cherry-Yes

Councilmember Malott-Yes

Motion passed 5-0

Meeting adjourned at 7:43 P.M.

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Deanna Naugler, City Manager

Attest:

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Amy Flood, City Clerk

Primary Unit	Date Time Recieved	Complaint Type	Address	
DENNIS HONAKER, 206	05/29/2023 02:33:40	EXTRA PATROL	1010 E CENTRAL AVE 21	8901
RICARDO CALCERRADA, 220	05/29/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	6602
RICARDO CALCERRADA, 220	05/29/2023 07:01:05	EXTRA PATROL	S MARKET BLVD	8901
RICARDO CALCERRADA, 220	05/29/2023 07:18:54	EXTRA PATROL	524 N MARKET BLVD	8901
SCSO23CAD060260	05/29/2023 09:48:08	911 HANGUP	212 NW 6TH AVE	9201
RICARDO CALCERRADA, 220	05/29/2023 09:51:01	CITIZENS ASSIST	524 N MARKET BLVD	2501
SCSO23CAD060312	05/29/2023 11:30:27	911 HANGUP	483 NW 1ST ST	9201
RICARDO CALCERRADA, 220	05/29/2023 11:57:04	ANIMAL COMPLAINT	37 NW 3RD AVE	1601
SCSO23CAD060325	05/29/2023 12:00:14	911 HANGUP	278 NW 4TH AVE	9201
SCSO23CAD060339	05/29/2023 12:22:01	911 MISDIAL	102 NE 4TH AVE	9201
SCSO23CAD060341	05/29/2023 12:34:52	911 HANGUP	539 N MARKET BLVD	9201
RICARDO CALCERRADA, 220	05/29/2023 12:43:40	MISSING PERSON	524 N MARKET BLVD	2501
ROBERTH MATA, K143	05/29/2023 14:40:36	EXTRA PATROL	1010 E CENTRAL AVE	8901
KENNETH AMSLER, X175	05/29/2023 15:08:08	CITIZENS ASSIST	CENTER GRADE RD	2501
RICARDO CALCERRADA, 220	05/29/2023 15:29:29	SUSPICIOUS PERSON	524 N MARKET BLVD	2501
RICARDO CALCERRADA, 220	05/29/2023 16:00:37	CITIZENS ASSIST	NW 4TH AVE	2501
SCSO23CAD060433	05/29/2023 17:06:22	SICK/INJURED	57 SE 3RD ST	6301
ARI SALMINEN, 222	05/29/2023 18:03:10	TRAFFIC STOP	530 W KINGS HWY	7301
ARI SALMINEN, 222	05/29/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
ARI SALMINEN, 222	05/29/2023 20:40:35	EXTRA PATROL	658 E CENTRAL AVE	8901
ARI SALMINEN, 222	05/29/2023 21:13:47	EXTRA PATROL	1010 E CENTRAL AVE	8901
ADAM DODGE, S53	05/29/2023 21:35:01	INFORMATION	658 E CENTRAL AVE	2501
SCSO23CAD060584	05/30/2023 01:31:41	911 MISDIAL	468 SE 3RD AVE	9201
SCSO23CAD060608	05/30/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602
SCSO23CAD060616	05/30/2023 07:17:15	EXTRA PATROL	S MARKET BLVD	8901
JASON VOIGT, 201	05/30/2023 07:17:17	CIVIL	625 NW 9TH AVE	2501
SCSO23CAD060619	05/30/2023 07:28:16	911 HANGUP	3840 E C 478	9901
SCSO23CAD060654	05/30/2023 09:08:38	SICK/INJURED	650 NW 3RD ST	6301
SCSO23CAD060658	05/30/2023 09:16:49	911 HANGUP	650 NW 3RD ST	9201
SCSO23CAD060716	05/30/2023 11:39:26	REPOSSESSION	234 NE 9TH ST	7704
SHAWN DECKARD, B126	05/30/2023 16:34:32	CIVIL-SERV PAPER	3840 E C 478	2201
ARI SALMINEN, 222	05/30/2023 17:46:53	TRAFFIC STOP	530 W KINGS HWY	7301
ARI SALMINEN, 222	05/30/2023 20:20:01	BUILDING CHECK	447 NW 6TH AVE	5602
ARI SALMINEN, 222	05/30/2023 20:44:41	EXTRA PATROL	658 E CENTRAL AVE	8901
ENMANUEL SURIEL, 218	05/31/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602
ENMANUEL SURIEL, 218	05/31/2023 09:20:00	ATTEMPT TO CONTACT	85 E CENTRAL AVE	2501
RASHAD CHAVIS, V149	05/31/2023 19:35:06	TRAFFIC STOP	530 W KINGS HWY	7301
CAMERON REILLY, 223	05/31/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	8901
ENMANUEL SURIEL, 218	06/01/2023 06:15:01	BUILDING CHECK	447 NW 6TH AVE	5602
ENMANUEL SURIEL, 218	06/01/2023 07:42:51	ALARM-COMRCL	773 NW 10TH AVE	1402
ENMANUEL SURIEL, 218	06/01/2023 11:36:51	EXTRA PATROL	650 NW 3RD ST	5602
TYLER FROELICH, 194	06/01/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
TYLER FROELICH, 194	06/01/2023 23:35:13	EXTRA PATROL	650 NW 3RD ST	8901
SCSO23CAD061874	06/02/2023 03:27:55	SICK/INJURED	524 N MARKET BLVD	6301
RICARDO CALCERRADA, 220	06/02/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602
RICARDO CALCERRADA, 220	06/02/2023 09:20:00	ATTEMPT TO CONTACT	85 E CENTRAL AVE	2302

RICARDO CALCERRADA, 220	06/02/2023 11:50:15	EXTRA PATROL	650 NW 3RD ST	8901
RICARDO CALCERRADA, 220	06/02/2023 14:08:09	SHOTS HRD- AREA	214 S MARKET BLVD	2501
ARI SALMINEN, 222	06/02/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
ARI SALMINEN, 222	06/02/2023 20:57:34	EXTRA PATROL	658 E CENTRAL AVE	8901
ARI SALMINEN, 222	06/02/2023 22:56:01	EXTRA PATROL	650 NW 3RD ST	8901
ARI SALMINEN, 222	06/03/2023 01:12:39	EXTRA PATROL	41 S MARKET BLVD	8901
RICARDO CALCERRADA, 220	06/03/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602
RICARDO CALCERRADA, 220	06/03/2023 06:28:18	EXTRA PATROL	650 NW 3RD ST	8901
RICARDO CALCERRADA, 220	06/03/2023 06:41:39	CIVIL	871 NW 6TH ST	2501
SCSO23CAD062333	06/03/2023 09:11:18	911 HANGUP	16967 SE 58TH AVE	9201
HOLLY ECKSTEIN, D137	06/03/2023 10:40:06	INVESTIGATION FOLLOW	854 OAK AVE	3801
RICARDO CALCERRADA, 220	06/03/2023 13:14:38	DCF/ABUSE REG	3840 E C 478 24	1102
HOLLY ECKSTEIN, D137	06/03/2023 14:39:41	INVESTIGATION FOLLOW	116 NE 2ND AVE	3801
BLAKE ICE,	06/03/2023 14:54:35	INFORMATION	871 NW 6TH ST	2501
ARI SALMINEN, 222	06/03/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
ARI SALMINEN, 222	06/03/2023 20:30:33	EXTRA PATROL	658 E CENTRAL AVE	8901
ARI SALMINEN, 222	06/03/2023 23:36:35	EXTRA PATROL	650 NW 3RD ST	8901
ARI SALMINEN, 222	06/04/2023 00:41:45	EXTRA PATROL	41 S MARKET BLVD	8901
RICARDO CALCERRADA, 220	06/04/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602
RICARDO CALCERRADA, 220	06/04/2023 08:22:46	SUSPICIOUS PERSON	577 NW 3RD ST	2501
SCSO23CAD062737	06/04/2023 11:59:03	SICK/INJURED	516 NW 3RD ST	6301
RICARDO CALCERRADA, 220	06/04/2023 16:31:38	EXTRA PATROL	650 NW 3RD ST	8901
ARI SALMINEN, 222	06/04/2023 17:59:09	TRAFFIC STOP	530 W KINGS HWY	7301
GARRETT ALLEN, 181	06/04/2023 19:24:48	DISTURBANCE-UNK	2810 C 478A	3102
GARRETT ALLEN, 181	06/04/2023 19:55:57	EXTRA PATROL	650 NW 3RD ST	8901
ARI SALMINEN, 222	06/04/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
ARI SALMINEN, 222	06/04/2023 20:30:50	EXTRA PATROL	658 E CENTRAL AVE	8901
ARI SALMINEN, 222	06/04/2023 21:11:48	TRAFFIC STOP	530 W KINGS HWY	7301
SCSO23CAD062921	06/05/2023 01:05:05	SICK/INJURED	522 N MARKET BLVD	6301
ARI SALMINEN, 222	06/05/2023 01:06:00	ABANDON VEHICLE	329 N MARKET BLVD	7701
ENMANUEL SURIEL, 218	06/05/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602
ENMANUEL SURIEL, 218	06/05/2023 08:21:42	CITIZENS ASSIST	S MARKET BLVD	2501
ENMANUEL SURIEL, 218	06/05/2023 08:45:57	TRESPASSING	9555 CR 733	3101
ENMANUEL SURIEL, 218	06/05/2023 09:20:00	ATTEMPT TO CONTACT	85 E CENTRAL AVE	2501
SCSO23CAD063056	06/05/2023 11:20:26	911 MISDIAL	524 N MARKET BLVD	9201
ENMANUEL SURIEL, 218	06/05/2023 11:55:37	EXTRA PATROL	524 N MARKET BLVD	2501
SCSO23CAD063095	06/05/2023 12:29:47	911 MISDIAL	7743 SR 471	9201
SCSO23CAD063112	06/05/2023 13:18:17	SICK/INJURED	577 NW 3RD ST	6301
SHAWN DECKARD, B126	06/05/2023 15:46:01	CIVIL-SERV PAPER	1010 E CENTRAL AVE	2201
ERICA HILLMAN, 205	06/05/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
TYLER FROELICH, 194	06/05/2023 23:40:09	TRAFFIC STOP	N MARKET BLVD	7301
TYLER FROELICH, 194	06/05/2023 23:56:42	TRAFFIC STOP	N MARKET BLVD	7301
ERICA HILLMAN, 205	06/05/2023 23:58:31	TRAFFIC STOP	374 N MARKET BLVD	5404
ENMANUEL SURIEL, 218	06/06/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602
SHAWN DECKARD, B126	06/06/2023 08:11:51	CIVIL-SERV PAPER	1010 E CENTRAL AVE	2201
ERICA HILLMAN, 205	06/06/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
SCSO23CAD063771	06/06/2023 23:36:18	911 MISDIAL	855 NW 4TH ST	9201

EDWARD HINDERHOFER, 158	06/06/2023 23:40:36	TRAFFIC STOP	469 N MARKET BLVD	7301
ERICA HILLMAN, 205	06/07/2023 01:19:46	EXTRA PATROL	650 NW 3RD ST	8901
RICARDO CALCERRADA, 220	06/07/2023 06:15:01	BUILDING CHECK	447 NW 6TH AVE	5602
RICARDO CALCERRADA, 220	06/07/2023 09:20:01	ATTEMPT TO CONTACT	85 E CENTRAL AVE	2302
RICARDO CALCERRADA, 220	06/07/2023 09:30:42	THEFT	2236 SE 100TH LN	2101
RICARDO CALCERRADA, 220	06/07/2023 11:30:51	EXTRA PATROL	650 NW 3RD ST	8901
RICARDO CALCERRADA, 220	06/07/2023 12:37:11	INVESTIGATION FOLLOW	2236 SE 100TH LN	3801
RICARDO CALCERRADA, 220	06/07/2023 13:59:13	RECKLESS DRIVER	530 W KINGS HWY	2501
SCSO23CAD064030	06/07/2023 15:09:36	SICK/INJURED	144 SE 1ST ST	6301
SCSO23CAD064101	06/07/2023 17:17:08	911 HANGUP	468 SE 3RD AVE	9201
ARI SALMINEN, 222	06/07/2023 19:20:56	TRAFFIC STOP	530 W KINGS HWY	7301
ARI SALMINEN, 222	06/07/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
ARI SALMINEN, 222	06/07/2023 20:31:07	EXTRA PATROL	658 E CENTRAL AVE	8901
ARI SALMINEN, 222	06/07/2023 20:57:24	EXTRA PATROL	650 NW 3RD ST	8901
GARRETT ALLEN, 181	06/07/2023 21:01:04	DISTURBANCE-UNK	88 SW 3RD ST	3101
ARI SALMINEN, 222	06/07/2023 22:31:38	EXTRA PATROL	41 S MARKET BLVD	8901
RICARDO CALCERRADA, 220	06/08/2023 06:00:22	EXTRA PATROL	650 NW 3RD ST	8901
RICARDO CALCERRADA, 220	06/08/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602
SHAWN DECKARD, B126	06/08/2023 08:17:22	CIVIL-SERV PAPER	37 NW 3RD AVE	2201
SCSO23CAD064321	06/08/2023 09:35:31	911 HANGUP	349 S MARKET BLVD	9201
SCSO23CAD064443	06/08/2023 13:07:36	911 HANGUP	281 N MARKET BLVD	9201
SCSO23CAD064499	06/08/2023 15:05:56	911 HANGUP	329 N MARKET BLVD	9201
SCSO23CAD064502	06/08/2023 15:11:34	911 HANGUP	329 N MARKET BLVD	9201
SCSO23CAD064503	06/08/2023 15:16:35	911 MISDIAL	329 N MARKET BLVD	9201
SCSO23CAD064506	06/08/2023 15:19:57	911 HANGUP	329 N MARKET BLVD	9201
ARI SALMINEN, 222	06/08/2023 17:37:27	ACCIDENT	329 N MARKET BLVD	7102
ARI SALMINEN, 222	06/08/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
ARI SALMINEN, 222	06/08/2023 20:32:29	EXTRA PATROL	658 E CENTRAL AVE	8901
SCSO23CAD064660	06/08/2023 22:24:13	911 MISDIAL	468 SE 3RD AVE	9201
ARI SALMINEN, 222	06/09/2023 00:49:46	EXTRA PATROL	41 S MARKET BLVD	8901
ARI SALMINEN, 222	06/09/2023 01:07:11	EXTRA PATROL	650 NW 3RD ST	8901
ENMANUEL SURIEL, 218	06/09/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602
ENMANUEL SURIEL, 218	06/09/2023 09:20:00	ATTEMPT TO CONTACT	85 E CENTRAL AVE	2501
ENMANUEL SURIEL, 218	06/09/2023 09:51:24	THEFT	267 N MARKET BLVD	6808
SCSO23CAD064929	06/09/2023 13:47:41	911 MISDIAL	468 SE 3RD AVE	9201
ENMANUEL SURIEL, 218	06/09/2023 13:53:05	SUSPICIOUS INCIDENT	88 SW 3RD ST	6601
TYLER FROELICH, 194	06/09/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
EDWARD HINDERHOFER, 158	06/10/2023 00:59:59	SUSPICIOUS INCIDENT	811 NW 3RD ST	2501
ENMANUEL SURIEL, 218	06/10/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602
RACHEL MALESKE, 234	06/10/2023 06:20:48	SUSPICIOUS PERSON	871 NW 6TH ST	2501
KAYLA CRAMER, 208	06/10/2023 06:34:30	ALARM-COMRCL	329 N MARKET BLVD	1402
SCSO23CAD065270	06/10/2023 11:38:16	911 HANGUP	171 SW 1ST ST	9201
ENMANUEL SURIEL, 218	06/10/2023 11:38:33	DISTURBANCE-VERBAL	171 SW 1ST ST	3101
SCSO23CAD065272	06/10/2023 11:45:49	911 HANGUP	102 NE 4TH AVE	9201
SCSO23CAD065328	06/10/2023 14:02:32	911 MISDIAL	4735 CR 772	9201
TYLER FROELICH, 194	06/10/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
TYLER FROELICH, 194	06/10/2023 21:08:11	TRAFFIC STOP	SE 1ST AVE	7301

TYLER FROEHLICH, 194	06/11/2023 01:55:11	EXTRA PATROL	2236 SE 100TH LN	8901
ENMANUEL SURIEL, 218	06/11/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602
ENMANUEL SURIEL, 218	06/11/2023 06:25:55	ALARM-COMRCL	469 N MARKET BLVD	1402
ENMANUEL SURIEL, 218	06/11/2023 07:36:30	ALARM-COMRCL	469 N MARKET BLVD	1402
TYLER FROEHLICH, 194	06/11/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
TYLER FROEHLICH, 194	06/11/2023 20:35:31	EXTRA PATROL	650 NW 3RD ST	8901
TYLER FROEHLICH, 194	06/11/2023 20:54:20	DISTURBANCE-NOISE	57 SE 4TH ST	2901
ERICA HILLMAN, 205	06/11/2023 21:10:19	TRAFFIC STOP	349 S MARKET BLVD	7301
TYLER FROEHLICH, 194	06/11/2023 21:20:43	TRAFFIC STOP	N MARKET BLVD	7301
TYLER FROEHLICH, 194	06/11/2023 22:26:50	TRAFFIC STOP	SE 1ST AVE	7301
TYLER FROEHLICH, 194	06/11/2023 23:57:25	EXTRA PATROL	650 NW 3RD ST	8901
RICARDO CALCERRADA, 220	06/12/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602
RICARDO CALCERRADA, 220	06/12/2023 07:10:33	EXTRA PATROL	650 NW 3RD ST	8901
RICARDO CALCERRADA, 220	06/12/2023 09:20:00	ATTEMPT TO CONTACT	85 E CENTRAL AVE	2302
SCSO23CAD065927	06/12/2023 09:47:21	911 HANGUP	524 N MARKET BLVD	9201
SCSO23CAD065939	06/12/2023 10:07:03	911 HANGUP	438 NE 3RD ST	9201
SCSO23CAD065971	06/12/2023 11:03:23	911 HANGUP	516 NW 3RD ST	9901
SCSO23CAD065992	06/12/2023 11:47:15	911 HANGUP	102 NE 4TH AVE	9201
STEVEN NEUMANN, 184	06/12/2023 13:42:31	SEX OFFENSE	516 NW 3RD ST	1803
CARL DUNLAP, B154	06/12/2023 15:35:51	CIVIL-SERV PAPER	302 NE 4TH ST	2201
ARI SALMINEN, 222	06/12/2023 17:00:44	BOLO/AREA CHECK	N MARKET BLVD	7001
GARRETT ALLEN, 181	06/12/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
ARI SALMINEN, 222	06/12/2023 23:29:26	SUSPICIOUS INCIDENT	871 NW 6TH ST	6601
ARI SALMINEN, 222	06/13/2023 00:21:50	EXTRA PATROL	41 S MARKET BLVD	8901
RICARDO CALCERRADA, 220	06/13/2023 06:05:18	EXTRA PATROL	650 NW 3RD ST	8901
RICARDO CALCERRADA, 220	06/13/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602
SCSO23CAD066383	06/13/2023 11:27:25	SICK/INJURED	524 N MARKET BLVD	6301
RONDEZ MOORE, X129	06/13/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	8901
ARI SALMINEN, 222	06/13/2023 20:53:09	EXTRA PATROL	658 E CENTRAL AVE	8901
ARI SALMINEN, 222	06/13/2023 21:45:04	DISTURBANCE-UNK	236 NE 1ST AVE	3101
ARI SALMINEN, 222	06/13/2023 23:45:51	EXTRA PATROL	650 NW 3RD ST	8901
ARI SALMINEN, 222	06/14/2023 00:24:02	EXTRA PATROL	41 S MARKET BLVD	8901
ENMANUEL SURIEL, 218	06/14/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602
ENMANUEL SURIEL, 218	06/14/2023 09:20:00	ATTEMPT TO CONTACT	85 E CENTRAL AVE	2501
CALEB ROSS, T139	06/14/2023 11:34:58	INFORMATION	349 S MARKET BLVD	4402
SCSO23CAD066999	06/14/2023 17:38:58	911 HANGUP	102 NE 4TH AVE	9201
CONOR GARRITY, K115	06/14/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
CONOR GARRITY, K115	06/14/2023 20:38:26	UNK REFUSED REF	839 NW 4TH ST	4401
SCSO23CAD067089	06/14/2023 23:14:19	911 MISDIAL	SE 1ST AVE	9201
SCSO23CAD067092	06/14/2023 23:15:58	911 MISDIAL	1010 E CENTRAL AVE	9201
ENMANUEL SURIEL, 218	06/15/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602
ENMANUEL SURIEL, 218	06/15/2023 08:35:28	PHONE COMPLT	524 N MARKET BLVD	2501
TYLER FROEHLICH, 194	06/15/2023 19:10:54	TRAFFIC STOP	N MARKET BLVD	7301
EDWARD HINDERHOFER, 158	06/15/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
TYLER FROEHLICH, 194	06/15/2023 21:32:57	TRAFFIC STOP	N MARKET BLVD	7301
SCSO23CAD067557	06/15/2023 23:08:08	911 MISDIAL	425 NE 3RD ST	9201
EDWARD HINDERHOFER, 158	06/16/2023 01:08:27	UNK REFUSED REF	1010 E CENTRAL AVE	9901

CODY TAPANES, X200	06/16/2023 01:29:50	THEFT	1010 E CENTRAL AVE 5	2501
SCSO23CAD067591	06/16/2023 02:05:27	ATTEMPT TO CONTACT	SR 471	2501
RICARDO CALCERRADA, 220	06/16/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602
SCSO23CAD067679	06/16/2023 09:20:00	ATTEMPT TO CONTACT	85 E CENTRAL AVE	2501
JOSEPH TRIA, 202	06/16/2023 09:30:03	ATTEMPT TO CONTACT	85 E CENTRAL AVE	2501
RICARDO CALCERRADA, 220	06/16/2023 13:22:04	911 HANGUP	1010 E CENTRAL AVE 5	9201
SHAWN DECKARD, B126	06/16/2023 13:38:08	CIVIL-SERV PAPER	854 OAK AVE	2201
SHAWN DECKARD, B126	06/16/2023 14:03:16	CIVIL-SERV PAPER	149 SW 1ST ST	2201
SHAWN DECKARD, B126	06/16/2023 14:09:52	CIVIL-SERV PAPER	855 NW 4TH ST	2201
SHAWN DECKARD, B126	06/16/2023 14:15:04	CIVIL-SERV PAPER	432 NW 9TH AVE	2201
RICARDO CALCERRADA, 220	06/16/2023 14:20:34	DCF/ABUSE REG	468 N MARKET BLVD	1102
ARI SALMINEN, 222	06/16/2023 20:20:01	BUILDING CHECK	447 NW 6TH AVE	5602
ARI SALMINEN, 222	06/16/2023 20:35:38	EXTRA PATROL	658 E CENTRAL AVE	8901
RICARDO CALCERRADA, 220	06/17/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602
RICARDO CALCERRADA, 220	06/17/2023 07:05:05	ALARM-COMRCL	773 NW 10TH AVE	1402
RICARDO CALCERRADA, 220	06/17/2023 08:48:22	INVESTIGATION FOLLOW	468 N MARKET BLVD	3801
SCSO23CAD068159	06/17/2023 11:57:06	911 MISDIAL	469 N MARKET BLVD	9201
SCSO23CAD068161	06/17/2023 11:58:50	911 HANGUP	469 N MARKET BLVD	9201
SCSO23CAD068180	06/17/2023 12:57:41	911 HANGUP	332 NW 6TH AVE	9201
ARI SALMINEN, 222	06/17/2023 18:24:28	TRAFFIC STOP	530 W KINGS HWY	7301
ARI SALMINEN, 222	06/17/2023 18:55:45	TRAFFIC STOP	530 W KINGS HWY	7301
ARI SALMINEN, 222	06/17/2023 20:15:19	EXTRA PATROL	658 E CENTRAL AVE	8901
ARI SALMINEN, 222	06/17/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	8901
SCSO23CAD068404	06/17/2023 23:10:25	SICK/INJURED	188 NE 1ST ST	6301
SCSO23CAD068430	06/18/2023 02:03:26	911 MISDIAL	855 NW 4TH ST	9201
ARI SALMINEN, 222	06/18/2023 04:39:37	BURGLARY OW	855 NW 4TH ST	5101
RICARDO CALCERRADA, 220	06/18/2023 06:15:01	BUILDING CHECK	447 NW 6TH AVE	5602
SCSO23CAD068492	06/18/2023 08:16:01	911 HANGUP	484 E CENTRAL AVE	9201
GARRETT ALLEN, 181	06/18/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
ARI SALMINEN, 222	06/19/2023 01:52:31	SHOTS FIRED	36 NW 3RD AVE	2701
ARI SALMINEN, 222	06/19/2023 02:55:20	PHONE COMPLT	37 NW 3RD AVE	3801
JOHN ADAMS, C178	06/19/2023 03:52:36	ALARM-COMRCL	773 NW 10TH AVE	1402
ENMANUEL SURIEL, 218	06/19/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602
ENMANUEL SURIEL, 218	06/19/2023 09:20:00	ATTEMPT TO CONTACT	85 E CENTRAL AVE	2501
SHAWN DECKARD, B126	06/19/2023 10:38:32	CIVIL-SERV PAPER	149 SW 1ST ST	2201
SHAWN DECKARD, B126	06/19/2023 10:44:40	CIVIL-SERV PAPER	854 OAK AVE	2201
ENMANUEL SURIEL, 218	06/19/2023 10:52:59	EXTRA PATROL	524 N MARKET BLVD	2302
SCSO23CAD068926	06/19/2023 11:01:28	SICK/INJURED	158 NE 3RD ST	6301
ENMANUEL SURIEL, 218	06/19/2023 11:09:30	CIVIL	524 N MARKET BLVD	2501
SCSO23CAD069018	06/19/2023 13:55:59	911 HANGUP	125 N MARKET BLVD	9201
SCSO23CAD069030	06/19/2023 14:12:02	911 HANGUP	102 NE 4TH AVE	9201
SCSO23CAD069067	06/19/2023 15:25:53	911 HANGUP	102 NE 4TH AVE	9201
SCSO23CAD069069	06/19/2023 15:27:45	911 HANGUP	524 N MARKET BLVD	9201
CAMERON REILLY, 223	06/19/2023 16:50:02	ACCIDENT	N MARKET BLVD	7301
SCSO23CAD069108	06/19/2023 16:55:47	911 HANGUP	102 NE 4TH AVE	9201
CAMERON REILLY, 223	06/19/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	2501
CONOR GARRITY, K115	06/20/2023 00:24:33	SUSPICIOUS PERSON	524 N MARKET BLVD	6602

CAMERON REILLY, 223	06/20/2023 04:33:30	SUSPICIOUS INCIDENT	871 NW 6TH ST	2501
ENMANUEL SURIEL, 218	06/20/2023 06:15:01	BUILDING CHECK	447 NW 6TH AVE	5602
BRENT SARGENT, C116	06/20/2023 06:35:07	DISTURBANCE-PHYSICAL	36 NW 3RD AVE	1701
SCSO23CAD069249	06/20/2023 06:36:13	DISTURBANCE-VERBAL	36 NW 3RD AVE	2501
SCSO23CAD069252	06/20/2023 07:04:24	911 HANGUP	332 NW 6TH AVE	9201
SHAWN DECKARD, B126	06/20/2023 08:06:42	CIVIL-SERV PAPER	854 OAK AVE	2201
SHAWN DECKARD, B126	06/20/2023 08:14:44	CIVIL-SERV PAPER	149 SW 1ST ST	2201
DONALD FENDER JR, D106	06/20/2023 11:01:06	INVESTIGATION FOLLOW	37 NW 3RD AVE	3801
SCSO23CAD069365	06/20/2023 12:06:32	SICK/INJURED	524 N MARKET BLVD	6301
CAMERON REILLY, 223	06/20/2023 17:48:17	DCF/ABUSE REG	36 NW 3RD AVE	1102
CAMERON REILLY, 223	06/20/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	9901
CAMERON REILLY, 223	06/20/2023 20:21:53	911 HANGUP	335 NW 9TH AVE	9201
CAMERON REILLY, 223	06/20/2023 20:41:53	CITIZENS ASSIST	447 NW 6TH AVE	2501
RICARDO CALCERRADA, 220	06/21/2023 06:15:01	BUILDING CHECK	447 NW 6TH AVE	5602
RICARDO CALCERRADA, 220	06/21/2023 09:20:01	ATTEMPT TO CONTACT	85 E CENTRAL AVE	2302
SCSO23CAD069832	06/21/2023 14:54:38	SICK/INJURED	2828 C 478A	6301
ARI SALMINEN, 222	06/21/2023 17:04:04	NARCOTICS	3840 E C 478	5402
RASHAD CHAVIS, V149	06/21/2023 18:11:30	TRAFFIC STOP	469 N MARKET BLVD	7301
JONATHAN BINEGAR, V151	06/21/2023 18:31:07	INVESTIGATION FOLLOW	37 NW 3RD AVE	5403
ARI SALMINEN, 222	06/21/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
RICARDO CALCERRADA, 220	06/22/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602
SCSO23CAD070087	06/22/2023 09:08:35	911 HANGUP	773 NW 10TH AVE	9201
SHAWN DECKARD, B126	06/22/2023 10:43:51	CIVIL-SERV PAPER	850 NW 6TH ST	2201
SCSO23CAD070235	06/22/2023 14:30:56	911 HANGUP	58 NW 1ST AVE	9201
GARRETT ALLEN, 181	06/22/2023 19:32:45	PHONE COMPLT	3840 E C 478	2501
ARI SALMINEN, 222	06/22/2023 19:55:59	EXTRA PATROL	658 E CENTRAL AVE	8901
ARI SALMINEN, 222	06/22/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
GARRETT ALLEN, 181	06/22/2023 23:07:31	TRAFFIC STOP	N MARKET BLVD	7301
ENMANUEL SURIEL, 218	06/23/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602
ENMANUEL SURIEL, 218	06/23/2023 09:20:00	ATTEMPT TO CONTACT	85 E CENTRAL AVE	2302
SHAWN DECKARD, B126	06/23/2023 09:32:03	CIVIL-SERV PAPER	37 NW 3RD AVE	2201
SCSO23CAD070565	06/23/2023 11:44:04	911 MISDIAL	468 SE 3RD AVE	9201
SCSO23CAD070761	06/23/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	9901
CODY TAPANES, X200	06/23/2023 20:24:57	ATTEMPT TO CONTACT	447 NW 6TH AVE	5602
KAYLA CRAMER, 208	06/24/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602
SCSO23CAD070962	06/24/2023 12:18:09	911 HANGUP	102 NE 4TH AVE	9201
BRENT SARGENT, C116	06/24/2023 12:55:40	INFORMATION	4735 CR 772	4401
DONOVAN REYNOLDS, 176	06/24/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	5602
RICHARD TAN, D131	06/24/2023 21:42:25	ATC-REG OFF CK	606 SE 3RD AVE	6203
ERICA HILLMAN, 205	06/24/2023 21:43:51	SUSPICIOUS VEH	2810 C 478A	6603
RICHARD TAN, D131	06/24/2023 23:42:55	ATC-REG OFF CK	606 SE 3RD AVE	6203
EDWARD HINDERHOFER, 158	06/25/2023 00:53:15	SUSPICIOUS INCIDENT	624 NW 5TH ST	5101
ENMANUEL SURIEL, 218	06/25/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602
KAYLA CRAMER, 208	06/25/2023 06:27:39	PHONE COMPLT	871 NW 6TH ST	2501
ENMANUEL SURIEL, 218	06/25/2023 12:42:41	DCF/ABUSE REG	624 NW 5TH ST	1102
CHARLES PIVETZ, T214	06/25/2023 19:31:01	TRAFFIC STOP	N MARKET BLVD	7301
CHARLES PIVETZ, T214	06/25/2023 19:42:43	TRAFFIC STOP	S MARKET BLVD	7301

CHARLES PIVETZ, T214	06/25/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE	8901
CHARLES PIVETZ, T214	06/25/2023 21:43:35	TRAFFIC STOP	N MARKET BLVD	7301
CHARLES PIVETZ, T214	06/26/2023 03:45:13	TRAFFIC STOP	N MARKET BLVD	7301
RICARDO CALCERRADA, 220	06/26/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602
RICARDO CALCERRADA, 220	06/26/2023 09:20:00	ATTEMPT TO CONTACT	85 E CENTRAL AVE	2302
RICARDO CALCERRADA, 220	06/26/2023 10:09:03	EXTRA PATROL	3840 E C 478	8901
SHAWN DECKARD, B126	06/26/2023 10:21:27	CIVIL-SERV PAPER	37 NW 3RD AVE	2201
SCSO23CAD071698	06/26/2023 10:57:00	SICK/INJURED	524 N MARKET BLVD	6301
SCSO23CAD071722	06/26/2023 11:41:27	911 MISDIAL	524 N MARKET BLVD	9201
RICARDO CALCERRADA, 220	06/26/2023 11:57:14	ATC -WELFARE CHECK	475 NW 10TH AVE	2501
SCSO23CAD071775	06/26/2023 13:18:46	SICK/INJURED	524 N MARKET BLVD	6301
RICARDO CALCERRADA, 220	06/26/2023 15:29:20	SUSPICIOUS INCIDENT	3840 E C 478	6601
RICARDO CALCERRADA, 220	06/26/2023 16:34:34	TRESPASSING	374 N MARKET BLVD	2501
ARI SALMINEN, 222	06/26/2023 18:48:00	CIVIL	3840 E C 478	2501
ARI SALMINEN, 222	06/26/2023 20:20:01	BUILDING CHECK	447 NW 6TH AVE	8901
ARI SALMINEN, 222	06/26/2023 20:32:09	EXTRA PATROL	658 E CENTRAL AVE	8901
SCSO23CAD071972	06/26/2023 23:05:47	911 MISDIAL	468 SE 3RD AVE	9201
ARI SALMINEN, 222	06/27/2023 04:30:43	SUSPICIOUS PERSON	2236 SE 100TH LN	6602
JARROD MARSHALL, T172	06/27/2023 06:08:22	TRAFFIC STOP	530 W KINGS HWY	7301
JARROD MARSHALL, T172	06/27/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE	5602
JARROD MARSHALL, T172	06/27/2023 10:54:50	EXTRA PATROL	3840 E C 478	8901
JARROD MARSHALL, T172	06/27/2023 12:21:01	FCIC/NCIC HIT	978 NW 4TH ST	8801



# 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:**

- 07/21 Utility Turn-off for non-payment
- 08/17 Utility Payment Deadline to prevent late fees
- 08/17 6pm City Council Meeting City Hall

While sunshine is essential for your body to process vitamin D, ultraviolet (UV) radiation can quickly damage your skin, no matter your skin tone.

**1 in 5**

1 in 5 Americans get skin cancer.

Skin cancer is the most common type of cancer in the United States.

UV light exposure causes most skin cancers.

Just five sunburns doubles your risk of developing melanoma, the deadliest form of skin cancer.

**Sun safety is easy:**

- Stay in the shade when possible.
- Stay inside when the sun is at its brightest.
- Use broad-spectrum sunscreen with an SPF of at least 30 and reapply frequently.
- Wear a hat, long sleeves and sunglasses.

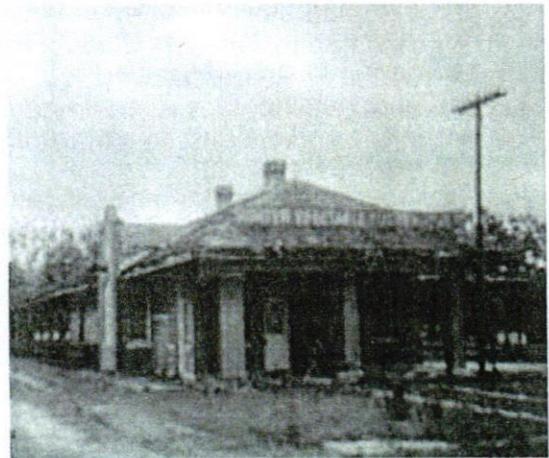
Indoor tanning beds have been designated by the International Agency for Research on Cancer as "carcinogenic to humans" since 2009.

The risk of developing melanoma increases by 75% if you start using tanning beds before age 35.

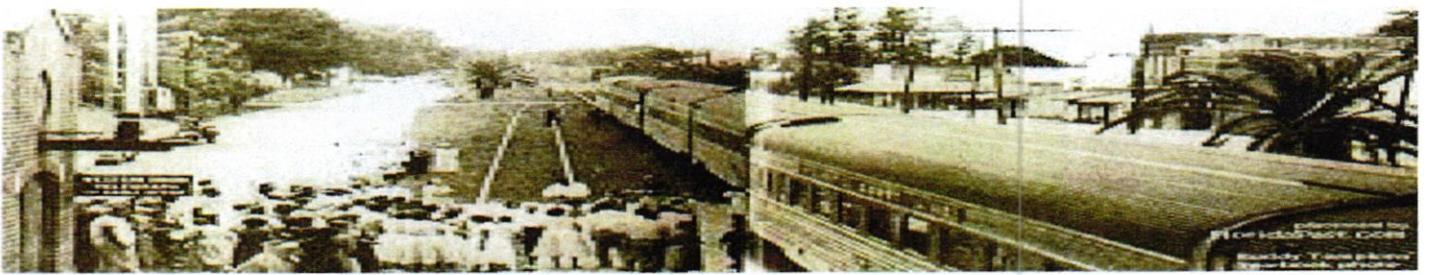
**July is known as Ultraviolet Safety Month.** During this time, the mission is to spread awareness about how important it is to protect our eyes and skin from the side effects of UV rays.

### WEBSTER HISTORY

The Webster area was one of the largest vegetable producer's in the state during the early 1900's and became known as the "Cucumber Capital".



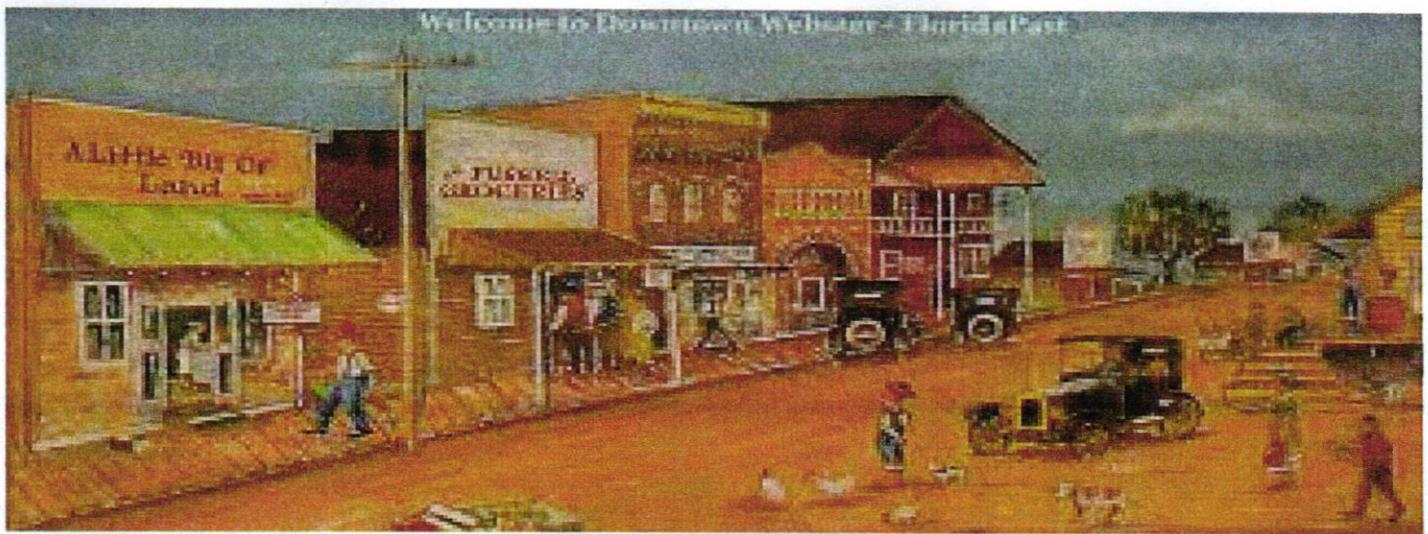
Most skin cancers are treatable when caught early. People with naturally darker skin are less likely to get early treatment for



## Operational Activities—Administration

On-line Payment Processing—74	In Office Payment Processing—349
New Accounts—7	Closed Accounts—1
Late Fee Assessments—122	Turn-offs—31
Notaries—24	Copy Requests—75
Faxes—6	New Account Impact Fees—0
Locates—10	Work orders created—122
Work Orders Closed—119	Business License Processed—41
Container Permit Renewals—1	New Code Enforcement Cases—0
Follow-up on existing Code Enforcement Cases—1	Code Enforcement Liens—0
Code Enforcement Foreclosures—1	Public Records Request—12
Checks Processed for Payments—37	Purchase Orders—61
Utility Batches/Balancing—40	Community Hall Rental—2

- Entered Meter Reads and processed utility bills for 504 utility accounts
- Reviewed Waste Management Bill for accuracy of billed/type of accounts
- Processed Bureau of Labor and Statistics Report
- Worked with council members and city attorney for ordinances related to the city
- Opened and disbursed incoming mail
- Created/Processed P&Z and Council agendas, minutes, and packets
- Attended City Manager meeting with County and other municipalities
- Discussions/meetings with County, Public and Developers on upcoming ordinances
- Verifying charges on invoices for payment, matching receipts for fuel and creating payments
- Entering GL Entries for all income on FLAIR Report
- Entering any GL Entries for payments processed electronically
- Doing PO's for all purchases
- 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
- Verify charges and reimbursements on credit cards
- Prepare Finance Report for monthly Council meeting
- Review and update transfers for City of Bushnell Utilities
- 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 electronic payments
- Updated a monthly staff report for Admin
- Attended FACC Conference
- Pollinator Week
- Gathering and submitting information requested for reimbursement on FRDAP Grant for Sam Harris and Hewitt Park
- Worked on information needed for Salary Study for City Employees
- Gathering information and preparing budget for upcoming FY year
- Planning HR Meet & Greet meeting on September 23
- Gathering info for quotes and reviewing info for new benefit plans for the City Employees.
- Worked on wastewater Plant Feasibility Study
- Working on 2024 Budget
- Working on Salary Study
- Organizing records room
- Organizing files



## Operational Activities—Public Works

Work orders processed—122

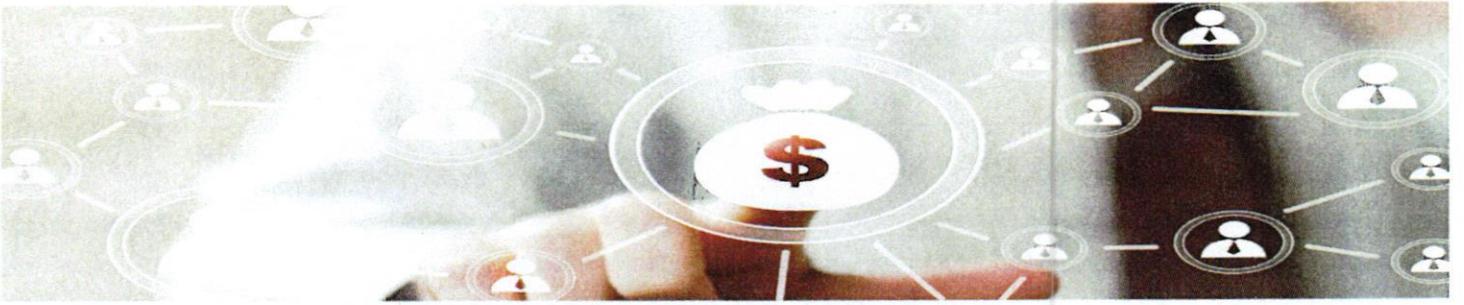
Utility turn-off –31

Utility account turn-on—30

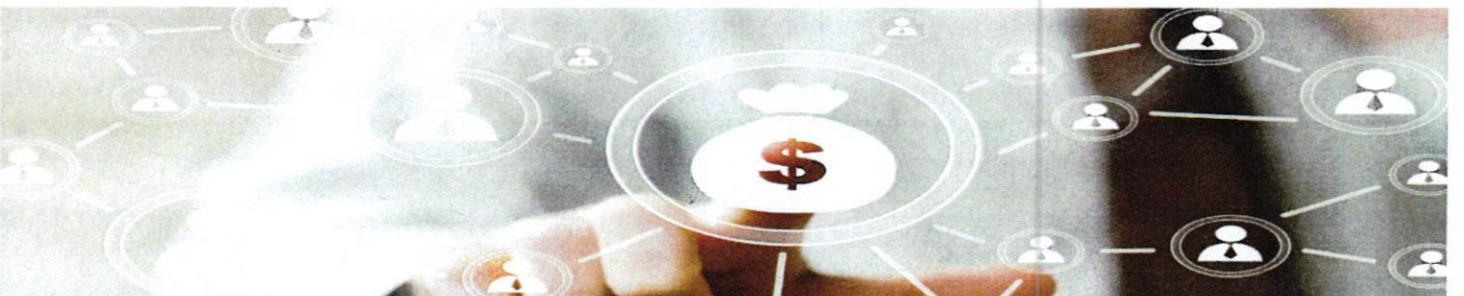
Locates—10

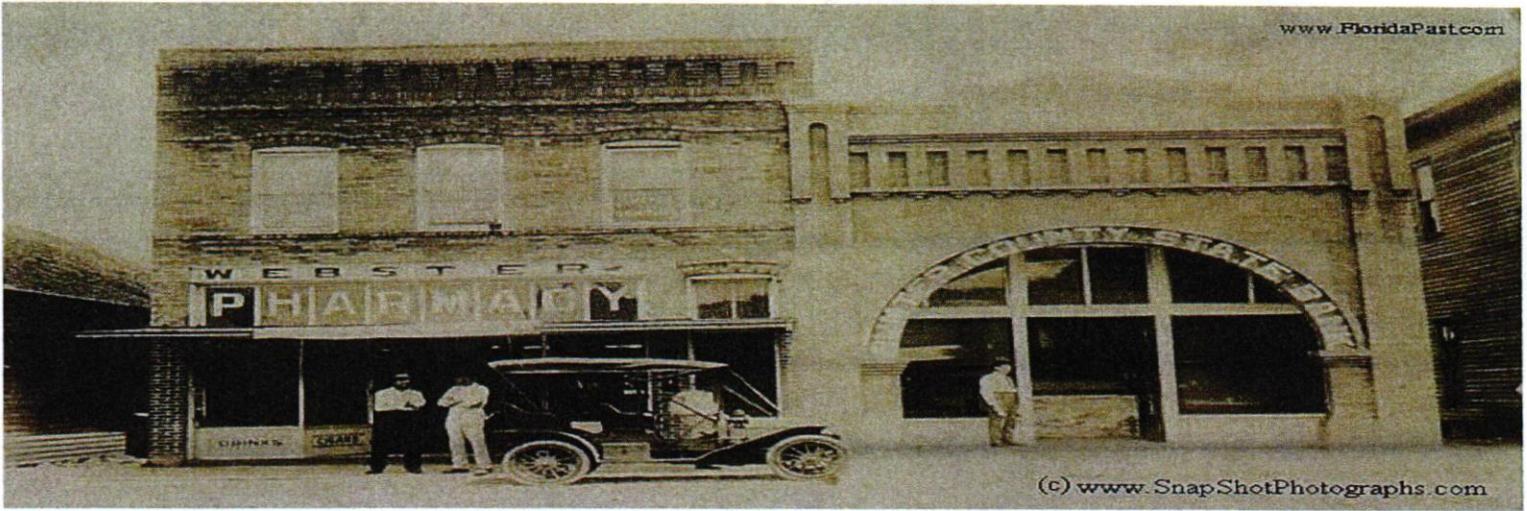
Other—51

- Right of way trimming around the city continuous throughout the month.
- Flushed end of line blow-off at North American Mining and fire hydrant at Hwy 471& Hwy 48. Checked chlorine residual.
- Filled potholes on NE 9th St
- Used new automatic meter reading system to conduct Data Logs of various meters throughout the city. Doing this enables Public Works staff to better explain water usage to the customer.
- Received 3 E-ONE grinder pumps for Anthony Manzella.
- Water meter installation completed Utility Repair Experts, part of CDBG Grant.
- Conducted multiple utility locates throughout the city.
- Performed routine service on public works trucks.
- Checked chemical levels at North and South wells.
- Watered, tilled and dragged the front baseball field at Sam Harris Park.
- Ran portable generators, north well generator and Master Lift station generator to ensure they work properly.
- SECO replaced the electric meter at Master Lift Station with a remote read meter. This will allow them to remotely monitor the power supply and identify any issues.
- Meeting at Sumter County Public Works in reference to the water line interconnect between Webster and Center Hill. Work to begin in July.
- Contacted RCM to schedule sewer main taps and grinder pump installation for Manzella's houses on NW 9th Ave.
- Started gathering information and quotes for new budget ear items of need.
- Contractor hit water line on HWY 471 while installing underground cable. Repaired and boil water notices handed out.
- Water leak repair on SW 1st Ave.
- Replaced two stop signs with new signs and poles. Bringing them up to regulation height.
- Met with Utility Repair Experts about water line installation on NW 9th Ave.



<b>REVENUE AND LOSS 2023</b>			
<b>FUND</b>	<b>REVENUE</b>		<b>June</b>
101	GENERAL FUND		\$58,784.82
104	TRANSPORTATION		\$3,516.79
105	CDBG GRANT		\$0.00
430	WATER		\$20,941.18
440	GARBAGE		\$17,816.13
450	SEWER		\$38,644.25
460	IMPACT FEES		\$0.00
	<b>TOTAL REVENUE</b>		<b>\$139,703.17</b>
	<b>EXPENSE</b>		
101	ADMIN		\$71,160.38
2021	SCSO		\$13,552.98
7072	PUBLIC WORKS		\$30,721.30
104	TRANSPORTATION		\$3,318.30
105	CDBG GRANT		\$0.00
430	WATER		\$926.59
440	GARBAGE		\$11,115.31
450	SEWER		\$32,110.59
	<b>TOTAL EXPENSE</b>		<b>\$162,905.45</b>
	<b>REVENUE/LOSS</b>		<b>-\$23,202.28</b>





Public Works Water Technician Blake Melton has been with the city for a combined total of going on four years. I left the city in December of 2021 and returned in May 2023. In my absence I missed the city and the small hometown feel, and talking with residents. I received a warm welcome from the city employees, council members and the residents and that really meant a lot to me knowing my work and personality really impact the community as it should, we are here to serve the community and make a difference. I plan to retire from the city as I see it as a career for many years.

Webster has been my new hometown for 23 years as I previously lived in Eustis for 2 years. You can say I`m a Webster native! That I say with pride. I love Webster after all it has been where I have grown up. I know a lot of people in Webster and outside of Webster making my position with the city even more comfortable.

I really enjoy my job reminiscing on my childhood playing baseball out at Sam Harris Park and playing on the playground. Now full circle I take care of the same park where countless hours were spent in my youth.

## HURRICANE SEASON 2023

Jun 1, 2023 -  
Nov 30, 2023

You're going to need supplies not just to get through the storm but for the potentially lengthy and unpleasant aftermath. Have enough non-perishable food, water and medicine to last each person in your family a minimum of three days. Electricity and water could be out for at least that long. You'll need extra cash, a battery-powered radio and flashlights. You may need a portable crank or solar-powered USB charger for your cell phones.

**Making a Hurricane Emergency Kit**

The infographic lists the following items for a hurricane emergency kit:

- Plenty of water (represented by several water bottles)
- Nonperishable food (represented by several cans)
- First-aid kit (represented by a white first-aid kit with a red cross)
- Phone charger (represented by a white USB cable)
- Important documents (represented by a stack of papers)
- Emergency phone numbers (represented by a smartphone)
- Battery-powered flashlight/radio (represented by a yellow flashlight and a battery)

Constellation

**ORDINANCE NO. 2023-12**

**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 22.2 ACRES (TAX PARCEL IDENTIFICATION NUMBER Q19-085), AND DESCRIBED IN THIS ORDINANCE FROM THE INDUSTRIAL FUTURE LAND USE DESIGNATION (COUNTY) TO THE INDUSTRIAL FUTURE LAND USE DESIGNATION (CITY); PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ASSIGNMENT OF THE LAND USE DESIGNATION FOR THE PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR RATIFICATION OF PRIOR ACTS OF THE CITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION AND DIRECTIONS TO THE CODE CODIFIER AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Florida 1 Holdings, LLC, whose mailing address is 22 W Monument Ave, Ste 1, Kissimmee, FL 34741 (Tax Parcel Identification Number Q19-085), is the owner of the property which is the subject of this Ordinance; and

**WHEREAS**, the real property, totaling 22.2 +/- acres in size, is located on the east side of SR 471; and

**WHEREAS**, Rajia Ackley, whose mailing address is 22 W Monument Ave, Ste 1, Kissimmee, FL 34741 is the Authorized Person and Title Member for Florida 1 Holdings, LLC.; and

**WHEREAS**, Rajia Ackley of Florida 1 Holdings, LLC. has authorized LPG Urban & Regional Planners, Inc. to act as their agent in connection with the land use and rezoning of the real property; and

**WHEREAS**, LPG Urban & Regional Planners, Inc. applied to the City of Webster, pursuant to the controlling provisions of State law and the Code of Ordinances of the City of Webster, to have the subject property reassigned from the Industrial (County) future

land use designation to the Industrial future land use designation;

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

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

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

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

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

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

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

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

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

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

(b). The property which is the subject of this *Comprehensive Plan* amendment is as described as follows:

THE SW ¼ OF SW ¼ AND S ½ OF NW ¼ OF SW ¼ LESS THE N/LY 1037.40 FT THEREOF AND LESS AND EXCEPT THE E/LY 125.00 FT THEREOF ALSO LESS RD R/W AND LESS THE E 417.42 FT OF W 989.17 FT OF S 233.71 FT OF SW ¼ OF SW ¼

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

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

**SECTION 6. CODIFICATION/INSTRUCTIONS TO CODE CODIFIER.** It is the intention of the City Council of the City of Webster, Florida, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the codified

version of the City of Webster Comprehensive Plan and/or the Code of Ordinances of the City of Webster, Florida in terms of amending the Future Land Use Map of the City.

**SECTION 7. EFFECTIVE DATE** The small scale *Comprehensive Plan* amendment set forth herein shall not become effective, in accordance with Section 163.3187, *Florida Statutes*, until 31 days after the enactment of this Ordinance. If challenged within 30 days after enactment, the small scale amendment set forth in this Ordinance shall not become effective until the State land planning agency or the Administration Council, respectively, issues a final order determining that the subject large scale amendment is in compliance with controlling State law.

**PASSED AND ENACTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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

\_\_\_\_\_  
**Bobby Yost, Mayor**

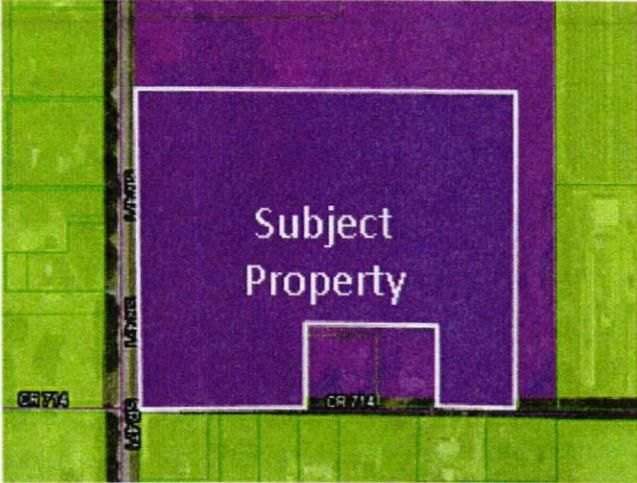
**Approved as to form and Legality:**

**ATTEST:**

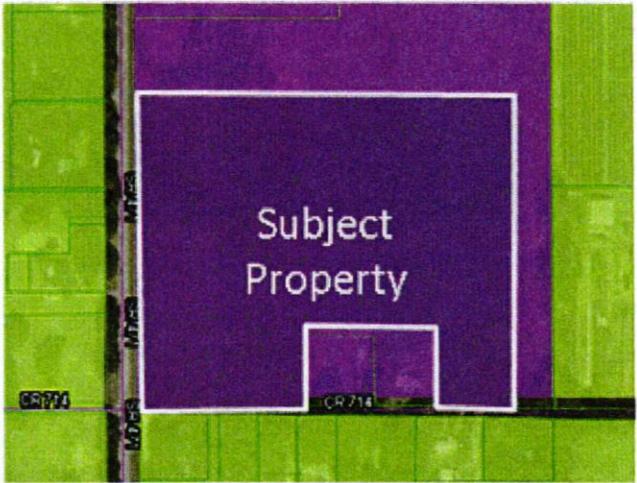
\_\_\_\_\_  
**Amy Flood  
City Clerk**

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

Attachment  
Future Land Use Map



Existing Future Land  
Use Designations



Proposed Future Land  
Use Designations

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

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

**PLANNING & ZONING**  
**JULY 13, 2023**

**CITY COUNCIL**  
**JULY 20, 2023**  
**AUGUST 17, 2023**

**CASE NUMBER:** SS-23-02777

**LANDOWNER:** Florida 1 Holdings, LLC.

**REPRESENTATIVE:** Ryan Solstice, LPG Urban and Regional Planners, LLC

**REQUESTED ACTION:** A small scale land use amendment on 22.2 acres MOL to change the future land use assignment from County – Industrial to City of Webster – Industrial following annexation.

**PARCEL NUMBER:** Q19-085

**LEGAL DESCRIPTION:** IN SEC 19, TWP 21S, RNG 23E: THE SW 1/4 OF SW 1/4 AND S 1/2 OF NW 1/4 OF SW 1/4 LESS THE N/LY 1037.40 F THEREOF AND LESS AND EXCEPT THE E/LY 125.00 FT THEREOF ALSO LESS RD R/W AND LESS THE E 417.42 FT OF W 989.17 FT OF S 233.71 FT OF SW 1/4 OF SW 1/4

**PARCEL SIZE:** 22.2 acres MOL

**LOCATION:** NE corner of SR 417 and C-714 (Map 1).

**GENERAL DESCRIPTION AND BACKGROUND**

The applicant is requesting a Small Scale Future Land Use Amendment on a vacant 22.2-acre parcel. The application site is currently in the process of being annexed into the City of Webster. This amendment will add the property to the City's Future Land Use Map with an Industrial future land use assignment (Map 2). This will allow for Industrial zoning and subsequent development consistent with the zoning assignment. The subject property is located in a commercial/industrial area south of Beville's Corner. Surrounding commercial and industrial uses the Sumter County Fairgrounds, wholesale manufacturing warehouse, an indoor/outdoor

storage facility, and a gun/gunsmithing shop. The property is inside the City of Webster/Sumter County Joint Planning Area.

## **LAND USE SUITABILITY**

### Urban Sprawl

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

### Environmental Resources

The property does not contain significant natural resources.

### Historic Resources

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

### Population and Housing

The proposed amendment will not impact the availability of housing.

## **CONCURRENCY ANALYSIS**

### Potable Water & Sewer

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

### Stormwater Drainage

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

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

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

### **Policy 1.1.4 Compatibility**

Zoning districts and the uses permitted within them shall be compatible with the character of the neighborhood or community. In the context of this comprehensive plan, the term "compatible" shall denote the extent to which adjacent or nearby land uses can be established without significant negative impacts or the unreasonable loss of quiet enjoyment of private property. The term "compatible" does not require land uses to be similar in type or scale. Land development regulations shall provide standards to assure compatibility of proposed projects with surrounding land uses:

- a. New residential development shall be compatible with the predominant housing type in the surrounding neighborhood;
- b. Developments shall be consistent with the fundamental development pattern of the surrounding neighborhood in scale, mass of buildings, and density/intensity;

- c. Development standards shall require techniques to mitigate negative impacts between adjacent land uses. Such techniques may include buffers and visual barriers (i.e. vegetative buffers, fences, and berms), and setbacks; and
- d. Development standards shall provide consistency in the size, design, and location of site design features such as landscaping, buffers, signs, parking lots and vehicular circulation.

*The proposed land use is compatible with surrounding land uses. It is located on an arterial roadway and is adjacent to a cluster of properties used for Heavy Commercial and Industrial activities.*

**Future Land Use Policy 1.2.10 Industrial**

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

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

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

*This property is currently designated Industrial. It is located within the urban development area and within a secondary economic activity center near other commercial and industrial uses.*

**Future Land Use Policy 1.3.8 Compatibility for Rezoning and Amendments**

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

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

*The requested future land use assignment does not increase the allowable intensity or types of uses currently permitted with a County-Industrial future land use assignment.*

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

*This parcel would not be creating an issue of transition as the parcel is in an area of similar intensity uses.*

**Policy 1.6.3 Commercial and Industrial Conversion**

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

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

*The subject property is currently assigned Industrial on the County's Future Land Use Map. The requested amendment will allow the same type and intensity of development while assuring connection to City utilities.*

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

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

**PROPOSED AMENDMENT TO THE CAPITAL IMPROVEMENTS PLAN**

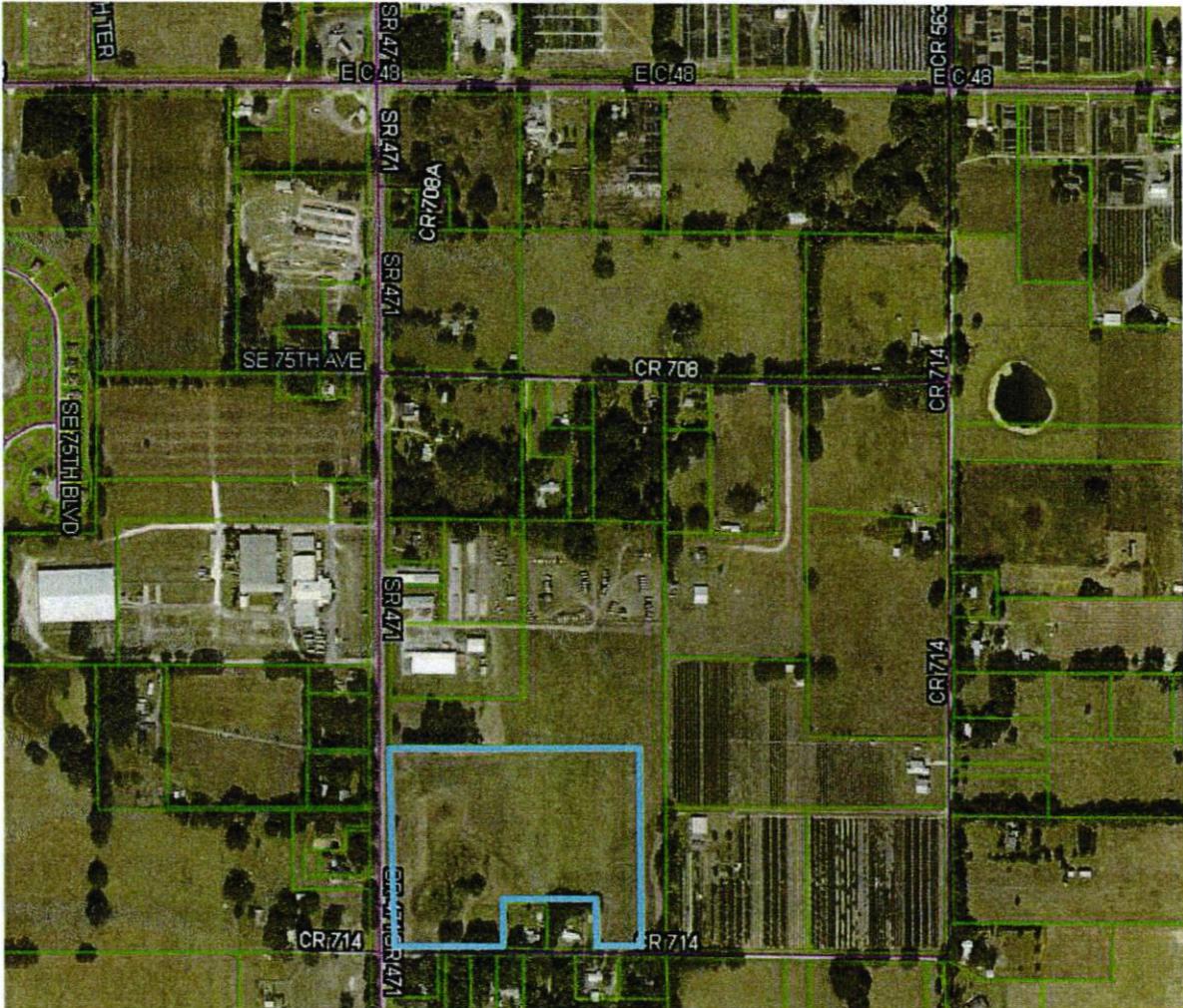
The proposed amendment does not affect the City's Capital Improvements program.

**CONCLUSIONS**

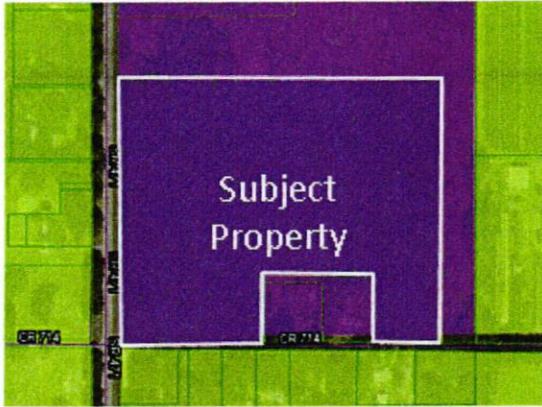
Staff deemed the application sufficient for review. Staff has found the request in compliance with the minimum requirements of the Sumter County Land Development Code and Comprehensive Plan and recommends approval of the petition.

**Notices Sent: 26**

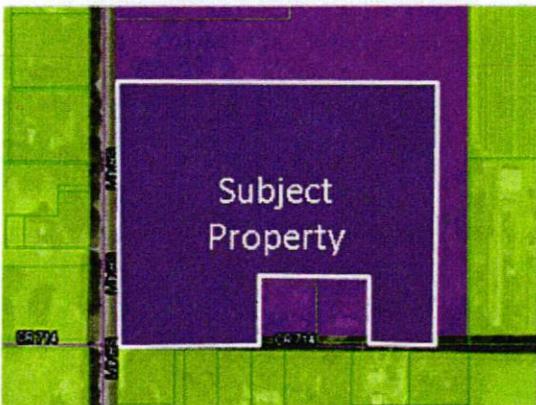
Map 1  
General Location



**Map 2  
Future Land Use Map**



Existing Future Land Use Designations



Proposed Future Land Use Designations

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

**Attachment A**  
**URBAN SPRAWL ANALYSIS**

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

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

health care, fire and emergency response, and general government. Fails to provide a clear separation between rural and urban land uses. **The proposed land use amendment will not disproportionately increase the cost of public services in the area.**

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

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

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

# Board of County Commissioners

## Development Services Department

### Planning Services Division

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

Project # \_\_\_\_\_  
Date Rec'd: \_\_\_\_\_  
Planner: \_\_\_\_\_

PZSM \_\_\_\_\_  
BOCC \_\_\_\_\_

### LAND USE AMENDMENT AND/OR REZONING APPLICATION

Rezoning

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

#### Applicant Information:

Name of Property Owner(s): Florida 1 Holdings LLC  
Address: 22 W Monument Ave, Ste 1, Kissimee, FL 34741

Owner Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Name of Agent: City of Webster  
Address: 85 E Central Ave, Webster Fl

Agent Phone: \_\_\_\_\_ Email: \_\_\_\_\_

#### Property Information:

Legal Description of the property (lengthy descriptions may be attached)

Parcel Q19-085 see deed

Street Address: \_\_\_\_\_

Parcels # Q19-085 Current Use: vacant

Current Future Land Use: ID (Co) Current Zoning: ID (Co)

Requested Future Land Use ID Requested Zoning: ID

Acreage requested: 22.2

Reason for the request (be specific):

land use amendment and rezoning following annexation

Please Provide:

- Deed or other proof of ownership
- Signed authorization if applicant is not the land owner
- Legal description of the area under application. (lengthy or complex legal descriptions may be required in digital/text format)

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

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

 6/11/23  
Signature Date

Rajia Ackley  
Print Name

A public hearing before the Planning & Zoning Special Master (PZSM) will be scheduled once the application is found to be complete. The hearing will be at 7:00 P.M. at the Everglades Regional Recreation Center, 5497 Marsh Bend Trail, Grand Canyon Room, The Villages, FL 32163. Your appearance or authorized representative is required at this hearing. Failure for you or your authorized representative's attendance will cause your application to be handled in accordance with the policy adopted in the Sumter County Land Development Code. Minor Special Use Permits are decided by the PZSM. Conditions of approval may be assigned to assure compatibility with the neighborhood. Hearings may be postponed by the PZSM at his/her discretion.

**ORDINANCE NO. 2023-13**

**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 17 ACRES (TAX PARCEL IDENTIFICATION NUMBER N25-016), AND DESCRIBED IN THIS ORDINANCE FROM THE AGRICULTURAL FUTURE LAND USE DESIGNATION (COUNTY) TO THE RURAL RESIDENTIAL FUTURE LAND USE DESIGNATION; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ASSIGNMENT OF THE LAND USE DESIGNATION FOR THE PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR RATIFICATION OF PRIOR ACTS OF THE CITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION AND DIRECTIONS TO THE CODE CODIFIER AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Rudolfo Luisis, whose mailing address is 9380 SW 170<sup>th</sup> Path Apt 8-301, Miami, FL 33196 (Tax Parcel Identification Number N25-016), is the owner of the property which is the subject of this Ordinance; and

**WHEREAS**, The real property, totaling 17 +/- acres in size, is located on the west side of SR 471; and

**WHEREAS**, Rudolfo Luisis, whose mailing address is 9380 SW 170<sup>th</sup> Path Apt 8-301, Miami, FL 33196 has initiated voluntary annexation into the municipal limits of the City of Webster, Florida.; and

**WHEREAS**, The City Manager of the City of Webster pursuant to the controlling provisions of State law and the Code of Ordinances of the City of Webster, is petitioning to have the subject property reassigned from the 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 follows: N 1/2 OF SE 1/4 OF SE 1/4 OF SEC 25, TWP 21S, RNG 22E LESS 2 ACRES OFF N SIDE

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

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

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

**SECTION 7. EFFECTIVE DATE** The small scale *Comprehensive Plan* amendment set forth herein shall not become effective, in accordance with Section

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

**PASSED AND ENACTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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

\_\_\_\_\_  
**Bobby Yost, Mayor**

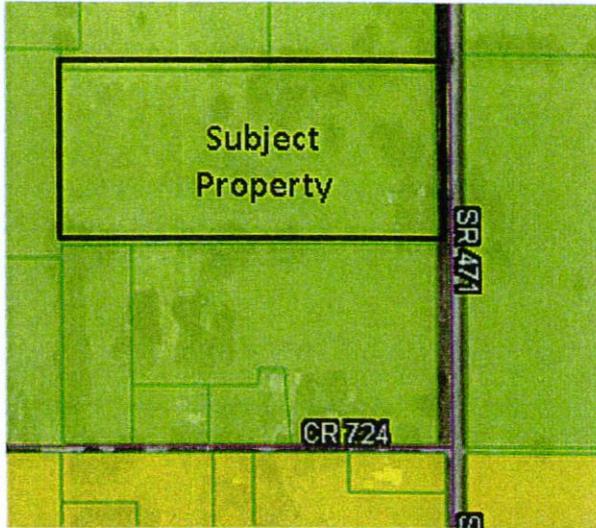
**Approved as to form and Legality:**

**ATTEST:**

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

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

ATTACHMENT 1  
Future Land Use Map



Existing Future Land  
Use Designations



Proposed Future Land  
Use Designations

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

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

**PLANNING & ZONING**  
**JULY 13, 2023**

**CITY COUNCIL**  
**JULY 20, 2023**  
**AUGUST 17, 2023**

**CASE NUMBER:** SS-23-10366

**LANDOWNER:** Rudolfo Luisis

**APPLICANT:** City of Webster

**REQUESTED ACTION:** A small scale land use amendment on 17 acres MOL to change the future land use assignment from County – Agricultural to City of Webster – Rural Residential following annexation.

**PARCEL NUMBER:** N25-016

**LEGAL DESCRIPTION:** N 1/2 OF SE 1/4 OF SE 1/4 OF SEC 25, TWP 21S, RNG 22E LESS 2 ACRES OFF N SIDE

**PARCEL SIZE:** 17 acres MOL

**LOCATION:** West side of SR 471, 700-ft north of CR 724 (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 continued residential and agricultural use.

The subject property is developed with a single family home. It is located in a rural residential and agricultural area. The property is identified as Urban Transitional on the Joint Planning Area land use map. Urban Transitional allows for a mixture of residential uses including Rural Residential.

## **LAND USE SUITABILITY**

### Urban Sprawl

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

### Environmental Resources

The property does not contain significant natural resources.

### Historic Resources

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

### Population and Housing

The proposed amendment will not impact the availability of housing.

## **CONCURRENCY ANALYSIS**

### Potable Water & Sewer

Water service is availability to the site.

### Stormwater Drainage

Any redevelopment 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 1.1.4 Compatibility**

Zoning districts and the uses permitted within them shall be compatible with the character of the neighborhood or community. In the context of this comprehensive plan, the term “compatible” shall denote the extent to which adjacent or nearby land uses can be established without significant negative impacts or the unreasonable loss of quiet enjoyment of private property. The term “compatible” does not require land uses to be similar in type or scale. Land development regulations shall provide standards to assure compatibility of proposed projects with surrounding land uses:

- a. New residential development shall be compatible with the predominant housing type in the surrounding neighborhood;
- b. Developments shall be consistent with the fundamental development pattern of the surrounding neighborhood in scale, mass of buildings, and density/intensity;
- c. Development standards shall require techniques to mitigate negative impacts between adjacent land uses. Such techniques may include buffers and visual barriers (i.e. vegetative buffers, fences, and berms), and setbacks; and

- d. Development standards shall provide consistency in the size, design, and location of site design features such as landscaping, buffers, signs, parking lots and vehicular circulation.

*The proposed land use is compatible with surrounding land uses. It is located in a rural, suburbanizing area with water service available to support development.*

#### **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

*The proposed land use assignment is consistent with the description for Rural Residential Future Land Use. The subject property is in a suburbanizing area with water service available. This land use assignment will allow for one acre lots consistent with the rural residential uses south of CR 724.*

#### **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 increases the allowable uses to one unit per 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.

*The use of a PUD would be appropriate if the land owner chooses to further develop the property. The landowner has not indicated they they have specific plans for redeveloping the property. Redevelopment will likely require further land use or zoning action.*

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

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

### **PROPOSED AMENDMENT TO THE CAPITAL IMPROVEMENTS PLAN**

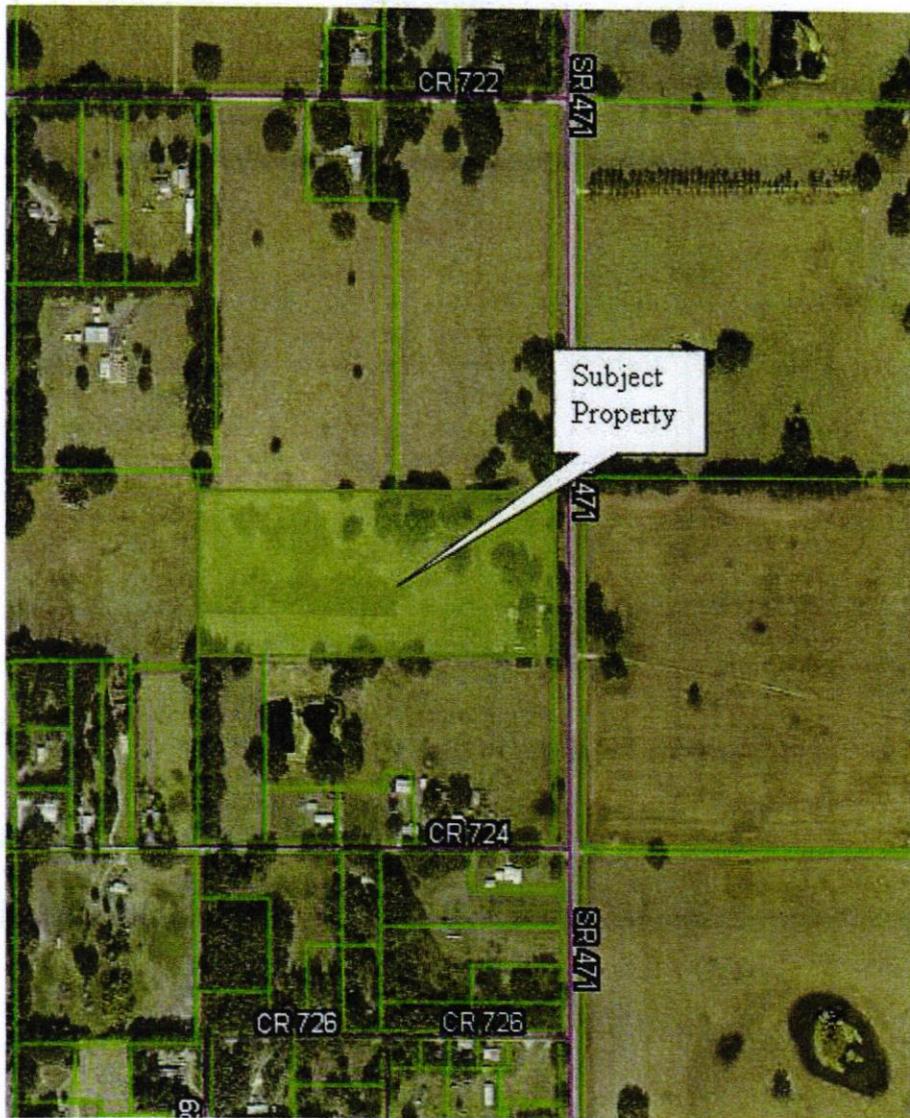
The proposed amendment does not affect the City's Capital Improvements program.

## **CONCLUSIONS**

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

**Notices Sent: 34**

**Map 1  
General Location**



**Map 2  
Future Land Use Map**



**Existing Future Land Use Designations**



**Proposed Future Land Use Designations**

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

**Attachment 1**  
**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 does not make up a substantial part of the City. The requested land use is consistent with the Joint Planning Area agreement land use map which provides for a functional mixture of uses as the City grows.**
- III. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments. **The amending of land use for this property will not create any of the design patterns listed above.**
- IV. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems. **The subject property does not contain significant native vegetation or environmentally sensitive areas.**
- V. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils. **The proposed development is consistent with the Joint Planning Area agreement land use map. One function of the Joint Planning Area agreement is to protect agricultural areas located outside the municipal service areas.**
- VI. Fails to maximize use of existing public facilities and services. **City utilities are available. Connection will be required if the property is redeveloped.**
- VII. Fails to maximize use of future public facilities and services. **City utilities are available. Connection will be required if the property is redeveloped.**

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

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

- (I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on that protects natural resources and ecosystems. **The subject property does not contain significant native vegetation.**
- (V) Preserves Agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils. **The Rural Residential land use assignment allows for continued agricultural uses.**
- (V) Creates a balance of land uses based upon demands of residential population for the nonresidential needs of an area. **The requested land use is consistent with the Joint Planning Area agreement land use map which provides for a functional mixture of uses as the City grows.**
- (VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area. **The requested land use is consistent with the Joint Planning Area agreement land use map which provides for a functional mixture of uses as the City grows.**

ORDINANCE NO. 2023-14

**AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA PROVIDING FOR THE REZONING OF REAL PROPERTY TOTALING 17 ACRES, MORE OR LESS, IN SIZE (TAX PARCEL IDENTIFICATION NUMBER N25-016) WITHIN THE CITY LIMITS (MAP OF PROPERTY ATTACHED) TO RURAL RESIDENTIAL WITH CONVENTIONAL HOUSING (RR1C) ZONING DISTRICT; PROVIDING FOR THE TAKING OF IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR THE ADOPTION OF A MAP BY REFERENCE; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Rudolfo Luisis, whose mailing address is 9380 SW 170<sup>th</sup> Path Apt 8-301, Miami, FL 33196 (Tax Parcel Identification Number N25-016), is the owner of the property which is the subject of this Ordinance; and

**WHEREAS**, The real property, totaling 17 +/- acres in size, is located on the west side of SR 471; and

**WHEREAS**, Rudolfo Luisis, whose mailing address is 9380 SW 170<sup>th</sup> Path Apt 8-301, Miami, FL 33196 has initiated voluntary annexation into the municipal limits of the City of Webster, Florida.; and

**WHEREAS**, The City Manager of the City of Webster pursuant to the controlling provisions of State law and the Code of Ordinances of the City of Webster, is petitioning to have the subject property reassigned from the Agricultural (A10C-County) zoning designation to the Rural Residential (RR1C) zoning designation;and

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

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

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

(a). The City Council of the City of Webster hereby adopts and incorporates into this Ordinance the City staff report and City Council agenda memorandum relating to the application relating to the proposed adoption of a revised conceptual plan of development of the subject property as well as the recitals (whereas clauses) to this Ordinance.

(b). The subject property, which is 17 acres MOL in size, is located on the west side of SR 471 (Tax Parcel Number N25-016). The legal description of the subject property is as follows:

N 1/2 OF SE 1/4 OF SE 1/4 OF SEC 25, TWP 21S, RNG 22E LESS 2 ACRES OFF N SIDE.

(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 17 acres MOL in size, shall be rezoned from Agricultural (A10C-County) zoning districts/classification to Rural Residential (RR1C) zoning district/classification.

(b). The City Manager, or designee, is hereby authorized to execute any and all documents necessary to formalize approval of the rezoning action taken herein and to revise and amend the Official Zoning Map or Maps of the

City of Webster as may be appropriate to accomplish the action taken in this Ordinance.

**SECTION 3. INCORPORATION OF MAP.** The zoning 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.

PASSED AND ENACTED this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

CITY COUNCIL OF THE CITY  
OF WEBSTER, FLORIDA

\_\_\_\_\_  
Bobby Yost, Mayor

Approved as to form and

**ATTEST:**  
Legality:

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

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

Attachment



**CITY OF WEBSTER  
REZONING APPLICATION**

**PLANNING & ZONING  
JULY 13, 2023**

**CITY COUNCIL  
JULY 20, 2023  
AUGUST 17, 2023**

**CASE NUMBER:** R-23-010367

**LANDOWNER:** Rudolfo Luisis.

**APPLICANT:** City of Webster

**REQUESTED ACTION:** Rezone 17 acres MOL from County – A10C to Rural Residential (RR1C) concurrent with land use amendment SS-23-10366

**PARCEL NUMBER:** N25-016

**LEGAL DESCRIPTION:** N 1/2 OF SE 1/4 OF SE 1/4 OF SEC 25, TWP 21S, RNG 22E LESS 2 ACRES OFF N SIDE

**EXISTING ZONING:** Agricultural (A10C-County)

**EXISTING USE:** Residence and pasture

**FUTURE LAND USE:** County - Agricultural (Concurrent land use amendment SS-23-10366 to Webster – Rural Residential)

**PARCEL SIZE:** 17 acres MOL

**LOCATION:** West side of SR 471, 700-ft north of CR 724 (Map 1).

## **SURROUNDING LAND USE AND ZONING**

The subject property is developed with a single-family residence. The property is located in an area with a mixture of rural residential and agricultural uses. Surrounding properties are zoned Rural Residential (RR1 – county and RR5C – County) and Agricultural (A10C – County) (Map 2).

## **CASE SUMMARY**

This rezoning is being initiated by staff in conjunction with voluntary annexation into the City and small scale land use amendment SS-23-10366. This rezoning will add the property to the City's Zoning Map with a Rural Residential (RR1C) zoning assignment. This rezoning will allow for continued rural residential and agricultural use. Redevelopment for suburban housing use will require a new zoning approval.

## **CASE ANALYSIS:**

This request will add the subject property to the City's Zoning Map with a zoning assignment consistent with the existing use as a rural homesite with a pasture. This application is concurrent with future land use amendment SS-23-10366.

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.  
*Annexation in to Webster prompted this change.*
- b) Community need, or lack of community need.  
*The requested rezoning will allow for continued use as a rural homesite.*
- c) Benefits to the community.  
*There is no specific benefit to the surrounding neighborhood..*
- d) The rights of private property owners.  
*This rezoning will preserve the existing residential and agricultural rights currently in place with County zoning..*

## **DEVELOPMENT SERVICES DEPARTMENT STAFF CONCLUSIONS**

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

**Notices Sent: 34**

**Map 1  
General Location**

