



**AGENDA  
CITY OF WEBSTER**

Regular Council Meeting  
Webster City Hall, 85 E. Central Avenue  
December 21, 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 – November 16, 2023  
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 2023-27 - Annexation-T07-050- Thornton  
M \_\_\_\_\_ S \_\_\_\_\_ Roll Call Vote

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

First Reading of Ordinance 2023-28 - Comp Plan Amendment-Parcel ID-N36-101, N36-219- Wintersteen  
M \_\_\_\_\_ S \_\_\_\_\_ Roll Call Vote to Read by Title Only

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

First Reading of Ordinance 2023-29 - Rezoning- Parcel ID-Parcel ID-N36-101, N36-219- Wintersteen  
M \_\_\_\_\_ S \_\_\_\_\_ Roll Call Vote to Read by Title Only

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

First Reading of Ordinance 2023-30 - Comp Plan Amendment-Parcel ID-T07-050- Thornton  
M \_\_\_\_\_ S \_\_\_\_\_ Roll Call Vote

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

First Reading of Ordinance 2023-31 - Rezoning-T07-050- Thornton  
M \_\_\_\_\_ S \_\_\_\_\_ Roll Call Vote

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

**VII. NEW BUSINESS**

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

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

**X. STAFF REPORTS**

Sheriff's Office

Planning and Development Services

City Manager

**XI. ADJOURNMENT**

M \_\_\_\_\_ S \_\_\_\_\_ -Roll Call Vote.

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



## MINUTES

### CITY OF WEBSTER

City Hall, 85 E Central Avenue

November 16, 2023

Council Meeting

6:00 P.M.

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

Pledge of Allegiance and Invocation.

Mayor Yost called the council meeting to order at 6:00p.m. Present were Mayor Yost, Mayor Pro-Tem Vigoa, Councilmember Cherry, 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 October 19, 2023, 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

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

Mayor Pro-Tem Vigoa made a motion to approve Resolution 2023-16 – Mid-Florida Community Services seconded by Councilmember Cherry.

Vote was as follows:

Mayor Yost-Yes

Mayor Pro-Tem Vigoa-Yes

Councilmember Cherry-Yes

Councilmember Malott-Yes

Councilmember Dorsey-Yes

Motion passed 5-0

City Manager Deanna Naugler advised the council about the resolution.

Councilmember Malott made a motion to approve Resolution 2023-17 – Wastewater Treatment Facility Investigation and Evaluation seconded by Mayor Pro-Tem Vigoa.

City Manager Deanna Naugler advised the council about the resolution.

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

<b>IV. CITIZENS FORUM</b>	
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There were no speaker cards for citizens forum.

<b>V. CORRESPONDENCE TO NOTE</b>	
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There was no correspondence to note.

<b>VI. PUBLIC HEARINGS</b>	
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The second reading of Ordinance 2023-24- Comp Plan Amendment-Parcel ID-Q19-070 and Q19-091-Southern Properties LLC, and Robert Sanchez. Councilmember Dorsey motioned to read by title only, seconded by 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

City Clerk Amy Flood read the ordinance by title only.

County Planner Sue Farnsworth apprised the council about the Ordinance.

Councilmember Dorsey made a motion to approve Ordinance 2023-24, seconded by Councilmember Cherry.

Vote was as follows:

Mayor Yost-Yes

Mayor Pro-Tem Vigoa-Yes

Councilmember Cherry-Yes

Councilmember Malott-Yes

Councilmember Dorsey-Yes

Motion passed 5-0

City Clerk Amy Flood read the ordinance by title only.

County Planner Sue Farnsworth apprised the council about the Ordinance.

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

Vote was as follows:

Mayor Yost-Yes

Mayor Pro-Tem Vigoa-Yes

Councilmember Cherry-Yes

Councilmember Malott-Yes

Councilmember Dorsey-Yes

Motion passed 5-0

City Clerk Amy Flood read the ordinance by title only.

County Planner Sue Farnsworth apprised the council about the Ordinance.

Councilmember Dorsey made a motion to approve Ordinance 2023-25, seconded by Councilmember Cherry.

Vote was as follows:

Mayor Yost-Yes

Mayor Pro-Tem Vigoa-Yes

Councilmember Cherry-Yes

Councilmember Malott-Yes

Councilmember Dorsey-Yes

Motion passed 5-0

The second reading of Ordinance 2023-26- Chapter 12 Amendment for R4M and R4C Residential Zoning Districts. Councilmember Malott motioned to read by title only, seconded by Mayor Pro-Tem Vigoa.

Vote was as follows:

Mayor Yost-Yes

Mayor Pro-Tem Vigoa-Yes

Councilmember Cherry-Yes

Councilmember Malott-Yes

Councilmember Dorsey-Yes

Motion passed 5-0

City Clerk Amy Flood read the ordinance by title only.

County Planner Sue Farnsworth apprised the council about the Ordinance.

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

Vote was as follows:

Mayor Yost-Yes

Mayor Pro-Tem Vigoa-Yes

Councilmember Cherry-Yes

Councilmember Malott-Yes

Councilmember Dorsey-Yes

Motion passed 5-0

The first reading of Ordinance 2023-27- Annexation-Parcel ID T07-050- Thornton. Councilmember Malott motioned to read by title only, seconded by Councilmember Dorsey.

Vote was as follows:

Mayor Yost-Yes

Mayor Pro-Tem Vigoa-Yes

Councilmember Cherry-Yes

Councilmember Malott-Yes

Councilmember Dorsey-Yes

Motion passed 5-0

City Clerk Amy Flood read the ordinance by title only.

County Planner Sue Farnsworth apprised the council about the Ordinance.

Councilmember Dorsey made a motion to approve Ordinance 2023-27, seconded by Councilmember Cherry.

Vote was as follows:

Mayor Yost-Yes

Mayor Pro-Tem Vigoa-Yes

Councilmember Cherry-Yes

Councilmember Malott-Yes

Councilmember Dorsey-Yes

Motion passed 5-0

The first reading of Ordinance 2023-28- Business License Fees. Mayor Pro-Tem Vigoa motioned to read by title only, seconded by Councilmember Cherry.

Vote was as follows:

Mayor Yost-Yes

Mayor Pro-Tem Vigoa-Yes

Councilmember Cherry-Yes

Councilmember Malott-Yes

Councilmember Dorsey-Yes

Motion passed 5-0

City Clerk Amy Flood read the ordinance by title only.

City Manager Deanna Naugler apprised the council about the Ordinance.

Councilmember Dorsey made a motion to approve Ordinance 2023-28, seconded by Councilmember Cherry.

Vote was as follows:

Mayor Yost-Yes

Mayor Pro-Tem Vigoa-Yes

Councilmember Cherry-Yes

Councilmember Malott-Yes

Councilmember Dorsey-Yes

Motion passed 5-0

Councilmember Dorsey made a motion to approve a variance for setback for donated property to Habitat For Humanity, seconded by Mayor Pro-Tem Vigoa.

County Planner Sue Farnsworth apprised the council about the variance.

Vote was as follows:

Mayor Yost-Yes

Mayor Pro-Tem Vigoa-Yes

Councilmember Cherry-Yes

Councilmember Malott-Yes

Councilmember Dorsey-Yes

Motion passed 5-0

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

City Manager Deanna Naugler updated Council about the right-of-way mowing. There is a form for residents to fill out if they want to opt out of city mowing.

Councilmember Dorsey made a motion to approve renewal of Waste Connection Contract, 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

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

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

Councilmember Dorsey said local churches will be feeding the hungry at Hewitt Park for Thanksgiving.

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

City Manager Deanna Naugler commended staff on the very successful Founder's Day.

Public Works Director Keith Vann apprised the council about the new employee in Public Works, Michael Wolfe.

City Manager Deanna Naugler updated the council about the meetings with lobbyist in Tallahassee about the need for funds for grinder pump replacements.

City Manager Deanna Naugler asked for direction from council for discussions with Mr. Canty and his attorney about palm tree trimming.

City Manager Deanna Naugler updated the council on the Coast to Coast Trail and Complete Streets.

City Manager Deanna Naugler updated Council on the Sumter County Middle School Traffic.

City Manager Deanna Naugler reminded council about the Christmas Parade and Light Up Webster.

**XI. ADJOURNMENT**

Councilmember Dorsey motioned for adjournment, 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

Meeting adjourned at 6:51 P.M.

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

Attest:

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



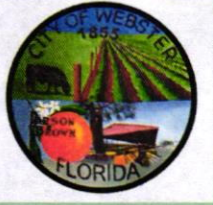
Primary Unit	Date Time Received	Complaint Type	Address
	10/29/2023 00:42:30	SICK/INJURED	380 NE 2ND AVE
ENMANUEL SURIEL, 218	10/29/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE
WALTER PETERSON, 209	10/29/2023 09:55:26	SUSPICIOUS INCIDENT	2828 C 478A
FAUSTO ROSARIO, X185	10/29/2023 13:52:08	SPECIAL DETAIL	658 E CENTRAL AVE
	10/29/2023 14:07:20	SICK/INJURED	9009 OAK ALLEY BLVD
ENMANUEL SURIEL, 218	10/29/2023 15:30:40	INVESTIGATION FOLLOW	469 N MARKET BLVD
	10/29/2023 18:12:47	911 HANGUP	8938 RECREATION CIR
DONOVAN REYNOLDS, 176	10/29/2023 18:26:52	TRESPASSING	626 NW 9TH AVE
	10/29/2023 18:29:43	CIVIL	626 NW 9TH AVE
DONOVAN REYNOLDS, 176	10/29/2023 18:49:37	INVESTIGATION FOLLOW	629 NW 10TH AVE
DONOVAN REYNOLDS, 176	10/29/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE
DONOVAN REYNOLDS, 176	10/29/2023 21:22:06	MISSING PERSON	445 NW 10TH AVE
	10/30/2023 06:15:01	BUILDING CHECK	447 NW 6TH AVE
ROBERT HANSEN, X133	10/30/2023 07:24:55	TRAFFIC ENFORCEMENT	349 S MARKET BLVD
	10/30/2023 09:20:00	ATTEMPT TO CONTACT	85 E CENTRAL AVE
	10/30/2023 11:07:40	911 HANGUP	524 N MARKET BLVD
JOSEPH TRIA, 202	10/30/2023 14:12:03	INVESTIGATION FOLLOW	469 N MARKET BLVD
CARL DUNLAP, B154	10/30/2023 15:08:28	CIVIL-SERV PAPER	612 NW 5TH ST
NICHOLAS HOSKEY, 236	10/30/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE
JOSEPH TRIA, 202	10/31/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE
ERICA HAY, 238	10/31/2023 07:43:00	CIVIL	211 SW 2ND ST
CHRISTINE PETERS, 187	10/31/2023 08:42:21	PHONE COMPLT	174 S MARKET BLVD
JOSEPH TRIA, 202	10/31/2023 09:23:19	TRESPASSING	469 N MARKET BLVD
ERICA HAY, 238	10/31/2023 09:39:49	CIVIL	211 SW 2ND ST
KATHLEEN LONG, 189	10/31/2023 14:11:41	FCIC/NCIC HIT	754 NW 5TH ST
NICHOLAS HOSKEY, 236	10/31/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE
ENMANUEL SURIEL, 218	11/01/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE
ROBERT HANSEN, X133	11/01/2023 07:46:41	ALARM-COMRCL	522 N MARKET BLVD
ENMANUEL SURIEL, 218	11/01/2023 09:20:01	ATTEMPT TO CONTACT	85 E CENTRAL AVE
MICHAEL LARGE, T173	11/01/2023 09:41:29	INFORMATION	773 NW 10TH AVE
ENMANUEL SURIEL, 218	11/01/2023 11:26:27	DCF/ABUSE REG	349 S MARKET BLVD
CALEB ROSS, T139	11/01/2023 13:04:25	DCF/ABUSE REG	349 S MARKET BLVD
DONOVAN REYNOLDS, 176	11/01/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE
ENMANUEL SURIEL, 218	11/02/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE
	11/02/2023 06:33:28	911 HANGUP	102 NE 4TH AVE
WALTER PETERSON, 209	11/02/2023 06:51:53	TRAFFIC STOP	NW 6TH AVE
SHAWN WHITE, 244	11/02/2023 13:26:23	ACCIDENT W/ INJURIES	SR 471
ROBERT HANSEN, X133	11/02/2023 15:40:44	TRAFFIC ENFORCEMENT	773 NW 10TH AVE
DONOVAN REYNOLDS, 176	11/02/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE
JOSEPH TRIA, 202	11/03/2023 05:48:11	INVESTIGATION FOLLOW	NW 6TH AVE
	11/03/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE
ROBERT HANSEN, X133	11/03/2023 07:28:17	TRAFFIC ENFORCEMENT	349 S MARKET BLVD
JOSEPH TRIA, 202	11/03/2023 09:20:01	ATTEMPT TO CONTACT	85 E CENTRAL AVE
TYLER VIEU, 247	11/03/2023 13:51:12	DCF/ABUSE REG	920 OAK AVE
CARL DUNLAP, B154	11/03/2023 15:46:04	CIVIL-SERV PAPER	604 NW 5TH ST
CORBIN HRADECKY, 249	11/03/2023 19:47:01	TRAFFIC STOP	374 N MARKET BLVD

NICHOLAS HOSKEY, 236	11/03/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE
JOSEPH TRIA, 202	11/04/2023 06:15:01	BUILDING CHECK	447 NW 6TH AVE
RONDEZ MOORE, X129	11/04/2023 18:22:38	ACCIDENT W/ INJURIES	447 NW 6TH AVE
STEVEN NEUMANN, 184	11/04/2023 19:20:10	TRAFFIC STOP	NE 1ST ST
NICHOLAS HOSKEY, 236	11/04/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE
NICHOLAS HOSKEY, 236	11/04/2023 20:58:11	DISTURBANCE-NOISE	130 NW 2ND ST
	11/04/2023 21:08:03	SICK/INJURED	159 NW 2ND ST
	11/05/2023 00:16:26	SICK/INJURED	188 NE 1ST AVE
	11/05/2023 00:34:43	INFORMATION	CENTER GRADE RD
NICHOLAS HOSKEY, 236	11/05/2023 03:14:35	SUSPICIOUS VEH	302 N MARKET BLVD
JOSEPH TRIA, 202	11/05/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE
STEVEN NEUMANN, 184	11/05/2023 12:01:33	TRAFFIC STOP	N MARKET BLVD
NICHOLAS HOSKEY, 236	11/05/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE
ENMANUEL SURIEL, 218	11/06/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE
	11/06/2023 07:51:36	911 HANGUP	349 S MARKET BLVD
ENMANUEL SURIEL, 218	11/06/2023 09:20:00	ATTEMPT TO CONTACT	85 E CENTRAL AVE
ENMANUEL SURIEL, 218	11/06/2023 10:18:33	SUSPICIOUS INCIDENT	139 SW 3RD ST
JOHN GUINANE, X121	11/06/2023 10:48:27	ACCIDENT	329 N MARKET BLVD
MICHAEL BISHOP, S40	11/06/2023 11:48:52	ATTEMPT TO CONTACT	96 SW 1ST ST
	11/06/2023 12:42:48	SICK/INJURED	213 SW 1ST ST
ENMANUEL SURIEL, 218	11/06/2023 14:41:36	VIN VERIFICATION	2081 CR 740 126
DONOVAN REYNOLDS, 176	11/06/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE
ENMANUEL SURIEL, 218	11/07/2023 06:15:01	BUILDING CHECK	447 NW 6TH AVE
	11/07/2023 10:44:20	911 HANGUP	102 NE 4TH AVE
JOHN GUINANE, X121	11/07/2023 11:29:43	INVESTIGATION FOLLOW	85 E CENTRAL AVE
DONOVAN REYNOLDS, 176	11/07/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE
	11/08/2023 05:00:52	SICK/INJURED	SW 1ST ST
JOSEPH TRIA, 202	11/08/2023 06:15:01	BUILDING CHECK	447 NW 6TH AVE
	11/08/2023 06:47:54	911 HANGUP	71 SW 6TH ST
ROBERT HANSEN, X133	11/08/2023 07:26:34	TRAFFIC ENFORCEMENT	349 S MARKET BLVD
JOSEPH TRIA, 202	11/08/2023 09:20:00	ATTEMPT TO CONTACT	85 E CENTRAL AVE
RONNIE MURCHINSON, 225	11/08/2023 11:28:34	VIN VERIFICATION	233 SW 1ST ST
NICHOLAS TORCHIA, S56	11/08/2023 13:25:48	DCF/ABUSE REG	773 NW 10TH AVE
JOSEPH TRIA, 202	11/08/2023 13:59:41	SUSPICIOUS PERSON	871 NW 6TH ST
ROBERT HANSEN, X133	11/08/2023 14:36:29	TRAFFIC ENFORCEMENT	349 S MARKET BLVD
KATHLEEN LONG, 189	11/08/2023 16:34:55	TRAFFIC STOP	NE 1ST AVE
NICHOLAS HOSKEY, 236	11/08/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE
	11/09/2023 05:55:26	911 HANGUP	102 NE 4TH AVE
ERICA HAY, 238	11/09/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE
MICHAEL LARGE, T173	11/09/2023 15:23:17	MENTAL PATIENT	773 NW 10TH AVE
JOSEPH TRIA, 202	11/09/2023 16:11:28	RECOVERED PROPERTY	2810 C 478A
STEVEN NEUMANN, 184	11/09/2023 18:04:15	SUSPICIOUS PERSON	N MARKET BLVD
NICHOLAS HOSKEY, 236	11/09/2023 18:40:33	CITIZENS ASSIST	NW 7TH ST
GARRETT ALLEN, 181	11/09/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE
ENMANUEL SURIEL, 218	11/10/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE
	11/10/2023 09:20:00	ATTEMPT TO CONTACT	85 E CENTRAL AVE
ARIEL TORRES, 191	11/10/2023 11:49:47	TRAFFIC STOP	N MARKET BLVD

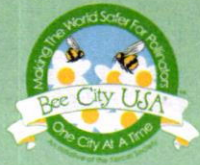
DONOVAN REYNOLDS, 176	11/10/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE
DONOVAN REYNOLDS, 176	11/10/2023 22:24:56	DISTURBANCE-VERBAL	738 NW 6TH ST
DONOVAN REYNOLDS, 176	11/11/2023 01:01:14	CRIMINAL MISCHIEF	811 NW 3RD ST
ENMANUEL SURIEL, 218	11/11/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE
DONOVAN REYNOLDS, 176	11/11/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE
ENMANUEL SURIEL, 218	11/12/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE
JUSTIN ST CLAIR, 210	11/12/2023 17:54:09	TRAFFIC STOP	7693 SR 471
DONOVAN REYNOLDS, 176	11/12/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE
TAYLOR VIEU, 232	11/13/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE
ROBERT HANSEN, X133	11/13/2023 07:23:31	TRAFFIC ENFORCEMENT	349 S MARKET BLVD
TAYLOR VIEU, 232	11/13/2023 09:20:00	ATTEMPT TO CONTACT	85 E CENTRAL AVE
KEAHNA JEFFERSON, X502	11/13/2023 11:36:33	ACCIDENT	160 NW 6TH AVE
KEAHNA JEFFERSON, X502	11/13/2023 11:36:44	ACCIDENT	599 N MARKET BLVD
TYLER VIEU, 247	11/13/2023 12:06:58	EXTRA PATROL	524 N MARKET BLVD
NICHOLAS HOSKEY, 236	11/13/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE
TAYLOR VIEU, 232	11/14/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE
ROBERT HANSEN, X133	11/14/2023 07:16:36	TRAFFIC ENFORCEMENT	349 S MARKET BLVD
TAYLOR VIEU, 232	11/14/2023 08:52:12	ATTEMPT TO CONTACT	85 E CENTRAL AVE
MICHAEL LARGE, T173	11/14/2023 09:47:24	DCF/ABUSE REG	773 NW 10TH AVE
CHANCE ROSA, Z186	11/14/2023 09:47:27	INVESTIGATION FOLLOW	NW 8TH AVE
GARRETT ALLEN, 181	11/14/2023 17:40:26	SUSPICIOUS VEH	469 N MARKET BLVD
NICHOLAS HOSKEY, 236	11/14/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE
ENMANUEL SURIEL, 218	11/15/2023 06:15:01	BUILDING CHECK	447 NW 6TH AVE
WALTER PETERSON, 209	11/15/2023 09:20:00	ATTEMPT TO CONTACT	85 E CENTRAL AVE
JOHN GUINANE, X121	11/15/2023 09:23:42	TRAFFIC CONTROL	349 S MARKET BLVD
ENMANUEL SURIEL, 218	11/15/2023 09:43:59	VIN VERIFICATION	41 NW 4TH AVE
ENMANUEL SURIEL, 218	11/15/2023 12:24:49	ATTEMPT TO CONTACT	445 NW 10TH AVE
JUSTIN ST CLAIR, 210	11/15/2023 17:13:49	TRAFFIC STOP	469 N MARKET BLVD
	11/15/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE
JUSTIN ST CLAIR, 210	11/16/2023 01:04:43	CITIZENS ASSIST	830 NW 3RD ST
	11/16/2023 05:26:50	ACCIDENT	787 NW 3RD ST
ENMANUEL SURIEL, 218	11/16/2023 06:15:01	BUILDING CHECK	447 NW 6TH AVE
ROBERT HANSEN, X133	11/16/2023 07:32:01	TRAFFIC ENFORCEMENT	349 S MARKET BLVD
ENMANUEL SURIEL, 218	11/16/2023 10:18:25	DISTURBANCE-UNK	2810 C 478A
JUSTIN ST CLAIR, 210	11/16/2023 19:52:30	JUVENILE	SR 471
JUSTIN ST CLAIR, 210	11/16/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE
TAYLOR VIEU, 232	11/17/2023 06:15:01	BUILDING CHECK	447 NW 6TH AVE
TAYLOR VIEU, 232	11/17/2023 07:34:10	ABANDON VEHICLE	85 E CENTRAL AVE
TAYLOR VIEU, 232	11/17/2023 09:20:00	ATTEMPT TO CONTACT	85 E CENTRAL AVE
MICHAEL LARGE, T173	11/17/2023 13:32:39	INFORMATION	773 NW 10TH AVE
NICHOLAS HOSKEY, 236	11/17/2023 17:46:54	CIVIL	302 NE 4TH ST
NICHOLAS HOSKEY, 236	11/17/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE
TAYLOR VIEU, 232	11/18/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE
	11/18/2023 08:04:16	INFORMATION	624 NW 3RD ST
ROBERTH MATA, K143	11/18/2023 18:30:30	TRAFFIC STOP	329 N MARKET BLVD
NICHOLAS HOSKEY, 236	11/18/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE
NICHOLAS HOSKEY, 236	11/19/2023 01:00:10	ACCIDENT	SR 471

TAYLOR VIEU, 232	11/19/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE
NICHOLAS HOSKEY, 236	11/19/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE
	11/19/2023 23:07:00	SICK/INJURED	836 E CENTRAL AVE
NICHOLAS HOSKEY, 236	11/19/2023 23:27:39	ASSIST OTHER AGENCY	836 E CENTRAL AVE
ENMANUEL SURIEL, 218	11/20/2023 05:55:44	CRIMINAL MISCHIEF	516 NW 3RD ST
WALTER PETERSON, 209	11/20/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE
SHAWN DECKARD, B126	11/20/2023 08:18:35	CIVIL-SERV PAPER	223 NE 9TH ST
ENMANUEL SURIEL, 218	11/20/2023 09:20:00	ATTEMPT TO CONTACT	85 E CENTRAL AVE
SHAWN DECKARD, B126	11/20/2023 10:27:36	CIVIL-SERV PAPER	374 N MARKET BLVD
SHAWN DECKARD, B126	11/20/2023 10:33:21	CIVIL-SERV PAPER	188 NE 1ST ST
WALTER PETERSON, 209	11/20/2023 12:38:42	MISSING PERSON	516 NW 3RD ST
	11/20/2023 12:39:03	911 HANGUP	102 NE 4TH AVE
	11/20/2023 12:51:25	SICK/INJURED	516 NW 3RD ST
SHAWN DECKARD, B126	11/20/2023 13:57:38	CIVIL-SERV PAPER	374 N MARKET BLVD
LACEY NORDLE, 162	11/20/2023 16:43:36	FIRE-VEHICLE	SR 471
DONOVAN REYNOLDS, 176	11/20/2023 17:14:55	OBSTRUCTION ON HWY	SE 1ST AVE
	11/20/2023 18:36:18	911 HANGUP	102 NE 4TH AVE
DONOVAN REYNOLDS, 176	11/20/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE
MICHAEL LARGE, T173	11/21/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE
SHAWN DECKARD, B126	11/21/2023 07:57:26	CIVIL-SERV PAPER	360 SE 3RD AVE
SHAWN DECKARD, B126	11/21/2023 10:20:14	CIVIL-SERV PAPER	360 SE 3RD AVE
WALTER PETERSON, 209	11/21/2023 11:38:04	ACCIDENT	374 N MARKET BLVD
	11/21/2023 17:49:46	911 HANGUP	102 NE 4TH AVE
DONOVAN REYNOLDS, 176	11/21/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE
TAYLOR VIEU, 232	11/22/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE
TAYLOR VIEU, 232	11/22/2023 09:20:00	ATTEMPT TO CONTACT	85 E CENTRAL AVE
TAYLOR VIEU, 232	11/22/2023 09:55:36	OBSTRUCTION ON HWY	342 SW 1ST ST
TAYLOR VIEU, 232	11/22/2023 12:02:53	INVESTIGATION FOLLOW	342 SW 1ST ST
TAYLOR VIEU, 232	11/22/2023 15:32:54	ANIMAL COMPLAINT	773 NW 10TH AVE
	11/22/2023 17:33:41	911 HANGUP	102 NE 4TH AVE
NICHOLAS HOSKEY, 236	11/22/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE
GARRETT ALLEN, 181	11/22/2023 20:21:08	TRAFFIC STOP	W CENTRAL AVE
NICHOLAS HOSKEY, 236	11/22/2023 20:33:02	CITIZENS ASSIST	E CENTRAL AVE
TAYLOR VIEU, 232	11/23/2023 06:15:01	BUILDING CHECK	447 NW 6TH AVE
NICHOLAS HOSKEY, 236	11/23/2023 19:18:58	DCF/ABUSE REG	413 NE 9TH ST
	11/23/2023 20:20:01	BUILDING CHECK	447 NW 6TH AVE
NICHOLAS HOSKEY, 236	11/23/2023 21:30:28	ATTEMPT TO CONTACT	773 NW 4TH ST B
GARRETT ALLEN, 181	11/23/2023 23:20:44	INFORMATION	SR 471
GARRETT ALLEN, 181	11/23/2023 23:53:52	INFORMATION	SR 471
	11/24/2023 00:13:08	INFORMATION	CENTER GRADE RD
ENMANUEL SURIEL, 218	11/24/2023 05:55:17	TRAFFIC STOP	S MARKET BLVD
ENMANUEL SURIEL, 218	11/24/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE
ENMANUEL SURIEL, 218	11/24/2023 09:20:00	ATTEMPT TO CONTACT	85 E CENTRAL AVE
ENMANUEL SURIEL, 218	11/24/2023 09:58:34	TRAFFIC STOP	NW 6TH AVE
JUSTIN ST CLAIR, 210	11/24/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE
ENMANUEL SURIEL, 218	11/25/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE
ENMANUEL SURIEL, 218	11/25/2023 10:03:52	DISTURBANCE-VERBAL	1010 E CENTRAL AVE 4

JUSTIN ST CLAIR, 210	11/25/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE
ENMANUEL SURIEL, 218	11/26/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE
PETER GLIM, S44	11/26/2023 07:15:39	SUSPICIOUS VEH	3583 CR 788
WALTER PETERSON, 209	11/26/2023 15:32:48	TRAFFIC STOP	40 SE 1ST ST
JUSTIN ST CLAIR, 210	11/26/2023 20:20:00	BUILDING CHECK	447 NW 6TH AVE
	11/27/2023 02:41:54	911 HANGUP	102 NE 4TH AVE
	11/27/2023 05:04:20	911 MISDIAL	854 OAK AVE
TAYLOR VIEU, 232	11/27/2023 06:15:00	BUILDING CHECK	447 NW 6TH AVE
TAYLOR VIEU, 232	11/27/2023 07:21:10	TRAFFIC ENFORCEMENT	349 S MARKET BLVD
TAYLOR VIEU, 232	11/27/2023 09:20:00	ATTEMPT TO CONTACT	85 E CENTRAL AVE
	11/27/2023 10:56:59	SICK/INJURED	326 NE 9TH AVE-OCALA



# 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	7	1	1

**Important Dates:**  
 12/21 Utility Turn-off for non-payment  
 12/22-25 City offices closed  
 1/1 City offices closed  
 1/15 Utility Payment Deadline to prevent late fees  
 1/18 6pm City Council Meeting, City Hall

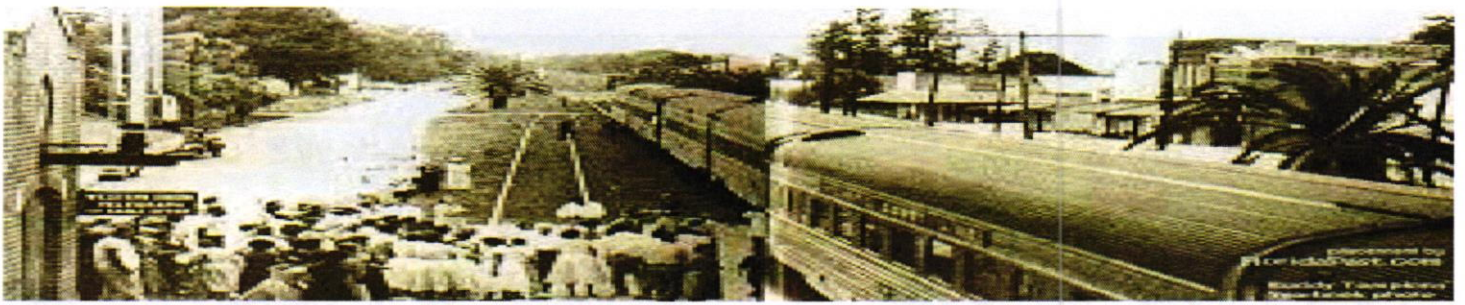


*Santa came to Webster!!*



*Merry Christmas Everyone!*

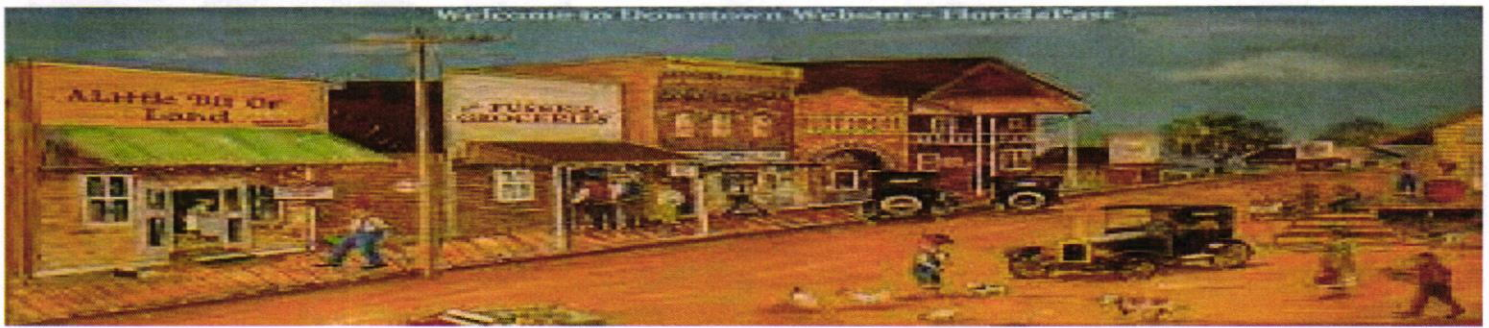




## Operational Activities—Administration

On-line payment processing—247	In office Payment Processing—367
New Accounts—7	Closed Accounts—2
Late Fee Assessments—118	Turn-offs—37
Notaries—8	Copy Requests—77
Faxes—7	New Account Impact Fees—1
Locates—31	Work orders created—188
Work Orders closed—186	Business License Processed—107
Container Permit Renewals—2	New Code Enforcement Cases—1
Follow-up on existing Code Enforcement Cases—1	Code Enforcement Liens—0
Code Enforcement Foreclosures—0	Public Records Request—1
Checks Processed for Payments—51	Purchase Orders—86
Utility Batches/Balancing—40	Community Hall Rental—3

- Entered Meter Reads and processed utility bills for 507 utility accounts
- Reviewed Waste Management Bill for accuracy of billed/type of accounts
- Processed Bureau of Labor and Statistics Report
- Worked with council members and city attorney for ordinances/resolutions related to the city
- Opened and disbursed incoming mail
- Created/Processed P&Z and Council agendas, minutes, and packets
- Attended City Manager meeting with County and other municipalities
- Discussions/meetings with County, Public and Developers on upcoming ordinances
- Verifying charges on invoices for payment, matching receipts for fuel and creating payments
- Entering GL Entries for all income on FLAIR Report
- Entering any GL Entries for payments processed electronically
- Updating the Utilities (Duke/SECO) spreadsheet
- Processing PO's for monthly recurring payments
- Reconciliation/verification of income and expenses on bank statements
- Scanning of all documents pertaining to GL Entry and Payments processed
- Verification of correct documents, amounts, etc. for daily deposits
- Verify charges and reimbursements on credit cards
- Prepare Finance Report for monthly Council meeting
- Processing payroll checks for all employees
- Calculate and enter 941 tax payments for payroll period
- Completing GL entry for 941 taxes and FRS paid
- Verifying and entering FRS Monthly payment for employees
- Process Council checks and direct deposits
- Review and update transfers for City of Bushnell Utilities and update spreadsheet
- Prepare for and hold Founder's Day event
- Prepare for Christmas Parade and Light Up Webster
- Working with attorney and Center Hill on ARPA funds
- Order supplies for completion of bathroom and closet in City Hall



## Operational Activities—Public Works

Work orders processed—188

Utility turn-off—37

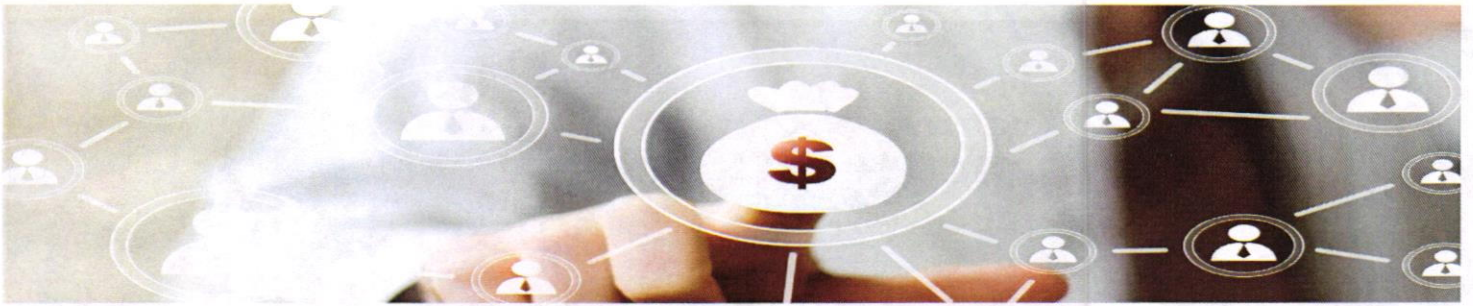
Utility account turn-on—44

Locates—31

Other—76

- Right of way trimming around the city continuous throughout the month.
- Used new automatic meter reading system to conduct Data Logs of various meters throughout the city.
- Automatic meter reading system used to do meter reading.
- Conducted multiple utility locates throughout the city.
- Construction of Multi use path in progress on Hwy 471. Had multiple site visits with Ranger Construction
- Performed routine service on public works trucks.
- Checked chemical levels at North and South wells.
- Ran portable generators, north well and Master Lift station generator to ensure they work properly.
- Lift station route ran two times a week to ensure proper operation and document station operations.
- Park checks conducted daily at Sam Harris Park and Hewitt Park to ensure areas are clean and address any issues.
- Extra garbage and debris pick-up around the city.
- Mowed, weedeated, edged and pulled weeds at City Hall.
- Monthly Webster/Bushnell Interconnect sample for sewer.
- Greased handheld tools to ensure proper function and serviceability.
- Jamie Hope from Florida Rural Water Association stopped by to provide training on lift station issues.
- Gathered information about Master Lift station for Mittauer & Associates in reference to CDBG Grant.
- Set up for Founder's Day activities.
- Ranger Construction hit a water main line near Thompkins Florist doing work for multiuse path.
- Met with Art Walker construction to locate the water main line at Hwy 48 & SR 471 for water line inter connect with Center Hill.
- Pressure washed all swing frames on Central Ave. in preparation for Light up Webster.
- Ranger Construction hit a sewer service line at 256 S Market Blvd. RCM on site to repair.
- SERCAP on site to conduct GIS mapping of city sewer and water assets.
- Donnie Morrison from FRWA stopped by for a site visit and address any issues the city had.
- Met with Ranger Construction and URE about fire hydrant relocation and issues.
- Put up lights and Christmas cards on Central Ave in preparation for Parade and Light Up Webster.
- Met with USG Water, service contract company for water tower, about the scope of contract coverage.
- Repaired multiple sewer stub outs and clean outs around the city.
- Repair hose bib on playground at Hewitt Park.
- Replaced float on a grinder pump on NW 5th St.
- All City right of ways mowed. Sam Harris and Hewitt Park mowed. North and South Well mowed.
- Performed maintenance on mowers, bushhog and tractors.
- Built cover for A/C duct at Public Works.
- Repair clogged toilet at Hewitt Park bathrooms.
- Ralph came in on Saturday, November 11th, to set table, chairs and trash cans for bike rally rest stop.
- Attended virtual progress meetings for multiuse path on SR 471.

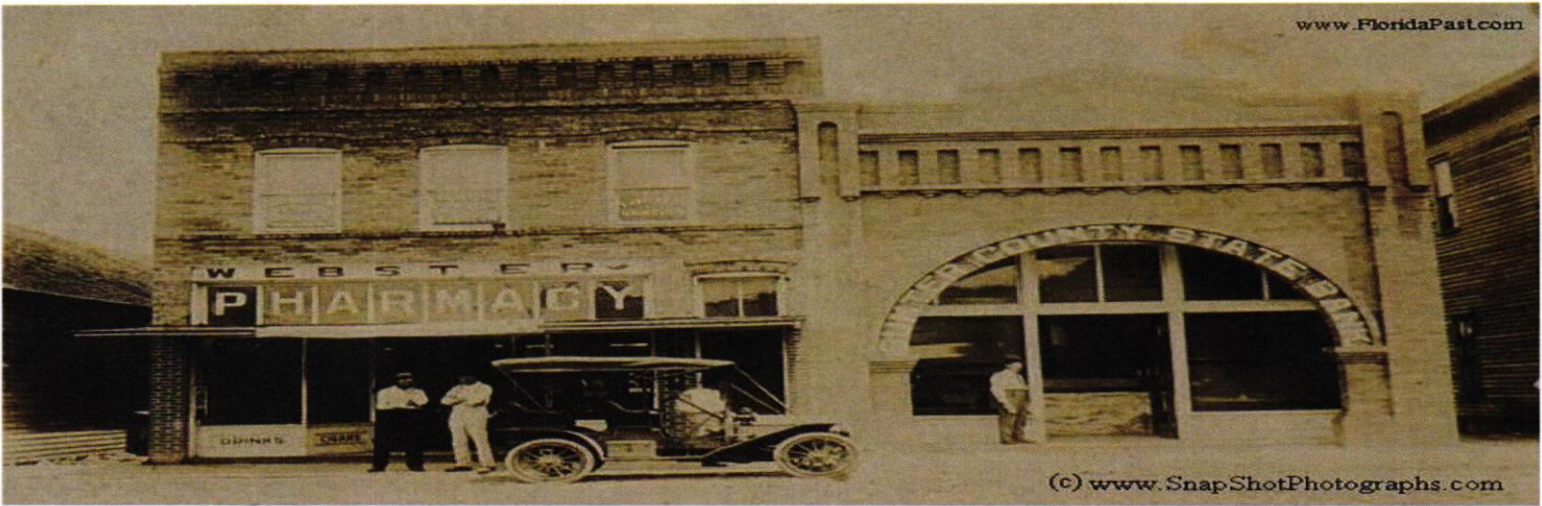




**REVENUE AND LOSS 2023**

<b>FUND</b>	<b>REVENUE</b>	<b>November</b>
101	GENERAL FUND	\$211,923.11
104	TRANSPORTATION	\$4,934.00
105	CDBG GRANT	\$0.00
430	WATER	\$20,212.04
440	GARBAGE	\$18,778.34
450	SEWER	\$44,233.23
460	IMPACT FEES	\$4,500.00
	<b>TOTAL REVENUE</b>	<b>\$304,580.72</b>
	<b>EXPENSE</b>	
101-1011	GENERAL FUND-ADMIN	\$42,855.86
101-2021	GENERAL FUND-SCSO	\$13,891.60
101-7072	GENERAL FUND-PUBLIC WORKS	\$19,364.35
104	TRANSPORTATION	\$4,985.39
105	CDBG GRANT	\$0.00
430	WATER	\$20,384.82
440	GARBAGE	\$20,978.63
450	SEWER	\$31,031.62
	<b>TOTAL EXPENSE</b>	<b>\$153,492.27</b>
	<b>REVENUE/LOSS</b>	<b>\$151,088.45</b>





(c) www.SnapShotPhotographs.com

# What's Happening in Webster

City of Webster

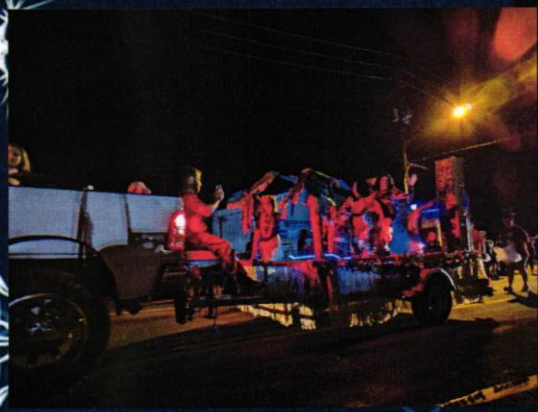
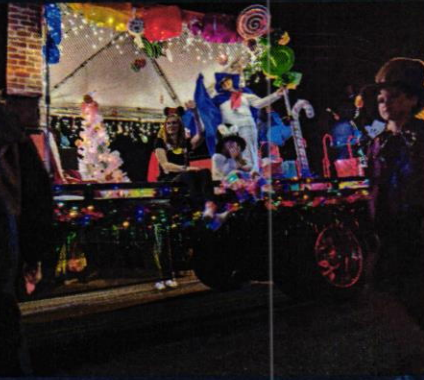
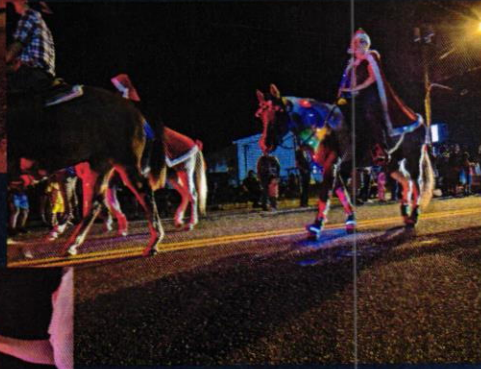
Business Decorating Contest



Winners



# Webster Christmas Parade



ORDINANCE NO. 2023-27

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**LEGAL DESCRIPTION**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



**SECTION 7. EFFECTIVE DATE.**

This Ordinance shall take effect immediately upon passage and adoption.

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

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

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

**APPROVED AS TO FORM AND  
LEGALITY:**

**ATTEST:**

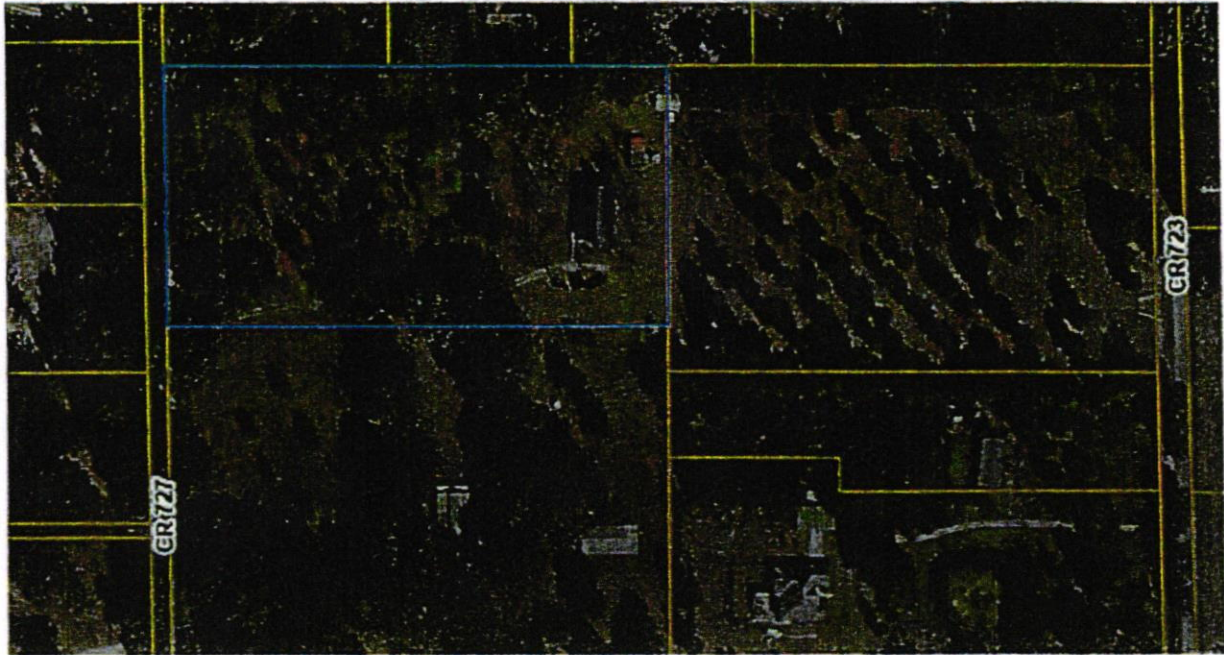
\_\_\_\_\_  
Amy Flood, City Clerk

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

Exhibit A

Parcels: (T07-050)

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



PETITION FOR VOLUNTARY ANNEXATION

(Sec. 171.044, Florida Statutes)

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

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

Geri Thornton

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

SUMTER COUNTY  
PARCEL NUMBER T07-050

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

Petitioner(s) hereby state:

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

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

OWNER(S) OR LEGAL REPRESENTATIVE

[Signature]  
Signature

Kim Dephart  
Witness

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Witness

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

Personally known to me or identification provided Drivers license.



Amy Ruth Flood  
Notary Signature

OFFICIAL USE ONLY:

Received:

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

Present City Zoning November 9, 2023



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

November 10, 2023

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

Re: Annexation of Parcel T07-050

Mr. Arnold:

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

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

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

Regards

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

# LOCALiQ

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

PO Box 631244 Cincinnati, OH 45263-1244

## **PROOF OF PUBLICATION**

Amy Flood  
City Of Webster  
85 E CENTRAL AVE  
WEBSTER FL 33597

STATE OF WISCONSIN, COUNTY OF BROWN

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

12/14/2023

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 12/14/2023

Legal Clerk

Notary, State of WI County of Brown

My commission expires

Publication Cost: \$95.32

Order No: 9561321

Customer No: 526687

PO #:

# of Copies:

1

#9561321 12/14/23

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

## ORDINANCE NO. 2023-27

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

This item will be heard at the Webster City Council Meeting of December 21, 2023, at 6pm. Webster City Hall Council Chambers, 85 E. Central Ave., Webster, FL 33597.

KAITLYN FELTY  
Notary Public  
State of Wisconsin

**ORDINANCE NO. 2023-28**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

**PASSED AND ENACTED this 18th day of January, 2024.**

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

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

**Approved as to form and Legality:**

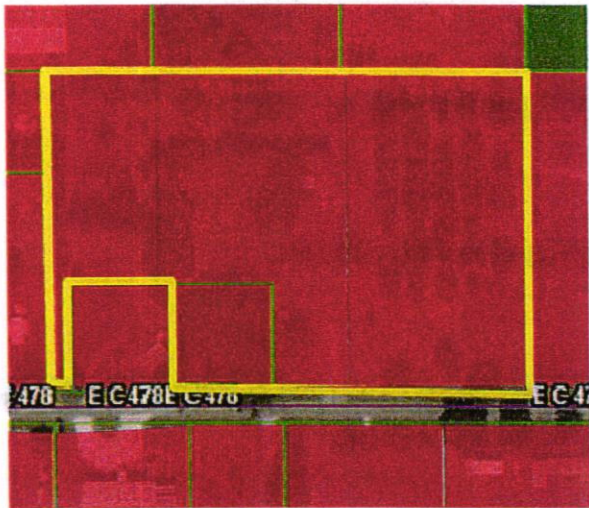
**ATTEST:**

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

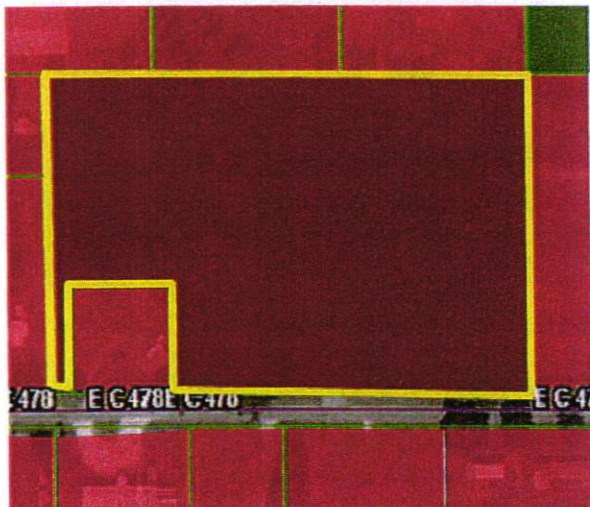
\_\_\_\_\_  
**William L. Colbert  
City Attorney**

# ATTACHMENT 1




## Future Land Use Map



Existing Future Land Use Designations



Proposed Future Land Use Designations

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

ATTACHMENT 2  
Legal Description

**Parcels N36-219 AND N36-101**

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

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

AND

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

LESS

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

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

**PLANNING & ZONING**  
**DECEMBER 14, 2023**

**CITY COUNCIL**  
**DECEMBER 21, 2023**  
**JANUARY 18, 2024**

**CASE NUMBER:** SS-23-18816

**LANDOWNER:** Alice and John Wintersteen, and Reinaldo Rose

**APPLICANT:** City of Webster

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

**PARCEL NUMBER:** N36-101 and N36-219

**LEGAL DESCRIPTION:** See Attachment 1.

**PARCEL SIZE:** 14 acres MOL

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

**GENERAL DESCRIPTION AND BACKGROUND**

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

## LAND USE SUITABILITY

### Urban Sprawl

The proposed amendment displays none of the sprawl indicators as identified in Florida Statutes Chapter 163.3177.9(a) and meet four (4) of the sprawl test criteria in Florida Statutes Chapter 163.3177.9(b) (Attachment 2).

### Environmental Resources

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

### Historic Resources

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

### Population and Housing

The proposed amendment will not impact the availability of housing.

## CONCURRENCY ANALYSIS

### Potable Water & Sewer

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

### Stormwater Drainage

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

## CONSISTENCY WITH POLICIES OF THE COMPREHENSIVE PLAN

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

### **Policy 1.2.9 General Commercial**

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

- a. General commercial may be located within or outside the UDA;
- b. The maximum floor area ratio when located within a Primary Economic Activity Center is 0.7;
- c. The maximum floor area ratio when located inside the UDA boundary is 0.5; and
- d. The maximum floor area ratio when located outside the UDA is 0.3.

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

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

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

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

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

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

*PUD development is an option when the property is redeveloped.*

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

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

**PROPOSED AMENDMENT TO THE CAPITAL IMPROVEMENTS PLAN**

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

**CONCLUSIONS**

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

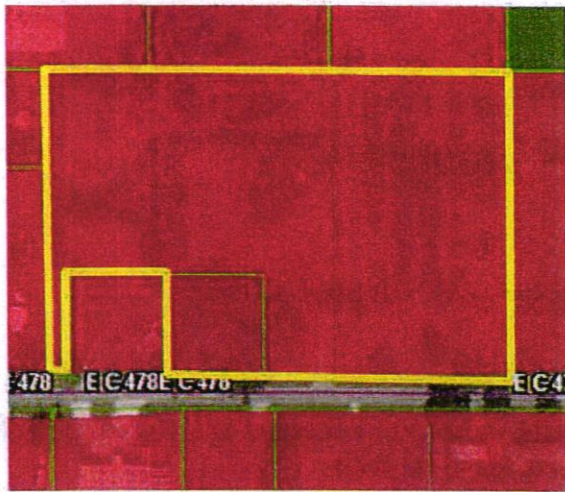
**Notices Sent: 19**

Map 1  
General Location

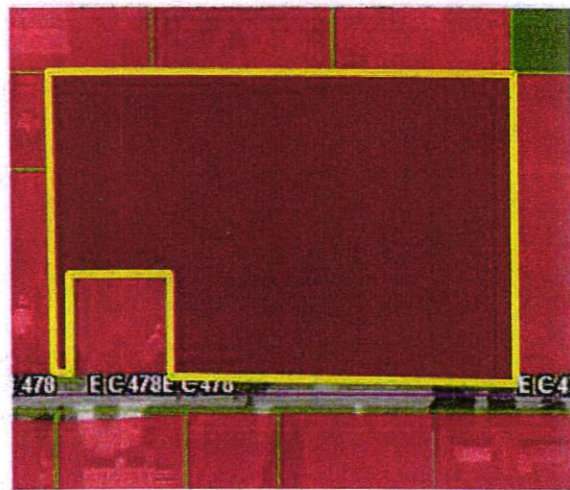







## Future Land Use Map



Existing Future Land Use Designations



Proposed Future Land Use Designations

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

Attachment 1

**Parcels N36-219 AND N36-101**

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

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

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

**Attachment 2**  
**URBAN SPRAWL ANALYSIS**

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

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

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

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

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

AFFIDAVIT OF PUBLICATION

Sumter Sun Times

Published Weekly

Sumter County, Florida

Case No. SST/WINTERSTEEN LEGAL AD

STATE OF FLORIDA
COUNTY OF SUMTER

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

November 30, 2023

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

Handwritten signature of Jessica Whaley

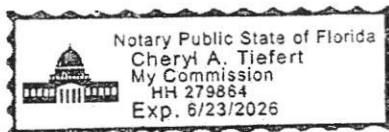
Sworn to and subscribed before me this 30th day of November 2023 by Jessica Whaley, who is personally

Handwritten signature of Cheryl A. Tiefert

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

00037612 00142515

Sumter County BOCC
7375 Powell Road
Wildwood, FL 34785



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

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

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

And AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA PROVIDING FOR THE REZONING OF REAL PROPERTY TOTALING 14 ACRES, MORE OR LESS, IN SIZE (TAX PARCEL IDENTIFICATION NUMBERS N36-101 AND N36-219 ) WITHIN THE CITY LIMITS (MAP OF PROPERTY ATTACHED) TO CL, LIGHT COMMERCIAL ZONING DISTRICT; PROVIDING FOR THE TAKING OF IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR THE ADOPTION OF A MAP BY REFERENCE; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

Both ordinances are for properties owned by Alice and John Wintersteen (N36- 219) and Rose Reinaldo (N36-101) described as follows: LOCATED IN THE NORTH 1/2 OF THE SOUTH 1/2 OF SEC 36, TWP 21S, RNG 22 E, - Full legal description available upon request.

Requested action:
SS-23-18611: Small scale comprehensive plan amendment to change the future land use from Commercial (County) to Commercial (Webster) on 14 acres MOL following annexation.
R-23-018612: Rezone the same property from RR1 (Rural Residential -County) to CL (Light Commercial- Webster).

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

Planning and Zoning Board
6:00 PM, December 14, 2023

City Council - first reading
6:00 PM, December 21, 2023

City Council - second reading and final votes
6:00 P.M., January 18, 2023

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

The proposed ordinances may be inspected at City Hall between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday or Sumter County Development Services Department located at 7375 Powell Road, Suite 115, Wildwood, FL, between the hours of 7:30 A.M. and 4:00 P.M. Monday through Friday.

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

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

**ORDINANCE NO. 2023-29**

**AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA PROVIDING FOR THE REZONING OF REAL PROPERTY TOTALING 14 ACRES, MORE OR LESS, IN SIZE (TAX PARCEL IDENTIFICATION NUMBERS N36-101 AND N36-219 ) WITHIN THE CITY LIMITS (MAP OF PROPERTY ATTACHED) TO CL, LIGHT COMMERCIAL ZONING DISTRICT; PROVIDING FOR THE TAKING OF IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR THE ADOPTION OF A MAP BY REFERENCE; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.**

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

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

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

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

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

herein in accordance with the requirements and procedures mandated by State law.

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

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

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

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

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

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

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

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

Ordinance.

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

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

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

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

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



PASSED AND ENACTED this 18th day of January, 2024.

CITY COUNCIL OF THE CITY  
OF WEBSTER, FLORIDA

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

Approved as to form and

*ATTEST:*  
Legality:

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

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

**Attachment A  
Legal Description**

**Parcels N36-219 AND N36-101**

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

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

AND

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

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RUN W 173.14 FT N 210 FT E 210 FT S 210 FT W 36.86 FT TO POB

Map



**CITY OF WEBSTER  
REZONING APPLICATION**

**PLANNING & ZONING  
DECEMBER 14, 2023**

**CITY COUNCIL  
DECEMBER 21, 2023  
JANUARY 18, 2024**

**CASE NUMBER:** R-23-018819

**LANDOWNERS:** Alice and John Wintersteen, and Reinaldo Rose

**APPLICANT:** City of Webster

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

**PARCEL NUMBERS:** N36-101 and N36-219

**LEGAL DESCRIPTION:** See Attachment.

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

**EXISTING USE:** house and commercial parking

**FUTURE LAND USE:** Commercial (concurrent application)

**PARCEL SIZE:** 14 acres MOL

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

**SURROUNDING LAND USE AND ZONING**

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

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

#### **CASE SUMMARY**

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

#### **CASE ANALYSIS:**

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

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

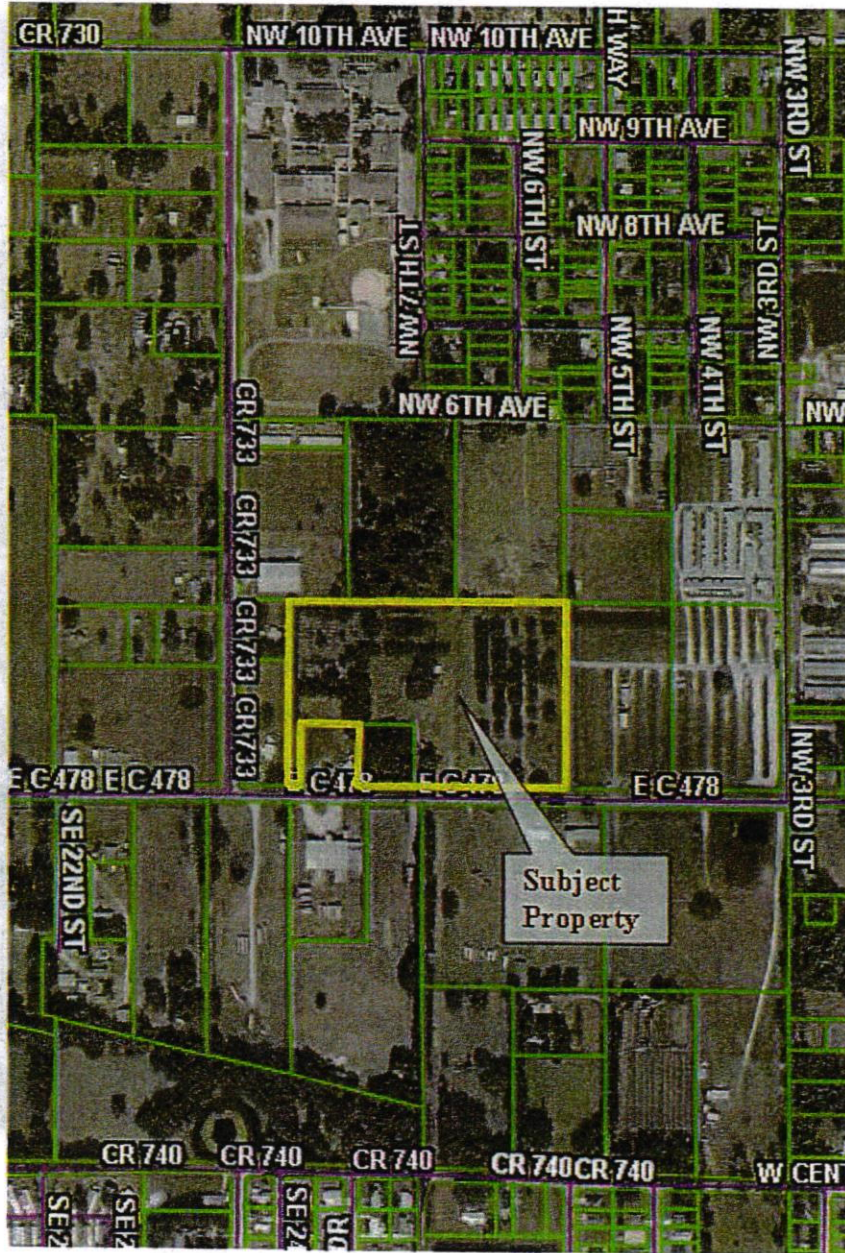
- a) Change of conditions, or absence of changed conditions.  
*The property has been annexed into Webster and needs to be adopted onto the City zoning map.*
- b) Community need, or lack of community need.  
*The requested rezoning will allow commercial redevelopment in a commercial area.*
- c) Benefits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

#### **DEVELOPMENT SERVICES DEPARTMENT STAFF CONCLUSIONS**

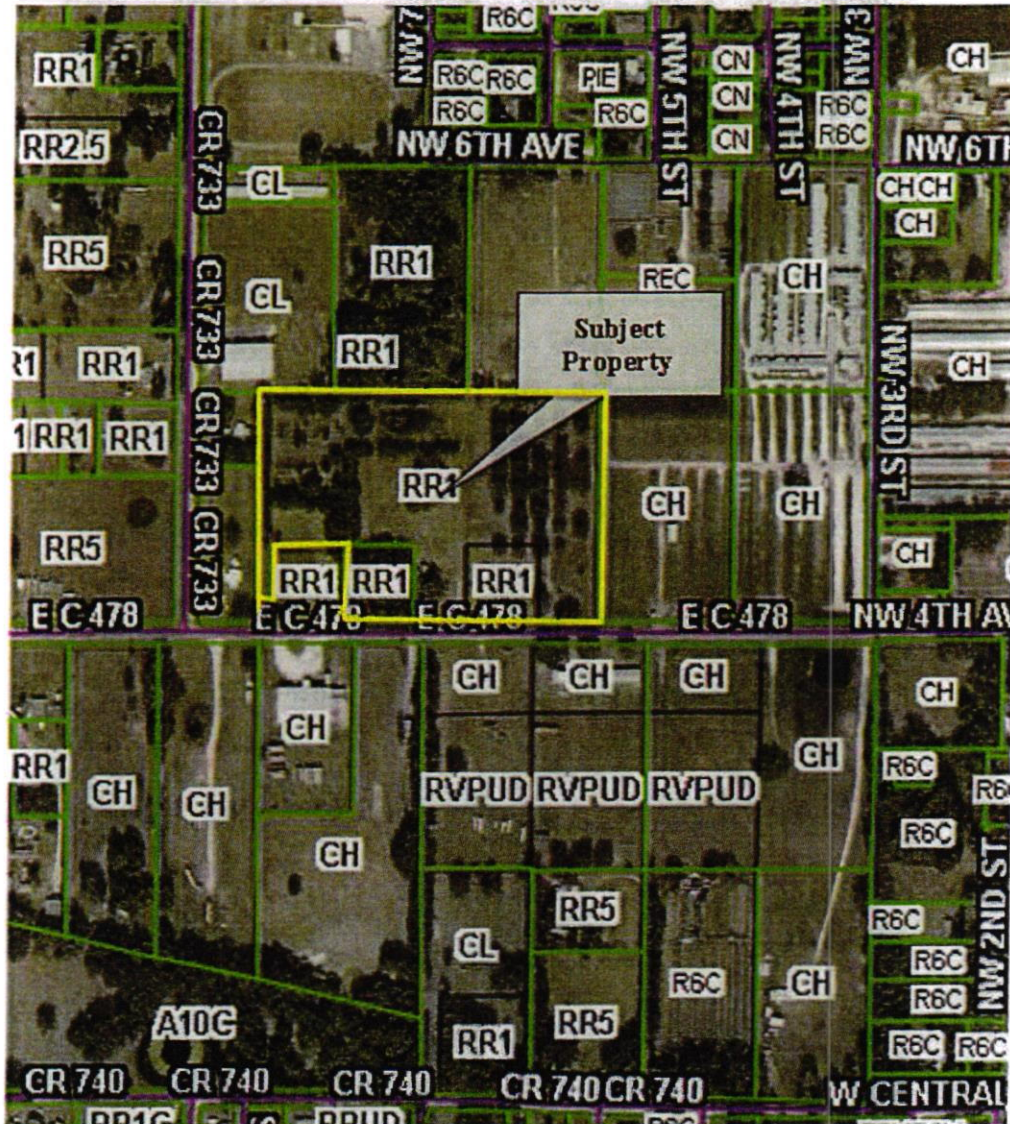
Staff deemed the application sufficient for review. Staff has found the request in compliance with the minimum requirements of the Webster Land Development Code and Comprehensive Plan and recommends approval contingent upon approval of future land use amendment SS-23-18816.

**Notices Sent: 19**

Map 1  
General Location



Map 2  
Surrounding Zoning Assignments



**ORDINANCE NO. 2023-30**

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

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

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

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

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

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



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

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

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

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

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

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

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

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

(a). The Future Land Use Plan Element of the *Comprehensive Plan of the City of Webster* and the City's Future Land Use Map are hereby amended by changing the land use designation from the Agricultural (County) land use designation to the Rural

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

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

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

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

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

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

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

CITY COUNCIL OF THE CITY OF  
WEBSTER, FLORIDA

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

**ATTEST:**

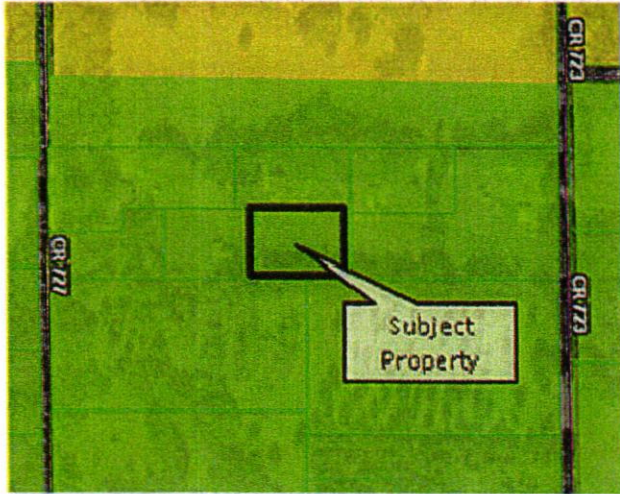
Approved as to form and Legality:

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

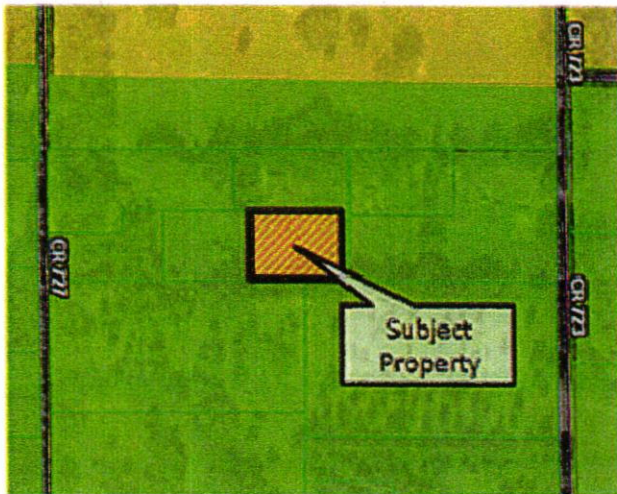
\_\_\_\_\_  
William L. Colbert  
City Attorney

ATTACHMENT 1




Future Land Use Map



Existing Future Land Use Designations

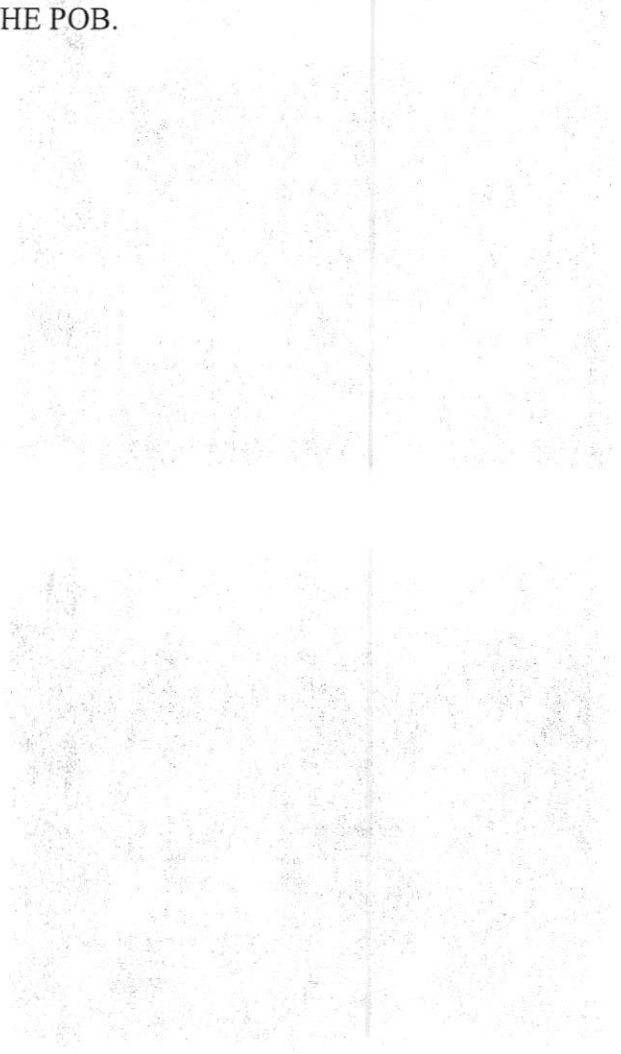


Proposed Future Land Use Designations

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

ATTACHMENT 2  
Legal Description

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



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

**PLANNING & ZONING**  
**DECEMBER 14, 2023**

**CITY COUNCIL**  
**DECEMBER 21, 2023**  
**JANUARY 18, 2024**

**CASE NUMBER:** SS-23-18611

**LANDOWNER:** Geri and Tyris Thornton

**APPLICANT:** City of Webster

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

**PARCEL NUMBER:** T07-050

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

**PARCEL SIZE:** 0.95 acres MOL

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

**GENERAL DESCRIPTION AND BACKGROUND**

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

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

## **LAND USE SUITABILITY**

### Urban Sprawl

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

### Environmental Resources

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

### Historic Resources

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

### Population and Housing

The proposed amendment will not impact the availability of housing.

## **CONCURRENCY ANALYSIS**

### Potable Water & Sewer

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

### Stormwater Drainage

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

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

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

### **Policy 1.2.5 Rural Residential**

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

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

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

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

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

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

- a. Rezoning and future land use amendments shall consider potential maximum impacts of the potential land uses; and  
*The requested future land use assignment is consistent with the surrounding neighborhood where homes are located on lots greater than one-half acre.*
- b. The use of clustering, PUD, or other innovative development techniques shall be considered to assure the compatible transition between differing land uses and zoning districts.  
*PUD development would not be appropriate for this parcel.*

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

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

**PROPOSED AMENDMENT TO THE CAPITAL IMPROVEMENTS PLAN**

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

**CONCLUSIONS**

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

**Notices Sent: 13**

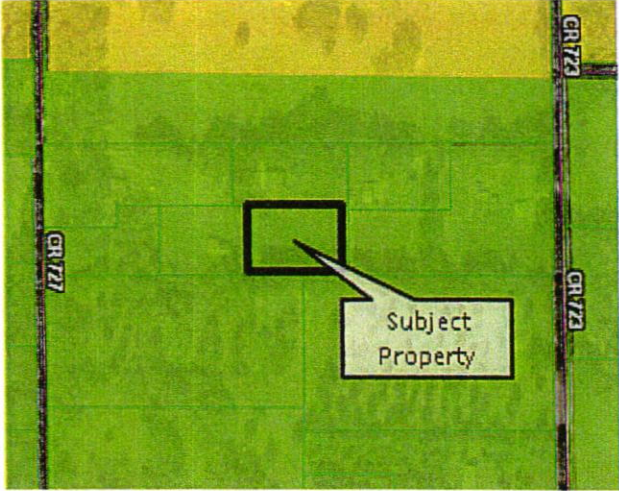


Map 1  
General Location

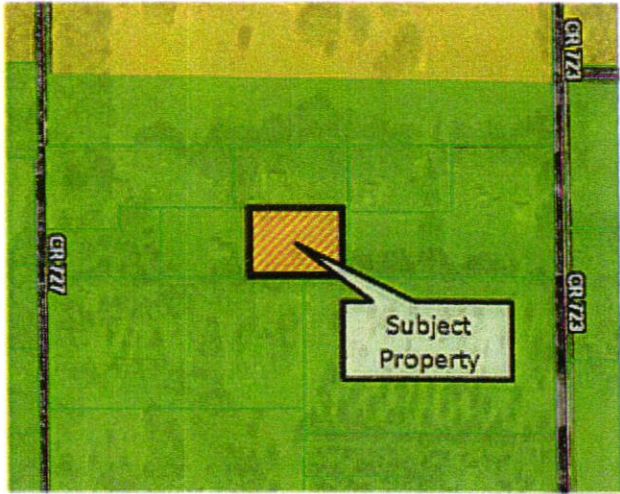







**Future Land Use Map**



Existing Future Land Use Designations



Proposed Future Land Use Designations

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

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

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

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

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

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

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

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

AFFIDAVIT OF PUBLICATION

Sumter Sun Times

Published Weekly

Sumter County, Florida

Case No. WEBSTER/NOTICE OF INTENT

STATE OF FLORIDA
COUNTY OF SUMTER

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

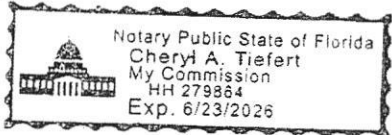
November 23, 2023

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

Jessica Whaley
Jessica Whaley

Sworn to and subscribed before me this 23rd day of November 2023 by Jessica Whaley, who is personally

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



00037612 00142230
Sumter County BOCC
7375 Powell Road
Wildwood, FL 34785

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

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

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

And AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA PROVIDING FOR THE REZONING OF REAL PROPERTY TOTALING 0.95 ACRES, MORE OR LESS, IN SIZE (TAX PARCEL IDENTIFICATION NUMBER T07-050) WITHIN THE CITY LIMITS (MAP OF PROPERTY ATTACHED) TO R4C, SUBURBAN RESIDENTIAL ZONING DISTRICT; PROVIDING FOR THE TAKING OF IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR THE ADOPTION OF A MAP BY REFERENCE; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

Both ordinances are for property being annexed into the City of Webster, owned by Geri and Tyrin Thornton; generally described as follows: LOT 5- BEGIN 362.00 FT SOUTH AND 552.42 FT EAST OF THE NW CORNER OF THE NW 1/4 OF THE NE 1/4 OF SEC 7, TWP 22 S, RNG 23 E, RUN SOUTH 175.00 FT, EAST 239.52 FT, NORTH 175.00 FT, WEST 239.52 FT TO THE POB.

Requested action:
SS-23-18611: Small scale comprehensive plan amendment to change the future land use from Agricultural (County) to Rural Residential (Webster) on 0.95 acres MOL following annexation.
R-23-018612: Rezone the same property from R2M (County) to R4C (Webster).

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

Planning and Zoning Board
6:00 PM, December 14, 2023

City Council - first reading
6:00 PM, December 21, 2023

City Council - second reading and final votes
6:00 P.M., January 18, 2023

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

The proposed ordinances may be inspected at City Hall between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday or Sumter County Development Services Department located at 7375 Powell Road, Suite 115, Wildwood, FL, between the hours of 7:30 A.M. and 4:00 P.M. Monday through Friday.

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

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

**ORDINANCE NO. 2023-31**

**AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA PROVIDING FOR THE REZONING OF REAL PROPERTY TOTALING 0.95 ACRES, MORE OR LESS, IN SIZE (TAX PARCEL IDENTIFICATION NUMBER T07-050) WITHIN THE CITY LIMITS (MAP OF PROPERTY ATTACHED) TO R4C, SUBURBAN RESIDENTIAL ZONING DISTRICT; PROVIDING FOR THE TAKING OF IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR THE ADOPTION OF A MAP BY REFERENCE; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.**

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

**PASSED AND ENACTED this 18th day of January, 2024.**

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

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

**Approved as to form and**

**ATTEST:  
Legality:**

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

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

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

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

Map



**CITY OF WEBSTER  
REZONING APPLICATION**

**PLANNING & ZONING  
DECEMBER 14, 2023**

**CITY COUNCIL  
DECEMBER 21, 2023  
JANUARY 18, 2024**

**CASE NUMBER:** R-23-018612

**LANDOWNER:** Geri and Tyris Thornton

**APPLICANT:** City of Webster

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

**PARCEL NUMBERS:** T07-050

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

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

**EXISTING USE:** vacant-house under construction

**FUTURE LAND USE:** Rural Residential (concurrent application)

**PARCEL SIZE:** 0.95 acres MOL

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

## **SURROUNDING LAND USE AND ZONING**

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

## **CASE SUMMARY**

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

## **CASE ANALYSIS:**

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

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

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

## **DEVELOPMENT SERVICES DEPARTMENT STAFF CONCLUSIONS**

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

**Notices Sent: 13**

Map 1  
General Location



Map 2  
Surrounding Zoning Assignments

