



AGENDA
PLANNING AND ZONING BOARD
CITY OF WEBSTER
Webster City Hall, 85 E. Central Avenue
November 13, 2025 - 6:00 P.M.

I. CALL TO ORDER

Pledge of Allegiance, Invocation

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

Planning & Zoning – September 11, 2025

III. PUBLIC HEARING

Ordinance 2023-36 – Annexation -Parcel ID N25-141 - Zapatta

M_____ S_____ Roll Call Vote

Ordinance 2023-37 – Comprehensive Plan Amendment -Parcel ID N25-141 - Zapatta

M_____ S_____ Roll Call Vote

Ordinance 2023-38 – Rezoning -Parcel ID N25-141 - Zapatta

M_____ S_____ Roll Call Vote

IV. 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

September 11, 2025

Planning and Zoning Special Master Meeting

6:00 P.M.

I. CALL TO ORDER

Special Master Amanda Boggus called the meeting of the City of Webster Planning and Zoning Special Master Meeting to order at 6:01p.m.

II. APPROVAL OF THE MINUTES

Special Master Boggus approved the July 10, 2025, minutes.

III. PUBLIC HEARING

County Planner Bradley Arnold and Gabriela Castro from Inspire Placemaking Collective apprised the board about changes to the land development code update, Ordinance 2025-34.

County Manager Bradley Arnold addressed resident Sandra McClanahan's comments.

Special Master Boggus approved Ordinance 2025-35, Land Development Code Update.

IV. NEW BUSINESS

IV. ADJOURNMENT

Meeting adjourned at 6:32 P.M.

Deanna Naugler, City Manager

Attest:

Amy Flood, City Clerk

ORDINANCE NO. 2025-36

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA, ANNEXING BY VOLUNTARY PETITION CERTAIN REAL PROPERTY TAX IDENTIFICATION PARCEL NUMBERS N25-141 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, Emiliano Ray Zapata, 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
N25-141	Emiliano Ray Zapata

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 18th day of December, 2025.

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

Ana Vigoa, Mayor

ATTEST:

Approved as to form and legality:

Amy Flood

City Clerk

Andrew Hand

City Attorney

Exhibit A
Legal Description and Map

Parcels: (N25-141)

Commence at the Northwest corner of Section 25, Township 21 South, Range 22 East, Sumter County, Florida; Thence South $00^{\circ}10'15''$ West, along the West line of said Section 25, a distance of 1668.67 feet; thence South $89^{\circ}51'05''$ East, departing from said West line, a distance of 227.77 feet; thence South $00^{\circ}10'15''$ West, a distance of 747.96 feet to the Point of Beginning; thence continue South $00^{\circ}10'15''$ West, a distance of 208.36 feet to a point on the North right-of-way line of County Road 722, thence South $89^{\circ}43'55''$ East, along said North right-of-way line, a distance of 208.91 feet; thence North $00^{\circ}05'58''$ East, a distance of 208.92 feet to a point on the North line of the South 230.00 feet of the West 1/2 of the West 1/2 of the Northwest 1/4 of said Section 25; thence North $89^{\circ}53'09''$ West, along said North line, a distance of 208.65 feet, to the Point of Beginning. All lying and 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:

Emiliano Rey Zabala

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

SUMTER COUNTY

PARCEL NUMBER

N25-141

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 within 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 10 day of October, 2025.

OWNER(S) OR LEGAL REPRESENTATIVE

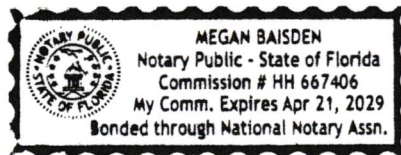
[Signature]
Signature

[Signature]
Witness

Signature

Witness

This petition was acknowledged before me on 10 day of October, 2025. Personally known to me or identification provided Drivers License.



[Signature]
Notary Signature

OFFICIAL USE ONLY:

Received: City of Webster, Florida, on 21st day of October, 2025

Present City Zoning November 13, 2025.



ORDINANCE NO. 2025-37

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA AMENDING THE CITY OF WEBSTER COMPREHENSIVE PLAN, PROVIDING FOR AMENDMENT OF THE FUTURE LAND USE MAP OF THE FUTURE LAND USE ELEMENT OF THE CITY OF WEBSTER COMPREHENSIVE PLAN RELATIVE TO CERTAIN REAL PROPERTY, APPROXIMATELY 1 ACRE (TAX PARCEL IDENTIFICATION NUMBER N25-141), AND DESCRIBED IN THIS ORDINANCE FROM THE AGRICULTURE FUTURE LAND USE DESIGNATION (COUNTY) TO THE RURAL RESIDENTIAL FUTURE LAND USE DESIGNATION; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ASSIGNMENT OF THE LAND USE DESIGNATION FOR THE PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR RATIFICATION OF PRIOR ACTS OF THE CITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Emiliano Ray Zapata, mailing address: 2401 CR 722, Webster, FL 33597 (Tax Parcel Identification Number N25-141), is the owner of the property which is the subject of this Ordinance; and

WHEREAS, the real property, totaling 1 +/- acre in size, is located on the north side of CR 722 and between CR 747 and SE 23rd Dr.; and

WHEREAS, Emiliano Ray Zapata initiated voluntary annexation into the municipal limits of the City of Webster, Florida.; and

WHEREAS, the City Manager of the City of Webster pursuant to the controlling provisions of Florida Statutes and the Code of Ordinances of the City of Webster, is petitioning to have the subject property reassigned from the County Agriculture future land use designation to the Rural Residential future land use designation;

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

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

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

SECTION 1. LEGISLATIVE FINDINGS AND INTENT.

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

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

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

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

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

SECTION 2. AMENDMENT TO FUTURE LAND USE MAP.

(a). The Future Land Use Plan Element of the *Comprehensive Plan of the City of Webster* and the City's Future Land Use Map are hereby amended by changing the land use designation from the County Agriculture 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 3. CONFLICTS. All ordinances or part of ordinances in conflict with this Ordinance are hereby repealed.

SECTION 4. 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 5. 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 6. EFFECTIVE DATE. The small scale *Comprehensive Plan* amendment set forth herein shall not become effective, in accordance with Section 163.3187, *Florida Statutes*, until 31 days after the enactment of this Ordinance. If

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

PASSED AND ENACTED this 18th day of December, 2025.

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

Ana Vigoa, Mayor

ATTEST:

**Approved as to form and
legality:**

**Deanna Naugler
City Manager**

**William L. Colbert
City Attorney**

ATTACHMENT 1 Future Land Use Map



ATTACHMENT 2
Legal Description

Commence at the Northwest corner of Section 25, Township 21 South, Range 22 East, Sumter County, Florida; Thence South $00^{\circ}10'15''$ West, along the West line of said Section 25, a distance of 1668.67 feet; thence South $89^{\circ}51'05''$ East, departing from said West line, a distance of 227.77 feet; thence South $00^{\circ}10'15''$ West, a distance of 747.96 feet to the Point of Beginning; thence continue South $00^{\circ}10'15''$ West, a distance of 208.36 feet to a point on the North right-of-way line of County Road 722, thence South $89^{\circ}43'55''$ East, along said North right-of-way line, a distance of 208.91 feet; thence North $00^{\circ}05'58''$ East, a distance of 208.92 feet to a point on the North line of the South 230.00 feet of the West 1/2 of the West 1/2 of the Northwest 1/4 of said Section 25; thence North $89^{\circ}53'09''$ West, along said North line, a distance of 208.65 feet, to the Point of Beginning. All lying and being in Sumter County, Florida.

CITY OF WEBSTER
SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT

PLANNING AND ZONING BOARD
November 13, 2025

CITY OF WEBSTER CITY COUNCIL
November 20, 2025
December 18, 2025

CASE NUMBER:	LU25-000026
LANDOWNER:	Emiliano Ray Zapata
REQUESTED ACTION:	Small-scale comprehensive plan amendment to change the future land use from County Agriculture to City of Webster Rural Residential on 1 acre MOL following annexation
PARCEL NUMBERS:	N25-141
LEGAL DESCRIPTION:	Attachment A
EXISTING ZONING:	County General Agriculture Minimum Ten Acres with Conventional Housing (A10C)
EXISTING USE:	Vacant
FUTURE LAND USE:	County Agriculture, proposed to be City of Webster Rural Residential
PARCEL SIZE:	1 acre MOL
GENERAL LOCATION:	Webster area – on the north side of CR 722 and between CR 747 and SE 23rd Dr. (Map 1)

GENERAL DESCRIPTION AND BACKGROUND

The applicant is requesting a Small-Scale Future Land Use Amendment on 1 acre MOL to change the Future Land Use assignment of parcel N25-141 from County Agriculture to City of Webster Rural Residential, allowing them to build a new home on the parcel. The application site is located within the Webster Joint Planning Area on the north side of CR 722 and between CR 747 and SE

23rd Dr. The surrounding parcels have a future land use of County Agriculture and County Rural Residential (Map 2).

LAND USE SUITABILITY

Urban Sprawl

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

Environmental Resources

None of the property is within the flood zone.

Historic Resources

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

Population and Housing

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

CONCURRENCY ANALYSIS

Potable Water & Sewer

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

Stormwater Drainage

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

Solid Waste

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

CONSISTENCY WITH POLICIES OF THE COMPREHENSIVE PLAN

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

Policy 1.2.5 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.

The proposed amendment is consistent with the surrounding rural future land uses in the area.

Future Land Use Objective 1.3 Future Land Use Pattern

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

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

Policy 1.3.8 Compatibility for Rezoning and Amendments

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

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

The requested future land use assignment is consistent with the surrounding parcels where rural residential activities are located.

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

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

PROPOSED AMENDMENT TO THE TEXT OF THE COMPREHENSIVE PLAN

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

PROPOSED AMENDMENT TO THE CAPITAL IMPROVEMENT PLAN

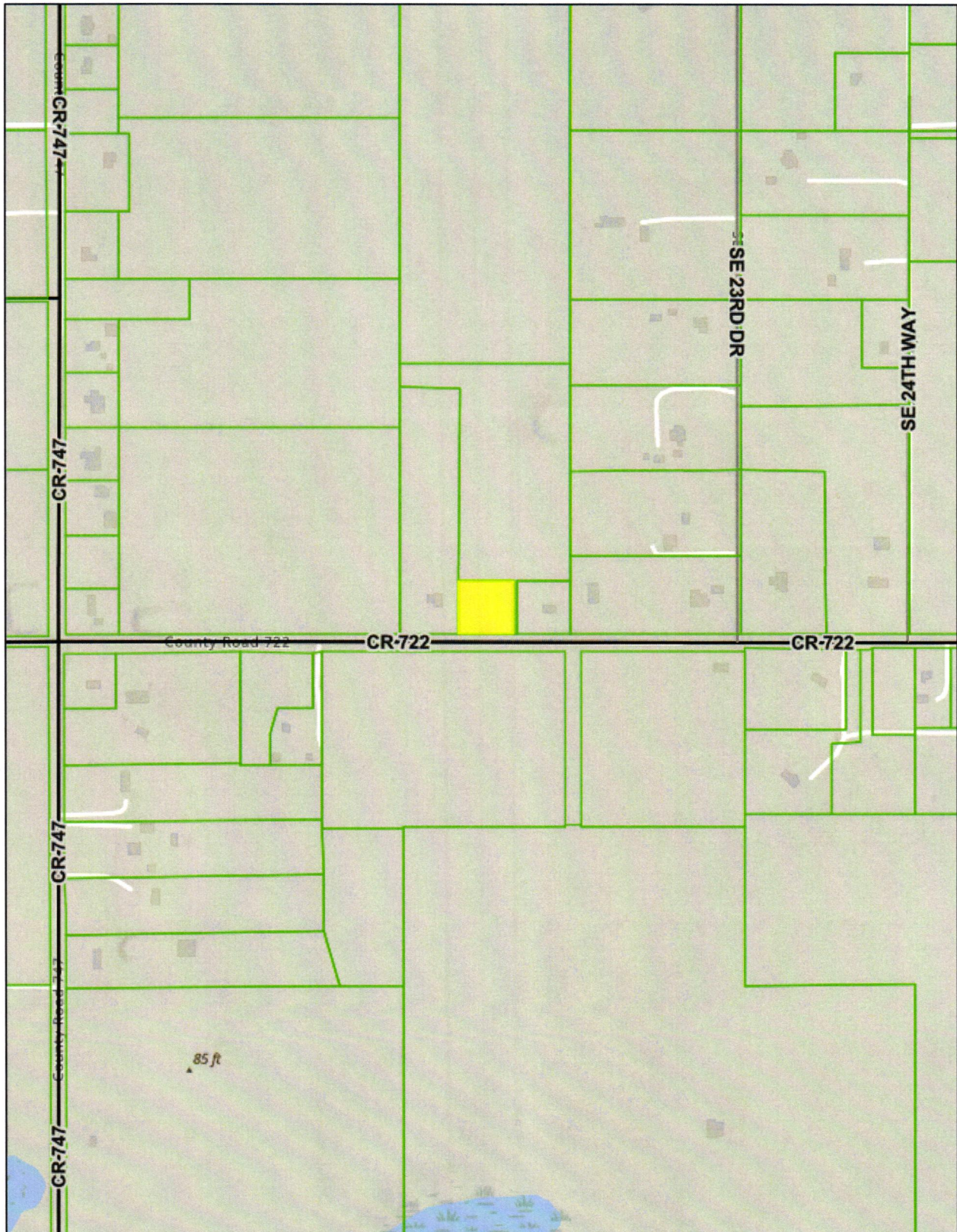
The proposed amendment does not affect the City's Capital Improvements program.

CONCLUSIONS

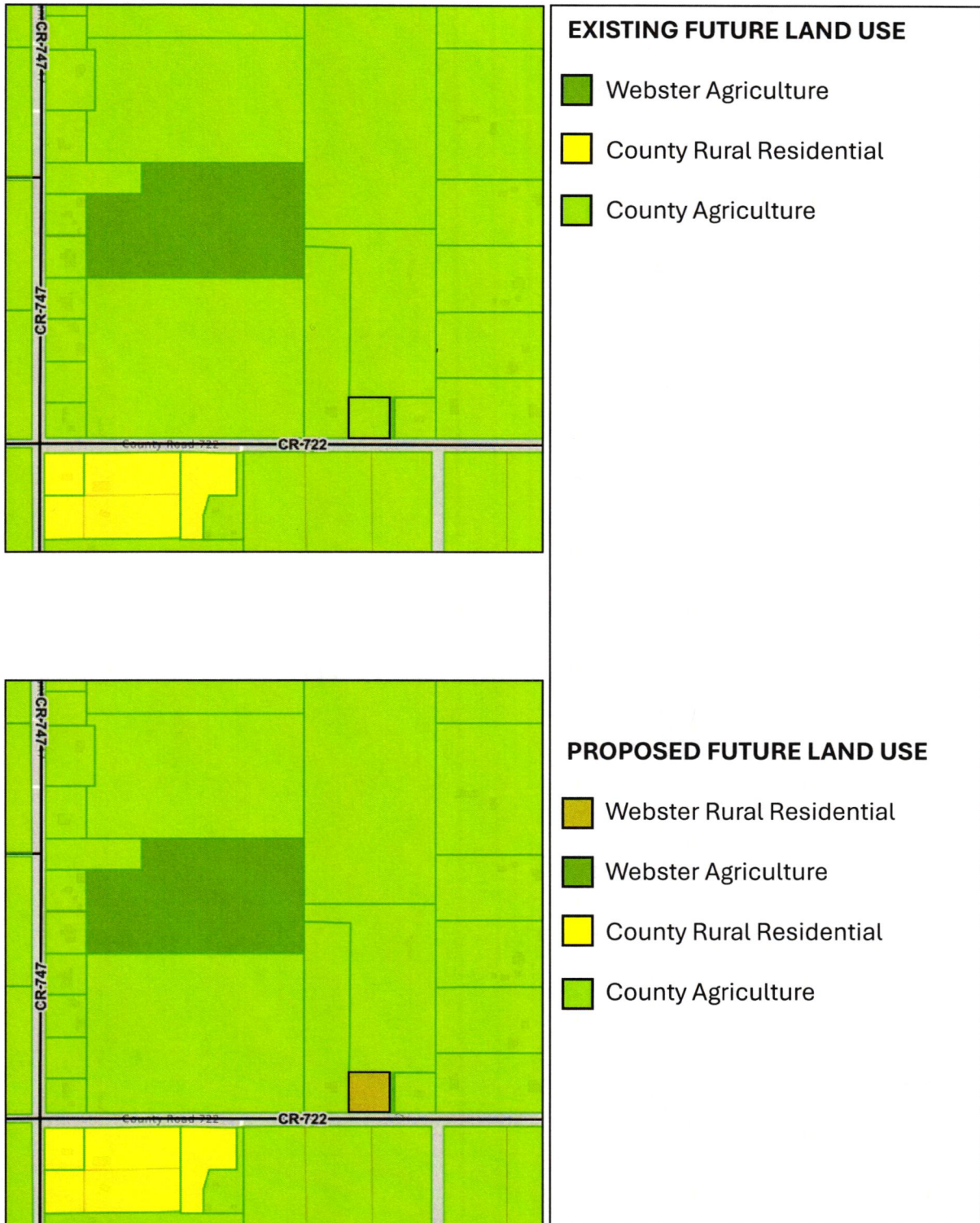
Staff deemed the application sufficient for review. Staff finds the application in compliance with the minimum requirements of the Comprehensive Plan. Staff recommends APPROVAL

Notices Sent: 9

MAP 1: GENERAL LOCATION



MAP 2: FUTURE LAND USE MAP



Attachment A

Legal Description

Commence at the Northwest corner of Section 25, Township 21 South, Range 22 East, Sumter County, Florida; Thence South $00^{\circ}10'15''$ West, along the West line of said Section 25, a distance of 1668.67 feet; thence South $89^{\circ}51'05''$ East, departing from said West line, a distance of 227.77 feet; thence South $00^{\circ}10'15''$ West, a distance of 747.96 feet to the Point of Beginning; thence continue South $00^{\circ}10'15''$ West, a distance of 208.36 feet to a point on the North right-of-way line of County Road 722, thence South $89^{\circ}43'55''$ East, along said North right-of-way line, a distance of 208.91 feet; thence North $00^{\circ}05'58''$ East, a distance of 208.92 feet to a point on the North line of the South 230.00 feet of the West 1/2 of the West 1/2 of the Northwest 1/4 of said Section 25; thence North $89^{\circ}53'09''$ West, along said North line, a distance of 208.65 feet, to the Point of Beginning. All lying and being in Sumter County, Florida.

Attachment B Urban Sprawl Analysis

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

- I. Promotes, allows, or designates for development substantially areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.
The application site of 1 acre does not comprise a substantial area of the city.
- II. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.
The subject property is located in an area that is already planned for development due to being located within the Webster Joint Planning Area.
- III. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.
The amending of land use for this property should not create any of the design patterns listed above but instead creates a centralized node for development due to being placed in the Webster Joint Planning Area.
- IV. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.
The subject property is surrounded by already developed land and so does not interact with any environmentally sensitive areas or major natural systems, and the property will be developed in a manner that is consistent with the Land Development Code.
- V. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.
The proposed amendment should have no impact on bona-fide agricultural uses and looks to amend the land use that is consistent with the intended use and size of the property.
- VI. Fails to maximize use of existing public facilities and services.
The subject property currently falls within both the City of Webster utility service area and Joint Planning Area and will be connected should the property be developed.
- VII. Fails to maximize use of future public facilities and services.
The subject property will be expected to connect to current public facilities and services that are developed in the area.

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

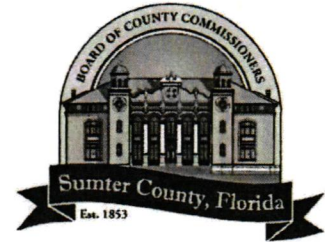
Further, a future land use amendment is required to meet four or more criteria listed in FS 163.3177.9.b. The proposed land use amendment meets the following four listed criteria:

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

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

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

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



City of Webster

Case No. LU25-000026
2025-000051
Date Rec'd _____
Planner Jared Oberholtzer

Hearing Dates:

PZB PZSM 11/13/25
Council 1st 11/20/25
Council Final 12/10/25

LAND USE AMENDMENT AND/OR REZONING APPLICATION

Check Requested Application(s)

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

Applicant Information

Name of Property Owner(s) Emiliano Zapata
Address 2401 CR 722 Webster FL 33597
Owner Phone 352 431 9850 Email milizapata2002@gmail.com
Name of Agent _____
Address _____
Agent Phone _____ Email _____

Property Information

Legal Description of the property (provide below or attach)

Attached*

Street Address _____

Parcel(s) # N-25141 N25-141 Current Use _____

Current Future Land Use County Ag Current Zoning County A1DC

Requested Future Land Use City RR Requested Zoning RR1C

Acreage Requested 1

Reason for the Request (be specific)

To Build a Home


Please Provide

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

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

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

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



Signature

10/10/25

Date

Emiliano Zarata

Print Name

Signature

Date

Print Name

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

This instrument prepared by:
Felix M. Adams, Attorney
218 East Noble Avenue
Bushnell, Florida 33513
352-793-6900

ExN
Rec 18.50
Doc 1.70
Int
CC 19.20

Erin C Munz, Sumter County Clerk of Court
Inst: 202560037254 Date: 07/31/2025 Time: 1:49PM
Page 1 of 2 B: 4918 P: 373 By: TT
Doc Stamp-Deed: 0.70

CORRECTIVE WARRANTY DEED

(Correcting the legal description which was recorded April 16, 2025
in Official Records Book 4844, Page 25)

THIS WARRANTY DEED made this 31 day of July, 2025, between

R-9 GRANTOR(S): EMILIANO RAY ZAPATA, a single man, Conveying Non-Homestead Property

Address: 2401 County Road 722
Webster, Florida 33597

AND

GRANTEE(S): TRAVIS B. ROGERS, and DEE PRISCILLA ROGERS, husband and wife

Address: 1801 4th Street
Richmond, California 94801

WITNESSETH, That the said Grantor, for and in consideration of the sum of TEN and 00/100 (\$10.00) Dollars, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sumter County, Florida, to wit:

Parcel Number: N25-140

Commence at the Northwest corner of Section 25, Township 21 South, Range 22 East, Sumter County, Florida; thence South 00°10'15" West, along the West line of said Section 25, a distance of 1668.67 feet to the Point of Beginning; thence South 89°51'05" East, departing from said West line, a distance of 227.77 feet; thence South 00°10'15" East, a distance of 956.32 feet to a point on the North right of way line of County Road 722; thence South 89°43'55" East, along said North right of way line, a distance of 227.00 feet to a point on the West line of East 208.71 feet of the West ½ of the West ½ of the Northwest ¼ of said Section 25; thence North 00°05'58" East, along said West line, a distance of 208.97 feet to a point on the North line of the South 230.00 feet of the West ½ of the West ½ of the Northwest ¼ of said Section 25; thence South 89°53'09" East, along said North line a distance of 208.59 feet to the East line of the West ½ of the West ½ of the Northwest ¼ of said Section 25; thence North 00°08'27" East, along said East line, a distance of 843.38 feet to the South line of the North 1575.00 feet of the West ½ of the West ½ of the Northwest ¼ of said Section 25; thence South 89°58'25" West, along said North line and departing from said East line, a distance of 662.66 feet to the West line of said Section 25; thence South 00°10'15" West, along said West line, a distance of 93.66 feet to the Point of Beginning;

LESS

Commence at the Northwest corner of Section 25, Township 21 South, Range 22 East, Sumter County, Florida; Thence South 00°10'15" West, along the West line of said Section 25, a distance of 1668.67 feet; thence South 89°51'05" East, departing from said West line, a distance of 227.77 feet; thence South 00°10'15" West, a distance of 747.96 feet to the Point of Beginning; thence continue South 00°10'15" West, a distance of 208.36 feet to a point on the North right-of-way line of County Road 722, Thence South 89°43'55" East, along said North right-of-way line, a distance of 208.91 feet; thence North 00°05'58" East, a distance of 208.92 feet to a point on the North line of the South 230.00 feet of the West ½ of the West ½ of the Northwest 1/4 of said Section 25; thence North 89°53'09" West, along said North line, a distance of 208.65 feet, to the Point of Beginning. All lying and being in Sumter County, Florida.

GRANTOR GRANTS AND GIVES THIS CORRECTIVE WARRANTY DEED TO CLARIFY AND MEMORIALIZE GRANTOR'S INTENT TO CONVEY TO GRANTEEES THE ABOVE-DESCRIBED REAL PROPERTY.


SUBJECT to any declarations, covenants, restrictions, reservations, and easements of record, if any.

TO HAVE AND TO HOLD, the same in fee simple forever; together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, lien, interest, and claim whatsoever of Grantor, either in law or equity, to the proper use, benefit, and behalf of Grantee, and to Grantee's successors, heirs, and assigns, forever; subject to taxes for the current year, if any, and subject to taxes for subsequent years.

GRANTOR does hereby covenants with Grantee that the Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey the land; and that Grantor hereby fully warrants the title to the land and that the Grantor will defend the same against the lawful claims of all persons whomsoever.

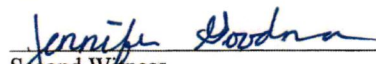
THE PREPARER OF THIS DOCUMENT NEITHER WARRANTS THE ACCURACY OF THE DESCRIPTION OF THE PROPERTY NOR THE MARKETABILITY OF TITLE, THE DESCRIPTION HAVING BEEN FURNISHED BY GRANTOR.


IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.


First Witness

 (SEAL)
Emiliano Ray Zapata


Printed name of First Witness
218 E. Noble Ave. Bushnell FL 33513


Second Witness


Printed name of Second Witness
218 E. Noble Ave. Bushnell, FL 33513

**STATE OF FLORIDA
COUNTY OF SUMTER**

The foregoing instrument was sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 31 day of July, 2025 by Emiliano Ray Zapata, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



JENNIFER GOODMAN
Commission # HH 510161
Expires April 1, 2028


Notary Public

Printed Name: Jennifer Goodman

My Commission Expires: 4-1-28

**Legal
Description**

COMM AT THE NW THENCE S 00 DEG 10'15"W 1668.87 FT S 89 DEG 51'05"E 227.77 FT THENCE S 00 DEG 10'15"W 747.96 FT TO POB CONT S 00 DEG 10'15"W 208.36 FT TO A PT ON THE N R/W LINE OF CR 722 THENCE S 89 DEG 43'55"E ALONG SAID N R/W 208.91 FT N 00 DEG 05'58"E 208.92 FT TO A POINT ON THE N LINE OF THE S 230 FT OF THE W 1/2 OF THE W 1/2 OF THE NW 1/4 THENCE N 89 DEG 53'09"W 208.

SKETCH OF SURVEY

TYPE OF SURVEY: BOUNDARY

Legal Description:

COMMENCE AT THE N.W. CORNER OF SECTION 25, TOWNSHIP 21 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE S. 00°10'15"W., ALONG THE WEST LINE OF SAID SECTION 25, A DISTANCE OF 1668.67 FEET; THENCE S. 89°51'05" E., DEPARTING FROM SAID WEST LINE, A DISTANCE OF 227.77 FEET; THENCE S. 00°10'15" W., A DISTANCE OF 747.96 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S. 00°10'15" W., A DISTANCE OF 208.36 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD 722; THENCE S. 89°43 '55" E., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 208.91 FEET THENCE N. 00°05'58" E., A DISTANCE OF 208.92 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 230.00 FEET OF THE W. 1/2 OF THE W. 1/2 OF THE N.W.1/4 OF SAID SECTION 25; THENCE N. 89°53'09" W., ALONG SAID NORTH LINE, A DISTANCE OF 208.65 FEET; TO THE POINT OF BEGINNING.

Property Address:

CR 722

Webster, Florida 33597

24-1558
PAGE 1 OF 2

GENERAL NOTES:

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS
- 2) UNDERGROUND FEATURES, SUCH AS, IMPROVEMENTS, ENCROACHMENTS, FOUNDATIONS OR UTILITIES, IF EXISTENT, WERE NOT LOCATED AS A PART OF THIS SURVEY
- 3) BUILDING TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES. THE DIMENSIONS OF BUILDING(S) AS SHOWN HEREON DO NOT INCLUDE AN EAVE OVERHANG UNLESS NOTED.
- 4) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS OTHERWISE SHOWN.
- 5) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 6) BEARINGS SHOWN HEREON ARE REFERENCED TO THE LINE NOTED B R
- 7) THE SURVEY DEPICTED HEREON FORMS A CLOSED GEOMETRIC FIGURE
- 8) THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED
- 9) THIS DRAWING MAY NOT BE TO SCALE DUE TO ELECTRONIC TRANSFER OR COPY
- 10) THIS SURVEY DOES NOT REFLECT OR DETERMINE PROPERTY OWNERSHIP OR JURISDICTION OF FENCES, IF ANY, WERE NOT DETERMINED AS A PART OF THIS SURVEY
- 11) THE SURVEY DEPICTED HEREON IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY WETLAND OR JURISDICTIONAL AREAS. THERE MAY BE AREAS WITHIN THE BOUNDARIES OF THIS SURVEY THAT MAY BE CONSIDERED JURISDICTIONAL BY VARIOUS AGENCIES.
- 12) THIS SURVEY IS VALID IN ACCORDANCE WITH F.S. 927.1942, FOR A PERIOD OF 30 DAYS FROM THE DATE OF CERTIFICATION.
- 13) THIS SURVEY IS INTENDED FOR MORTGAGE OR REFINANCE PURPOSES ONLY, AND IS EXCLUSIVELY FOR THIS USE BY THOSE TO WHOM IT IS CERTIFIED. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION, PERMITTING, DESIGN OR ANY OTHER USE WITHOUT THE WRITTEN CONSENT OF THE ATTESTING SURVEYOR.
- 14) THIS IS NOT AN ALTA/CAS/LAND TITLE SURVEY. NO EXAMINATION OF TITLE WAS MADE BY THE SURVEYOR.
- 15) THESE LANDS MAY BE SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS, AND/OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.

FLOOD ZONE

(FOR INFORMATIONAL PURPOSES ONLY)

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "7", PER F.I.R.M. COMMUNITY & PANEL NUMBER 120296-0239 D, LAST REVISION DATE 09/27/2013.

THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. IT IS SUGGESTED THAT A FLOOD ZONE DETERMINATION BE VERIFIED FROM THE COUNTY IN WHICH THE SUBJECT PROPERTY LIES.

THIS SURVEY SKETCH IS COPYRIGHTED MATERIAL ©

LEGEND & ABBREVIATIONS

A/C	AIR CONDITIONER	M.E	MAINTENANCE EASEMENT
B.R	BEARING REFERENCE	N	NORTH
C	CALCULATED	N&D	NAIL & DISC
C.M	CONCRETE MONUMENT	N.R	NON RADIAL
C.M.C	CONCRETE	O.H.L	OVERHEAD LINES
CALC	CALCULATED	O.R.B	OFFICIAL RECORDS BOOK
CATV	CABLE TELEVISION RISER	P	PLAT
CB	CHORD BEARING	P.B	PLAT BOOK
CH	CHORD	P.C	POINT OF CURVATURE
COR	CORNER	P.C.C	POINT OF COMPOUND CURVATURE
D	DESCRIPTION OR DEED	P.C.P	PERMANENT CONTROL POINT
D.E	DRAINAGE EASEMENT	P.G	PAGE
E.L	ELEVATION	P.I	POINT OF INTERSECTION
ELEV	ELEVATION	P.K	PARKER-KAY ON NAIL
E	EAST	P.O.L	POINT ON LINE
E.O.P	EDGE OF PAVEMENT	P.P	UTILITY POLE
E.O.W	EDGE OF WATER	PVC	POLYVINYL CHLORIDE
E.P.U.E	ELECTRIC UTILITY EASEMENT	P.O.B	POINT OF BEGINNING
ESMT	EASEMENT	P.O.C	POINT OF COMMENCEMENT
F.F	FINISHED FLOOR	P.R.C	POINT OF REVERSE CURVE
FD	FOUND	P.R.M	PERMANENT REFERENCE MONUMENT
F.H	FIRE HYDRANT	P.T	POINT OF TANGENCY
I.P	IRON PIPE	R	RADIUS
I.R	IRON ROD	RAD	RADIAL
L	ARC LENGTH	RAD PT	RADIUS POINT
M	FIELD MEASURED	R.O.W	RIGHT OF WAY
N.A.V.D. 1983	NORTH AMERICAN VERTICAL DATUM 1983	S	SOUTH
N.G.V.D. 1929	NATIONAL GEODETIC VERTICAL DATUM 1929		
G.P.S	GLOBAL POSITIONING SYSTEM		
N.A.D. 27	NORTH AMERICAN HORIZONTAL DATUM 1927		
N.A.D. 83	NORTH AMERICAN HORIZONTAL DATUM 1983		

S.W	SIDEWALK
SEC	SECTION
TEL	TELEPHONE FACILITIES
T.O.B	TOP OF BANK
TX	TRANSFORMER
TYP	TYPICAL
U.E	UTILITY EASEMENT
W	WEST
W.M	WATER METER
W.V	WATER VALVE
SYMBOLS	
	CENTERLINE
	CENTRAL ANGLE/DELTA
	CONCRETE
	CONC. BLOCK WALL TYPICAL
	COVERED AREA
	EXISTING ELEVATION
	PVC FENCE
	PROPERTY CORNER
	SITE BENCH MARK
	WELL
	WIRE FENCE
	WOOD DECK
	WOOD FENCE

CERTIFIED TO:

Emiliano Zapata

NOTE:
IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 61-17.052 (2)(b), IF LOCATION OF EASEMENTS OR RIGHT-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORD PLAT IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER

SHEET 1 OF 2

Section 25, Township 11 South, Range 22 East

Drawn By: AV Survey Number: 24-1558

4			
3			
2			
1			
NO.	REVISIONS	BY	DATE

Prepared By
LakeRidge Surveying & Mapping, LLC
17316 DEER ISLAND ROAD
DEER ISLAND, FL 32778
CERTIFICATE OF AUTHORIZATION LB7723
PHONE 407-385-3151
407-385-3158
FAX 1-866-941-8788

SURVEYOR'S CERTIFICATION

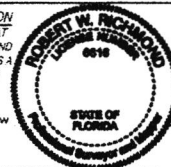
I, THE UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF IS A TRUE AND ACCURATE PRESENTATION OF THE INFORMATION SHOWN HEREON

LAST DATE OF FIELD SURVEY: 05-01-2024

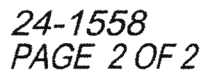
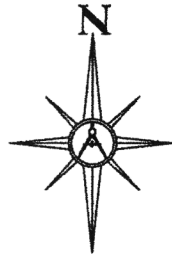
Robert w
Richmond
Digitally signed by Robert w
Richmond
Date: 2024.05.13 16:36:43
-0400

ROBERT W. RICHMOND, Professional Land Surveyor & Mapper No. 6616, State of Florida

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AND/OR AN AUTHENTICATED ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.



TYPE OF SURVEY: BOUNDARY



AFFIDAVIT OF PUBLICATION

State of Florida, County of Broward, ss:

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

PUBLICATION DATES:

- Nov 6, 2025

NOTICE ID: 6CWZX7mbH23BnCMNsDRp

NOTICE NAME: LU25-000026 & ZON25-000051 Zapata Legal
Ad

Publication Fee: \$279.12

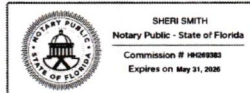
Affiant further says that the Sumter Sun Times newspaper
complies with all legal requirements for publication in chapter
50, Florida Statutes.

Anjana Bhadoriya

(Signed) _____

VERIFICATION

State of Florida
County of Broward



Subscribed in my presence and sworn to before me on this:
11/06/2025



Notary Public

Notarized remotely online using communication technology via Proof.

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

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

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA AMENDING THE CITY OF WEBSTER COMPREHENSIVE PLAN, PROVIDING FOR AMENDMENT OF THE FUTURE LAND USE MAP OF THE FUTURE LAND USE ELEMENT OF THE CITY OF WEBSTER COMPREHENSIVE PLAN RELATIVE TO CERTAIN REAL PROPERTY, APPROXIMATELY 1 ACRE (TAX PARCEL IDENTIFICATION NUMBER N25-141), AND DESCRIBED IN THIS ORDINANCE FROM THE AGRICULTURE FUTURE LAND USE DESIGNATION (COUNTY) TO THE RURAL RESIDENTIAL FUTURE LAND USE DESIGNATION (CITY); PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ASSIGNMENT OF THE LAND USE DESIGNATION FOR THE PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR RATIFICATION OF PRIOR ACTS OF THE CITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

and

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA PROVIDING FOR THE REZONING OF REAL PROPERTY TOTALING 1 ACRE, MORE OR LESS, IN SIZE (TAX PARCEL IDENTIFICATION NUMBER N25-141) FROM COUNTY GENERAL AGRICULTURE MINIMUM TEN ACRES WITH CONVENTIONAL HOUSING (A10C) TO CITY OF WEBSTER RURAL RESIDENTIAL MINIMUM ONE ACRE WITH CONVENTIONAL HOUSING (RR1C) ZONING DISTRICT; PROVIDING FOR THE TAKING OF IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR THE ADOPTION OF A MAP BY REFERENCE; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

Both ordinances are for property being annexed into the City of Webster, owned by Emiliano Ray Zapata, generally described as follows:

Commence at the Northwest corner of Section 25, Township 21 South, Range 22 East, Sumter County, Florida; Thence South 00°10'15" West, along the West line of said Section 25, a distance of 1668.67 feet; thence South 89°51'05" East, departing from said West line, a distance of 227.77 feet; thence South 00°10'15" West, a distance of 747.96 feet to the Point of Beginning; thence continue South 00°10'15" West, a distance of 208.36 feet to a point on the North right-of-way line of County Road 722, thence South 89°43'55" East, along said North right-of-way line, a distance of 208.91 feet; thence North 00°05'58" East, a distance of 208.92 feet to a point on the North line of the South 230.00 feet of the West 1/2 of the West 1/2 of the Northwest 1/4 of said Section 25; thence North 89°53'09" West, along said North line, a distance of 208.65 feet, to the Point of Beginning. All lying and being in Sumter County, Florida.

Requested action:

LU25-000026: Small scale comprehensive plan amendment to change the future land use from County Agriculture to City of Webster Rural Residential on 1 acre MOL following annexation.
ZON25-000017: Rezone the same property from County General Agriculture Minimum Ten Acres with Conventional Housing (A10C) to City of Webster Rural Residential Minimum One Acre with Conventional Housing (RR1C).

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

Planning & Zoning Special Master
6:00 PM, November 13, 2025

City Council - First Reading
6:00 PM, November 20, 2025

City Council - Second Reading & Final Vote
6:00 PM, December 18, 2025

The meetings will be held at the Webster City Hall, located at 85 E. Central Ave, Webster, FL 33597.

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 at the Sumter County Planning and Floodplain Division located at 7375 Powell Road, Wildwood, FL 34785, between the hours of 8:00 A.M. and 5:00 P.M. Monday through Friday.

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

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

Published: 11/06/2025

ORDINANCE NO. 2025-38

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA PROVIDING FOR THE REZONING OF REAL PROPERTY TOTALING 1 ACRE, MORE OR LESS, IN SIZE (TAX PARCEL IDENTIFICATION NUMBER N25-141) FROM COUNTY GENERAL AGRICULTURE MINIMUM TEN ACRES WITH CONVENTIONAL HOUSING (A10C) TO RURAL RESIDENTIAL MINIMUM ONE ACRE WITH CONVENTIONAL HOUSING (RR1C) ZONING DISTRICT; PROVIDING FOR THE TAKING OF IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR THE ADOPTION OF A MAP BY REFERENCE; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Emiliano Ray Zapata, mailing address: 2401 CR 722, Webster, FL 33597 (Tax Parcel Identification Number N25-141), is the owner of the property which is the subject of this Ordinance; and

WHEREAS, the real property, totaling 1 +/- acre in size, is located on the north side of CR 722 between CR 747 and SE 23rd Dr; and

WHEREAS, Emiliano Ray Zapata initiated voluntary annexation into the municipal limits of the City of Webster, Florida; and

WHEREAS, the City Manager of the City of Webster pursuant to the controlling provisions of Florida Statutes and the Code of Ordinances of the City of Webster, is petitioning to have the subject property reassigned from the A10C (County) zoning assignment to the RR1C zoning assignment; and

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

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

SECTION 1. LEGISLATIVE FINDINGS AND INTENT.

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

(b). The subject property, which is 1 acre MOL in size, is located on the north side of CR 722 between CR 747 and SE 23rd Dr (Tax Parcel Number N25-141). The legal description of the subject property is provided in Attachment A.

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

SECTION 2. REZONING OF REAL PROPERTY/IMPLEMENTING ACTIONS.

(a). Upon enactment of this Ordinance the following described property, as depicted in Attachment A of this Ordinance, and totaling is 1 acre MOL in size, shall be rezoned from A10C (County) zoning district/classification to RR1C (City) zoning district/classification.

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

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

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

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

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

SECTION 7. EFFECTIVE DATE. This Ordinance shall take effect immediately upon enactment provided, however, that the rezoning of property herein set forth shall not take effect until Ordinance Number 2025-37 relating to the Comprehensive amendment becomes effective.

PASSED AND ENACTED this 18th day of December, 2025.

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

Ana Vigoa, Mayor

ATTEST:

**Approved as to form and
legality:**

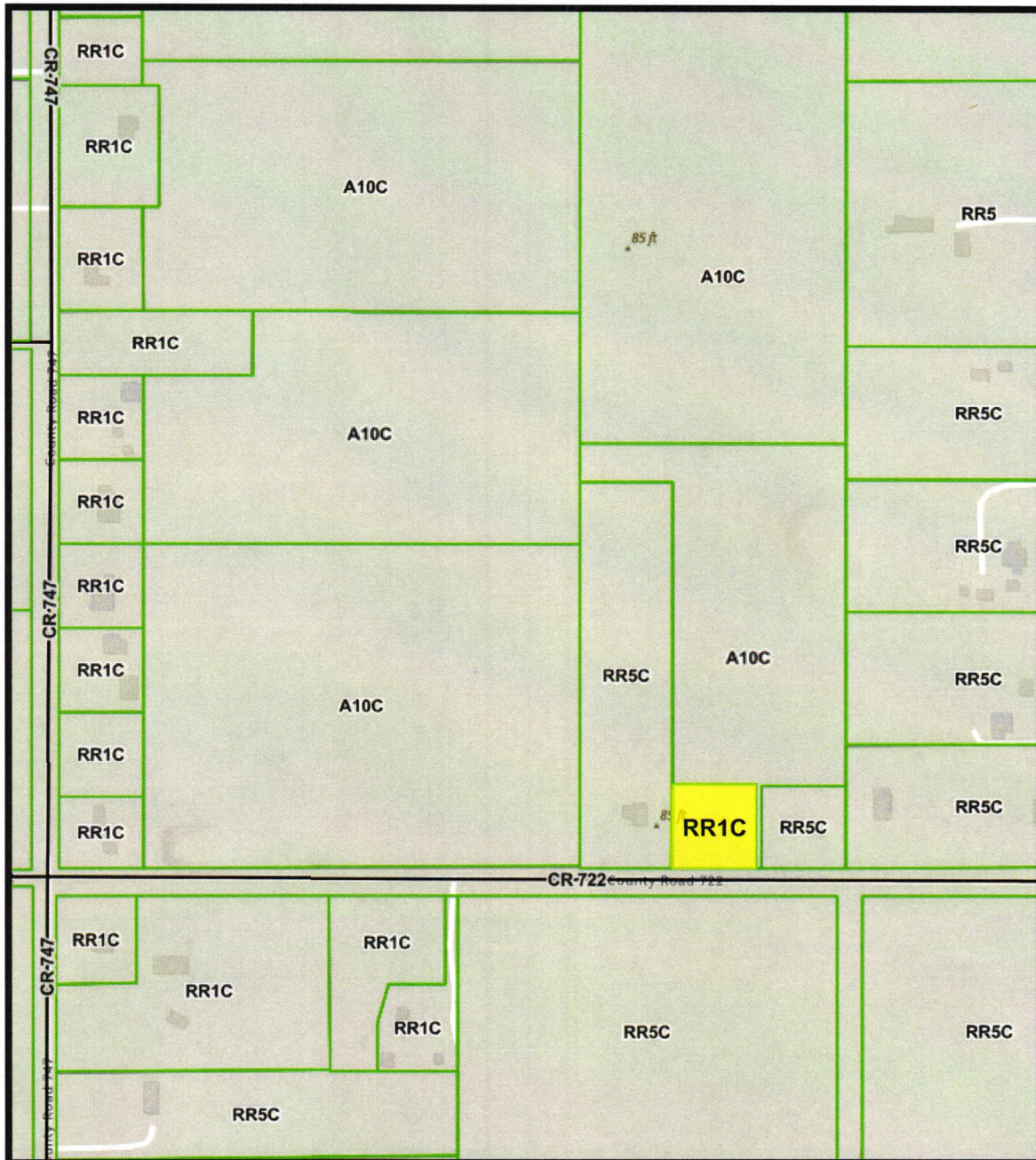
**Deanna Naugler
City Manager**

**Andrew Hand
City Attorney**

Attachment A
Legal Description

Commence at the Northwest corner of Section 25, Township 21 South, Range 22 East, Sumter County, Florida; Thence South $00^{\circ}10'15''$ West, along the West line of said Section 25, a distance of 1668.67 feet; thence South $89^{\circ}51'05''$ East, departing from said West line, a distance of 227.77 feet; thence South $00^{\circ}10'15''$ West, a distance of 747.96 feet to the Point of Beginning; thence continue South $00^{\circ}10'15''$ West, a distance of 208.36 feet to a point on the North right-of-way line of County Road 722, thence South $89^{\circ}43'55''$ East, along said North right-of-way line, a distance of 208.91 feet; thence North $00^{\circ}05'58''$ East, a distance of 208.92 feet to a point on the North line of the South 230.00 feet of the West 1/2 of the West 1/2 of the Northwest 1/4 of said Section 25; thence North $89^{\circ}53'09''$ West, along said North line, a distance of 208.65 feet, to the Point of Beginning. All lying and being in Sumter County, Florida.

Attachment B



**CITY OF WEBSTER
REZONING APPLICATION**

**PLANNING & ZONING SPECIAL MASTER
November 13, 2025**

**CITY OF WEBSTER CITY COUNCIL
November 20, 2025
December 18, 2025**

CASE NUMBER: ZON25-000051

LANDOWNER: Emiliano Ray Zapata

REQUESTED ACTION: Rezone 1 acre MOL from County General Agriculture Minimum Ten Acres with Conventional Housing (A10C) to City of Webster Rural Residential Minimum One Acre with Conventional Housing (RR1C).

PARCEL NUMBERS: N25-141

LEGAL DESCRIPTION: Attachment A

EXISTING ZONING: County General Agriculture Minimum Ten Acres with Conventional Housing (A10C)

EXISTING USE: Vacant

FUTURE LAND USE: County Agriculture, proposed to be City of Webster Rural Residential (LU25-000026)

PARCEL SIZE: 1 acre MOL

GENERAL LOCATION: Webster area – on the north side of CR 722 between CR 747 and SE 23rd Dr.

SURROUNDING FUTURE LAND USE AND ZONING

The application site is located outside of the City of Webster municipal boundary but inside the Joint Planning Area (JPA) of Webster. The surrounding parcels are zoned County Rural Residential Minimum One Acre with Conventional Housing, County Rural Residential Minimum Five Acres with Conventional Housing, County General Agriculture Minimum Ten Acres with Conventional Housing, and City of Webster General Agriculture Minimum Ten Acres with Conventional Housing (Map 1).

CASE SUMMARY

The applicant is seeking to build a new home on the subject parcel. At present, the subject parcel is considered undersized and not buildable per the Sumter County Land Development Code and Comprehensive Plan, having a maximum density of 1 dwelling unit per 5 acres with its Future Land Use assignment of Agriculture inside of the Urban Development Area. Subject parcel is outside the Webster municipal boundary, within the Webster Joint Planning Area (JPA), and within Webster's Utility Service Area. The application site is currently zoned as County General Agriculture Minimum Ten Acres with Conventional Housing.

CASE ANALYSIS

City of Webster Land Development Code (LDC) Sec. 13-323 provides for the following review criteria for LDC)and zoning map amendments:

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

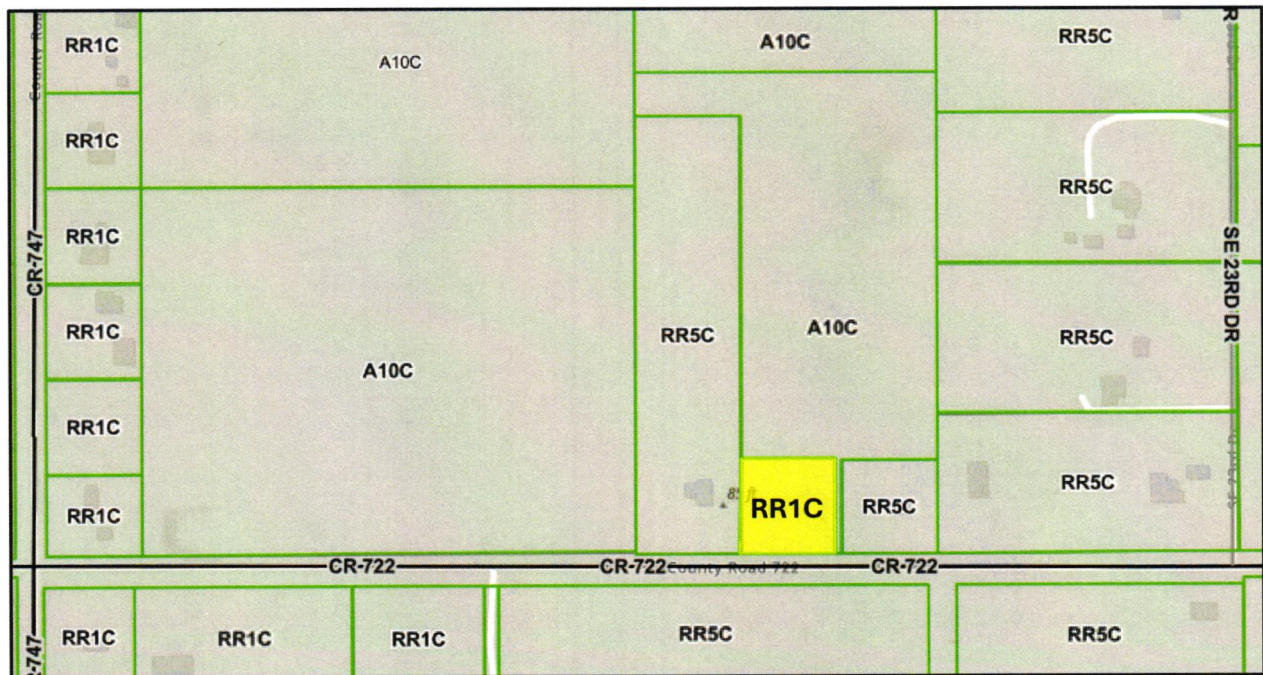
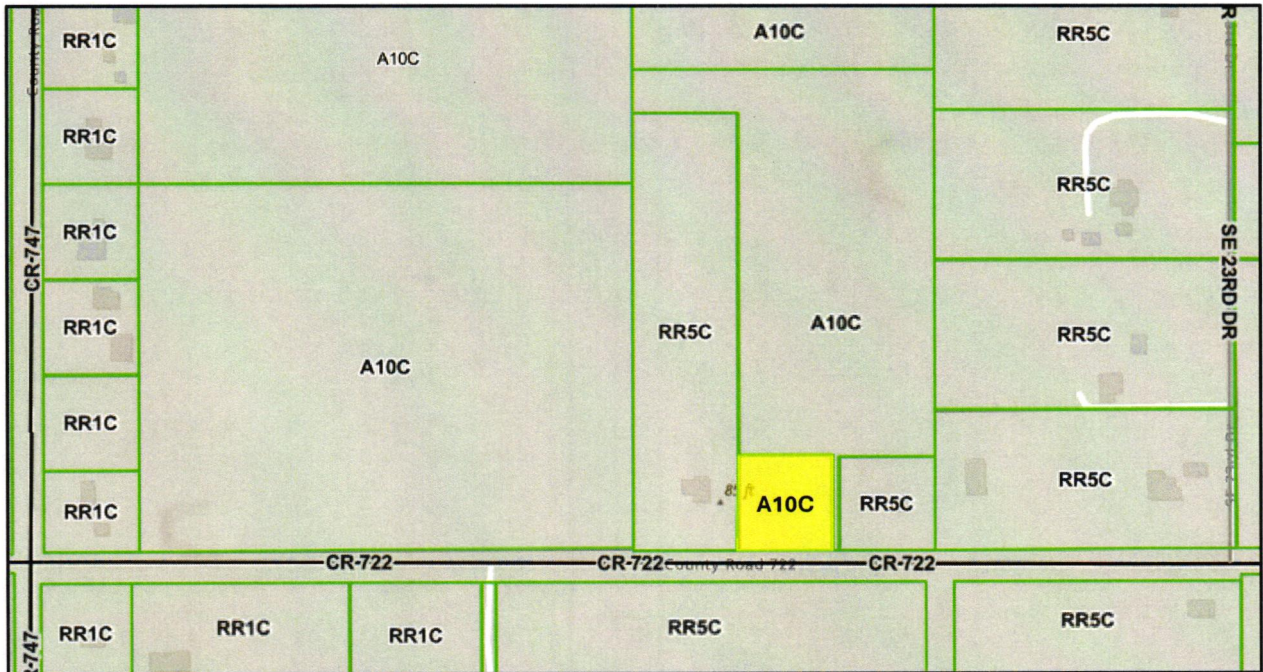
Staff reviewed land ownership and authorization through deeds, and the consent and designation of agent form submitted and signed by an authorized signer for the entity that owns the properties.

PLANNING DIVISION STAFF CONCLUSION

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

Notices Sent: 9

MAP 1: SURROUNDING AREA WITH PROPOSED CHANGES

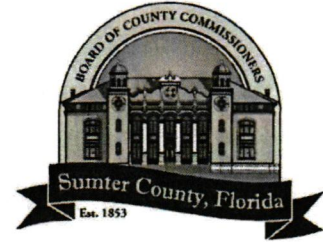


Attachment A
Legal Description

Commence at the Northwest corner of Section 25, Township 21 South, Range 22 East, Sumter County, Florida; Thence South $00^{\circ}10'15''$ West, along the West line of said Section 25, a distance of 1668.67 feet; thence South $89^{\circ}51'05''$ East, departing from said West line, a distance of 227.77 feet; thence South $00^{\circ}10'15''$ West, a distance of 747.96 feet to the Point of Beginning; thence continue South $00^{\circ}10'15''$ West, a distance of 208.36 feet to a point on the North right-of-way line of County Road 722, thence South $89^{\circ}43'55''$ East, along said North right-of-way line, a distance of 208.91 feet; thence North $00^{\circ}05'58''$ East, a distance of 208.92 feet to a point on the North line of the South 230.00 feet of the West 1/2 of the West 1/2 of the Northwest 1/4 of said Section 25; thence North $89^{\circ}53'09''$ West, along said North line, a distance of 208.65 feet, to the Point of Beginning. All lying and being in Sumter County, Florida.

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

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



City of Webster

Case No. LU25-000026
2025-000051
Date Rec'd _____
Planner Jared Oberholtzer

Hearing Dates:
PZB PZSM 11/13/25
Council 1st 11/20/25
Council Final 12/10/25

LAND USE AMENDMENT AND/OR REZONING APPLICATION

Check Requested Application(s)

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

Applicant Information

Name of Property Owner(s) Emiliano Zapata
Address 2401 CR 722 Webster FL 33597
Owner Phone 352 431 9850 Email milizapata2002@gmail.com
Name of Agent _____
Address _____
Agent Phone _____ Email _____

Property Information

Legal Description of the property (provide below or attach)

Attached*

Street Address _____

Parcel(s) # N-25141 N25-141 Current Use _____

Current Future Land Use County Ag Current Zoning County AIOC

Requested Future Land Use City RR Requested Zoning RRIC

Acreage Requested 1

Reason for the Request (be specific)

To Build a Home


Please Provide

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

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

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

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


Signature _____ Date 10/10/25

Emilia Zarata
Print Name _____

Signature _____ Date _____

Print Name _____

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

This instrument prepared by:
Felix M. Adams, Attorney
218 East Noble Avenue
Bushnell, Florida 33513
352-793-6900

ExN
Rec 18.50
Doc 170
Int
CC 19.20

Erin C Munz, Sumter County Clerk of Court
Inst: 202560037254 Date: 07/31/2025 Time: 1:49PM
Page 1 of 2 B: 4918 P: 373 By: TT
Doc Stamp-Deed: 0.70

CORRECTIVE WARRANTY DEED

(Correcting the legal description which was recorded April 16, 2025
in Official Records Book 4844, Page 25)

THIS WARRANTY DEED made this 31 day of July, 2025, between

R9 GRANTOR(S): EMILIANO RAY ZAPATA, a single man, Conveying Non-Homestead Property

Address: 2401 County Road 722
Webster, Florida 33597

AND

GRANTEE(S): TRAVIS B. ROGERS, and DEE PRISCILLA ROGERS, husband and wife

Address: 1801 4th Street
Richmond, California 94801

WITNESSETH, That the said Grantor, for and in consideration of the sum of TEN and 00/100 (\$10.00) Dollars, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sumter County, Florida, to wit:

Parcel Number: N25-140

Commence at the Northwest corner of Section 25, Township 21 South, Range 22 East, Sumter County, Florida; thence South 00°10'15" West, along the West line of said Section 25, a distance of 1668.67 feet to the Point of Beginning; thence South 89°51'05" East, departing from said West line, a distance of 227.77 feet; thence South 00°10'15" East, a distance of 956.32 feet to a point on the North right of way line of County Road 722; thence South 89°43'55" East, along said North right of way line, a distance of 227.00 feet to a point on the West line of East 208.71 feet of the West ½ of the West ½ of the Northwest ¼ of said Section 25; thence North 00°05'58" East, along said West line, a distance of 208.97 feet to a point on the North line of the South 230.00 feet of the West ½ of the West ½ of the Northwest ¼ of said Section 25; thence South 89°53'09" East, along said North line a distance of 208.59 feet to the East line of the West ½ of the West ½ of the Northwest ¼ of said Section 25; thence North 00°08'27" East, along said East line, a distance of 843.38 feet to the South line of the North 1575.00 feet of the West ½ of the West ½ of the Northwest ¼ of said Section 25; thence South 89°58'25" West, along said North line and departing from said East line, a distance of 662.66 feet to the West line of said Section 25; thence South 00°10'15" West, along said West line, a distance of 93.66 feet to the Point of Beginning;

LESS

Commence at the Northwest corner of Section 25, Township 21 South, Range 22 East, Sumter County, Florida; Thence South 00°10'15" West, along the West line of said Section 25, a distance of 1668.67 feet; thence South 89°51'05" East, departing from said West line, a distance of 227.77 feet; thence South 00°10'15" West, a distance of 747.96 feet to the Point of Beginning; thence continue South 00°10'15" West, a distance of 208.36 feet to a point on the North right-of-way line of County Road 722, Thence South 89°43'55" East, along said North right-of-way line, a distance of 208.91 feet; thence North 00°05'58" East, a distance of 208.92 feet to a point on the North line of the South 230.00 feet of the West ½ of the West ½ of the Northwest 1/4 of said Section 25; thence North 89°53'09" West, along said North line, a distance of 208.65 feet, to the Point of Beginning. All lying and being in Sumter County, Florida.

GRANTOR GRANTS AND GIVES THIS CORRECTIVE WARRANTY DEED TO CLARIFY AND MEMORIALIZE GRANTOR'S INTENT TO CONVEY TO GRANTEE THE ABOVE-DESCRIBED REAL PROPERTY.

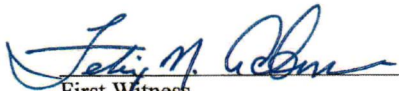
SUBJECT to any declarations, covenants, restrictions, reservations, and easements of record, if any.

TO HAVE AND TO HOLD, the same in fee simple forever; together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, lien, interest, and claim whatsoever of Grantor, either in law or equity, to the proper use, benefit, and behalf of Grantee, and to Grantee's successors, heirs, and assigns, forever; subject to taxes for the current year, if any, and subject to taxes for subsequent years.

GRANTOR does hereby covenants with Grantee that the Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey the land; and that Grantor hereby fully warrants the title to the land and that the Grantor will defend the same against the lawful claims of all persons whomsoever.

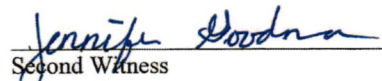
THE PREPARER OF THIS DOCUMENT NEITHER WARRANTS THE ACCURACY OF THE DESCRIPTION OF THE PROPERTY NOR THE MARKETABILITY OF TITLE, THE DESCRIPTION HAVING BEEN FURNISHED BY GRANTOR.

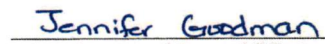
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.


First Witness

 (SEAL)
Emiliano Ray Zapata


Printed name of First Witness
218 E. Noble Ave. Bushnell, FL 33513


Second Witness


Printed name of Second Witness
218 E. Noble Ave. Bushnell, FL 33513

**STATE OF FLORIDA
COUNTY OF SUMTER**

The foregoing instrument was sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 31 day of July, 2025 by Emiliano Ray Zapata, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



JENNIFER GOODMAN
Commission # HH 510161
Expires April 1, 2028


Notary Public

Printed Name: Jennifer Goodman

My Commission Expires: 4-1-28

**Legal
Description**

COMM AT THE NW THENCE S 00 DEG 10'15"W 1668.67 FT S 89 DEG 51'05"E 227.77 FT THENCE S 00 DEG 10'15"W 747.96 FT TO POB CONT S 00 DEG 10'15"W 208.36 FT TO A PT ON THE N R/W LINE OF CR 722 THENCE S 89 DEG 43'55"E ALONG SAID N R/W 208.91 FT N 00 DEG 05'58"E 208.92 FT TO A POINT ON THE N LINE OF THE S 230 FT OF THE W 1/2 OF THE W 1/2 OF THE NW 1/4 THENCE N 89 DEG 53'09"W 208.

SKETCH OF SURVEY

TYPE OF SURVEY: BOUNDARY

Legal Description:

COMMENCE AT THE N.W. CORNER OF SECTION 25, TOWNSHIP 21 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE S. 00°10'15"W., ALONG THE WEST LINE OF SAID SECTION 25, A DISTANCE OF 1668.67 FEET; THENCE S. 89°51'05" E., DEPARTING FROM SAID WEST LINE, A DISTANCE OF 227.77 FEET; THENCE S. 00°10'15" W., A DISTANCE OF 747.96 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S. 00°10'15" W., A DISTANCE OF 208.36 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD 722; THENCE S. 89°43 '55" E., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 208.91 FEET THENCE N. 00°05'58" E., A DISTANCE OF 208.92 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 230.00 FEET OF THE W. 1/2 OF THE W. 1/2 OF THE N.W.1/4 OF SAID SECTION 25; THENCE N. 89°53'09" W., ALONG SAID NORTH LINE, A DISTANCE OF 208.65 FEET; TO THE POINT OF BEGINNING.

Property Address:

CR 722

Webster, Florida 33597

24-1558
PAGE 1 OF 2

GENERAL NOTES:

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS
- 2) UNDERGROUND FEATURES, SUCH AS IMPROVEMENTS, ENCROACHMENTS, FOUNDATIONS OR UTILITIES, IF EXISTENT, WERE NOT LOCATED AS PART OF THIS SURVEY.
- 3) BUILDING TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES. THE DIMENSIONS OF BUILDING(S) AS SHOWN HEREON DO NOT INCLUDE AN EAVE OVERHANG UNLESS NOTED.
- 4) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS OTHERWISE SHOWN.
- 5) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 6) BEARINGS SHOWN HEREON ARE REFERENCED TO THE LINE NOTED B R
- 7) THE SURVEY DEPICTED HEREON FORMS A CLOSED GEOMETRIC FIGURE
- 8) THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED
- 9) THIS DRAWING MAY NOT BE TO SCALE DUE TO ELECTRONIC TRANSFER OR COPY
- 10) THIS SURVEY DOES NOT REFLECT OR DETERMINE PROPERTY OWNERSHIP OR OWNERSHIP OF FENCES, IF ANY, WERE NOT DETERMINED AS A PART OF THIS SURVEY
- 11) THE SURVEY DEPICTED HEREON IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY WETLAND OR JURISDICTIONAL AREAS THERE MAY BE AREAS WITHIN THE BOUNDARIES OF THIS SURVEY THAT MAY BE CONSIDERED JURISDICTIONAL BY VARIOUS AGENCIES
- 12) THIS SURVEY IS VALID IN ACCORDANCE WITH F.S. 827.7842, FOR A PERIOD OF 30 DAYS FROM THE DATE OF CERTIFICATION.
- 13) THIS SURVEY IS INTENDED FOR MORTGAGE OR REFINANCE PURPOSES ONLY, AND IS EXCLUSIVELY FOR THIS USE BY THOSE TO WHOM IT IS CERTIFIED. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION, PERMITTING, DESIGN OR ANY OTHER USE WITHOUT THE WRITTEN CONSENT OF THE ATTESTING SURVEYOR.
- 14) THIS IS NOT AN ALTA/CDSM (LAND TITLE) SURVEY. NO EXAMINATION OF TITLE WAS MADE BY THE SURVEYOR
- 15) THESE LANDS MAY BE SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS, AND/OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT

FLOOD ZONE

(FOR INFORMATIONAL PURPOSES ONLY)

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "7", PER F.I.R.M. COMMUNITY & PANEL NUMBER 120296-0239 D, LAST REVISION DATE 09/27/2013. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. IT IS SUGGESTED THAT A FLOOD ZONE DETERMINATION BE VERIFIED FROM THE COUNTY IN WHICH THE SUBJECT PROPERTY LIES.

THIS SURVEY SKETCH IS COPYRIGHTED MATERIAL. ©

Section 25, Township 11 South, Range 22 East

Drawn By: AV Survey Number: 24-1558

4			
3			
2			
1			
NO.	REVISIONS	BY	DATE

Prepared By
LakeRidge Surveying & Mapping, LLC
17316 DEER ISLAND ROAD
DEER ISLAND, FL 32778
CERTIFICATE OF AUTHORIZATION LB7723

PHONE 407-385-3151
407-385-3152
FAX 1-888-941-8789

LEGEND & ABBREVIATIONS

A/C	AIR CONDITIONER	M/E	MAINTENANCE EASEMENT
B.R.	BEARING REFERENCE	N	NORTH
C	CALCULATED	N&D	NAIL & DISC
C.M.	CONCRETE MONUMENT	N.R.	NON-RADIAL
C.M.C.	CONCRETE	O.H.L.	OVERHEAD LINES
CALC	CALCULATED	O.R.B.	OFFICIAL RECORDS BOOK
CATV	CABLE TELEVISION RISER	P	PLAT
CB	CHORD BEARING	P.B.	PLAT BOOK
CH	CHORD	P.C.	POINT OF CURVATURE
COR	CORNER	P.C.C.	POINT OF COMPOUND CURVATURE
D	DESCRIPTION OR DEED	P.C.P.	PERMANENT CONTROL POINT
D.E.	DRAINAGE EASEMENT	P.G.	PAGE
E	ELEVATION	P.I.	POINT OF INTERSECTION
EAST	EAST	P.K.	PARKER-KAY ON NAIL
E.O.P.	EDGE OF PAVEMENT	P.O.L.	POINT ON LINE
E.O.W.	EDGE OF WATER	P.P.	UTILITY POLE
E.P.U.E.	ELECTRIC POWER UTILITY EASEMENT	P.P.C.	POLYVINYL CHLORIDE
ESMT	EASEMENT	P.O.B.	POINT OF BEGINNING
F.F.	FINISHED FLOOR	P.O.C.	POINT OF COMMENCEMENT
FO	FOUND	P.R.C.	POINT OF REVERSE CURVE
F.H.	FIRE HYDRANT	P.R.M.	PERMANENT REFERENCE MONUMENT
IP	IRON PIPE	P.T.	POINT OF TANGENCY
IR	IRON ROD	R	RADIUS
L	ARC LENGTH	RAD	RADIAL
M	FIELD MEASURED	RAD PT	RADIUS POINT
N.A.V.D. 1983	NORTH AMERICAN VERTICAL DATUM 1983	R/L	RIGHT OF WAY
N.G.V.D. 1929	NATIONAL GEODETIC VERTICAL DATUM 1929	S	SOUTH
G.P.S.	GLOBAL POSITIONING SYSTEM		
N.A.D. 27	NORTH AMERICAN HORIZONTAL DATUM 1927		
N.A.D. 83	NORTH AMERICAN HORIZONTAL DATUM 1983		

S/W	SIDEWALK
SEC.	SECTION
TEL	TELEPHONE FACILITIES
T.O.B.	TOP OF BANK
TY	TRANSFORMER
TYP	TYPICAL
U.E.	UTILITY EASEMENT
W	WEST
W.M.	WATER METER
W.V.	WATER VALVE
SYMBOLS	
	CENTERLINE
	CENTRAL ANGLE DELTA
	CONCRETE
	CONC. BLOCK WALL TYPICAL
	COVERED AREA
	EXISTING ELEVATION
	PVC FENCE
	PROPERTY CORNER
	SITE BENCH MARK
	WELL
	WIRE FENCE
	WOOD DECK
	WOOD FENCE

CERTIFIED TO:
Emiliano Zapata

NOTE
IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.052 (2)(b), IF LOCATION OF EASEMENTS OR RIGHT-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORD PLAT IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER

SURVEYOR'S CERTIFICATION

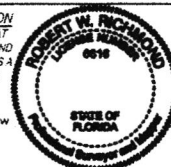
I, THE UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF IS A TRUE AND ACCURATE PRESENTATION OF THE INFORMATION SHOWN HEREON

LAST DATE OF FIELD SURVEY: 05-01-2024

**Robert w
Richmond**
Digitally signed by Robert w
Richmond
Date: 2024.05.13 16:36:43
-0400

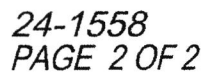
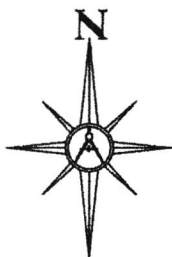
ROBERT W. RICHMOND, Professional Land Surveyor & Mapper No. 6616, State of Florida

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AND/OR AN AUTHENTICATED ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.



SHEET 1 OF 2

TYPE OF SURVEY: BOUNDARY



AFFIDAVIT OF PUBLICATION

State of Florida, County of Broward, ss:

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

PUBLICATION DATES:

- Nov 6, 2025

NOTICE ID: 6CWZX7mbH23BnCMNsDRp

NOTICE NAME: LU25-000026 & ZON25-000051 Zapata Legal
Ad

Publication Fee: \$279.12

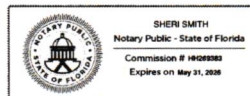
Affiant further says that the Sumter Sun Times newspaper
complies with all legal requirements for publication in chapter
50, Florida Statutes.

Anjana Bhadoriya

(Signed) _____

VERIFICATION

State of Florida
County of Broward



Subscribed in my presence and sworn to before me on this:
11/06/2025



Notary Public

Notarized remotely online using communication technology via Proof.

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

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

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA AMENDING THE CITY OF WEBSTER COMPREHENSIVE PLAN, PROVIDING FOR AMENDMENT OF THE FUTURE LAND USE MAP OF THE FUTURE LAND USE ELEMENT OF THE CITY OF WEBSTER COMPREHENSIVE PLAN RELATIVE TO CERTAIN REAL PROPERTY, APPROXIMATELY 1 ACRE (TAX PARCEL IDENTIFICATION NUMBER N25-141), AND DESCRIBED IN THIS ORDINANCE FROM THE AGRICULTURE FUTURE LAND USE DESIGNATION (COUNTY) TO THE RURAL RESIDENTIAL FUTURE LAND USE DESIGNATION (CITY); PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ASSIGNMENT OF THE LAND USE DESIGNATION FOR THE PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR RATIFICATION OF PRIOR ACTS OF THE CITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

and

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA PROVIDING FOR THE REZONING OF REAL PROPERTY TOTALING 1 ACRE, MORE OR LESS, IN SIZE (TAX PARCEL IDENTIFICATION NUMBER N25-141) FROM COUNTY GENERAL AGRICULTURE MINIMUM TEN ACRES WITH CONVENTIONAL HOUSING (A10C) TO CITY OF WEBSTER RURAL RESIDENTIAL MINIMUM ONE ACRE WITH CONVENTIONAL HOUSING (RR1C) ZONING DISTRICT; PROVIDING FOR THE TAKING OF IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR THE ADOPTION OF A MAP BY REFERENCE; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

Both ordinances are for property being annexed into the City of Webster, owned by Emiliano Ray Zapata, generally described as follows:

Commence at the Northwest corner of Section 25, Township 21 South, Range 22 East, Sumter County, Florida; Thence South 00°10'15" West, along the West line of said Section 25, a distance of 1668.67 feet; thence South 89°51'05" East, departing from said West line, a distance of 227.77 feet; thence South 00°10'15" West, a distance of 747.96 feet to the Point of Beginning; thence continue South 00°10'15" West, a distance of 208.36 feet to a point on the North right-of-way line of County Road 722, thence South 89°43'55" East, along said North right-of-way line, a distance of 208.91 feet; thence North 00°05'58" East, a distance of 208.92 feet to a point on the North line of the South 230.00 feet of the West 1/2 of the West 1/2 of the Northwest 1/4 of said Section 25; thence North 89°53'09" West, along said North line, a distance of 208.65 feet, to the Point of Beginning. All lying and being in Sumter County, Florida.

Requested action:

LU25-000026: Small scale comprehensive plan amendment to change the future land use from County Agriculture to City of Webster Rural Residential on 1 acre MOL following annexation.
ZON25-000017: Rezone the same property from County General Agriculture Minimum Ten Acres with Conventional Housing (A10C) to City of Webster Rural Residential Minimum One Acre with Conventional Housing (RR1C).

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

Planning & Zoning Special Master
6:00 PM, November 13, 2025

City Council - First Reading
6:00 PM, November 20, 2025

City Council - Second Reading & Final Vote
6:00 PM, December 18, 2025

The meetings will be held at the Webster City Hall, located at 85 E. Central Ave, Webster, FL 33597.

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 at the Sumter County Planning and Floodplain Division located at 7375 Powell Road, Wildwood, FL 34785, between the hours of 8:00 A.M. and 5:00 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.

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