



# PLANNING AND ZONING SPECIAL MASTER MEETING

MEETING DATE:

DECEMBER 11, 2025



**AGENDA**  
**PLANNING AND ZONING SPECIAL MASTER**  
**CITY OF WEBSTER**  
Webster City Hall, 85 E. Central Avenue  
December 11, 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 – November 13, 2025

**III. PUBLIC HEARING**

Ordinance 2025-39 – Annexation -Parcel ID N36-025 - Gomez  
Special Master Recommendation \_\_\_\_\_

Ordinance 2025-40 – Comprehensive Plan Amendment -Parcel ID N36-025 - Gomez  
Special Master Recommendation \_\_\_\_\_

Ordinance 2025-41 – Rezoning -Parcel ID N36-025 - Gomez  
Special Master Recommendation \_\_\_\_\_

**IV. ADJOURNMENT**

Time of adjournment \_\_\_\_\_

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.

PLANNING AND ZONING  
SPECIAL MASTER  
MEETING  
MINUTES

MEETING DATE:

NOVEMBER 13, 2025



## MINUTES

### CITY OF WEBSTER

City Hall, 85 E Central Avenue

November 13, 2025

Planning & Zoning Special Master Meeting

6:00 P.M.

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

Special Master Amanda Boggus called the meeting to order.

Pledge of Allegiance was recited.

HR/Finance Manager, Ginger Howard said the invocation.

#### **II. APPROVAL OF MINUTES**

The minutes of the Planning and Zoning meeting on September 11, 2025, were approved as presented by the Special Master, Amanda Boggus.

#### **II. PUBLIC HEARINGS**

Ordinance 2023-36 – Annexation -Parcel ID N25-141 - Zapata  
Special Master, Amanda Boggus recommended approval.

Ordinance 2023-37 – Comprehensive Plan Amendment -Parcel ID N25-141 - Zapata  
Special Master, Amanda Boggus recommended approval.

Ordinance 2023-38 – Rezoning -Parcel ID N25-141 - Zapata  
Special Master, Amanda Boggus recommended approval.

#### **III. ADJOURNMENT**

Meeting adjourned at 6:07 p.m.

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Deanna Naugler, City Manager

Attest:

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Kristin Green, City Clerk



ORDINANCE 2025-39

ANNEXATION

PARCEL ID: N36-025

PROPERTY OWNER:

GOMEZ

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:

Hernan De Jesus Gomez  
Anggi Devora Nuster Rodriguez

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

SUMTER COUNTY  
PARCEL NUMBER N 36-025

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 6<sup>th</sup> day of November, 2025.

OWNER(S) OR LEGAL REPRESENTATIVE

[Signature]  
Signature

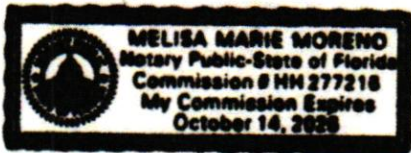
[Signature]  
Witness

[Signature]  
Signature

[Signature]  
Witness

This petition was acknowledged before me on 6<sup>th</sup> day of  
November, 2025.

Personally known to me or identification provided \_\_\_\_\_.



[Signature]  
Notary Signature

OFFICAL USE ONLY:

Received:

City of Webster, Florida, on 6<sup>th</sup> day of November, 2025.

Present City Zoning \_\_\_\_\_

SHEET 1 OF 2

Date	Revisions	DATE: 06/26/22	SCALE: 1" = 100'	CAL BY: BST	DRAWN BY: BST	JOB NO. 122043A1
10/04/22	ADDED DIMENSIONS	<p><b>ATLANTIC SURVEYING</b>          308 S. DILLARD STREET          WINTER GARDEN, FLORIDA 34787          407-656-4993          LBY0060</p>			<p>I hereby certify that this Survey was prepared in accordance with the standards of practice for the profession of surveying and mapping as set forth in Chapter 5A-17 Florida Administrative Code, pursuant to Section 52.027, Florida Statutes. Field date: 06/26/22.</p> <p><i>Steven E. Beaumais</i>          STEVEN E. BEAUMAIS P.T.S.M. #5361          STATE OF FLORIDA</p>	

# PLAT OF BOUNDARY SURVEY

SHEET 2 OF 2

## LEGAL DESCRIPTION PARENT PARCEL

The Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 36, Township 21 South, Range 22 East, lying and being in Sumter County, Florida.  
**LESS AND EXCEPT**  
 Beginning at the Northeast corner of the SE 1/4 of the NW 1/4 of the NE 1/4, in Section 36, Township 21 South, Range 22 East, Sumter County, Florida; thence run West 256 feet; thence run South 256 feet; thence run East 256 feet; thence run North 256 feet to the Point of Beginning.  
**LESS AND EXCEPT**  
 Beginning at the Northeast corner of the SE 1/4 of the NW 1/4 of the NE 1/4, in Section 36, Township 21 South, Range 22 East, Sumter County, Florida; thence run West 450 feet for the Point of Beginning; thence run West 210 feet; thence run South 210 feet; thence run East 210 feet; thence run North 210 feet to the Point of Beginning.  
**LESS AND EXCEPT**  
 Beginning at the Southwest corner of the SE 1/4 of NW 1/4 of NE 1/4, Section 36, Township 21 South, Range 22 East, Sumter County, Florida; thence run North 235 feet; thence run East 210 feet; thence run South 235 feet; thence run West 210 feet to the Point of Beginning. Less County Road Right of Way on the South side thereof.  
**LESS AND EXCEPT**  
 Begin at the SW corner of the SE 1/4 of NW 1/4 of NE 1/4 of Section 36, Township 21 South, Range 22 East, Sumter County, Florida; run thence North 235 feet to the Point of Beginning; thence run East 304 feet, North 215 feet, West 304 feet, South 215 feet to the Point of Beginning.  
**LESS AND EXCEPT**  
 The South 210 feet of the East 240 feet of the NW 1/4 of the NE 1/4 Section 36, Township 21 South, Range 22 East, Sumter County, Florida.

## LEGAL DESCRIPTION PARCEL A

The North 256.00 feet of The Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 36, Township 21 South, Range 22 East, lying and being in Sumter County, Florida.  
**LESS AND EXCEPT**  
 Beginning at the Northeast corner of the SE 1/4 of the NW 1/4 of the NE 1/4, in Section 36, Township 21 South, Range 22 East, Sumter County, Florida; thence run West 256 feet; thence run South 256 feet; thence run East 256 feet; thence run North 256 feet to the Point of Beginning.  
**LESS AND EXCEPT**  
 Beginning at the Northeast corner of the SE 1/4 of the NW 1/4 of the NE 1/4, in Section 36, Township 21 South, Range 22 East, Sumter County, Florida; thence run West 450 feet for the Point of Beginning; thence run West 210 feet; thence run South 210 feet; thence run East 210 feet; thence run North 210 feet to the Point of Beginning.  
**LESS AND EXCEPT**  
 Beginning at the Southwest corner of the SE 1/4 of NW 1/4 of NE 1/4, Section 36, Township 21 South, Range 22 East, Sumter County, Florida; thence run North 235 feet; thence run East 210 feet; thence run South 235 feet; thence run West 210 feet to the Point of Beginning. Less County Road Right of Way on the South side thereof.  
**LESS AND EXCEPT**  
 Begin at the SW corner of the SE 1/4 of NW 1/4 of NE 1/4 of Section 36, Township 21 South, Range 22 East, Sumter County, Florida; run thence North 235 feet to the Point of Beginning; thence run East 304 feet, North 215 feet, West 304 feet, South 215 feet to the Point of Beginning.  
**LESS AND EXCEPT**  
 The South 210 feet of the East 240 feet of the NW 1/4 of the NE 1/4 Section 36, Township 21 South, Range 22 East, Sumter County, Florida.

## LEGAL DESCRIPTION PARCEL B

The Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 36, Township 21 South, Range 22 East, lying and being in Sumter County, Florida. Less the North 256.00 feet, thereof.  
**LESS AND EXCEPT**  
 Beginning at the Northeast corner of the SE 1/4 of the NW 1/4 of the NE 1/4, in Section 36, Township 21 South, Range 22 East, Sumter County, Florida; thence run West 256 feet; thence run South 256 feet; thence run East 256 feet; thence run North 256 feet to the Point of Beginning.  
**LESS AND EXCEPT**  
 Beginning at the Northeast corner of the SE 1/4 of the NW 1/4 of the NE 1/4, in Section 36, Township 21 South, Range 22 East, Sumter County, Florida; thence run West 450 feet for the Point of Beginning; thence run West 210 feet; thence run South 210 feet; thence run East 210 feet; thence run North 210 feet to the Point of Beginning.  
**LESS AND EXCEPT**  
 Beginning at the Southwest corner of the SE 1/4 of NW 1/4 of NE 1/4, Section 36, Township 21 South, Range 22 East, Sumter County, Florida; thence run North 235 feet; thence run East 210 feet; thence run South 235 feet; thence run West 210 feet to the Point of Beginning. Less County Road Right of Way on the South side thereof.  
**LESS AND EXCEPT**  
 Begin at the SW corner of the SE 1/4 of NW 1/4 of NE 1/4 of Section 36, Township 21 South, Range 22 East, Sumter County, Florida; run thence North 235 feet to the Point of Beginning; thence run East 304 feet, North 215 feet, West 304 feet, South 215 feet to the Point of Beginning.  
**LESS AND EXCEPT**  
 The South 210 feet of the East 240 feet of the NW 1/4 of the NE 1/4 Section 36, Township 21 South, Range 22 East, Sumter County, Florida.

Date	Revisions	DATE: 08/28/22	SCALE: 1" = 100'	CAL BY: BST	DRAWN BY: BST	JOB NO. 122043A1
10/04/22	ADDED DIMENSIONS					

**ATLANTIC SURVEYING**  
 308 S. DILLARD STREET  
 WINTER GARDEN, FLORIDA 34787  
 407-656-4993  
 LB#0060

STEVEN E. BLANKENSHIP P.S.M. #5361  
 STATE OF FLORIDA



18.50  
315  
333.50

✓ After Recording Return to:  
Shari J Justice  
Stewart Title Company  
4771 South Suncoast Blvd  
Homosassa, FL 34446

This Instrument Prepared by:  
Shari J Justice  
Stewart Title Company  
4771 South Suncoast Blvd  
Homosassa, FL 34446  
as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):  
N36-025  
File No.: 1381891

Gloria R. Hayward, Sumter County Clerk of Court  
Inst: 202160067330 Date: 12/14/2021 Time: 12:55PM  
Page 1 of 2 B: 4162 P: 627 By: ML  
Doc Stamp-Deed: 315.00

### WARRANTY DEED

This Warranty Deed, Made the 19 day of November, 2021, by W. C. Spaude, whose post office address is: 616 S Roland St, Bushnell, FL 33513, hereinafter called the "Grantor", to Herman M. De Jesus Gomez and Anggi Devora Nustes, husband and wife, whose post office address is: 1500 W. Highlands Street Lot 163, Lakeland, FL 33815, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of Forty Five Thousand Dollars and No Cents (\$45,000.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Sumter County, Florida, to wit:

The Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 36, Township 21 South, Range 22 East, lying and being in Sumter County, Florida.

#### LESS AND EXCEPT

Beginning at the Northeast corner of the SE 1/4 of the NW 1/4 of the NE 1/4, in Section 36, Township 21 South, Range 22 East, Sumter County, Florida; thence run West 256 feet; thence run South 256 feet; thence run East 256 feet; thence run North 256 feet to the Point of Beginning.

#### LESS AND EXCEPT

Beginning at the Northeast corner of the SE 1/4 of the NW 1/4 of the NE 1/4, in Section 36, Township 21 South, Range 22 East, Sumter County, Florida; thence run West 450 feet for the Point of Beginning; thence run West 210 feet; thence run South 210 feet; thence run East 210 feet; thence run North 210 feet to the Point of Beginning.

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Beginning at the Southwest corner of the SE 1/4 of NW 1/4 of NE 1/4, Section 36, Township 21 South, Range 22 East, Sumter County, Florida, thence run North 235 feet; thence run East 210 feet; thence run South 235 feet; thence run West 210 feet to the Point of Beginning. Less County Road Right of Way on the South side thereof.

#### LESS AND EXCEPT

Begin at the SW corner of the SE 1/4 of NW 1/4 of NE 1/4 of Section 36, Township 21 South, Range 22 East, Sumter County, Florida, run thence North 235 feet to the Point of Beginning; thence run East 304 feet, North 215 feet, West 304 Feet, South 210 feet to the Point of Beginning.

#### LESS AND EXCEPT

The South 210 feet of the East 240 feet of the NW 1/4 of the NE 1/4 Section 36, Township 21 South, Range 22 East, Sumter County, Florida.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2021, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

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

Gloria R. Hayward, Sumter County Clerk of Court  
Inst: 202160067330 Date: 12/14/2021 Time: 12:55PM  
Page 2 of 2 B: 4162 P: 628 By: ML  
Doc Stamp-Deed: 315.00

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES  
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

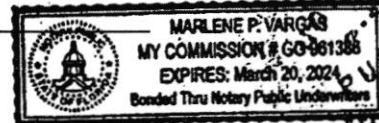
Witness Signature: Tod Spaude W.C. Spaude  
Printed Name: Tod Spaude W. C. Spaude

Witness Signature: Marlene P Vargas  
Printed Name: Marlene P Vargas

State of Florida  
County of Sumter

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online  
notarization, this 19 day of November, 2021 by W. C. Spaude, who has produced  
as identification.

Marlene P Vargas My Commission Expires:  
Notary Public Signature (SEAL)  
Printed Name: Marlene P Vargas  
☐ Online Notary (Check Box if acknowledgment done by Online Notarization)



## ORDINANCE NO. 2025-39

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA, ANNEXING BY VOLUNTARY PETITION CERTAIN REAL PROPERTY TAX IDENTIFICATION PARCEL NUMBERS N36-025 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**, Hernan M. De Jesus Gomez and Anggi Devora Nustes, 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:

<b>Tax Identification Parcel Number</b>	<b>Owner</b>
<b>N36-025</b>	<b>Hernan M. De Jesus Gomez and Anggi Devora Nustes</b>

**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:**

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**Kristin Green**

**City Clerk**

---

**Andrew Hand**

**City Attorney**

Exhibit A  
Legal Description and Map

Parcels: (N36-025)

**LEGAL DESCRIPTION PARCEL B:**

The Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 36, Township 21 South, Range 22 East, lying and being in Sumter County, Florida.  
Less the North 256.00 feet, thereof.

**LESS AND EXCEPT**

Beginning at the Northeast corner of the SE 1/4 of the NW 1/4 of the NE 1/4, in Section 36, Township 21 South, Range 22 East, Sumter County, Florida; thence run West 256 feet; thence run South 256 feet; thence run East 256 feet; thence run North 256 feet to the Point of Beginning.

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**LESS AND EXCEPT**

The South 210 feet of the East 240 feet of the NW 1/4 of the NE 1/4 Section 36, Township 21 South, Range 22 East, Sumter County, Florida.



ORDINANCE 2025-40  
SMALL SCALE  
COMPREHENSIVE PLAN  
AMENDMENT (FLU)  
PARCEL ID: N36-025  
PROPERTY OWNER:  
GOMEZ



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

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



**City of Webster**

Case No. ZON 25-000050, LU 25-000025  
Date Rec'd 10/14/2025  
Planner \_\_\_\_\_

Hearing Dates:  
PZB December 11, 2025  
Council 1st December 18, 2025  
Council Final January 15, 2026

**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) Herran De Jesus Gomez & Anggi Devora Nuskas  
Address 1500 W Highland St Lot 173 Lakeland, FL 33815  
Owner Phone 863-510-3436 Email hdejesus1212@gmail.com

Name of Agent \_\_\_\_\_

Address \_\_\_\_\_

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

**Property Information**

Legal Description of the property (provide below or attach)

See attachment

Street Address 9208 CL 72A Webster, FL 33597

Parcel(s) # N36-025 Current Use 0103V-Acreage 2.1-3.9 AC

Current Future Land Use \_\_\_\_\_ Current Zoning \_\_\_\_\_

Requested Future Land Use \_\_\_\_\_ Requested Zoning \_\_\_\_\_

Acreage Requested \_\_\_\_\_

Reason for the Request (be specific)

Add manufactured 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))

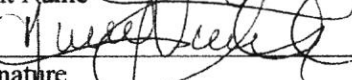
**As the owner/lessee/tenant/agent, I understand any action on my application will be governed by the City of Webster's Comprehensive Plan and Land Development Code, and my payment of the non-refundable application fee will not guarantee approval.**

**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

10/14/25  
Date

Herman De Jesus  
Print Name

  
Signature

10/14/25  
Date

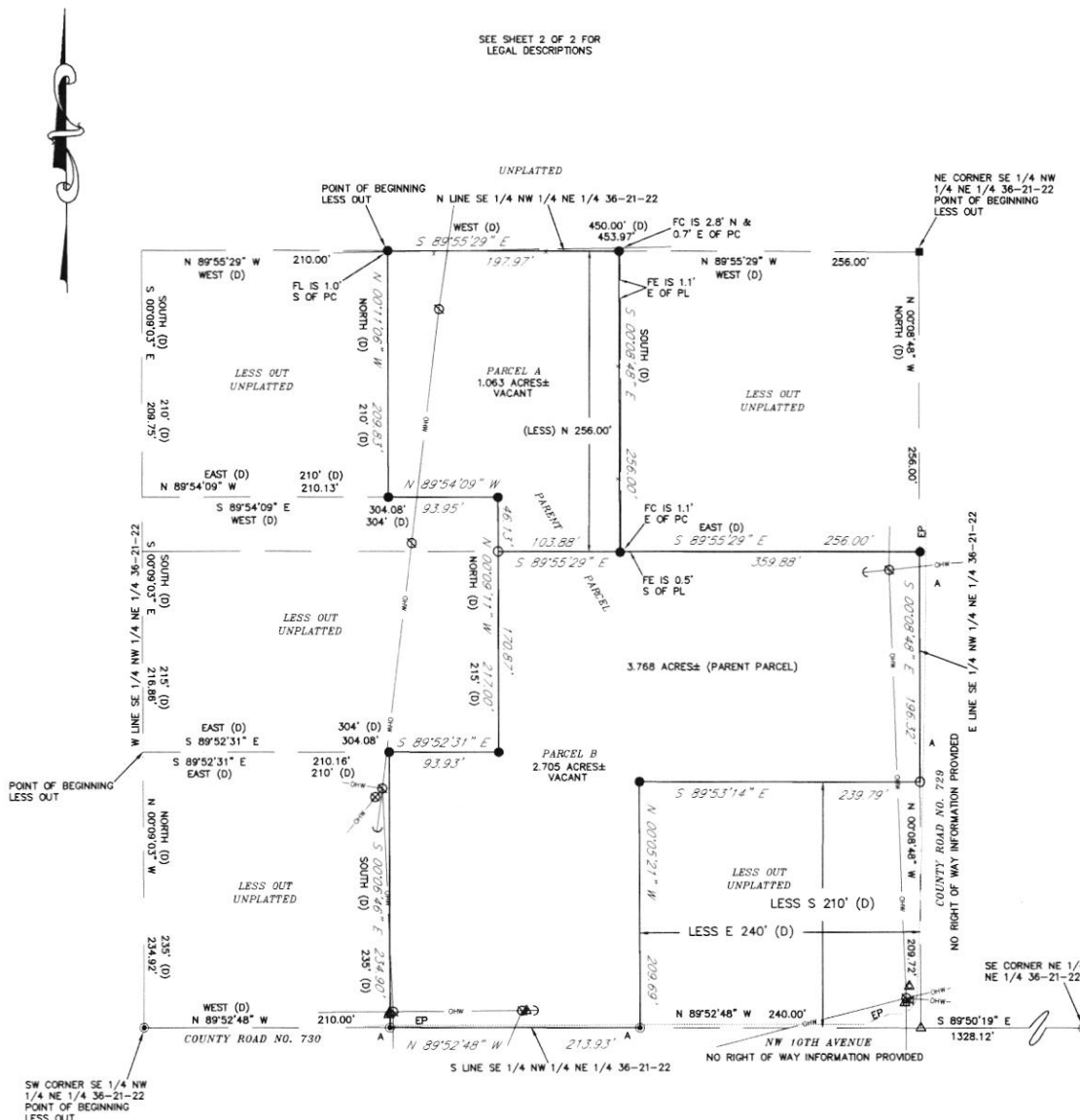
Anggi Devora Nustes  
Print Name

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

# PLAT OF BOUNDARY SURVEY

SHEET 1 OF 2

SEE SHEET 2 OF 2 FOR  
LEGAL DESCRIPTIONS



## SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE SE 1/4 NW 1/4 NE 1/4 OF SECTION 36-21-22, BEING N 89°52'48" W, ASSUMED.
- THE SURVEYOR DID NOT PERFORM AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR OR SHOWN ON THIS BOUNDARY SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.
- THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES LISTED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.
- LEGAL DESCRIPTION FOR PARENT PARCEL PROVIDED BY CLIENT. LEGAL DESCRIPTION FOR PARCEL A AND B WRITTEN BY ATLANTIC SURVEYING.
- NOT VALID WITHOUT SHEET 2 OF 2.

CERTIFIED TO:  
HERNAN M. DE JESUS GOMEZ  
ANGGI DEVORA NUSTES

Date	Revisions	DATE: 08/26/22	SCALE: 1" = 100'	CAL. BY: BST	DRAWN BY: BST	JOB NO. 122043A1
10/04/22	ADDED DIMENSIONS					

**ATLANTIC SURVEYING**  
308 S. DILLARD STREET  
WINTER GARDEN, FLORIDA 34787  
407-656-4993  
LB#9060

I hereby certify that this Survey was prepared in accordance with the standards of practice for the profession of surveying and mapping as set forth in Chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. Field date: 08/26/22.

*Steven E. Blankenship*  
STEVEN E. BLANKENSHIP P.S.M. #5361  
STATE OF FLORIDA

SHEET 2 OF 2

The Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 36, Township 21 South, Range 22 East, lying and being in Sumter County, Florida.

LESS AND EXCEPT

Beginning at the Northeast corner of the SE 1/4 of the NW 1/4 of the NE 1/4, in Section 36, Township 21 South, Range 22 East, Sumter County, Florida; thence run North 256 feet; thence run South 256 feet; thence run East 256 feet; thence run North 256 feet to the Point of Beginning.

LESS AND EXCEPT

Beginning at the Northeast corner of the SE 1/4 of the NW 1/4 of the NE 1/4, in Section 36, Township 21 South, Range 22 East, Sumter County, Florida; thence run North 210 feet; thence run East 210 feet; thence run North 210 feet; thence run South 210 feet; thence run East 210 feet; thence run North 210 feet to the Point of Beginning.

LESS AND EXCEPT

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LESS AND EXCEPT

Beginning at the SW corner of the SE 1/4 of NW 1/4 of NE 1/4 of Section 36, Township 21 South, Range 22 East, Sumter County, Florida; thence run North 235 feet to the Point of Beginning; thence run East 304 feet, North 215 feet, West 304 feet, South 215 feet to the Point of Beginning.

LESS AND EXCEPT

The South 210 feet of the East 240 feet of the NW 1/4 of the NE 1/4 Section 36, Township 21 South, Range 22 East, Sumter County, Florida.

The North 256.00 feet of the Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 36, Township 21 South, Range 22 East, lying and being in Sumter County, Florida.

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LESS AND EXCEPT

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Date	Revisions	DATE: 08/26/22	SCALE: 1" = 100'	CAL. BY: BST	DRAWN BY: BST	JOB NO. 122043A1
10/04/22	ADDED DIMENSIONS	<div>ATLANTIC SURVEYING</div> <div>308 S. DILLARD STREET</div> <div>WINTER GARDEN, FLORIDA 34787</div> <div>407-656-4993</div> <div>LB#0060</div> <div>STEVEN E. BLANKENSHIP P.S.M. #5361</div> <div>STATE OF FLORIDA</div>				

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

**PLANNING AND ZONING BOARD  
December 11, 2025**

**CITY OF WEBSTER CITY COUNCIL  
December 18, 2025  
January 15, 2026**

<b>CASE NUMBER:</b>	LU25-000025
<b>LANDOWNER:</b>	Hernan M. DeJesus Gomez & Anggi Devora Nustes
<b>REQUESTED ACTION:</b>	Small-scale comprehensive plan amendment to change the future land use from County Rural Residential to City of Webster Rural Residential on 2.44 acres MOL following annexation
<b>PARCEL NUMBERS:</b>	N36-025
<b>LEGAL DESCRIPTION:</b>	Attachment A
<b>EXISTING ZONING:</b>	County Rural Residential Minimum One Acre with Optional Housing (RR1), proposed to be City of Webster Rural Residential Minimum One Acre with Optional Housing (RR1) [ZON25-000050]
<b>EXISTING USE:</b>	Vacant
<b>FUTURE LAND USE:</b>	County Rural Residential, proposed to be City of Webster Rural Residential
<b>PARCEL SIZE:</b>	2.44 acres MOL
<b>GENERAL LOCATION:</b>	Webster area – Northwest corner of NW 10 <sup>th</sup> Ave & CR 729 (Map 1)



## **GENERAL DESCRIPTION AND BACKGROUND**

The applicant is requesting a Small-Scale Future Land Use Amendment on 2.44 acres MOL to change the Future Land Use assignment of parcel N36-025 from County Rural Residential to City of Webster Rural Residential, allowing them to place a Class B mobile home on the parcel. The application site is located within the Webster Joint Planning Area in the Northeast corner of CR 747 and CR 722. The surrounding parcels have a future land use of County Rural Residential, City of Webster Urban Residential, and City of Webster Public/Institutional (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**

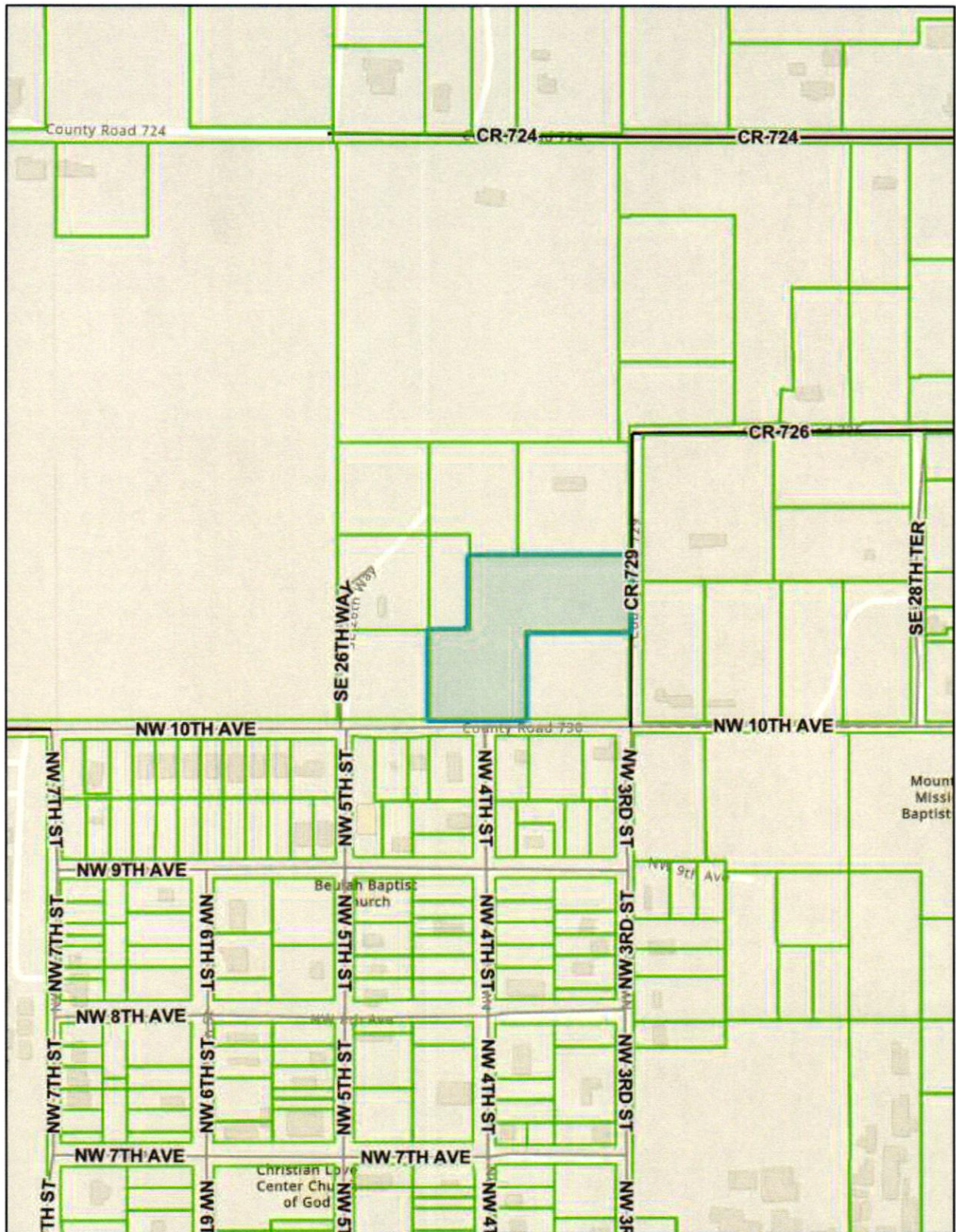
The proposed amendment does not affect the City's Capital Improvements program.

#### **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: 65**

## MAP 1: GENERAL LOCATION





## MAP 2: FUTURE LAND USE MAP



### EXISTING FUTURE LAND USE

- Webster Urban Residential
- Webster Public/Institutional
- County Rural Residential



### PROPOSED FUTURE LAND USE

- Webster Rural Residential
- Webster Urban Residential
- Webster Public/Institutional
- County Rural Residential

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

The Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 36, Township 21 South, Range 22 East, lying and being in Sumter County, Florida. Less the North 256.00 feet, thereof.

**LESS AND EXCEPT**

Beginning at the Northeast corner of the SE 1/4 of the NW 1/4 of the NE 1/4, in Section 36, Township 21 South, Range 22 East, Sumter County, Florida; thence run West 256 feet; thence run South 256 feet; thence run East 256 feet; thence run North 256 feet to the Point of Beginning.

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**LESS AND EXCEPT**

The South 210 feet of the East 240 feet of the NW 1/4 of the NE 1/4 Section 36, Township 21 South, Range 22 East, 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 2.44 acres does not comprise a substantial area of the city.**
- II. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.  
**The subject property is located in an area that is already planned for development due to being located within the Webster Joint Planning Area.**
- III. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.  
**The amending of land use for this property should not create any of the design patterns listed above but instead creates a centralized node for development due to being placed in the Webster Joint Planning Area.**
- IV. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.  
**The subject property is surrounded by already developed land and so does not interact with any environmentally sensitive areas or major natural systems, and 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 and residential land uses are 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.

**ORDINANCE NO. 2025-40**

**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 2.44 ACRES (TAX PARCEL IDENTIFICATION NUMBER N36-025), AND DESCRIBED IN THIS ORDINANCE FROM THE RURAL RESIDENTIAL 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**, Hernan M. DeJesus Gomez & Anggi Devora Nustes mailing address: 1500 W. Highland St. Lot 173, Lakeland, FL 33815 (Tax Parcel Identification Number N36-025), is the owner of the property which is the subject of this Ordinance; and

**WHEREAS**, the real property, totaling 2.44 +/- acres in size, is located on the Northwest corner of NW 10<sup>th</sup> Ave and CR 729; and

**WHEREAS**, Hernan M. DeJesus Gomez & Anggi Devora Nustes 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 Rural Residential 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 Rural Residential 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 15th day of January, 2026.**

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

\_\_\_\_\_  
**Ana Vigoa, Mayor**

**ATTEST:**

**Approved as to form and  
legality:**

\_\_\_\_\_  
**Kristin Green  
City Clerk**

\_\_\_\_\_  
**Andrew Hand  
City Attorney**

# ATTACHMENT 1 Future Land Use Map



## **EXISTING FUTURE LAND USE**

- Webster Urban Residential
- Webster Public/Institutional
- County Rural Residential



## **PROPOSED FUTURE LAND USE**

- Webster Rural Residential
- Webster Urban Residential
- Webster Public/Institutional
- County Rural Residential



ATTACHMENT 2  
Legal Description

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LESS AND EXCEPT

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ORDINANCE 2025-41

REZONING

PARCEL ID: N36-025

PROPERTY OWNER:

GOMEZ

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

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



**City of Webster**

Case No. ZON 25-000050,  
Date Rec'd 10/14/2025  
Planner \_\_\_\_\_

Hearing Dates:  
PZB December 11, 2025  
Council 1st December 18, 2025  
Council Final January 15, 2025

**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) Hernan De Jesus Gomez & Anggi Devora Nuskas  
Address 1500 W Highland St Lot 173 Lakeland, FL 33815  
Owner Phone 863-510-3436 Email hdejesus1212@gmail.com

Name of Agent \_\_\_\_\_

Address \_\_\_\_\_

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

**Property Information**

Legal Description of the property (provide below or attach)

See attachment  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Street Address 9208 CL 72A Webster, FL 33597

Parcel(s) # N36-625 Current Use 0103V-Acreage 2.1-3.9 AC

Current Future Land Use \_\_\_\_\_ Current Zoning \_\_\_\_\_

Requested Future Land Use \_\_\_\_\_ Requested Zoning \_\_\_\_\_

Acreage Requested \_\_\_\_\_

Reason for the Request (be specific)

Add manufactured 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

*Hernan De Jesus*

Date

10/14/25

Print Name

Hernan De Jesus

Signature

*Anggi Devora Nustes*

Date

10/14/25

Print Name

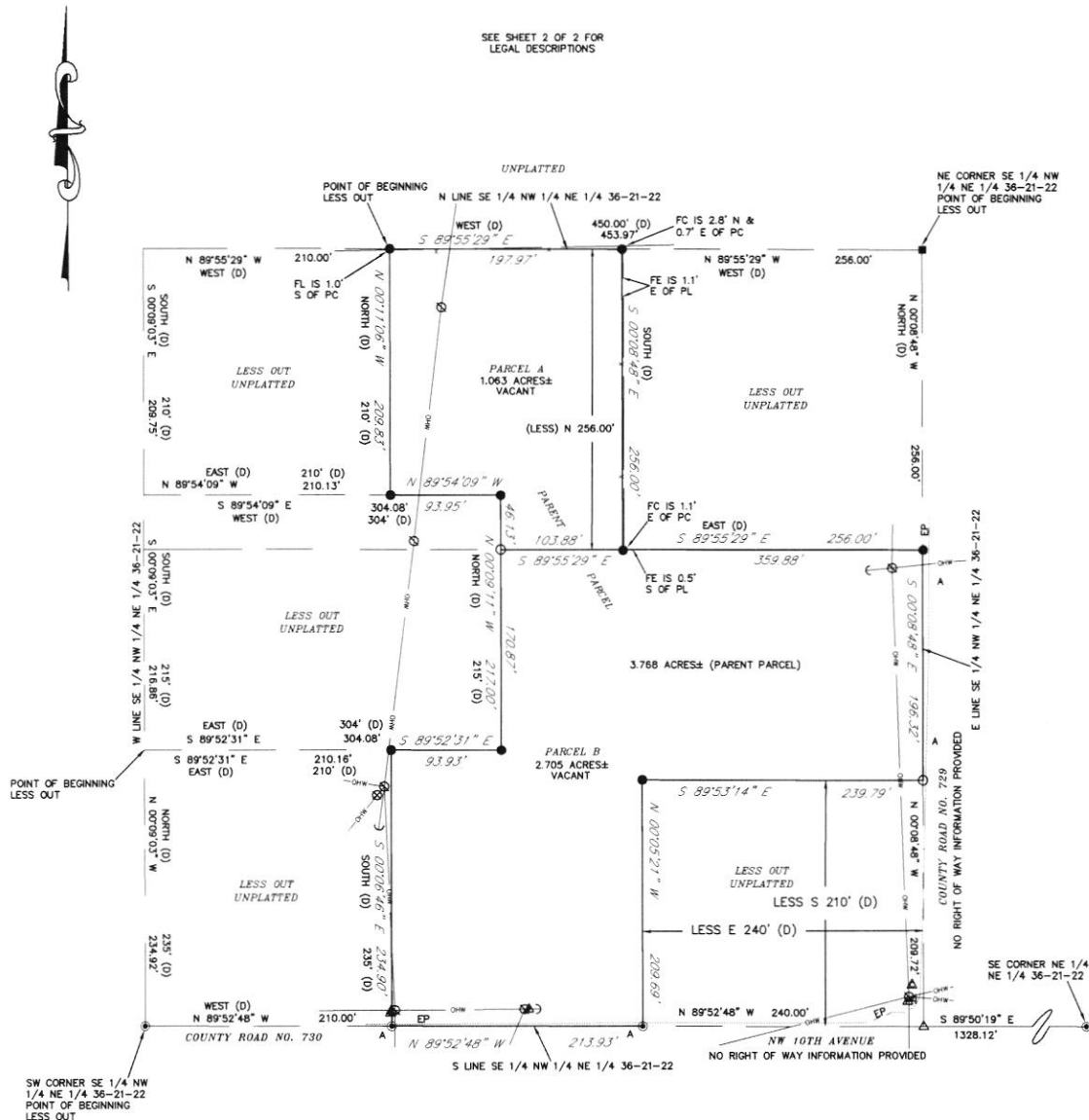
Anggi Devora Nustes

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

# PLAT OF BOUNDARY SURVEY

SHEET 1 OF 2

SEE SHEET 2 OF 2 FOR  
LEGAL DESCRIPTIONS



## SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE SE 1/4 NW 1/4 NE 1/4 OF SECTION 36-21-22, BEING N 89°52'48" W, ASSUMED.
2. THE SURVEYOR DID NOT PERFORM AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR OR SHOWN ON THIS BOUNDARY SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.
3. THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES LISTED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.
4. LEGAL DESCRIPTION FOR PARENT PARCEL PROVIDED BY CLIENT. LEGAL DESCRIPTION FOR PARCEL A AND B WRITTEN BY ATLANTIC SURVEYING.
5. NOT VALID WITHOUT SHEET 2 OF 2.

CERTIFIED TO:  
HERMAN M. DE JESUS GOMEZ  
ANGGI DEVORA NUSTES

Date	Revisions	DATE: 08/26/22	SCALE: 1" = 100'	CAL. BY: BST	DRAWN BY: BST	JOB NO. 122043A1
10/04/22	ADDED DIMENSIONS					

**ATLANTIC SURVEYING**  
308 S. DILLARD STREET  
WINTER GARDEN, FLORIDA 34787  
407-656-4993  
LB#8060

I hereby certify that this Survey was prepared in accordance with the standards of practice for the profession of surveying and mapping as set forth in Chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. Field Date: 08/26/22.

*Steven E. Blankenship*  
STEVEN E. BLANKENSHIP P.S.M. #5361  
STATE OF FLORIDA

## SHEET 2 OF 2

LEGAL DESCRIPTION - PARENT PARCEL  
The Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 36,  
Township 21 South, Range 22 East, lying and being in Sumter County, Florida.  
LESS AND EXCEPT

Beginning at the Northeast corner of the SE 1/4 of the NW 1/4 of the NE 1/4, in Section 36, Township 21 South, Range 22 East, Sumter County, Florida; thence run West 256 feet; thence run South 256 feet; thence run East 256 feet; thence run North 256 feet to the Point of Beginning.

Beginning at the Northeast corner of the SE 1/4 of the NW 1/4 of the NE 1/4, in Section 36, Township 21 South, Range 22 East, Sumter County, Florida; thence run West 450 feet for the Point of Beginning; thence run West 210 feet; thence run South 210 feet; thence run East 210 feet; thence run North 210 feet to the Point of Beginning.

Beginning at the Southwest corner of the SE 1/4 of NW 1/4 of NE 1/4, Section 36, Township 21 South, Range 22 East, Sumter County, Florida; thence run North 235 feet; thence run East 210 feet; thence run South 235 feet; thence run West 210 feet to the Point of Beginning. Less County Road Right of Way on the South side thereof.

Begin at the SW corner of the SE 1/4 of NW 1/4 of NE 1/4 of Section 36, Township 21 South, Range 22 East, Sumter County, Florida, run thence North 235 feet to the Point of Beginning; thence run East 304 feet, North 215 feet, West 304 feet, South 215 feet to the Point of Beginning.

The South 210 feet of the East 240 feet of the NW 1/4 of the NE 1/4 Section 36, Township 21 South, Range 22 East, Sumter County, Florida.

The North 256.00 feet of The Southeast 1/4 of the Northwest 1/4 of the  
 Northeast 1/4 of Section 36, Township 21 South, Range 22 East, lying and being  
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Date		Revisions		DATE: 08/26/22	SCALE: 1" = 100'	CAL. BY: BST	DRAWN BY: BST	JOB NO. 122043A1
10/04/22	ADDED DIMENSIONS			<div>ATLANTIC SURVEYING</div> <div>308 S. DILLARD STREET</div> <div>WINTER GARDEN, FLORIDA 34787</div> <div>407-656-4993</div> <div>LB#8060</div> <div>STEVEN E. BLANKENSHIP P.S.M. #5361</div> <div>STATE OF FLORIDA</div>				



**CITY OF WEBSTER  
REZONING APPLICATION**

**PLANNING AND ZONING BOARD  
December 11, 2025**

**CITY OF WEBSTER CITY COUNCIL  
December 18, 2025  
January 15, 2025**

<b>CASE NUMBER:</b>	ZON25-000050
<b>LANDOWNERS:</b>	Hernan M. DeJesus Gomez & Anggi Devora Nustes
<b>REQUESTED ACTION:</b>	Rezone 2.44 acres MOL from County Rural Residential Minimum One Acre with Optional Housing (RR1) to City of Webster Rural Residential Minimum One Acre with Optional Housing (RR1)
<b>PARCEL NUMBERS:</b>	N36-025
<b>LEGAL DESCRIPTION:</b>	Attachment A
<b>EXISTING ZONING:</b>	County Rural Residential Minimum One Acre with Optional Housing (RR1)
<b>EXISTING USE:</b>	Vacant
<b>FUTURE LAND USE:</b>	County Rural Residential, proposed to be City of Webster Rural Residential (LU25-000025)
<b>PARCEL SIZE:</b>	2.44 acres MOL
<b>GENERAL LOCATION:</b>	Webster area – Northwest corner of NW 10 <sup>th</sup> Ave & CR 729

**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 first established by the Interlocal Service Boundary Agreement adopted via Ordinance #2009-21 on September 29, 2009. The surrounding parcels are

zoned County Rural Residential Minimum One Acre with Optional Housing and City of Webster Urban Residential 6 Units per Acre with Conventional Housing (Map 1).

### **CASE SUMMARY**

The applicant is seeking to place a Class B mobile home on the subject parcel. Subject parcel is outside the Webster municipal boundary, in the Webster Joint Planning Area (JPA), and in Webster's Utility Service Area. The application site is currently zoned as County Rural Residential Minimum One Acre with Optional 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:

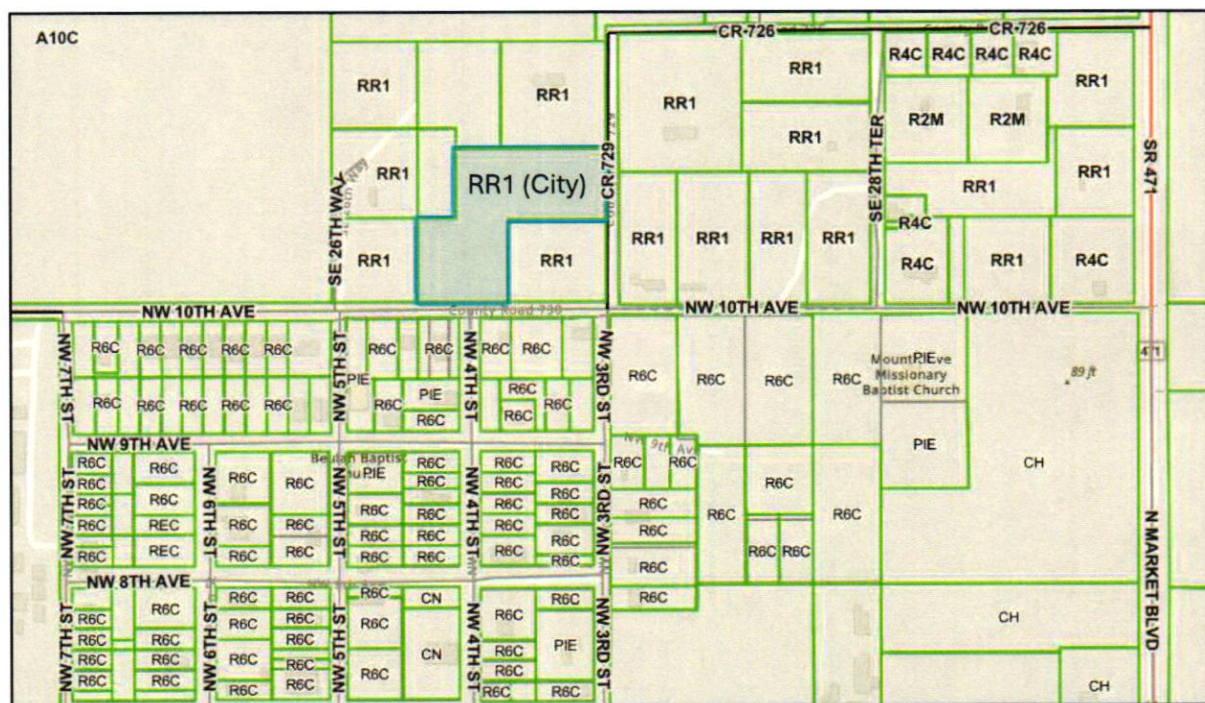
- a) Change of conditions, or absence of changed conditions.  
*The subject parcel changed hands in 2021. The new owner is ready to develop it by placing one Class B mobile home on the property.*
- b) Community need, or lack of community need.  
*The requested rezoning addresses a personal need and not 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: 65**





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

The Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 36, Township 21 South, Range 22 East, lying and being in Sumter County, Florida. Less the North 256.00 feet, thereof.

**LESS AND EXCEPT**

Beginning at the Northeast corner of the SE 1/4 of the NW 1/4 of the NE 1/4, in Section 36, Township 21 South, Range 22 East, Sumter County, Florida; thence run West 256 feet; thence run South 256 feet; thence run East 256 feet; thence run North 256 feet to the Point of Beginning.

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**LESS AND EXCEPT**

The South 210 feet of the East 240 feet of the NW 1/4 of the NE 1/4 Section 36, Township 21 South, Range 22 East, Sumter County, Florida.

## **ORDINANCE NO. 2025-41**

**AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA PROVIDING FOR THE REZONING OF REAL PROPERTY TOTALING 2.44 ACRES, MORE OR LESS, IN SIZE (TAX PARCEL IDENTIFICATION NUMBER N36-025) FROM COUNTY RURAL RESIDENTIAL MINIMUM ONE ACRE WITH OPTIONAL HOUSING (RR1) TO RURAL RESIDENTIAL MINIMUM ONE ACRE WITH OPTIONAL HOUSING (RR1) 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**, Hernan M. DeJesus Gomez & Anggi Devora Nustes mailing address: 1500 W. Highland St. Lot 173, Lakeland, FL 33815 (Tax Parcel Identification Number N36-025), is the owner of the property which is the subject of this Ordinance; and

**WHEREAS**, the real property, totaling 2.44 +/- acres in size, is located on the Northwest corner of NW 10<sup>th</sup> Ave and CR 729; and

**WHEREAS**, Hernan M. DeJesus Gomez & Anggi Devora Nustes 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 RR1 (County) zoning assignment to the RR1 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 2.44 acres MOL in size, is located on the Northwest corner of NW 10<sup>th</sup> Ave and CR 729 (Tax Parcel Number N36-025). 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 2.44 acres MOL in size, shall be rezoned from RR1 (County) zoning district/classification to RR1 (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- relating to the Comprehensive amendment becomes effective.

**PASSED AND ENACTED this 15th day of January, 2026.**

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

\_\_\_\_\_  
**Ana Vigoa, Mayor**

***ATTEST:***

**Approved as to form and  
legality:**

\_\_\_\_\_  
**Kristin Green  
City Clerk**

\_\_\_\_\_  
**Andrew Hand  
City Attorney**

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

The Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 36, Township 21 South, Range 22 East, lying and being in Sumter County, Florida. Less the North 256.00 feet, thereof.

**LESS AND EXCEPT**

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**LESS AND EXCEPT**

The South 210 feet of the East 240 feet of the NW 1/4 of the NE 1/4 Section 36, Township 21 South, Range 22 East, Sumter County, Florida.

## Attachment B

### Zoning Map

