

AFFIDAVIT OF PUBLICATION

Sumter Sun Times

Published Weekly
Sumter County, Florida

Case No. SST/WEBSTER REZONE/4.9"X9.95"

STATE OF FLORIDA
COUNTY OF SUMTER

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

January 02, 2025

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

Handwritten signature of Jessica Whaley
Jessica Whaley

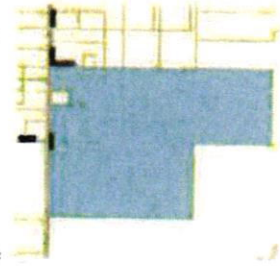
Sworn to and subscribed before me this 2nd day of January 2025 by Jessica Whaley, who is personally

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

00037612 00173882
Sumter County BOCC
7375 Powell Road
Wildwood, FL 34785

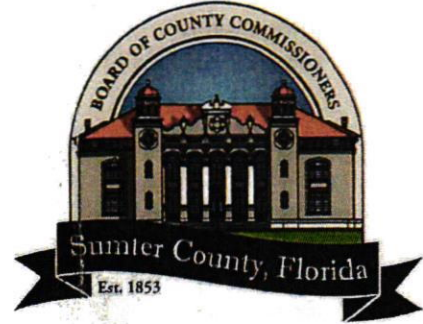


CITY OF WEBSTER
NOTICE OF PUBLIC HEARING FOR LAND USE AMENDMENT AND REZONING
The City of Webster, Florida, desires to amend the Future Land Use Map of the Webster Unified Comprehensive Plan, rezone the same land concurrently, and submit the land use amendment to the Florida Department of Economic Opportunity (DEO) for review, pursuant to the requirements of Chapter 185, Florida Statutes. The City of Webster City Council will consider adoption of the amendment upon completion of the State review. Ordinances of the following title will be considered:
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 195.5 ACRES (TAX PARCEL IDENTIFICATION NUMBERS Q30-011, Q30-014 & Q30-015), AND DESCRIBED IN THIS ORDINANCE FROM THE AGRICULTURE FUTURE LAND USE DESIGNATION (COUNTY) TO THE MIXED USE 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 195.5 ACRES, MORE OR LESS, IN SIZE (TAX PARCEL IDENTIFICATION NUMBERS Q30-011, Q30-014 & Q30-015) FROM COUNTY RESIDENTIAL SIX UNITS PER ACRE WITH CONVENTIONAL HOUSING (R6C), COUNTY RURAL RESIDENTIAL MINIMUM FIVE ACRES WITH CONVENTIONAL HOUSING (RR6C) & COUNTY AGRICULTURE MINIMUM TEN ACRES WITH CONVENTIONAL HOUSING (A10C) TO CITY OF WEBSTER MASTER PLANNED DEVELOPMENT (WMPD) ZONING DISTRICT; PROVIDING FOR THE TAKING OF IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR THE ADOPTION OF A MAP BY REFERENCE, REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.
Both ordinances are for properties being annexed into the City of Webster, owned by North Farm Real Estate, LLC, generally described as follows:
Parcel #1 - Q30-011: NE 1/4 OF SW 1/4 OF NW 1/4 AND SE 1/4 OF SW 1/4 OF NW 1/4 AND NW 1/4 OF SW 1/4 OF NW 1/4 IN SECTION 30, TOWNSHIP 21 SOUTH, RANGE 23 EAST, LYING IN SUMTER COUNTY, FLORIDA; LESS: BEGIN AS A POINT 781.05 FEET NORTH AND 50 FEET EAST OF SW CORNER OF NW 1/4 SECTION 30, TOWNSHIP 21 SOUTH, RANGE 23 EAST, RUN 181.50 FEET, NORTH 120 FEET, WEST 181.50 FEET, SOUTH 120 FEET TO P.O.B.; LESS: BEGIN AT A POINT 663.05 FEET NORTH AND 50 FEET EAST OF SW CORNER OF NW 1/4 SECTION 30, TOWNSHIP 21 SOUTH, RANGE 23 EAST, RUN THENCE EAST 135.0 FEET, THENCE NORTH 240.0 FEET, THENCE WEST 135.0 FEET, THENCE SOUTH 240.0 FEET, TO THE POINT OF BEGINNING.
Parcel #2 - Q30-014: SW 1/4 OF SW 1/4 OF NW 1/4, DIXIE HIGHWAY GARDENS IN SECTION 30, TOWNSHIP 21 SOUTH, RANGE 23 EAST, LYING IN SUMTER COUNTY, FLORIDA; LESS: ROAD RIGHT-OF-WAY.
Parcel #3 - Q30-015: N 1/2 OF SW 1/4 AND SE 1/4 OF NW 1/4 AND SW 1/4 OF NE 1/4 IN SECTION 30, TOWNSHIP 21 SOUTH, RANGE 23 EAST, LYING IN SUMTER COUNTY, FLORIDA; LESS: ROAD RIGHT-OF-WAY.
Requested action:
L124-00007: Large scale comprehensive plan amendment to change the future land use from County Agriculture to City of Webster Mixed Use on 195.5 acres M.O.L. following annexation.
ZON24-00024: Rezone the same properties concurrently to City of Webster Master Planned Development (WMPD).
The proposed ordinances will be heard at three (3) public hearings as follows:
Planning and Zoning Board
6:00 PM, January 9, 2025
City Council - First Reading (Transmittal Hearing)
6:00 PM, January 16, 2025
City Council - Final Reading (Adoption Hearing)
To be separately advertised after State review feedback.
The meetings will be held at the Webster City Hall, located at 85 E. Central Ave, Webster, FL.
The proposed ordinances may be inspected at City Hall between the hours of 8:30 a.m. and 5:00 p.m. Monday through Friday or Sumter County Planning Division located at 7375 Powell Road, Wildwood, FL, 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) 793-2673 at least 48 hours prior to the meeting time.



Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



HUNT CAROLYN PARKER
2384 NW 102ND BLVD
WILDWOOD, FL 34785

December 20, 2024

To property owners whose property boundaries are within a distance of 500 feet of the outside perimeter of three (3) properties (Parcels Q30-011, Q30-014 & Q30-015) in the name of North Farm Real Estate LLC (see map on reverse side). The property owner is seeking a large scale comprehensive plan amendment and concurrent rezoning.

LU24-000017 – Large scale comprehensive plan amendment to change the future land use from County Agricultural to City of Webster Mixed Use on 195.5 acres MOL following annexation.

ZON24-000024 – Rezoning from County Residential Six Units per Acre with Conventional Housing (R6C), County Rural Residential Five Acres with Conventional Housing (RR5C), and County Agriculture Minimum Ten Acres with Conventional Housing (A10C) to City of Webster Master Planned Development (WMPD).

A public hearing before the Planning and Zoning Board will be held at Webster City Hall, 85 E. Central Ave, Webster, FL 33597 on **January 9, 2025 at 6:00 p.m.**

The recommendation of the Planning and Zoning Board on the rezoning will be presented to the City of Webster City Council at a Public Hearing for a First Reading and vote to transmit to the State to be held on **January 16, 2025 at 6:00 p.m.** at the Webster City Hall, 85 E. Central Ave, Webster, FL 33597.

Written comments submitted will be heard. Hearings may be continued from time to time as four necessary. Please return this form to: SUMTER COUNTY PLANNING DIVISION, 7375 Powell Road, Suite 115, Wildwood, Florida, 34785. Alternatively, comments may be emailed to pz@sumtercountyfl.gov. Please include the case numbers on all emails. Questions should be directed to the Planning Division at (352) 689-4400.

I support the above.

I have no comment on the above.

I do not support the above for the following reason(s):

There is already way too much traffic on that Road.

Debora K Butterfield, District 1
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Andrew Bilardello, District 2
Vice Chairman
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Todd Coon, District 3
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Jeffrey A. Bogue, District 4
2nd Vice Chairman
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Donald Wiley, District 5
Chairman
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Bradley S. Arnold,
County Administrator
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Gloria R. Hayward, Clerk & Auditor
(352) 569-6600
215 East McCollum Avenue
Bushnell, FL 33513

County Attorney
The Hogan Law Firm
Post Office Box 485
Brooksville, Florida 34605