

**Meeting Notice is posted per Florida Statute,
Violators who remove this agenda could be prosecuted.**



**AGENDA
PLANNING & ZONING
CITY OF WEBSTER**

Webster City Hall, 85 E. Central Avenue
January 9, 2025 - 6:00 P.M.

I. CALL TO ORDER

Pledge of Allegiance, Invocation
Roll Call and Determination of Quorum

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

II. APPROVAL OF MINUTES

Planning & Zoning – December 12, 2024
M _____ S _____ Roll Call Vote

III. PUBLIC HEARINGS

Approval of Ordinance 2025-01 -Annexation-Parcel Id Q30-011, Q30-014, Q30-015-North Farm Real Estate, LLC

M _____ S _____ Roll Call Vote

Approval of Ordinance 2025-02 -Comp Plan Amendment-Parcel Id Q30-011, Q30-014, Q30-015-North Farm Real Estate, LLC

M _____ S _____ Roll Call Vote

Approval of Ordinance 2025-03 – Rezoning-Parcel Id Q30-011, Q30-014, Q30-015-North Farm Real Estate, LLC

M _____ S _____ Roll Call Vote

Approval of Ordinance 2025-04 -Annexation-Parcel Id N24-053, Olen Quilling Family Partnership

M _____ S _____ Roll Call Vote

Approval of Ordinance 2025-05 -Comp Plan Amendment-Parcel Id N24-053, Olen Quilling Family Partnership

M _____ S _____ Roll Call Vote

Approval of Ordinance 2025-06 – Rezoning-Parcel Id N24-053, Olen Quilling Family Partnership

M _____ S _____ Roll Call Vote

Approval of Ordinance 2025-07 -Annexation-Parcel Id T07-068, Alagna

M _____ S _____ Roll Call Vote

Approval of Ordinance 2025-08 -Comp Plan Amendment-Parcel Id T07-068, Alagna

M _____ S _____ Roll Call Vote

Approval of Ordinance 2025-09 – Rezoning-Parcel Id T07-068, Alagna

M _____ S _____ Roll Call Vote

IV. NEW BUSINESS

V. 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

December 12, 2024

Planning and Zoning Meeting

6:00 P.M.

I. CALL TO ORDER

Councilwoman Green called the meeting of the City of Webster Planning and Zoning Board to order at 6:00p.m. Present were board members: Kristin Green, Darrell Elliott and Ginny Browning.

We have a quorum.

II. APPROVAL OF THE MINUTES

Board Member Elliott made a motion for approval of the minutes for November 14, 2024, seconded by Board Member Browning.

Vote was as follows:

Councilwoman Green-Yes

Board Member Elliott-Yes

Board Member Browning-Yes

Motion passed 3-0

III. PUBLIC HEARING

Board Member Elliott made a motion for approval of Ordinance 2024-29 Annexation Parcel Id N26-068-Hall, seconded by Board Member Browning.

County Planner Bradley Arnold apprised the board about Ordinance 2024-29.

Vote was as follows:

Councilwoman Green-Yes

Board Member Elliott-Yes

Board Member Browning-Yes

Motion passed 3-0

Board Member Elliott made a motion for approval of Ordinance 2024-30 Comp Plan Amendment Parcel Id N26-068-Hall, seconded by Board Member Browning.

County Planner Bradley Arnold apprised the board about Ordinance 2024-30.

Vote was as follows:

Councilwoman Green-Yes
Board Member Elliott-Yes
Board Member Browning-Yes
Motion passed 3-0

Board Member Elliott made a motion for approval of Ordinance 2024-31 Rezoning Parcel Id N26-068-Hall, seconded by Board Member Browning.

County Planner Bradley Arnold apprised the board about Ordinance 2024-31.

Vote was as follows:
Councilwoman Green-Yes
Board Member Elliott-Yes
Board Member Browning-Yes
Motion passed 3-0

Board Member Elliott made a motion for approval of Ordinance 2024-32 Annexation Parcel Id Q19-009-Suleiman Properties 3023, LLC, seconded by Board Member Browning.

County Planner Bradley Arnold apprised the board about Ordinance 2024-32.

Vote was as follows:
Councilwoman Green-Yes
Board Member Elliott-Yes
Board Member Browning-Yes
Motion passed 3-0

Board Member Elliott made a motion for approval of Ordinance 2024-33 Comp Plan Amendment Parcel Id Q19-009-Suleiman Properties 3023, LLC, seconded by Board Member Browning.

County Planner Bradley Arnold apprised the board about Ordinance 2024-33.

Vote was as follows:
Councilwoman Green-Yes
Board Member Elliott-Yes
Board Member Browning-Yes
Motion passed 3-0

Board Member Elliott made a motion for approval of Ordinance 2024-34 Rezoning Parcel Id Q19-009-Suleiman Properties 3023, LLC, seconded by Board Member Browning.

County Planner Bradley Arnold apprised the board about Ordinance 2024-34.

Vote was as follows:
Councilwoman Green-Yes
Board Member Elliott-Yes
Board Member Browning-Yes
Motion passed 3-0

IV. NEW BUSINESS

IV. ADJOURNMENT

Board Member Elliott made a motion to adjourn, seconded by Board Member Browning.

Vote was as follows:

Councilwoman Green-Yes

Board Member Elliott-Yes

Board Member Browning-Yes

Motion passed 3-0

Meeting adjourned at 6:16 P.M.

Deanna Naugler, City Manager

Attest:

Amy Flood, City Clerk

ORDINANCE NO. 2025-01

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA, ANNEXING BY VOLUNTARY PETITION CERTAIN REAL PROPERTY TAX IDENTIFICATION PARCEL NUMBERS Q30-011, Q30-014, Q30-015 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, North Farm Real Estate, LLC, 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
Q30-011, Q30-014, Q30-015	North Farm Real Estate, LLC

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

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

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

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

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

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

census effect and the affected land area.

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

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

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

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

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

LEGAL DESCRIPTION

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

(c). The property owner of the annexed property fully understands that all of the costs of routing and installing all utility services to the annexed property that may result and be incurred and the obligation to pay any and all applicable fees in any way relating to connection to, and provision of services by, the City's utility systems shall be borne

totally by the property owner.

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

SECTION 2. EFFECT OF ANNEXATION.

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

SECTION 3. ADMINISTRATIVE ACTIONS.

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

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

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

SECTION 4. CONFLICTS.

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

SECTION 5. SEVERABILITY.

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

SECTION 6. CODIFICATION.

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

SECTION 7. EFFECTIVE DATE.

This Ordinance shall take effect immediately upon passage and adoption.

PASSED AND ENACTED this ____ day of _____, 2025.

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

ATTEST:

Amy Flood, City Clerk

Anagalys Vigoa, Mayor

**APPROVED AS TO FORM AND
LEGALITY:**

William L. Colbert, City Attorney

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:

North Farm Real Estates, LLC

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

SUMTER COUNTY
PARCEL NUMBER:

1. **Q30-014**
2. **Q30-015**
3. **Q30-011**

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 18th day of Sept, 2024.

OWNER(S) OR LEGAL REPRESENTATIVE

Signature [Handwritten Signature] Witness Cat Reel

This petition was acknowledged before me on 18 day of Sept, 2024. Personally known to me or identification provided Personally known



Notary Signature Catherine A. Reel

OFFICIAL USE ONLY:

Received : City of Webster, Florida, on _____ day of _____, 20____.

Present City Zoning _____.

ORDINANCE NO. 2025-02

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; 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, North Farm Real Estate, LLC mailing address: 6831 Lake View Dr, Yalaha, FL 34797 (Tax Parcel Identification Numbers Q30-011, Q30-014 & Q30-015), is the owner of the property which is the subject of this Ordinance; and

WHEREAS, the real property, totaling 195.5 +/- acres in size, is located on the Southeastern corner of SR 471 and CR 714A; and

WHEREAS, North Farm Real Estate, LLC 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 Mixed Use 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 Mixed Use 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 large 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 large scale amendment set forth in this Ordinance shall not become effective until the State land planning agency or the Administration Council, respectively, issues a final order determining that the subject large scale amendment is in compliance with controlling Florida Statutes.

PASSED AND ENACTED this 20th day of February 2025.

CITY COUNCIL OF THE CITY OF WEBSTER, FLORIDA

Ana Vigoa, Mayor

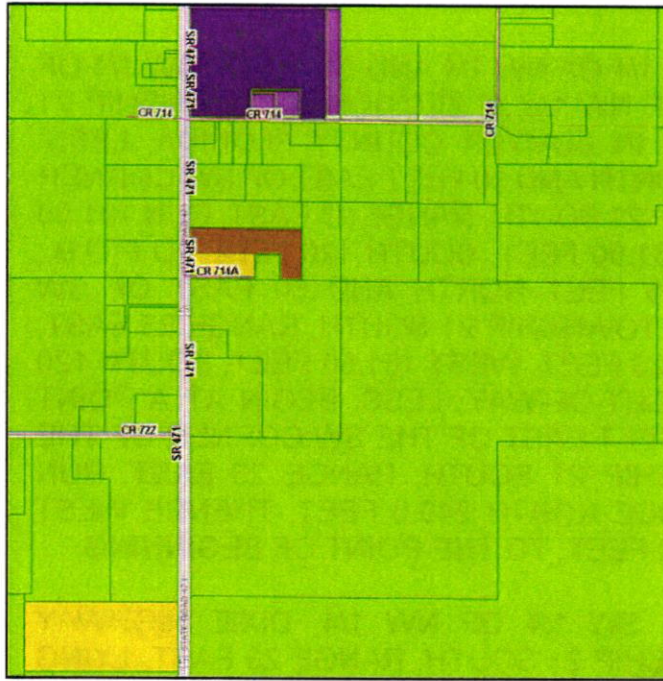
Approved as to form and legality:

ATTEST:

**Amy Flood
City Clerk**

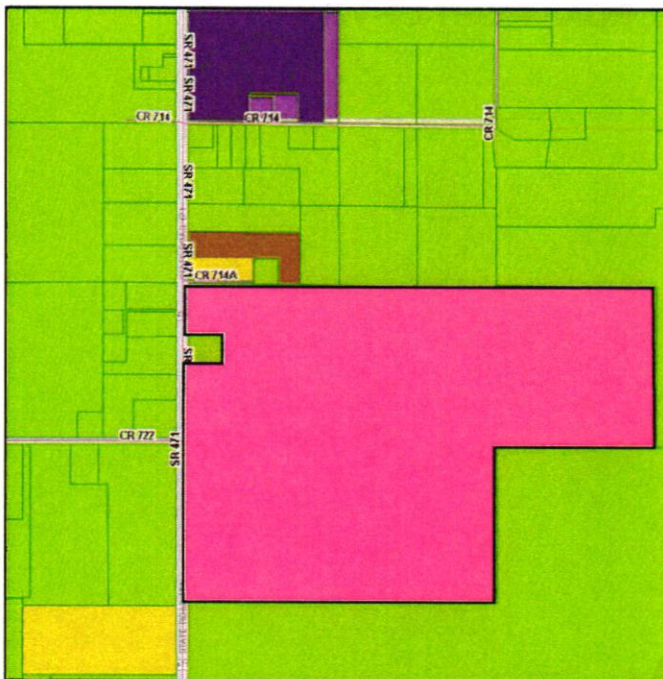
**William L. Colbert
City Attorney**

ATTACHMENT 1 Future Land Use Map



EXISTING FUTURE LAND USE

- County Agriculture
- County Industrial
- Webster Rural Residential
- Webster Heavy Commercial
- Webster Industrial



PROPOSED FUTURE LAND USE

- County Agriculture
- County Industrial
- Webster Rural Residential
- Webster Heavy Commercial
- Webster Mixed Use
- Webster Industrial

ATTACHMENT 2
Legal Description

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 783.05 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 EAST OF SW CORNER OF NW 1/4 SECTION 30, TOWNSHIP 21 SOUTH, RANGE 23 EAST, RUN EAST 181.50 FEET, NORTH 120 FEET, WEST 181.50 FEET, SOUTH 120 FEET TO P.O.B.; LESS: ROAD RIGHT-OF-WAY; LESS: BEGIN AT A POINT 663.05 FEET NORTH AND 231.50 FEET EAST OF THE SW CORNER OF THE NW 1/4 OF 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

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

**PLANNING AND ZONING BOARD
January 9, 2025**

**CITY OF WEBSTER CITY COUNCIL
January 16, 2025**

**2nd & Final Public Hearing to be scheduled following
feedback from the Florida Department of Commerce**

CASE NUMBER:	LU24-000017
LANDOWNER:	North Farm Real Estate LLC
REQUESTED ACTION:	Large-scale comprehensive plan amendment to change the future land use from County Agriculture to City of Webster Mixed Use on 195.5 acres MOL following annexation
PARCEL NUMBERS:	Q30-011, Q30-014 & Q30-015
LEGAL DESCRIPTION:	Attachment A
EXISTING ZONING:	County Agriculture Minimum Ten Acres with Conventional Housing (A10C), County Rural Residential Minimum Five Acres with Conventional Housing (RR5C), County Residential Six Units per Acre with Conventional Housing (R6C)
EXISTING USE:	Agricultural
FUTURE LAND USE:	County Agricultural, proposed to be City of Webster Mixed Use
PARCEL SIZE:	195.5 acres MOL
GENERAL LOCATION:	Webster area – Southeastern corner of SR 471 & CR 714A (Map 1)

GENERAL DESCRIPTION AND BACKGROUND

The applicant is requesting a Large-Scale Future Land Use Amendment on 195.5 acres MOL to change the Future Land Use assignment of parcels Q30-011, Q30-014 & Q30-015 from County Agriculture to City of Webster Mixed Use, allowing them to develop the parcels into mix of housing types and commercial uses on the parcels. The application site is located within the Webster Joint Planning Area in the Southeastern corner of SR 471 & CR 714A. The surrounding parcels have a future land use of County Agriculture, Webster Rural Residential, and Webster Heavy Commercial (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

Eastern portions of the site are located within FEMA Flood Zone A. A nesting habitat for the Florida sandhill crane was identified on the site. The site also contains approximately 2.6 acres of wetlands.

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 1.1.2 Development Pattern

Land development regulations shall encourage a development pattern that maximizes the utilization of existing and planned infrastructure, promotes a vibrant economy, and protects agricultural and natural resources. Such regulations shall address the following:

- a. Focus urban development to areas with appropriate existing or planned centralized water and sewer infrastructure;
- b. Encourage adaptive reuse and/or redevelopment of existing facilities;
- c. Promote a diverse economy by providing appropriate and adaptable development standards that encourage economic development in areas most suitable for development;
- d. Preserve the scenic character of rural roads by specifying setbacks and buffers along collector and arterial roads, as defined by Sumter County Engineering Manual 2015;
- e. Encourage higher densities and intensities of development to be located in Urban Areas, inside the Urban Development Area (UDA) where centralized water and sewer facilities and services are available.
- f. Encourage the clustering of dwellings by providing incentives such as allowing shared access drives, zero lot lines, and density bonuses;
- g. Require that allowable development be located on the least sensitive portion of the site, considering natural resources and areas of special flood hazard;
- h. Require minimum open space for subdivisions in agricultural and rural residential land use areas; and
- i. Protect natural resources such as wetlands, 100-year floodplains, rivers, streams, natural aquifer recharge areas, and other significant natural systems.

The proposed Master Planned Development meets FLU Policy 1.1.2(a), (c), (e), and (i). The site is located within both the Webster Joint Planning Area (JPA) as well as Sumter County's Urban Development Area. The development will utilize the City's centralized water and sewer facilities. The applicant also submitted a conceptual plan that displays the clustering of a range of housing types, incorporation of wetlands with buffer area, and a diverse array commercial uses to promote economic growth.

Policy 1.2.1 Density and Intensity

The Future Land Use Maps for the County (Map 1-1), Center Hill (Map 1-2), Coleman (Map 1-3), and Webster (Map 1-4) shall designate areas for the uses listed in Table 1.1 and shall not exceed the maximum development potential contained in the table. The maximum density or intensity shown in the table is subject to limitations of the other policies of this comprehensive plan, land development regulations, and availability of central water and sewer services.

The proposed development will be phased so that it does not exceed maximum densities and intensities. The development meets the limitations of the comprehensive plan and land development

regulations. Additionally, the City has indicated to the applicant that it will work with them to serve the proposed centralized water and sewer services.

Policy 1.2.2 Gross Land Area for Density and Intensity Calculations

Unless otherwise specified in a specific policy of this comprehensive plan, gross land area shall be construed to represent all land under common ownership proposed for development and shall be used to calculate densities and intensities.

The proposed amendment area is 195.5 acres MOL, consisting of three contiguous parcels under a single common owner. Wetlands make up approximately 2.6 acres and are shown within the applicant's conceptual plan as being preserved along with a 50-foot buffer area.

Policy 1.2.8 Mixed-use

The "Mixed-use" future land use category is designed for Development of Regional Impact (DRI) projects or Planned Unit Development (PUD) projects and shall be applied only upon approval of a Development Order (DO) approved by the local governing board. A master plan of development that meets the PUD standards within the land development regulations and this comprehensive plan must be approved by the local governing board. This land use will be authorized through a Future Land Use Map Amendment processed concurrently with the DRI or PUD application.

- a. This land use category may be located within or outside the UDA;
- b. Central water and sewer must be available;
- c. The master site plan for the related DRI or PUD must include a minimum of three (3) distinct land uses (residential, commercial, office, industrial, institutional, public services, parks and open). No one land use may exceed 70% of the total land uses and no one land use may be less than 15% of the total land uses. However, if the DRI or PUD is within a designated Economic Activity Center on the Future Land Use Map, then the mix of land uses shall be exempt from the above land use percentages and shall provide an appropriate mix of land uses to promote the economic development intent of the project. In no case shall a DRI or PUD be fully residential.
- d. Density, intensity, appropriate land uses, and open space shall be in accordance with adopted PUD standards in Policies 1.4.1 through 1.4.8.

The proposed amendment is consistent with the Mixed Use future land use designation. The proposed development will be connected to centralized water and sewer services, which the City has committed to serving in phases. The proposed uses within the development includes single family residential, multifamily units, a variety of commercial uses, office space, and storage.

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. Additionally, the proposed development maximizes compact growth of both residential and commercial properties.

Policy 1.3.4 Urban Development Area

An Urban Development Area (UDA) is established and depicted on the Future Land Use Map. The UDA encompasses those lands that are or expected to become urban through 2045. The UDA shall encompass the city boundaries, MSAs adopted by the Interlocal Service Boundary Agreements, pursuant to Chapter 171, Part II, Florida Statutes, and those lands appropriate for urbanization and are able to be served or planned to be served by appropriate public infrastructure.

- a. Economic development activities and the provision of urban infrastructure within the UDA shall be strongly encouraged;
- b. The Urban Residential future land use category shall only be located within the UDA;
- c. Agriculture land use category may only be located outside the UDA or within the UDA where it:
 - i. serves as a holding area in anticipation of future annexation consistent with the MSAs approved between the County and the cities of Bushnell, Center Hill, Coleman, Webster, and Wildwood,
 - ii. if it is within the jurisdiction of the Cities; or
 - iii. is held under a perpetual conservation easement, or similar legal instrument, dedicated to a public agency for resource conservation purposes while allowing for continued agricultural uses.
- d. Developments within the UDA shall connect to central water and sewer if available by a municipality, a private not-for-profit utility, or other off-site utility provider. Where central water or sewer is not available within the UDA, on-site facilities shall be provided in accordance with the provisions of Chapter 64E-6, Florida Administrative Code. Use of wells, septic tanks or package treatment plants in these areas shall be considered a temporary measure and future connection to central water and sewer shall be required when available.

The City of Webster has indicated to the applicant that they will serve the proposed phased development with central water and sewer as they become available.

Policy 1.3.6 Protection of Rural Areas

Rural and agricultural areas shall be protected from premature urbanization by managing the UDA restrictions. Areas shall be provided outside this UDA where agriculture and rural land uses can coexist and flourish without mandating the preservation of agriculture through government regulations.

- a. Urban and suburban uses incompatible with agricultural uses shall be directed toward areas appropriate for urban development such as within UDA, MSAs, and Economic Activity Centers (Map 8-1 – Economic Development Element);
- b. Small-scale agribusinesses (neighborhood commercial and industrial) shall be encouraged within rural and agricultural areas where there is direct access to a collector or arterial road. The agribusiness must directly support the surrounding agricultural uses; and
- c. Home occupations and cottage industries that complement the rural character of the agricultural area and promote self-sufficiency shall be encouraged when compatible with surrounding land uses.

The proposed development meets FLU Policy 1.3.6(a) as the site is located within Sumter County's Urban Development Area (UDA). The site is also located approximately one quarter mile south of a designated Economic Activity Center.

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

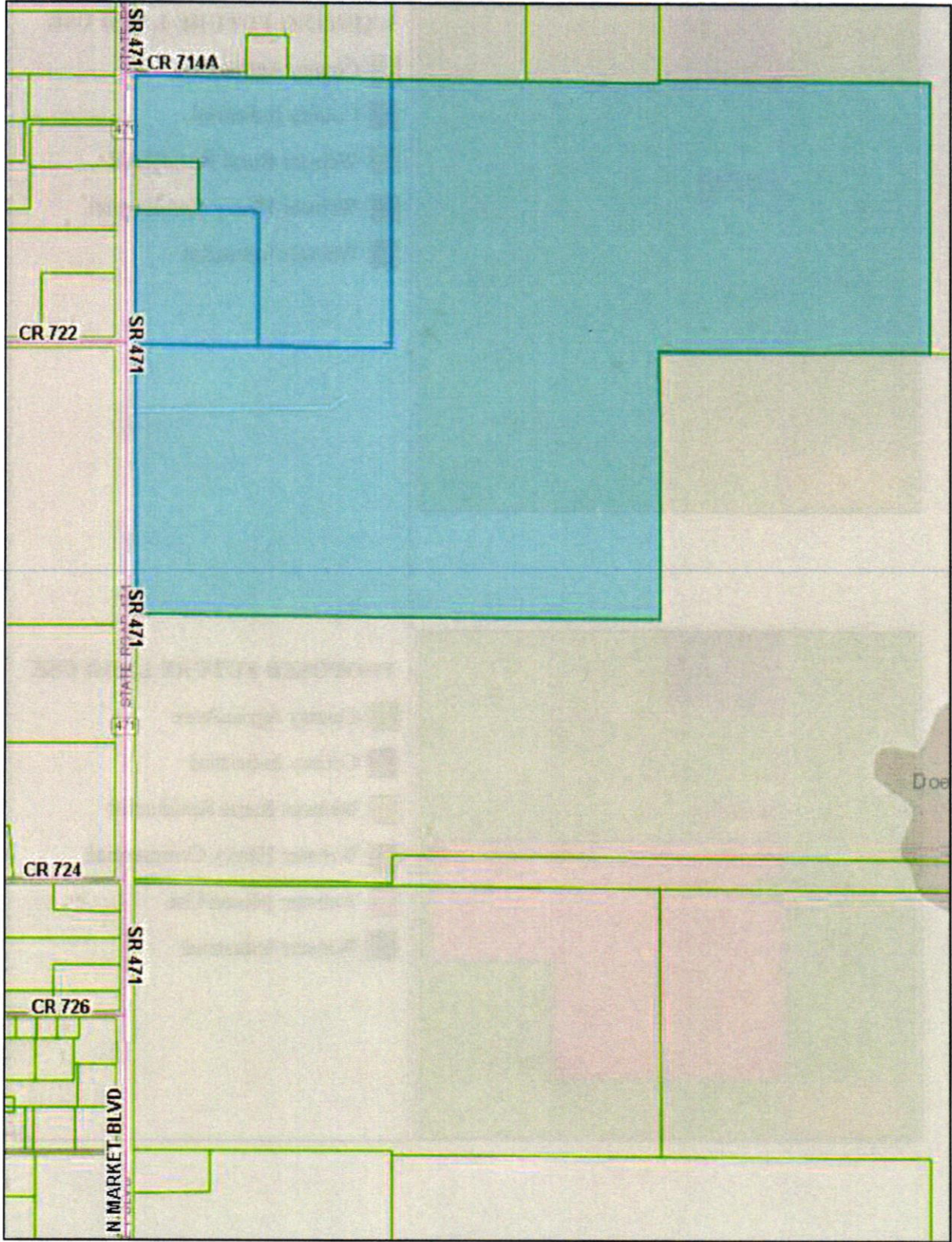
The proposed amendment will affect the City's Capital Improvements program, requiring an amendment to the Capital Improvement Plan at the Development Order stage.

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: 24

MAP 1: GENERAL LOCATION

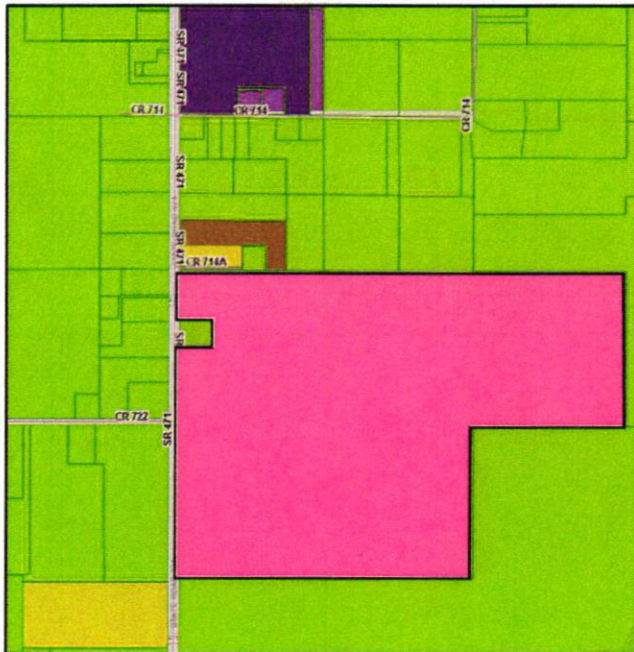


MAP 2: FUTURE LAND USE MAP



EXISTING FUTURE LAND USE

- County Agriculture
- County Industrial
- Webster Rural Residential
- Webster Heavy Commercial
- Webster Industrial



PROPOSED FUTURE LAND USE

- County Agriculture
- County Industrial
- Webster Rural Residential
- Webster Heavy Commercial
- Webster Mixed Use
- Webster Industrial

Attachment A
Legal Description

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 783.05 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 EAST OF SW CORNER OF NW 1/4 SECTION 30, TOWNSHIP 21 SOUTH, RANGE 23 EAST, RUN EAST 181.50 FEET, NORTH 120 FEET, WEST 181.50 FEET, SOUTH 120 FEET TO P.O.B.; LESS: ROAD RIGHT-OF-WAY; LESS: BEGIN AT A POINT 663.05 FEET NORTH AND 231.50 FEET EAST OF THE SW CORNER OF THE NW 1/4 OF 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

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 195.5 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 and near an Economic Activity Center.
- 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 adjacent to developed land to the north, west, and south and does not interact with any environmentally sensitive areas or major natural systems, and would 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 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. The applicant has submitted an Environmental Analysis and indicated they will comply with all direction to preserve wetlands and natural habitats.

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:

- (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.**
- (III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.
The Master Planned Development's conceptual plan includes a variety of housing types
- (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 as well as promote commercial growth.

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

AFFIDAVIT OF PUBLICATION

Sumter Sun Times

Published Weekly

, Sumter County, Florida

SUMTER SUN TIMES

Page 5

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.

Jessica Whaley
Jessica Whaley

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

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 (D.E.O.) for review, pursuant to the requirements of Chapter 163, Florida Statutes. The City of Webster City Council will consider adoption of the amendment upon completion of the State review. Ordinances of the following titles 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 (RRSC) & 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:

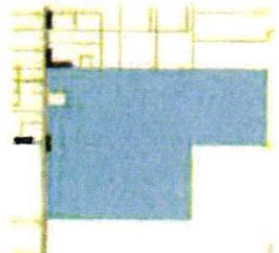
Parcel #1 - Q30-011: NE 1/4 OF SW 1/4 OF NW 1/4 AND SE 1/4 OF SW 1/4 OF NW 1/4 AND NW 1/4 OF SW 1/4 OF NW 1/4 IN SECTION 30, TOWNSHIP 21 SOUTH, RANGE 23 EAST, LYING IN SUMTER COUNTY, FLORIDA; LESS: BEGIN AS A POINT 783.05 FEET NORTH AND 50 FEET EAST OF SW CORNER OF NW 1/4 SECTION 30, TOWNSHIP 21 SOUTH, 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 EAST 181.50 FEET, NORTH 120 FEET, WEST 181.50 FEET, SOUTH 120 FEET TO P.O.B.; LESS: ROAD RIGHT-OF-WAY; LESS: BEGIN AT A POINT 663.05 FEET NORTH AND 131.50 FEET EAST OF THE SW CORNER OF THE NW 1/4 OF 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:
11724-000017: Large scale comprehensive plan amendment to change the future land use from County Agriculture to City of Webster Mixed Use on 195.5 acres MOL following annexation.
202524-000024: 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 P.M., January 9, 2025
City Council - First Reading (Transmittal Hearing)
6:00 P.M., 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.

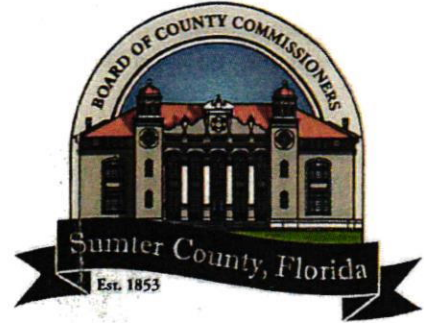
The proposed ordinances may be inspected at City Hall between the hours of 8:30 a.m. and 5:00 p.m. Monday through Friday or Sumter County Planning Division located at 7375 Powell Road, Wildwood, FL, between the hours of 8:00 A.M. and 5:00 P.M. Monday through Friday.

All persons are advised that if they decide to appeal any decisions 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.

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.

Debra 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

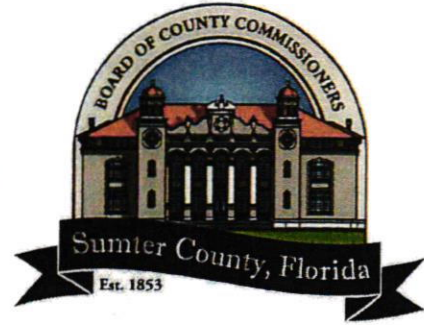
Please return comments by email, drop-off, or USPS no later than December 31, 2024.
Case(s): LU24-000017; ZON24-000024

General Location



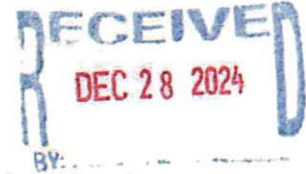
Board of County Commissioners Sumter County, Florida

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



GONZALES LYDIA E
3136 CR 714A
WEBSTER, FL 33597

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.

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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 found 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):

I don't support the change, the land should only be used for Agriculture or something else the community can benefit from.

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

Andrew Bilardello, District 2
Vice Chairman
(352) 689-4400
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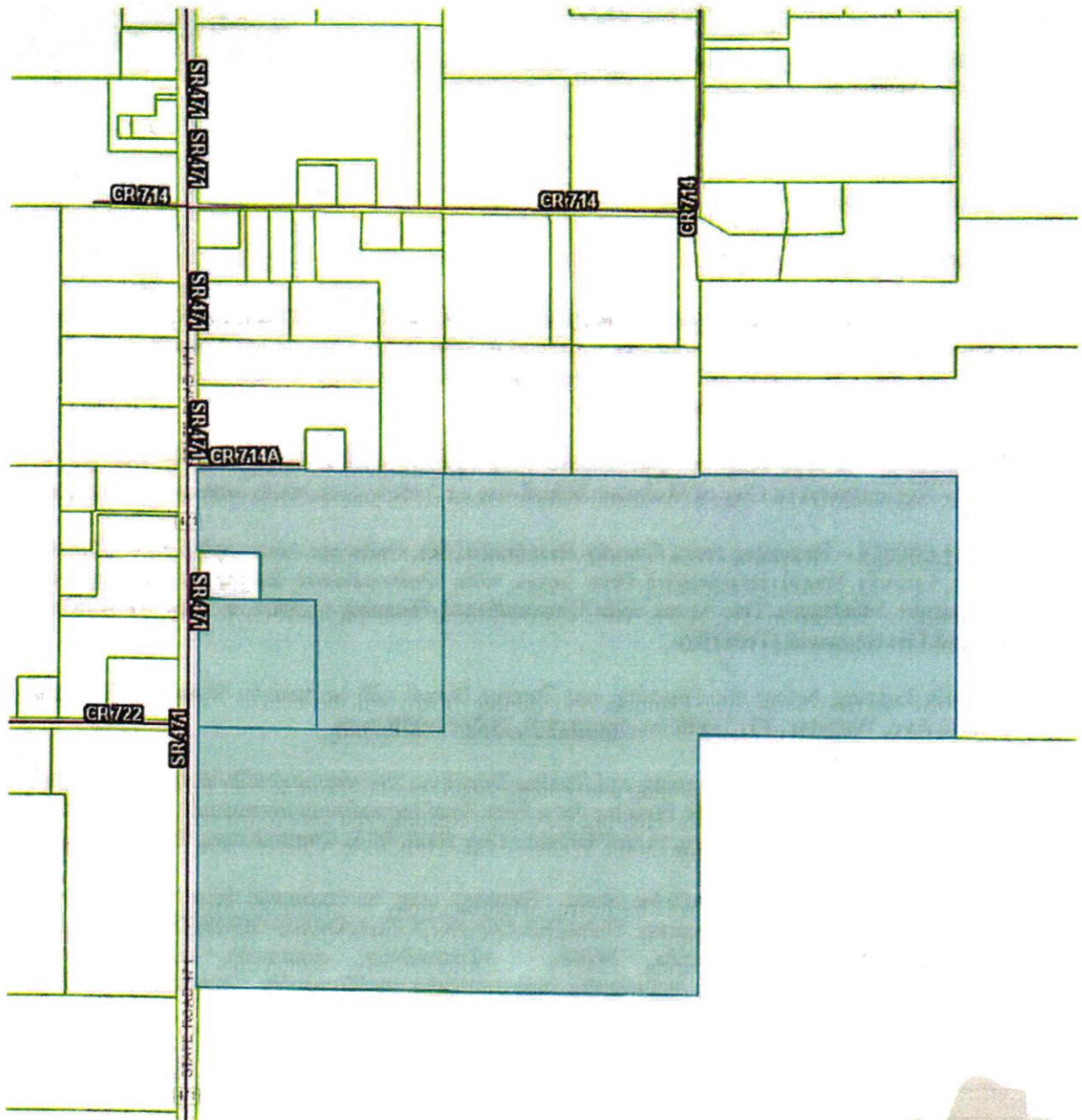
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County Attorney
The Hogan Law Firm
Post Office Box 485
Brooksville, Florida 34605

Please return comments by email, drop-off, or USPS no later than **December 31, 2024**.
Case(s): LU24-000017; ZON24-000024

General Location



ORDINANCE NO. 2025-03

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 GENERAL AGRICULTURE MINIMUM TEN ACRES WITH CONVENTIONAL HOUSING (A10C), COUNTY RURAL RESIDENTIAL MINIMUM FIVE ACRES WITH CONVENTIONAL HOUSING (RR5C) & COUNTY RESIDENTIAL SIX UNITS PER ACRE WITH CONVENTIONAL HOUSING (R6C) TO 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.

WHEREAS, North Farm Real Estate, LLC mailing address: 6831 Lake View Dr, Yalaha, FL 34797 (Tax Parcel Identification Number Q30-011, Q30-014 & Q30-015), is the owner of the property which is the subject of this Ordinance; and

WHEREAS, the real property, totaling 195.5 +/- acres in size, is located on the Southeast corner of SR 471 & CR 714A; and

WHEREAS, North Farm Real Estate, LLC 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, RR5C & R6C (County) zoning assignments to the WMPD 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 195.5 acres MOL in size, is located on the Southeast corner of SR 471 & CR 714A (Tax Parcel Identification Number Q30-011, Q30-014 & Q30-015). 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 195.5 acres MOL in size, shall be rezoned from A10C, RR5C & R6C (County) zoning districts/classifications to WMPD (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 2025-02 relating to the Comprehensive amendment becomes effective.

PASSED AND ENACTED this 20th day of February 2025.

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

Ana Vigoa, Mayor

ATTEST:

**Approved as to form and
legality:**

**Amy Flood
City Clerk**

**William L. Colbert
City Attorney**

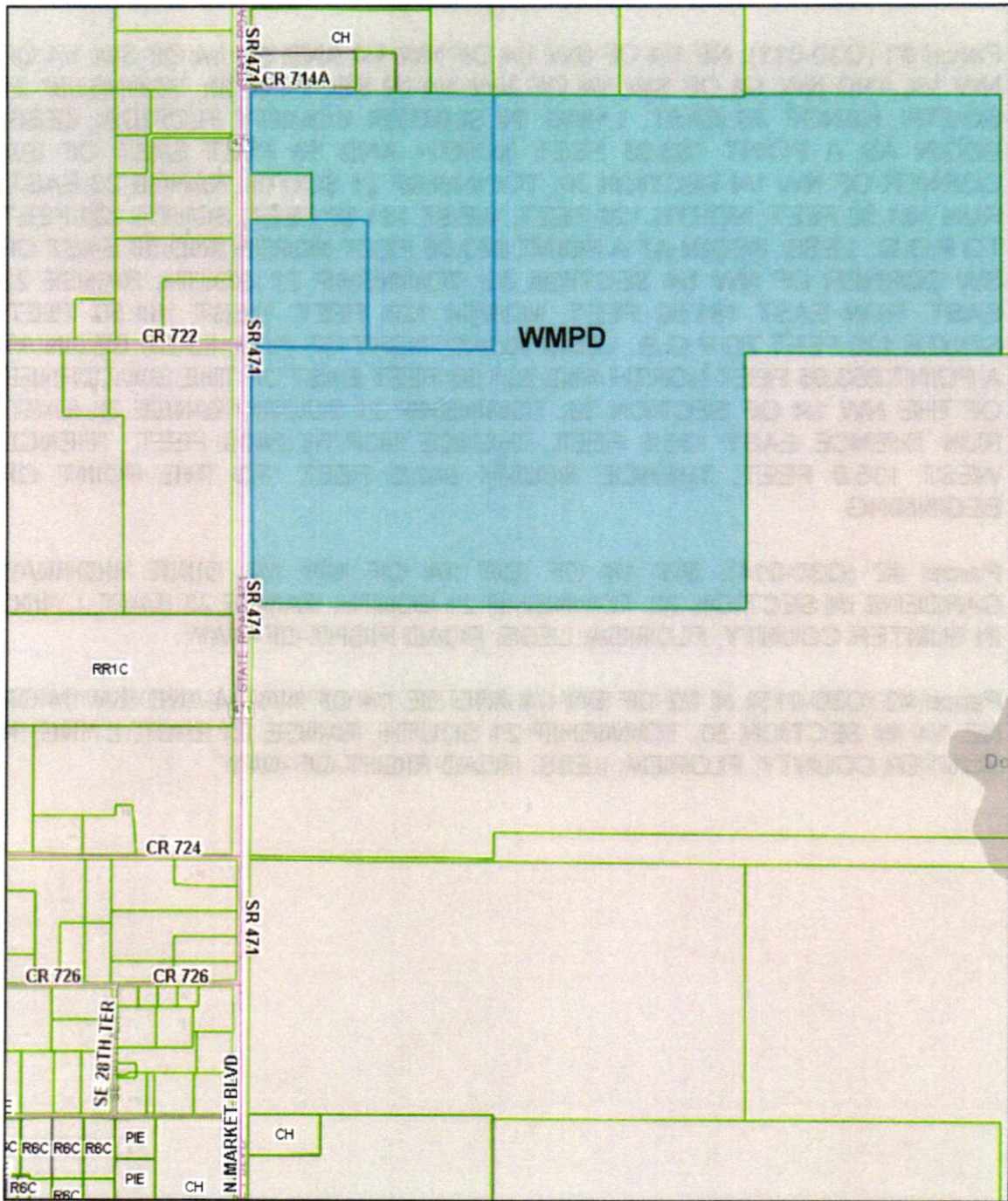
Attachment A
Legal Description

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 783.05 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 EAST OF SW CORNER OF NW 1/4 SECTION 30, TOWNSHIP 21 SOUTH, RANGE 23 EAST, RUN EAST 181.50 FEET, NORTH 120 FEET, WEST 181.50 FEET, SOUTH 120 FEET TO P.O.B.; LESS: ROAD RIGHT-OF-WAY; LESS: BEGIN AT A POINT 663.05 FEET NORTH AND 231.50 FEET EAST OF THE SW CORNER OF THE NW 1/4 OF 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

Attachment B



**CITY OF WEBSTER
REZONING APPLICATION**

**PLANNING AND ZONING BOARD
January 9, 2025**

**CITY OF WEBSTER CITY COUNCIL
January 16, 2025**

**2nd & Final Public Hearing to be scheduled following
feedback from the Florida Department of Commerce**

CASE NUMBER:	ZON24-000024
LANDOWNER:	North Farm Real Estate LLC
REQUESTED ACTION:	Rezone 195.5 acres MOL from County Agriculture Minimum Ten Acres with Conventional Housing (A10C), County Rural Residential Minimum Five Acres with Conventional Housing (RR5C), County Residential Six Units per Acre with Conventional Housing (R6C) to City of Webster Master Planned Development (WMPD)
PARCEL NUMBERS:	Q30-011, Q30-014 & Q30-015
LEGAL DESCRIPTION:	Attachment A
EXISTING ZONING:	County Agriculture Minimum Ten Acres with Conventional Housing (A10C), County Rural Residential Minimum Five Acres with Conventional Housing (RR5C), County Residential Six Units per Acre with Conventional Housing (R6C)
EXISTING USE:	Agricultural
FUTURE LAND USE:	County Agriculture, proposed to be City of Webster Mixed Use (LU24-000017)
PARCEL SIZE:	195.5 acres MOL

GENERAL LOCATION:

Webster area – Southeastern corner of SR
471 & CR 714A

SURROUNDING FUTURE LAND USE AND ZONING

The application site is located adjacent to the City of Webster municipal boundary and within the Joint Planning Area (JPA) of Webster. The surrounding parcels are zoned County Rural Residential Minimum One Acre, Webster Rural Residential Minimum Two and a Half Acres with Conventional Housing, County Rural Residential Minimum Five Acres with Conventional Housing, Webster Heavy Commercial (North); County General Agriculture Minimum Ten Acres with Conventional Housing (East); County Rural Residential Minimum One Acre, County Rural Residential Minimum One Acre with Conventional Housing, Webster Rural Residential Minimum One Acre with Conventional Housing, County Residential Two Units per Acre with Mobile Home Housing, County General Agriculture Minimum Ten Acres with Conventional Housing (West); and County General Agriculture Minimum Ten Acres with Conventional Housing (South) (Map 1).

CASE SUMMARY

The applicant is seeking to develop a Master Planned Development, including a mix of housing types, restaurants, and multiple commercial uses. The subject parcels are adjacent to 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 Agriculture Minimum Ten Acres with Conventional Housing (A10C), County Rural Residential Minimum Five Acres with Conventional Housing (RR5C), and County Residential Six Units per Acre with Conventional Housing (R6C).

CASE ANALYSIS

Section 13-313(3)(d), provides for the following review criteria for Land Development Code (LDC) and zoning map amendments:

- a) Change of conditions, or absence of changed conditions.
The subject parcels have been owned by the Drawdy family for over 50 years, and the property owners are now seeking to develop the parcels.
- 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.

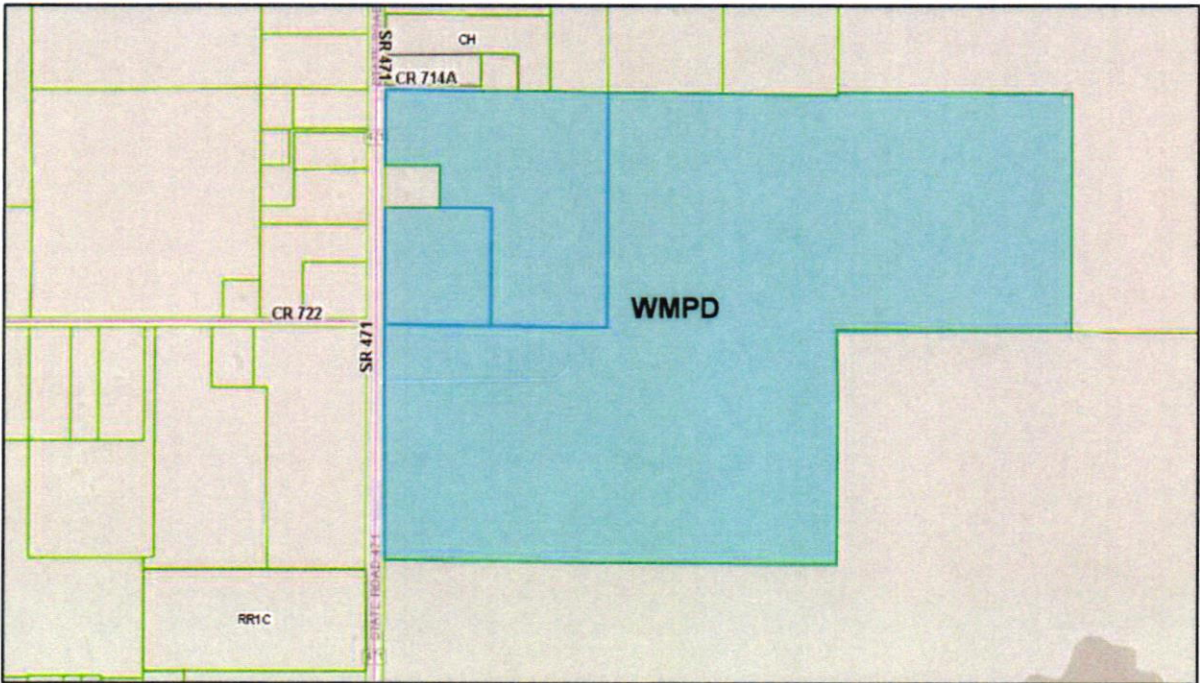
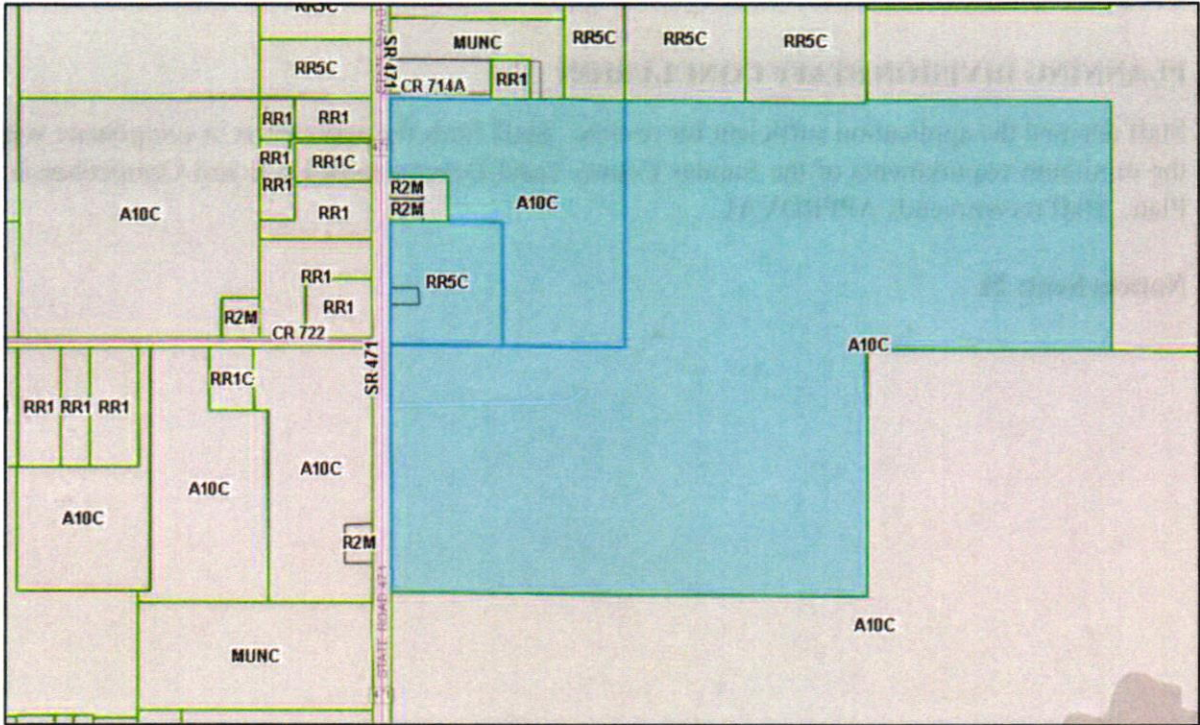
Staff reviewed land ownership and authorization through deeds, and the consent and designation of agent form submitted and signed by an authorized signer for the entity that owns the properties.

PLANNING DIVISION STAFF CONCLUSION

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

Notices Sent: 24

MAP 1: SURROUNDING AREA WITH PROPOSED CHANGES



Attachment A

Legal Description

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 783.05 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 EAST OF SW CORNER OF NW 1/4 SECTION 30, TOWNSHIP 21 SOUTH, RANGE 23 EAST, RUN EAST 181.50 FEET, NORTH 120 FEET, WEST 181.50 FEET, SOUTH 120 FEET TO P.O.B.; LESS: ROAD RIGHT-OF-WAY; LESS: BEGIN AT A POINT 663.05 FEET NORTH AND 231.50 FEET EAST OF THE SW CORNER OF THE NW 1/4 OF 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

AFFIDAVIT OF PUBLICATION

Sumter Sun Times

Published Weekly

, Sumter County, Florida

SUMTER SUN TIMES

Page 5

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.

Jessica Whaley
Jessica Whaley

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

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 163, Florida Statutes. The City of Webster City Council will consider adoption of the amendment upon completion of the State review. Ordinances of the following titles 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 (R5C) & 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 783.05 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 EAST 181.50 FEET, NORTH 120 FEET, WEST 181.50 FEET, SOUTH 120 FEET TO P.O.B.; LESS: ROAD RIGHT-OF-WAY; LESS: BEGIN AT A POINT 663.05 FEET NORTH AND 231.50 FEET EAST OF THE SW CORNER OF THE NW 1/4 OF 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, DUXIE 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:
L124-00017: Large scale comprehensive plan amendment to change the future land use from County Agriculture to City of Webster Mixed Use on 195.5 acres MOI, 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

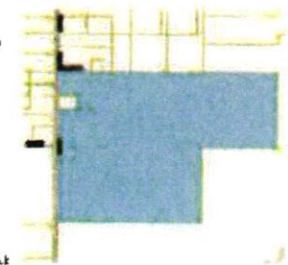
City Council - Final Reading (Adoption Hearing)
To be separately advertised after State review feedback.

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 at 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.

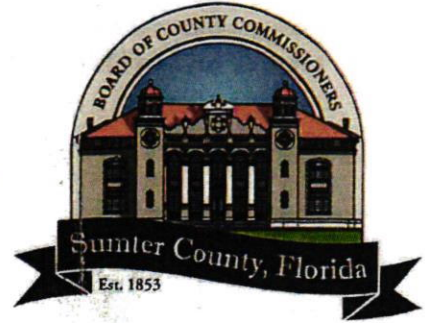
All persons are advised that if they decide to appeal any decision made by the Council on this matter, they will need a record of the proceedings, and may need to ensure that a verbatim record is made, which includes testimony and evidence upon which the appeal is to be based.

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.

Deborah 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

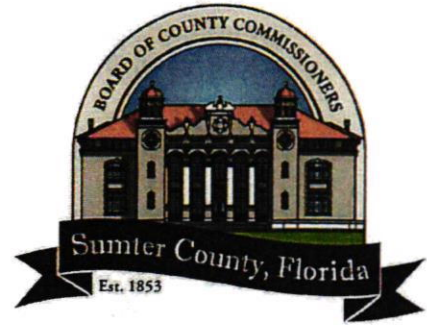
Please return comments by email, drop-off, or USPS no later than **December 31, 2024**.
Case(s): LU24-000017; ZON24-000024

General Location



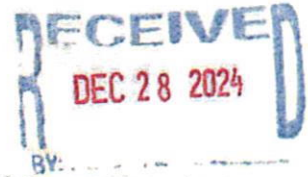
Board of County Commissioners Sumter County, Florida

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



GONZALES LYDIA E
3136 CR 714A
WEBSTER, FL 33597

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.

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I support the above.

I have no comment on the above.

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

I don't support the change, the land should only be used for Agricultural or something else the community can benefit from.

Deborah 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
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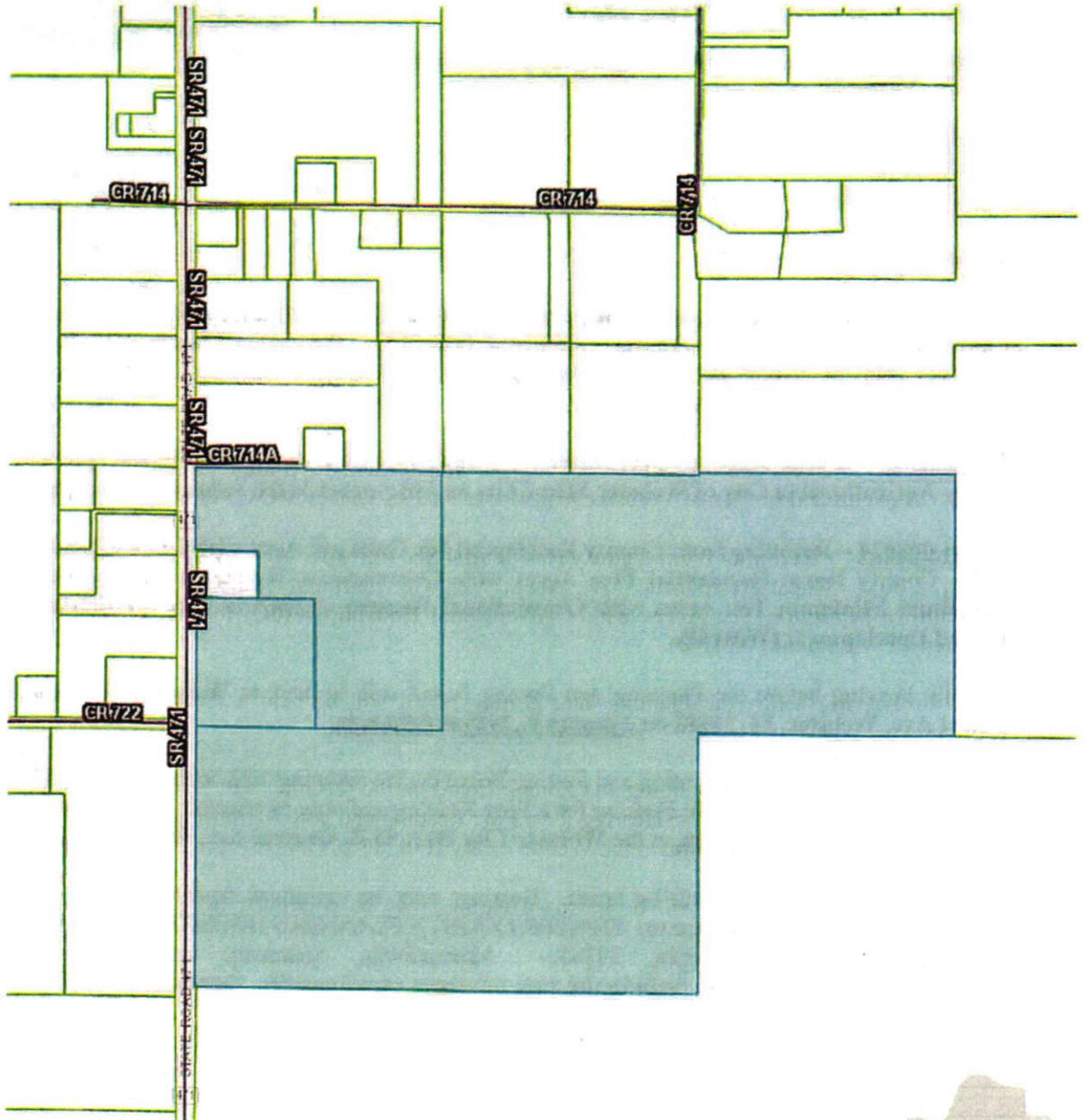
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215 East McCollum Avenue
Bushnell, FL 33513

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

Please return comments by email, drop-off, or USPS no later than **December 31, 2024**.
Case(s): LU24-000017; ZON24-000024

General Location



FCM LETTER
WEBSTER,
DEC 27, 2024



34785

\$4.85

92324H504

CERTIFIED MAIL



PM 7 L

RDC 99

7022 1670 0003 1652 5939



FOREVER / USA

Sylvia B. Douglas
3136 CR714A
Webster, AL 33597

Sumter County Planning Division
7375 Powell Road Site 115
Wildwood, Florida 34785

556926-594 45
27 DEC 2024 PM 7 L

ORDINANCE NO. 2025-04

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA, ANNEXING BY VOLUNTARY PETITION CERTAIN REAL PROPERTY TAX IDENTIFICATION PARCEL NUMBERS N24-053 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, Olen Quilling Family Partnership, 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
N24-053	Olen Quilling Family Partnership

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

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

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

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

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

Recording.—Any change in the municipal boundaries through annexation or contraction shall revise the charter boundary article and shall be filed as a revision of the charter with the Department of State within 30 days. A copy of such revision must be submitted to the Office of Economic and Demographic Research along with a statement specifying the population census effect and the affected land area.

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

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

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

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

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

LEGAL DESCRIPTION

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

(c). The property owner of the annexed property fully understands that all of the costs of routing and installing all utility services to the annexed property that may result and be incurred and the obligation to pay any and all applicable fees in any way relating to connection to, and provision of services by, the City's utility systems shall be borne totally by the property owner.

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

SECTION 2. EFFECT OF ANNEXATION.

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

SECTION 3. ADMINISTRATIVE ACTIONS.

(a). Within 7 days of the adoption of this Ordinance, the City Clerk shall file a copy of said Ordinance with the Clerk of the Court (Land Records/Recording), with the Chief Administrative Officer of Sumter County (the County Manager), with the Florida

Department of State, and with such other agencies and entities as may be required by law or otherwise desirable.

(b). The City Clerk shall ensure that the property annexed by this Ordinance is incorporated into the *City of Webster Comprehensive Plan* and the Official Zoning Map of the City of Webster in an expeditious manner and, in accordance with, and pursuant to, the provisions of Under the authority of Section 166.031 (3), *Florida Statutes*, the City Clerk shall amend the boundaries of the City to include the property annexed in this Ordinance and all previously annexed properties in all maps and geographical data relating to the City Limits said properties to include, but not be limited to, annexed rights-of-way and natural features.

SECTION 4. CONFLICTS.

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

SECTION 5. SEVERABILITY.

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

SECTION 6. CODIFICATION.

The provisions of this Ordinance shall not be codified, but the annexed property shall be incorporated and included in all appropriate maps of the City Limits of the City of Webster by the City Clerk who is hereby directed to take any and all appropriate

actions relative to the land use planning documents of the City pertaining to the property annexed pursuant to this Ordinance.

SECTION 7. EFFECTIVE DATE.

This Ordinance shall take effect immediately upon passage and adoption.

PASSED AND ENACTED this _____ day of _____, 2025.

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

Anagalys Vigoa, Mayor

**APPROVED AS TO FORM AND
LEGALITY:**

ATTEST:

Amy Flood, City Clerk

William L. Colbert, City Attorney



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

November 13, 2024

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

Re: Annexation of Parcel N24-053

Mr. Arnold:

The City is in receipt of a voluntary annexation application for the above parcel. Parcel N24-053 is approximately 13 acres.

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

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

Regards,

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

Legal Description

W1/2 OF N1/2 OF NE1/4 OF SE1/4 AND E1/2 OF N1/2 OF NE1/4 OF SE1/4 LESS S 188 FT
LESS W 340 FT E 471 FT OF N 112 FT LESSRD R/W FOR ST RD 471 ACROSS E SIDE

Acres 13



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:

OLEN QUILLING FAMILY PARTNERSHIP - TAMARA QUILLING & TASHA QUILLING-HOFER

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

SUMTER COUNTY
PARCEL NUMBER
N24-053

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 17th day of November, 2024.

OWNER(S) OR LEGAL REPRESENTATIVE

Imma Dilling
Signature

Annie Gay
Witness
Annie Gay

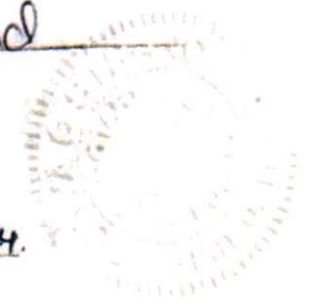
Imma Dilling Hope
Signature

Tonya C Strand
Witness
Tonya C Strand

State of Florida
County of Lake

This petition was acknowledged before me on 7th day of November, 2024. Personally known to me or identification provided DRIVER LICENSE.

Tonya C Strand
Notary Signature



OFFICIAL USE ONLY:

Received: City of Webster, Florida, on 12th day of November, 2024.

Present City Zoning December 12, 2024