

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
April 10, 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 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 on a particular agenda item.

II. APPROVAL OF MINUTES

Planning & Zoning – February 13, 2025
M _____ S _____ Roll Call Vote

III. PUBLIC HEARINGS

Approval of Ordinance 2025-19 -Annexation-Parcel Id T07-006-Alvarado, Morales
M _____ S _____ Roll Call Vote

Approval of Ordinance 2025-20 -Comp Plan Amendment-Parcel Id T07-006-Alvarado, Morales
M _____ S _____ Roll Call Vote

Approval of Ordinance 2025-21 – Rezoning-Parcel Id T07-006-Alvarado, Morales
M _____ S _____ Roll Call Vote

Approval of Ordinance 2025-22 -Annexation-Parcel Id Q19-091-ZMK Holdings, LLC
M _____ S _____ Roll Call Vote

Approval of Ordinance 2025-23-Comp Plan Amendment-Parcel Id Q19-091-ZMK Holdings, LLC
M _____ S _____ Roll Call Vote

Approval of Ordinance 2025-24– Rezoning-Parcel Id Q19-091-ZMK Holdings, LLC
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

February 13, 2025

Planning and Zoning Meeting

6:00 P.M.

I. CALL TO ORDER

Chairwoman 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 January 9, 2024, seconded by Chairwoman Green.

Vote was as follows:

Chairwoman 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 2025-10 Annexation Parcel Id N35-124-Adams, seconded by Chairwoman Green.

County Planner Bradley Arnold apprised the board about Ordinance 2025-10.

Vote was as follows:

Chairwoman Green-Yes

Board Member Elliott-Yes

Board Member Browning-Yes

Motion passed 3-0

Board Member Elliott made a motion for approval of Ordinance 2025-11 Comp Plan Amendment Parcel Id N35-124-Adams, seconded by Board Member Browning.

County Planner Bradley Arnold apprised the board about Ordinance 2025-11.

Vote was as follows:

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

Board Member Elliott made a motion for approval of Ordinance 2025-12 Rezoning Parcel Id N35-124-Adams, seconded by Board Member Browning.

County Planner Bradley Arnold apprised the board about Ordinance 2024-12.

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

Board Member Elliott made a motion for approval of Ordinance 2025-13 Annexation Parcel Id S13-034-Warren, seconded by Board Member Browning.

County Planner Bradley Arnold apprised the board about Ordinance 2025-13.

Speaker Cards:
Kay S. Walls
Kayla Warren

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

Board Member Elliott made a motion for approval of Ordinance 2025-14 Comp Plan Amendment Parcel Id S13-034, Warren, seconded by Board Member Browning.

County Planner Bradley Arnold apprised the board about Ordinance 2025-14.

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

Board Member Elliott made a motion for approval of Ordinance 2025-15 Rezoning Parcel Id S13-034, Warren, seconded by Chairwoman Green.

County Planner Bradley Arnold apprised the board about Ordinance 2025-15.

Vote was as follows:

Chairwoman Green-Yes

Board Member Elliott-Yes

Board Member Browning-Yes

Motion passed 3-0

Board Member Elliott made a motion for approval of Ordinance 2025-16 Annexation Parcel Id N26-068-Hall, seconded by Board Member Browning.

County Planner Bradley Arnold apprised the board about Ordinance 2025-16.

County Planner Bradley Arnold addressed questions from Steven Bass.

Vote was as follows:

Chairwoman Green-Yes

Board Member Elliott-Yes

Board Member Browning-Yes

Motion passed 3-0

Board Member Elliott made a motion for approval of Ordinance 2025-17 Comp Plan Amendment Parcel Id N26-068-Hall, seconded by Chairwoman Green.

County Planner Bradley Arnold apprised the board about Ordinance 2025-17.

Vote was as follows:

Chairwoman Green-Yes

Board Member Elliott-Yes

Board Member Browning-Yes

Motion passed 3-0

Board Member Elliott made a motion for approval of Ordinance 2025-18 Rezoning Parcel Id N26-068-Hall, seconded by Board Member Browning.

County Planner Bradley Arnold apprised the board about Ordinance 2025-18.

Vote was as follows:

Chairwoman 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:
Chairwoman Green-Yes
Board Member Elliott-Yes
Board Member Browning-Yes
Motion passed 3-0

Meeting adjourned at 6:29 P.M.

Deanna Naugler, City Manager

Attest:

Amy Flood, City Clerk

ORDINANCE NO. 2025-19

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA, ANNEXING BY VOLUNTARY PETITION CERTAIN REAL PROPERTY TAX IDENTIFICATION PARCEL NUMBER T07-006 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, Angel Alvarado and Claribel Morales, applied for annexation of property into the City of Webster and is hereby determined to be the fee simple title owner of the real property described below; and

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

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

Tax Identification Parcel Number	Owner
T07-006	Angel Alvrado, Claribel Morales

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 15TH day of May, 2025.

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

Anagalys Vigoa, Mayor

ATTEST:

**APPROVED AS TO FORM AND
LEGALITY:**

Amy Flood, City Clerk

William L. Colbert, City Attorney

Attachment A

Parcel Id T07-006
Legal Description
NW1/4 OF NW1/4 OF SE1/4
Acres
9.4



ORDINANCE NO. 2025-20

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 5.53 ACRES (TAX PARCEL IDENTIFICATION NUMBER T07-006), AND DESCRIBED IN THIS ORDINANCE FROM THE AGRICULTURE FUTURE LAND USE DESIGNATION (COUNTY) TO THE RURAL RESIDENTIAL FUTURE LAND USE DESIGNATION; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ASSIGNMENT OF THE LAND USE DESIGNATION FOR THE PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR RATIFICATION OF PRIOR ACTS OF THE CITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Angel Antonio Alvarado & Claribel Morales whose mailing address: 2955 Leba Ln., St. Cloud, FL 34772 (Tax Parcel Identification Number T07-006), is the owner of the property which is the subject of this Ordinance; and

WHEREAS, the real property, totaling 5.53 +/- acres in size, is located on the west side of CR 723, south of CR 758; and

WHEREAS, Angel Antonio Alvarado & Claribel Morales initiated voluntary annexation into the municipal limits of the City of Webster, Florida.; and

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

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

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

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

SECTION 1. LEGISLATIVE FINDINGS AND INTENT.

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

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

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

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

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

SECTION 2. AMENDMENT TO FUTURE LAND USE MAP.

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

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

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

SECTION 3. CONFLICTS. All ordinances or part of ordinances in conflict with this Ordinance are hereby repealed.

SECTION 4. SEVERABILITY. If any section, sentence, phrase, word, or portion of this Ordinance is determined to be invalid, unlawful or unconstitutional, said determination shall not be held to invalidate or impair the validity, force or effect of any other section, sentence, phrase, word, or portion of this Ordinance not otherwise determined to be invalid, unlawful, or unconstitutional.

SECTION 5. CODIFICATION/INSTRUCTIONS TO CODE CODIFIER.

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

SECTION 6. EFFECTIVE DATE The small scale *Comprehensive Plan* amendment set forth herein shall not become effective, in accordance with Section 163.3187, *Florida Statutes*, until 31 days after the enactment of this Ordinance. If challenged within 30 days after enactment, the small scale amendment set forth in

this Ordinance shall not become effective until the State land planning agency or the Administration Council, respectively, issues a final order determining that the subject small scale amendment is in compliance with controlling Florida Statutes.

PASSED AND ENACTED this 15th day of May, 2025.

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

Ana Vigoa, Mayor

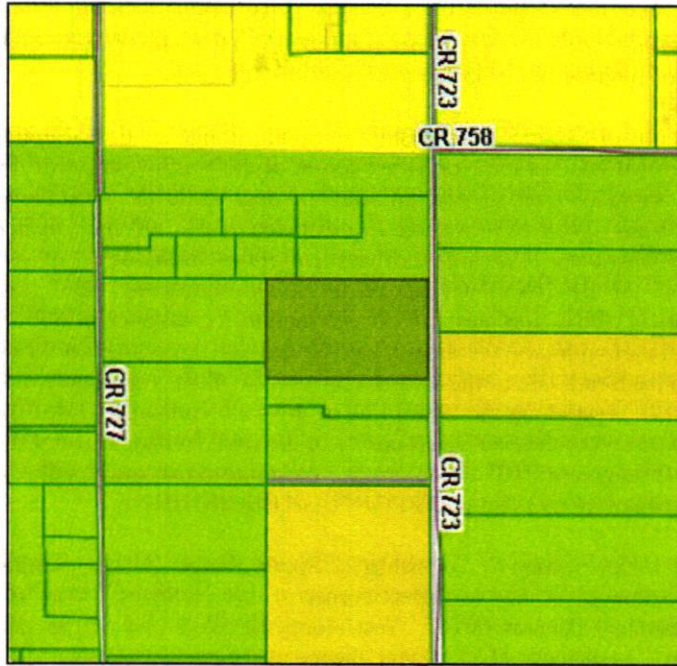
ATTEST:

**Approved as to form and
legality:**

**Amy Flood
City Clerk**

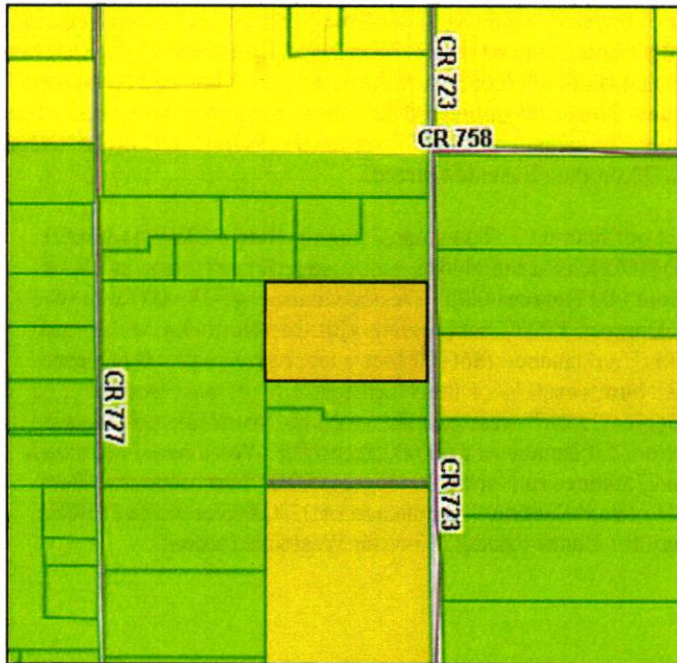
**William L. Colbert
City Attorney**

ATTACHMENT 1
Future Land Use Map



EXISTING FUTURE LAND USE

- Webster Rural Residential
- County Rural Residential
- County Agriculture



PROPOSED FUTURE LAND USE

- Webster Rural Residential
- County Rural Residential
- County Agriculture

ATTACHMENT 2

Legal Description

Begin at the Southwest corner of the Northwest 1/4 of the Northeast 1/4, of Section 7, Township 22 South, Range 23 East, Sumter County, Florida, from said point run North 783 feet, thence run East 1320 feet, thence run South 783 feet, thence run West 1320 feet to the Point of Beginning; LESS the road right-of-way, and

LESS AND EXCEPT the following three parcels:

That part of the Northwest 1/4 of the Northeast 1/4 of Section 7, Township 22 South, Range 23 East, Sumter County, Florida, being described as follows: COMMENCE at the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of Section 7, Township 22 South, Range 23 East; thence run South 00 degrees 00'03" West along the West line of said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 53 7.00 feet; thence continue South 00 degrees 00'00" West along the West line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 330.00 feet to the POINT OF BEGINNING; thence run South 89 degrees 35'27" East parallel with the North line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 660.00 feet; thence run South 00 degrees 00'03" West parallel with the West line of said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 462.61 feet to the South line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7; thence run North 89 degrees 42'17" West along the South line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 660.00 feet to the Southwest corner of the said Northwest 1/4 of the Northeast 1/4 of said Section 7; thence run North 00 degrees 00'03" East along the West line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 463.93 feet to the POINT OF BEGINNING.

AND LESS

That part of the Northwest 1/4 of the Northeast 1/4 of Section 7, Township 22 South, Range 23 East, Sumter County, Florida, being described as follows: Commence at the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of said Section 7, thence run South 00 degrees 00'03" West along the West line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 537.00 feet, thence run South 89 degrees 35'27" East parallel with the North line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7 a distance of 660.00 feet; thence run South 00 degrees 00'03" West parallel with the West line of said Northwest 1/4 of the Northeast 1/4 of said Section 7 a distance of 395.85 feet, to the POINT OF BEGINNING, thence run South 89 degrees 35'27" East parallel with the North line of the said Northwest 1/4 of the Northeast 1/4 of said Section a distance of 663.76 feet to the East line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7; thence run South 00 degrees 00'03" West along the East line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7 a distance of 395.45 feet to the Southeast corner of the said Northwest 1/4 of the Northeast 1/4 of said Section 7; thence run North 89 degrees 42'17" West along the South line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7 a distance of 663.35 feet to a point that is 660.00 feet East of the West line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7; thence run North 00 degrees 00'03" East along the West line of said Northwest 1/4 of the Northeast 1/4 of said Section 7 a distance of 396.77 feet to the POINT OF BEGINNING. SUBJECT TO the right of way for County Road 723 on the East side thereof.

AND LESS

That part of the Northwest 1/4 of the Northeast 1/4 of Section 7, Township 22 South, Range 23 East, Sumter County, Florida, being described as follows: COMMENCE at the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of said Section 7; thence run South 00 Degrees 00'03" West a distance of 537.00 feet to the POINT OF BEGINNING; thence run South 89 Degrees 35'27" East parallel with the North line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 660.00 feet; thence run South 00 Degrees 00'03" West parallel with the West line of said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 330.00 feet; thence run North 89 Degrees 35'27" West parallel with the North line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7 a distance of 660.00 feet to the West line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7; thence run North 00 Degrees 00'03" East along the West line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 330.00 feet to the POINT OF BEGINNING; SUBJECT TO the right of way for County Road 727 on the West side thereof.

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

**PLANNING AND ZONING BOARD
April 10, 2025**

**CITY OF WEBSTER CITY COUNCIL
April 17, 2025
May 15, 2025**

CASE NUMBER:	LU25-000006
LANDOWNER:	Angel Antonio Alvarado & Claribel Morales
REQUESTED ACTION:	Small-scale comprehensive plan amendment to change the future land use from County Agriculture to City of Webster Rural Residential on 5.53 acres MOL following annexation
PARCEL NUMBERS:	T07-006
LEGAL DESCRIPTION:	Attachment A
EXISTING ZONING:	County Rural Residential Minimum Five Acres with Conventional Housing (RR5C)
EXISTING USE:	Vacant
FUTURE LAND USE:	County Agriculture, proposed to be City of Webster Rural Residential
PARCEL SIZE:	5.53 acres MOL
GENERAL LOCATION:	Webster area – on the west side of CR 723, south of CR 758 (Map 1)

GENERAL DESCRIPTION AND BACKGROUND

The applicant is requesting a Small-Scale Future Land Use Amendment on 5.53 acres MOL to change the Future Land Use assignment of parcel T07-006 from County Agriculture to City of Webster Rural Residential, allowing them to build a new home on the parcel. The application site is located within the Webster Joint Planning Area and located on the west side of CR 723, south of

CR 758. The surrounding parcels have a future land use of City of Webster Rural Residential, County Rural Residential and County Agriculture (see Map 2 on Page 6).

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

Small portions of the northeastern and southwestern corners of the subject parcel are located within FEMA Flood Zone AE.

Historic Resources

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

Population and Housing

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

CONCURRENCY ANALYSIS

Potable Water & Sewer

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

Stormwater Drainage

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

Solid Waste

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

CONSISTENCY WITH POLICIES OF THE COMPREHENSIVE PLAN

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

Policy 1.2.5 Rural Residential

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

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

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

Future Land Use Objective 1.3 Future Land Use Pattern

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

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

Policy 1.3.8 Compatibility for Rezoning and Amendments

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

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

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

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

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

PROPOSED AMENDMENT TO THE TEXT OF THE COMPREHENSIVE PLAN

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

PROPOSED AMENDMENT TO THE CAPITAL IMPROVEMENT PLAN

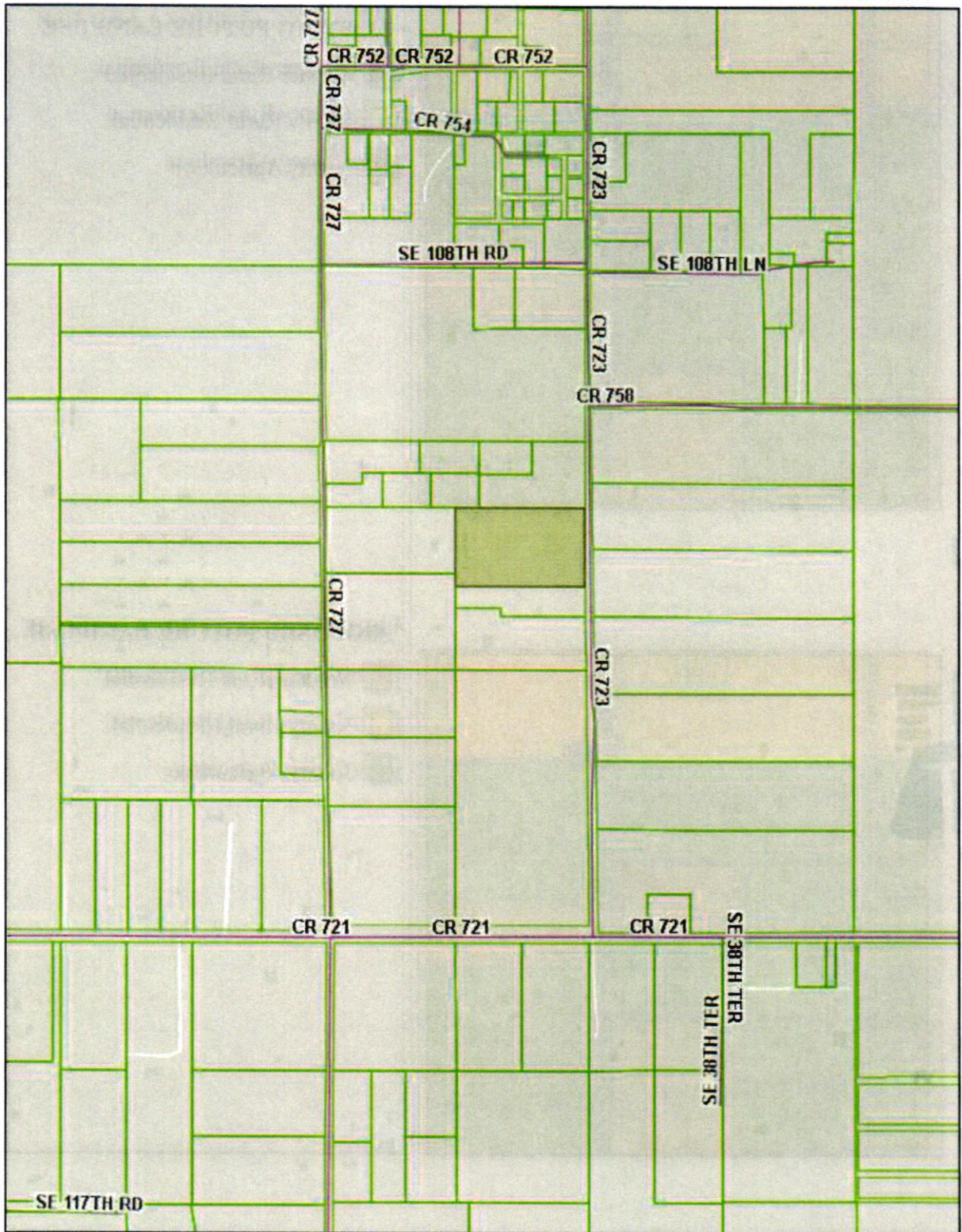
The proposed amendment does not affect the City's Capital Improvements program.

CONCLUSIONS

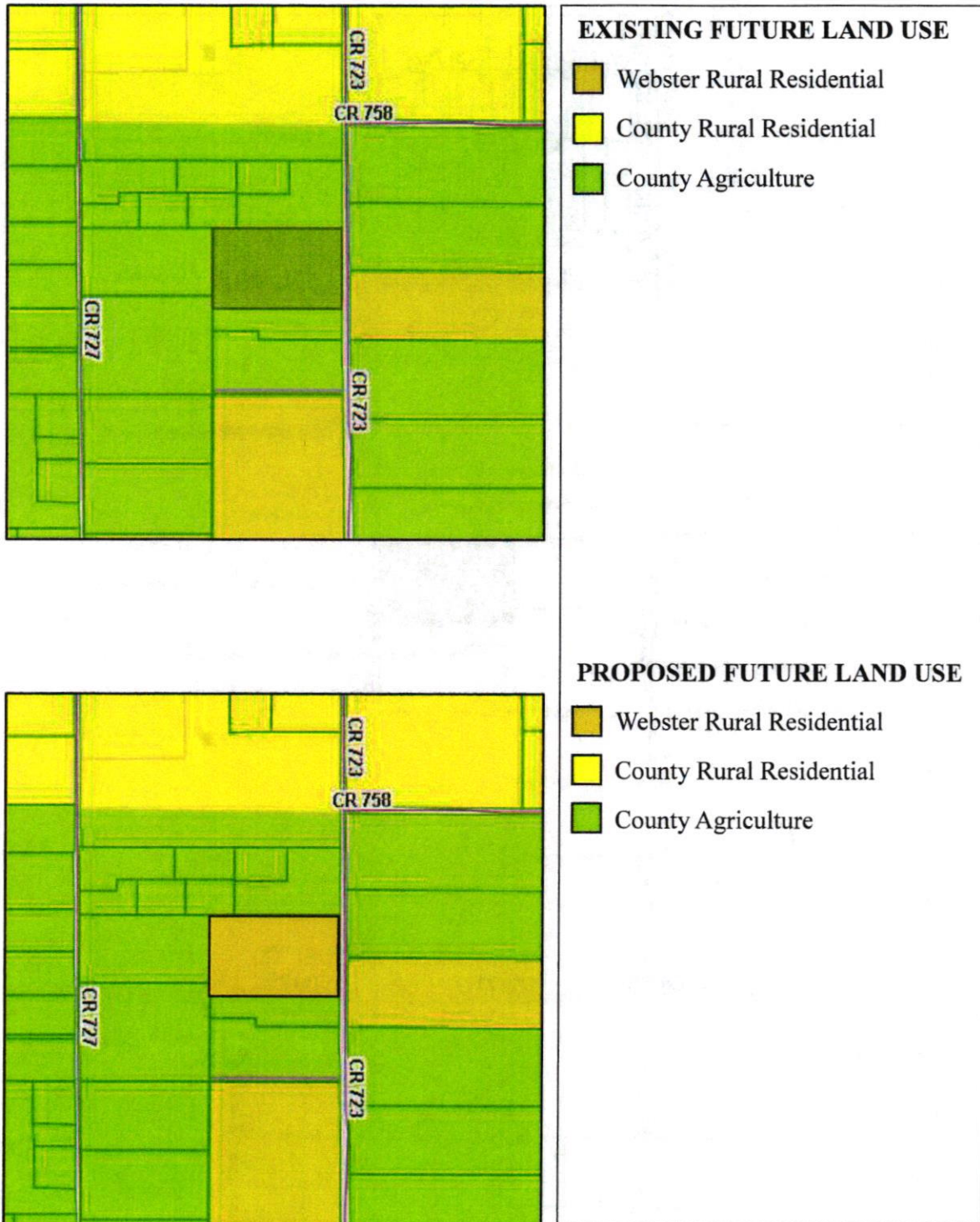
Staff deemed the application sufficient for review. Staff finds the application in compliance with the minimum requirements of the Comprehensive Plan. Staff recommends APPROVAL

Notices Sent: 19

MAP 1: GENERAL LOCATION



MAP 2: FUTURE LAND USE MAP



Attachment A Legal Description

Begin at the Southwest corner of the Northwest 1/4 of the Northeast 1/4, of Section 7, Township 22 South, Range 23 East, Sumter County, Florida, from said point run North 783 feet, thence run East 1320 feet, thence run South 783 feet, thence run West 1320 feet to the Point of Beginning; LESS the road right-of-way, and

LESS AND EXCEPT the following three parcels:

That part of the Northwest 1/4 of the Northeast 1/4 of Section 7, Township 22 South, Range 23 East, Sumter County, Florida, being described as follows: COMMENCE at the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of Section 7, Township 22 South, Range 23 East; thence run South 00 degrees 00'03" West along the West line of said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 53 7.00 feet; thence continue South 00 degrees 00'00" West along the West line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 330.00 feet to the POINT OF BEGINNING; thence run South 89 degrees 35'27" East parallel with the North line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 660.00 feet; thence run South 00 degrees 00'03" West parallel with the West line of said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 462.61 feet to the South line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7; thence run North 89 degrees 42'17" West along the South line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 660.00 feet to the Southwest corner of the said Northwest 1/4 of the Northeast 1/4 of said Section 7; thence run North 00 degrees 00'03" East along the West line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 463.93 feet to the POINT OF BEGINNING.

AND LESS

That part of the Northwest 1/4 of the Northeast 1/4 of Section 7, Township 22 South, Range 23 East, Sumter County, Florida, being described as follows: Commence at the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of said Section 7, thence run South 00 degrees 00'03" West along the West line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 537.00 feet, thence run South 89 degrees 35'27" East parallel with the North line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7 a distance of 660.00 feet; thence run South 00 degrees 00'03" West parallel with the West line of said Northwest 1/4 of the Northeast 1/4 of said Section 7 a distance of 395.85 feet, to the POINT OF BEGINNING, thence run South 89 degrees 35'27" East parallel with the North line of the said Northwest 1/4 of the Northeast 1/4 of said Section a distance of 663.76 feet to the East line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7; thence run South 00 degrees 00'03" West along the East line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7 a distance of 395.45 feet to the Southeast corner of the said Northwest 1/4 of the Northeast 1/4 of said Section 7; thence run North 89 degrees 42'17" West along the South line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7 a distance of 663.35 feet to a point that is 660.00 feet East of the West line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7; thence run North 00 degrees 00'03" East along the West line of said Northwest 1/4 of the Northeast 1/4 of said Section 7 a distance of 396.77 feet to the POINT OF BEGINNING. SUBJECT TO the right of way for County Road 723 on the East side thereof.

AND LESS

That part of the Northwest 1/4 of the Northeast 1/4 of Section 7, Township 22 South, Range 23 East, Sumter County, Florida, being described as follows: COMMENCE at the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of said Section 7; thence run South 00 Degrees 00'03" West a distance of 537.00 feet to the POINT OF BEGINNING; thence run South 89 Degrees 35'27" East parallel with the North line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 660.00 feet; thence run South 00 Degrees 00'03" West parallel with the West line of said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 330.00 feet; thence run North 89 Degrees 35'27" West parallel with the North line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7 a distance of 660.00 feet to the West line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7; thence run North 00 Degrees 00'03" East along the West line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 330.00 feet to the POINT OF BEGINNING; SUBJECT TO the right of way for County Road 727 on the West side thereof.

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 5.53 acres does not comprise a substantial area of the city.
- II. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.
The subject property is located in an area that is already planned for development due to being located within the Webster Joint Planning Area.
- III. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.
The amending of land use for this property should not create any of the design patterns listed above but instead creates a centralized node for development due to being placed in the Webster Joint Planning Area.
- IV. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.
The subject property is surrounded by already developed land and so does not interact with any environmentally sensitive areas or major natural systems, and 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 it will be connected should the property be developed.
- VII. Fails to maximize use of future public facilities and services.
The subject property will be expected to connect to current public facilities and services that are developed in the area.

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

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

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

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

ORDINANCE NO. 2025-21

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA PROVIDING FOR THE REZONING OF REAL PROPERTY TOTALING 5.53 ACRES, MORE OR LESS, IN SIZE (TAX PARCEL IDENTIFICATION NUMBER T07-006) FROM COUNTY RURAL RESIDENTIAL MINIMUM FIVE ACRES WITH CONVENTIONAL HOUSING (RR5C) TO RURAL RESIDENTIAL MINIMUM ONE ACRE WITH CONVENTIONAL HOUSING (RR1C) ZONING DISTRICT; PROVIDING FOR THE TAKING OF IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR THE ADOPTION OF A MAP BY REFERENCE; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Angel Antonio Alvarado & Claribel Morales whose mailing address: 2955 Leba Ln., St. Cloud, FL 34772 (Tax Parcel Identification Number T07-006), is the owner of the property which is the subject of this Ordinance; and

WHEREAS, the real property, totaling 5.53 +/- acres in size, is located on the west side of CR 723, south of CR 758; and

WHEREAS, Angel Antonio Alvarado & Claribel Morales 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 RR5C (County) zoning assignment to the RR1C zoning assignment; and

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

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

SECTION 1. LEGISLATIVE FINDINGS AND INTENT.

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

(b). The subject property, which is 5.53 acres MOL in size, is located on the west side of CR 723, south of CR 758 (Tax Parcel Number T07-006). 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 5.53 acres MOL in size, shall be rezoned from RR5C (County) zoning district/classification to RR1C (City) zoning district/classification.

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

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

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

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

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

SECTION 7. EFFECTIVE DATE This Ordinance shall take effect immediately upon enactment provided, however, that the rezoning of property herein set forth shall not take effect until Ordinance Number 2025-20 relating to the Comprehensive amendment becomes effective.

PASSED AND ENACTED this 15th day of May, 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

Begin at the Southwest corner of the Northwest 1/4 of the Northeast 1/4, of Section 7, Township 22 South, Range 23 East, Sumter County, Florida, from said point run North 783 feet, thence run East 1320 feet, thence run South 783 feet, thence run West 1320 feet to the Point of Beginning; LESS the road right-of-way, and

LESS AND EXCEPT the following three parcels:

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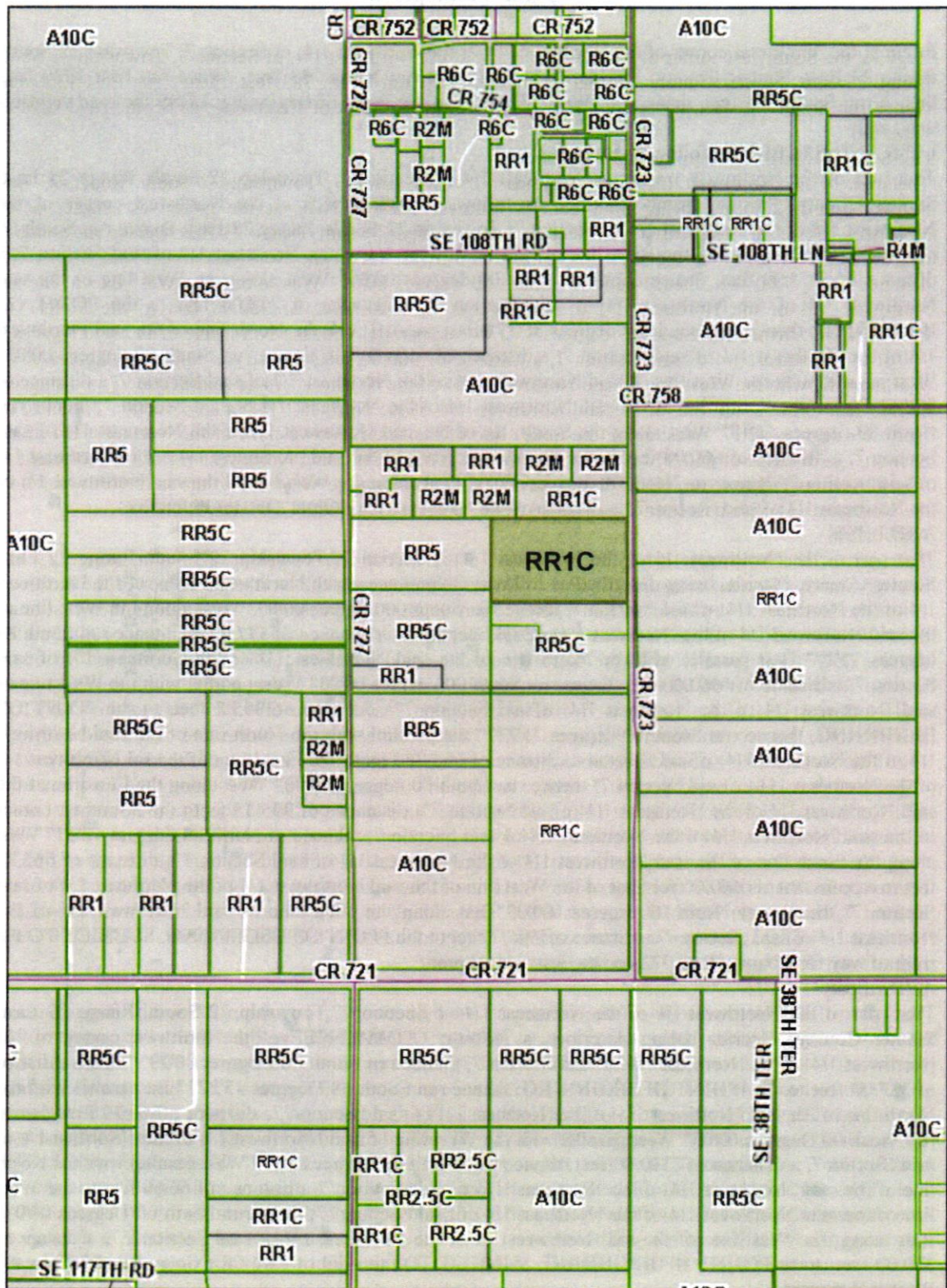
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Attachment B



**CITY OF WEBSTER
REZONING APPLICATION**

**PLANNING AND ZONING BOARD
April 10, 2025**

**CITY OF WEBSTER CITY COUNCIL
April 17, 2025
May 15, 2025**

CASE NUMBER:	ZON25-000005
LANDOWNER:	Angel Antonio Alvarado & Claribel Morales
REQUESTED ACTION:	Rezone 5.53 acres MOL from County Rural Residential Minimum Five Acres with Conventional Housing (RR5C) to City of Webster Rural Residential Minimum One Acre with Conventional Housing (RR1C)
PARCEL NUMBERS:	T07-006
LEGAL DESCRIPTION:	Attachment A
EXISTING ZONING:	County Rural Residential Minimum Five Acres with Conventional Housing (RR5C)
EXISTING USE:	Vacant
FUTURE LAND USE:	County Agriculture, proposed to be City of Webster Agriculture (LU25-000006)
PARCEL SIZE:	5.53 acres MOL
GENERAL LOCATION:	Webster area – on the west side of CR 723, south of CR 758

SURROUNDING FUTURE LAND USE AND ZONING

The application site is located outside of the City of Webster municipal boundary but in the Joint Planning Area (JPA) of Webster. The surrounding parcels are zoned City of Webster Rural Residential Minimum One Acre with Conventional Housing, County Rural Residential Minimum One Acre with Conventional Housing, County Rural Residential Minimum One Acre with Optional Housing, County Residential Two Units per Acre with Optional Housing, County Rural

Residential Minimum Five Acres with Optional Housing, County Rural Residential Minimum Five Acres with Conventional Housing, and County General Agriculture Minimum Ten Acres with Conventional Housing (see Map 1 on Page 3).

CASE SUMMARY

The applicant is seeking to build a home on the subject parcel. Subject parcel is outside the Webster municipal boundary, in the Webster Joint Planning Area (JPA), and in Webster's Utility Service Area. The application site is currently zoned as County Rural Residential Minimum Five Acres with Conventional Housing.

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 parcel changed ownership in 2022. The new owner is now seeking to develop it and move to Sumter County.
- 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.

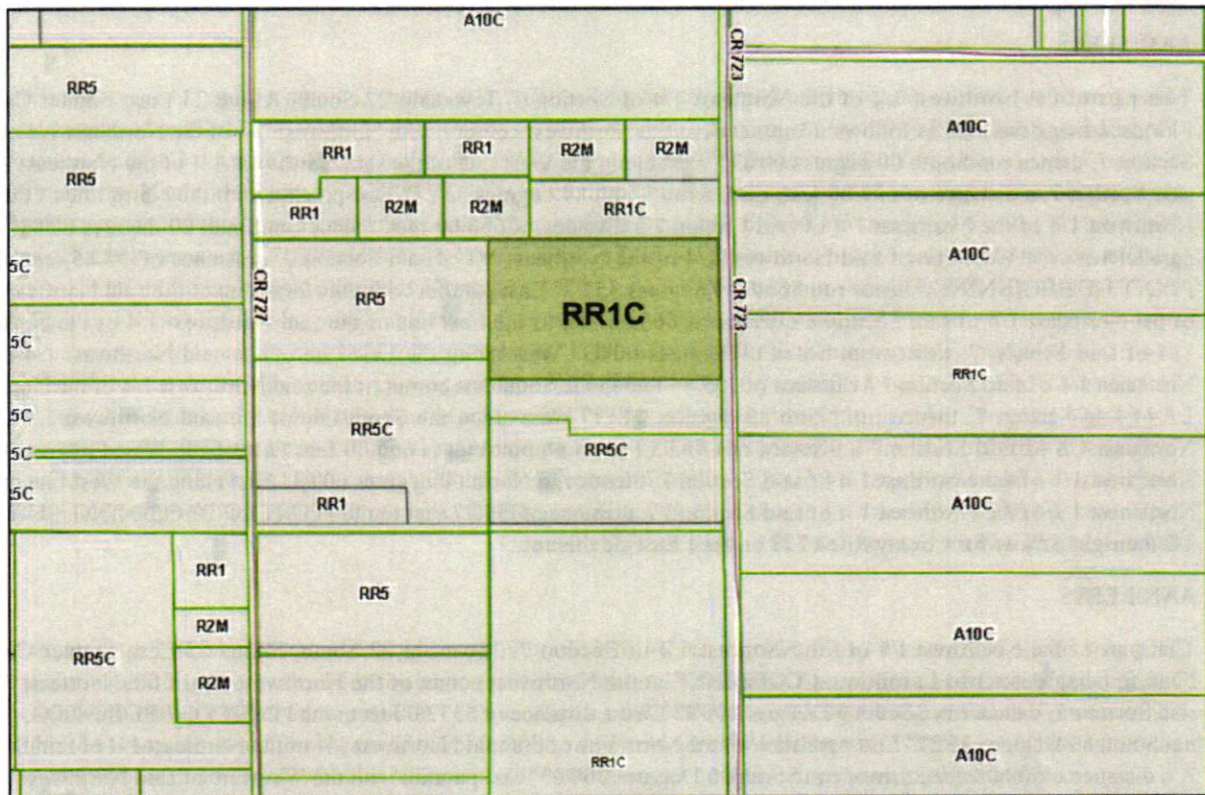
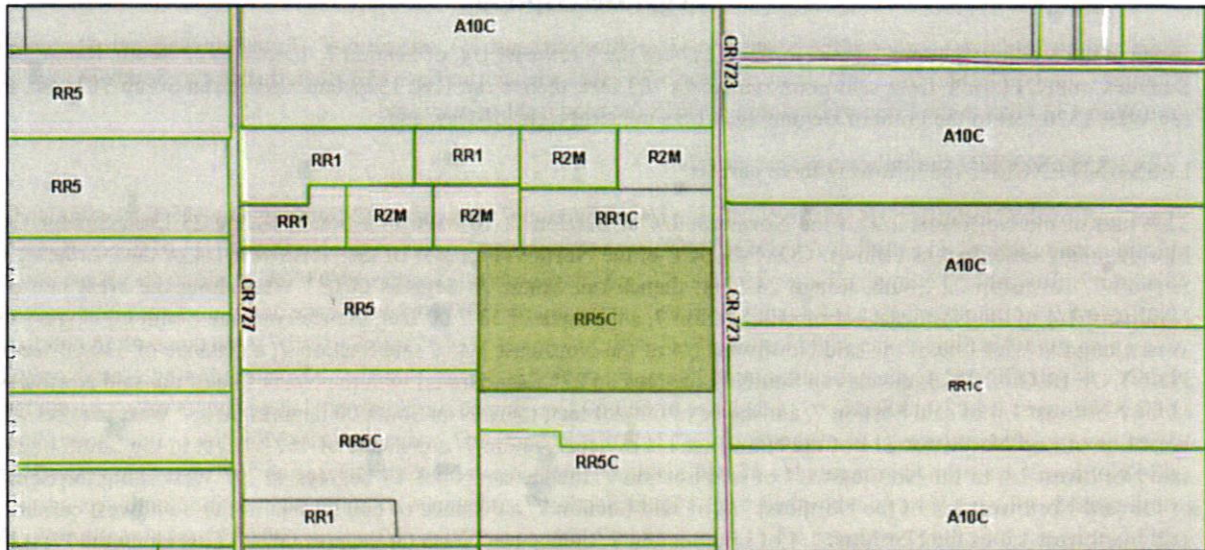
Staff reviewed land ownership and authorization through deeds, and the consent and designation of agent form submitted and signed by an authorized signer for the entity that owns the properties.

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: 19

MAP 1: SURROUNDING AREA WITH PROPOSED CHANGES



 Subject Property

Attachment A

Legal Description

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

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



City of Webster

Case No. LU25-000006
30N25-000005
Date Rec'd 2/12/25
Planner Jared Oberholzer

Hearing Dates:
PZB 4/10/25
Council 1st 4/17/25
Council Final 5/15/25

LAND USE AMENDMENT AND/OR REZONING APPLICATION

Check Requested Application(s)

☒ Rezoning

☒ Small Land Use Amendment (< 50 acres)

☐ Large Land Use Amendment (50 acres or more)

Applicant Information

Name of Property Owner(s) Angel Antonio Alvarado, Claribel Mora

Address 2955 Leba Ln St. Cloud FL 34772

Owner Phone 20-758-0359 Email alvo04@yahoo.com

Name of Agent _____

Address _____

Agent Phone _____ Email _____

Property Information

Legal Description of the property (provide below or attach)

See deed

Street Address _____

Parcel(s) # T07-006 Current Use Vacant/Agriculture

Current Future Land Use Agriculture (County) Current Zoning RR5C (County)

Requested Future Land Use Rural Res (Webster) Requested Zoning RR1C (Webster)

Acreage Requested 5.53 ac

Reason for the Request (be specific)

Annexation

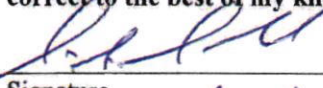
Please Provide

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

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

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

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



Signature

Angel A. Alvarado

Print Name

2/12/2025

Date

Signature

Date

Print Name

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

Prepared by and return to:

Chris Hernandez, employee
Concierge Title Services, LLC
1201 W. Hwy 50, Suite B
Clermont, FL 34711
(352) 394-7408
File No 2022-2231

Parcel Identification No T07-006

Gloria R. Hayward, Sumter County Clerk of Court
Inst: 202260051874 Date: 11/02/2022 Time: 11:04AM
Page 1 of 3 B: 4367 P: 568 By: ML
Doc Stamp-Deed: 945.00

[Space Above This Line For Recording Data]

WARRANTY DEED

This indenture made the 21st day of September, 2022 between William H. Dunn, an unmarried widower, Individually and as Trustee of William H. Dunn and Jean A. Dunn Living Trust dated September 5, 2007, whose post office address is 11195 Ramsay Road, Thompsonville, MI 49683, Grantor, to Angel Antonio Alvarado and Claribel Morales, a married couple, whose post office address is County Road 723 Webster, FL 33597, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S. \$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sumter County, Florida, to-wit:

PLEASE SEE ATTACHED EXHIBIT 'A' AND MADE A PART HEREOF

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

Subject to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

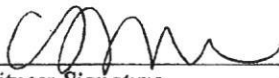
And Grantor hereby covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

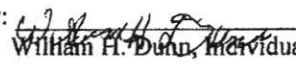
Gloria R. Hayward, Sumter County Clerk of Court
Inst: 202260051874 Date: 11/02/2022 Time: 11:04AM
Page 2 of 3 B: 4367 P: 569 By: ML
Doc Stamp-Deed: 945.00

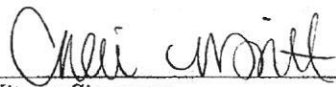
In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

William H. Dunn and Jean A. Dunn
Living Trust dated September 5, 2007


Witness Signature
Witness Name: Christina Dixon

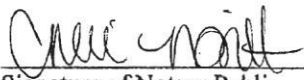
By: 
William H. Dunn, individually and as
Trustee *Individually and as Trustee*


Witness Signature
Witness Name: Cheri Nesbitt

STATE OF MICHIGAN

COUNTY OF Grand Traverse

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization this 21st day of September, 2022, by William H. Dunn, Individually and as Trustee of the William H. Dunn and Jean A. Dunn Living Trust dated September 5, 2007.


Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: X
Type of Identification
Produced: Driver's License

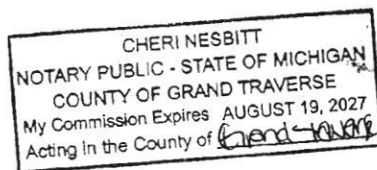


Exhibit "A"

Property Description

Begin at the Southwest corner of the Northwest 1/4 of the Northeast 1/4, of Section 7, Township 22 South, Range 23 East, Sumter County, Florida, from said point run North 783 feet, thence run East 1320 feet, thence run South 783 feet, thence run West 1320 feet to the Point of Beginning; LESS road right-of-way, and

LESS AND EXCEPT the following three parcels:

That part of the Northwest 1/4 of the Northeast 1/4 of Section 7, Township 22 South, Range 23 East, Sumter County, Florida, being described as follows: COMMENCE at the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of Section 7, Township 22 South, Range 23 East; thence run South 00 degrees 00'03" West along the West line of said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 537.00 feet; thence continue South 00 degrees 00'00" West along the West line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 330.00 feet to the POINT OF BEGINNING; thence run South 89 degrees 35'27" East parallel with the North line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 660.00 feet; thence run South 00 degrees 00'03" West parallel with the West line of said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 462.61 feet to the South line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7; thence run North 89 degrees 42'17" West along the South line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 660.00 feet to the Southwest corner of the said Northwest 1/4 of the Northeast 1/4 of said Section 7; thence run North 00 degrees 00'03" East along the West line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 463.93 feet to the POINT OF BEGINNING.

AND LESS

That part of the Northwest 1/4 of the Northeast 1/4 of Section 7, Township 22 South, Range 23 East, Sumter County, Florida, being described as follows: Commence at the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of said Section 7, thence run South 00 degrees 00'03" West along the West line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 537.00 feet, thence run South 89 degrees 35'27" East parallel with the North line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7 a distance of 660.00 feet; thence run South 00 degrees 00'03" West parallel with the West line of said Northwest 1/4 of the Northeast 1/4 of said Section 7 a distance of 395.85 feet, to the POINT OF BEGINNING, thence run South 89 degrees 35'27" East parallel with the North line of the said Northwest 1/4 of the Northeast 1/4 of said Section a distance of 663.76 feet to the East line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7; thence run South 00 degrees 00'03" West along the East line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7 a distance of 395.45 feet to the Southeast corner of the said Northwest 1/4 of the Northeast 1/4 of said Section 7; thence run North 89 degrees 42'17" West along the South line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7 a distance of 663.35 feet to a point that is 660.00 feet East of the West line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7; thence run North 00 degrees 00'03" East along the West line of said Northwest 1/4 of the Northeast 1/4 of said Section 7 a distance of 396.77 feet to the POINT OF BEGINNING. SUBJECT TO the right of way for County Road 723 on the East side thereof.

AND LESS

That part of the Northwest 1/4 of the Northeast 1/4 of Section 7, Township 22 South, Range 23 East, Sumter County, Florida, being described as follows: COMMENCE at the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of said Section 7; thence run South 00 Degrees 00'03" West a distance of 537.00 feet to the POINT OF BEGINNING; thence run South 89 Degrees 35'27" East parallel with the North line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 660.00 feet; thence run South 00 Degrees 00'03" West parallel with the West line of said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 330.00 feet; thence run North 89 Degrees 35'27" West parallel with the North line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7 a distance of 660.00 feet to the West line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7; thence run North 00 Degrees 00'03" East along the West line of the said Northwest 1/4 of the Northeast 1/4 of said Section 7, a distance of 330.00 feet to the POINT OF BEGINNING; SUBJECT TO the right of way for County Road 727 on the West side thereof.

Parcel ID#: T07-006

Gloria R. Hayward, Sumter County Clerk of Court
Inst: 202260051874 Date: 11/02/2022 Time: 11:04AM
Page 3 of 3 B: 4367 P: 570 By: ML
Doc Stamp-Deed: 945.00

ORDINANCE NO. 2025-22

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA, ANNEXING BY VOLUNTARY PETITION CERTAIN REAL PROPERTY TAX IDENTIFICATION PARCEL NUMBER Q19-091 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, ZMK Holdings, 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
Q19-091	ZMK Holdings, 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 15th day of May, 2025.

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

Anagalys Vigoa, Mayor

ATTEST:

**APPROVED AS TO FORM AND
LEGALITY:**

Amy Flood, City Clerk

William L. Colbert, City Attorney

Attachment A

Parcel Id Q19-091

Legal Description

THE N 1037.40 OF THE S 3/4 OF THE SW 1/4 LESS W 672.76 LESS N 477.4

Acres

2.66



ORDINANCE NO. 2025-23

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA AMENDING THE CITY OF WEBSTER COMPREHENSIVE PLAN, PROVIDING FOR AMENDMENT OF THE FUTURE LAND USE MAP OF THE FUTURE LAND USE ELEMENT OF THE CITY OF WEBSTER COMPREHENSIVE PLAN RELATIVE TO CERTAIN REAL PROPERTY, APPROXIMATELY 2.66 ACRES (TAX PARCEL IDENTIFICATION NUMBER Q19-091), AND DESCRIBED IN THIS ORDINANCE FROM THE INDUSTRIAL FUTURE LAND USE DESIGNATION (COUNTY) TO THE INDUSTRIAL 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, ZMK Holdings, LLC mailing address: 7895 W CR 476, Bushnell, FL 33513 (Tax Parcel Identification Number Q19-091), is the owner of the property which is the subject of this Ordinance; and

WHEREAS, the real property, totaling 2.66 +/- acres in size, is located on CR 714 east of SR 471; and

WHEREAS, ZMK Holdings, 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 Industrial future land use designation to the Industrial 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 Industrial land use designation to the Industrial land use designation regarding the real property which is the subject of this Ordinance as set forth herein (Attachment 1).

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

SECTION 3. CONFLICTS. All ordinances or part of ordinances in conflict with this Ordinance are hereby repealed.

SECTION 4. SEVERABILITY. If any section, sentence, phrase, word, or portion of this Ordinance is determined to be invalid, unlawful or unconstitutional, said determination shall not be held to invalidate or impair the validity, force or effect of any other section, sentence, phrase, word, or portion of this Ordinance not otherwise determined to be invalid, unlawful, or unconstitutional.

SECTION 5. CODIFICATION/INSTRUCTIONS TO CODE CODIFIER.

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

SECTION 6. EFFECTIVE DATE The small scale *Comprehensive Plan* amendment set forth herein shall not become effective, in accordance with Section 163.3187, *Florida Statutes*, until 31 days after the enactment of this Ordinance. If challenged within 30 days after enactment, the small scale amendment set forth in this Ordinance shall not become effective until the State land planning agency or

the Administration Council, respectively, issues a final order determining that the subject small scale amendment is in compliance with controlling Florida Statutes.

PASSED AND ENACTED this 15th day of May, 2025.

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

Ana Vigoa, Mayor

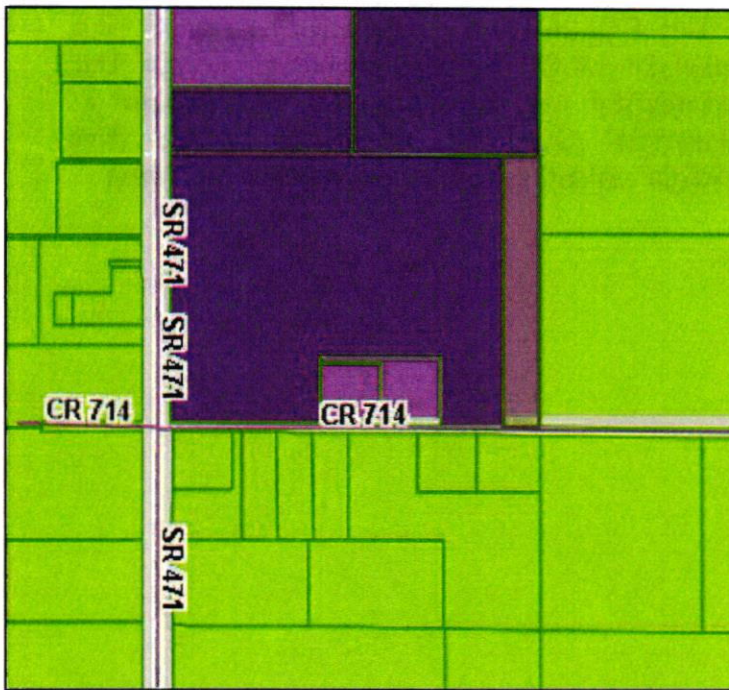
ATTEST:

**Approved as to form and
legality:**

**Amy Flood
City Clerk**

**William L. Colbert
City Attorney**

ATTACHMENT 1
Future Land Use Map



EXISTING FUTURE LAND USE

- Webster Industrial
- County Industrial
- County Agriculture



PROPOSED FUTURE LAND USE

- Webster Industrial
- County Industrial
- County Agriculture

ATTACHMENT 2
Legal Description

THE EASTERLY 125.00 FEET OF THE FOLLOWING DESCRIBED LANDS: THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 19, TOWNSHIP 21 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS THE NORTHERLY 1037.40 FEET THEREOF; ALSO LESS ROAD RIGHT OF WAY.

CITY OF WEBSTER
SMALL SCALE COMPREHENSIVE PLAN AMENDMENT

PLANNING AND ZONING BOARD
April 10, 2025

CITY OF WEBSTER CITY COUNCIL
April 17, 2025
May 15, 2025

CASE NUMBER:	LU25-000008
LANDOWNER:	ZMK Holdings, LLC
REQUESTED ACTION:	Small-scale comprehensive plan amendment to change the future land use from County Industrial to City of Webster Industrial on 2.66 acres MOL following annexation
PARCEL NUMBERS:	Q19-091
LEGAL DESCRIPTION:	Attachment A
EXISTING ZONING:	County Industrial (ID)
EXISTING USE:	Agricultural
FUTURE LAND USE:	County Industrial, proposed to be City of Webster Industrial
PARCEL SIZE:	2.66 acres MOL
GENERAL LOCATION:	Webster area – on CR 714 east of SR 471 (Map 1)

GENERAL DESCRIPTION AND BACKGROUND

The applicant is requesting a Small-Scale Future Land Use Amendment on 2.66 acres MOL to change the Future Land Use assignment of parcel Q19-091 from County Industrial to City of Webster Industrial, allowing them to relocate their manufacturing business from Bushnell to the subject parcel as well as the parcel immediately north of it (parcel Q19-060). The application site is located within the Webster Joint Planning Area and located on CR 714, east of SR 471. The

surrounding parcels have a future land use of City of Webster Industrial, County Industrial, and County Agriculture (see Map 2 on Page 5).

LAND USE SUITABILITY

Urban Sprawl

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

Environmental Resources

None of the property is within the flood zone.

Historic Resources

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

Population and Housing

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

CONCURRENCY ANALYSIS

Potable Water & Sewer

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

Stormwater Drainage

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

Solid Waste

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

CONSISTENCY WITH POLICIES OF THE COMPREHENSIVE PLAN

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

Policy 1.2.10 Industrial

The "Industrial" future land use category is applied to lands suitable for light and heavy manufacturing, processing, outdoor storage, warehousing, and transportation of goods.

Secondary uses may include: commercial uses that directly support the industrial land use or provide services to the employees; commercial uses that require outdoor storage, large volumes of truck activity, or other potential to create negative off-site impacts, service industries, utilities, wholesale and internet businesses that do not cater to on-site customers, offices related to the

industrial use, and other land uses requiring outdoor storage and/or having the potential to generate negative impacts on adjacent properties.

The proposed amendment is consistent with the surrounding agriculture future land uses.

Future Land Use Objective 1.3 Future Land Use Pattern

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

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

Policy 1.3.8 Compatibility for Rezoning and Amendments

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

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

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

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

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

PROPOSED AMENDMENT TO THE TEXT OF THE COMPREHENSIVE PLAN

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

PROPOSED AMENDMENT TO THE CAPITAL IMPROVEMENT PLAN

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

CONCLUSIONS

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

Notices Sent: 13

MAP 1: GENERAL LOCATION



MAP 2: FUTURE LAND USE MAP



EXISTING FUTURE LAND USE

- Webster Industrial
- County Industrial
- County Agriculture



PROPOSED FUTURE LAND USE

- Webster Industrial
- County Industrial
- County Agriculture

Attachment A
Legal Description

THE EASTERLY 125.00 FEET OF THE FOLLOWING DESCRIBED LANDS: THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 19, TOWNSHIP 21 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS THE NORTHERLY 1037.40 FEET THEREOF; ALSO 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 2.66 acres does not comprise a substantial area of the city.
- II. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.
The subject property is located in an area that is already planned for development due to being located within the Webster Joint Planning Area.
- III. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.
The amending of land use for this property should not create any of the design patterns listed above but instead creates a centralized node for development due to being placed in the Webster Joint Planning Area.
- IV. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.
The subject property is surrounded by already developed land and so does not interact with any environmentally sensitive areas or major natural systems, and 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.

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

- (I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on that protects natural resources and ecosystems. **The property falls in an area where such industrial land use is expected, protecting the area outside it.**
- (II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services. **The property falls under an existing utility service area and Joint Planning Area, resulting in efficient and cost-effective provision of public services if the property is developed.**
- (V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils. **By falling within the Webster Joint Planning Area, the amendment will preserve agricultural areas outside the JPA.**
- (VI) Preserves open space and natural lands and provides for public open space and recreation needs. **By purchasing an industrial parcel within the unincorporated county and annexing into the city, the applicant has preserved outlying agricultural land that can be utilized by the city for open space and recreation needs.**

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

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

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



City of Webster

Case No. _____
Date Rec'd _____
Planner _____

Hearing Dates:
PZB _____
Council 1st _____
Council Final _____

LAND USE AMENDMENT AND/OR REZONING APPLICATION

Check Requested Application(s)

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

Applicant Information

Name of Property Owner(s) Zmk Holdings LLC
Address PO Box 936 Bushnell FL 33513
Owner Phone 352-303-4267 Email zkeern88@yahoo.com
Name of Agent Zachary Keen
Address PO Box 936 Bushnell FL 33513
Agent Phone 352-303 4267 Email zkeern88@yahoo.com

Property Information

Legal Description of the property (provide below or attach)

QA-091

Street Address _____

Parcel(s) # QA-091 Current Use Industrial

Current Future Land Use Industrial Current Zoning Industrial

Requested Future Land Use Industrial Requested Zoning Industrial

Acreage Requested All of parcel

Reason for the Request (be specific)

For purpose of Rezoning

Please Provide

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

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

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

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


Signature

3-3-25
Date

Zachary Keen
Print Name


Signature

3/3/25
Date

Michelle Keen
Print Name

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

This document prepared by and return to:
D. Scott South, Esquire/jac
South Milhausen, P.A.
Gateway Center
1000 Legion Place, Suite 1200
Orlando, Florida 32801
Phone 407-539-1638
File No. 6799-115
Property I.D #: Q19-060 and Q19-091

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made and entered into as of the 30th day of January, 2025, by **SOUTHERN PROPERTIES FLORIDA, LLC**, a Florida limited liability company, whose mailing address for purposes of this instrument is P. O. Box 2728, Bushnell, Florida 33513 (hereinafter referred to as "Grantor"), to **ZMK HOLDINGS LLC**, a Florida limited liability company, whose mailing address is 7895 W CR 476, Bushnell, Florida 33513 (hereinafter referred to as "Grantee").

WITNESSETH

THAT, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged by Grantor, Grantor hereby grants, bargains, sells, conveys and confirms unto Grantee all that certain real property together with the improvements thereon (hereinafter collectively referred to as the "Property"), in Sumter County, Florida, more particularly described as follows:

See Exhibit "A" attached hereto and made a part hereof

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

TO HAVE AND TO HOLD the same unto Grantee in fee simple, forever.

AND Grantor hereby covenants with Grantee: (i) that Grantor is lawfully seized of said Property in fee simple; (ii) that Grantor has good right and lawful authority to sell and convey said Property; (iii) that Grantor hereby fully warrants the title to said Property and will defend the same against the lawful claims of all persons claiming by or through Grantor but none others; and (iv) that said Property is free of all encumbrances except taxes accruing subsequent to December 31, 2024, and covenants, restrictions, agreements, limitations, reservations, and easements of record, if any, however, reference thereto shall not serve to reimpose same.

Wherever used herein, the terms "Grantor" and "Grantee" shall be deemed to include all the parties to this Special Warranty Deed and their heirs, legal representatives and assigns. The singular shall be deemed to include the plural, and vice versa, where the context so permits.

4

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D. Scott South, Esquire/jac
South Milhausen, P.A.
Gateway Center
1000 Legion Place, Suite 1200
Orlando, Florida 32801
Phone 407-539-1638
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+

IN WITNESS WHEREOF, Grantor has executed this instrument as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

**SOUTHERN PROPERTIES FLORIDA,
LLC, a Florida limited liability company**

Judy A. Whitman
Witness
Print Name: Judy A. Whitman
Address: 218 N. FL ST STE 2
Bushnell, FL 33513

By: [Signature]
Robert Sanchez

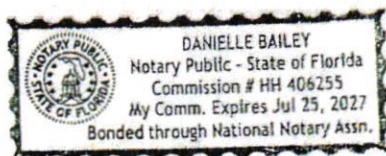
As its: Manager

Danielle Bailey
Witness
Print Name: Danielle Bailey
Address: 218 N Florida St. Ste 2
Bushnell, FL 33513

STATE OF FLORIDA

COUNTY OF Sumter

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28th day of January, 2025, by Robert Sanchez, as Manager of **SOUTHERN PROPERTIES FLORIDA, LLC**, a Florida limited liability company, on behalf of said company, who is either ☒ personally known to me or ☐ who has produced as identification.



Danielle Bailey
NOTARY PUBLIC

EXHIBIT "A"

PARCEL 1:

The Northerly 1037.40 feet of the following described parcel of land:

The Southwest 1/4 of the Southwest 1/4 and the South 1/2 of the Northwest 1/4 of the Southwest 1/4, Section 19, Township 21 South, Range 23 East, Sumter County, Florida.

LESS road right of way;

AND LESS the North 300 feet of the West 300 feet of the South 1/2 of the Northwest 1/4 of the Southwest 1/4;

AND LESS the East 417.42 of the West 989.17 feet of the South 233.71 feet of the Southwest 1/4 of the Southwest 1/4;

AND LESS the South 350.00 of the North 827.40 feet of the West 672.76 feet of the South 3/4 of the West 1/2 of the Southwest 1/4;

AND LESS the South 177.40 feet of the North 477.40 feet of the West 300 feet of the South 3/4 of the West 1/2 of the Southwest 1/4;

AND LESS the East 90 feet of West 390 feet of the North 477.40 feet of the South 3/4 of the West 1/2 of the Southwest 1/4;

AND LESS the North 477.40 feet of the East 282.76 feet of the West 672.76 feet of the South 3/4 of the West 1/2 of the Southwest 1/4.

AND LESS any portion thereof contained in Limited Liability Company Warranty Deed recorded in Official Records Book 4458, Page 553, Limited Liability Company Warranty Deed recorded in Official Records Book 4458, Page 555, Limited Liability Company Warranty Deed recorded in Official Records Book 4458, Page 557, and Limited Liability Company Warranty Deed recorded in Official Records Book 4458, Page 559, Public Records of Sumter County, Florida.

PARCEL 2:

The Easterly 125.00 feet of the following described lands:

The Southwest 1/4 of the Southwest 1/4 and the South 1/2 of the Northwest 1/4 of the Southwest 1/4, Section 19, Township 21 South, Range 23 East, Sumter County, Florida, Less the Northerly 1037.40 feet thereof;

Also Less Road right of way.

Y

ORDINANCE NO. 2025-24

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA PROVIDING FOR THE REZONING OF REAL PROPERTY TOTALING 2.66 ACRES, MORE OR LESS, IN SIZE (TAX PARCEL IDENTIFICATION NUMBER Q19-091) FROM COUNTY INDUSTRIAL (ID) TO INDUSTRIAL (ID) 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, ZMK Holdings, LLC mailing address: 7895 W CR 476, Bushnell, FL 33513 (Tax Parcel Identification Number Q19-091), is the owner of the property which is the subject of this Ordinance; and

WHEREAS, the real property, totaling 2.66 +/- acres in size, is located on CR 714 east of SR 471; and

WHEREAS, ZMK Holdings, 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 ID (County) zoning assignment to the ID zoning assignment; and

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

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

SECTION 1. LEGISLATIVE FINDINGS AND INTENT.

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

(b). The subject property, which is 2.66 acres MOL in size, is located on CR 714 east of SR 471 (Tax Parcel Number Q19-091). The legal description of the subject property is provided in Attachment A.

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

SECTION 2. REZONING OF REAL PROPERTY/IMPLEMENTING ACTIONS.

(a). Upon enactment of this Ordinance the following described property, as depicted in Attachment A of this Ordinance, and totaling is 2.66 acres MOL in size, shall be rezoned from ID (County) zoning district/classification to ID (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 2025-23 relating to the Comprehensive amendment becomes effective.

PASSED AND ENACTED this 15th day of May, 2025.

CITY COUNCIL OF THE CITY
OF WEBSTER, FLORIDA

Ana Vigoa, Mayor

ATTEST:

Approved as to form and
legality:

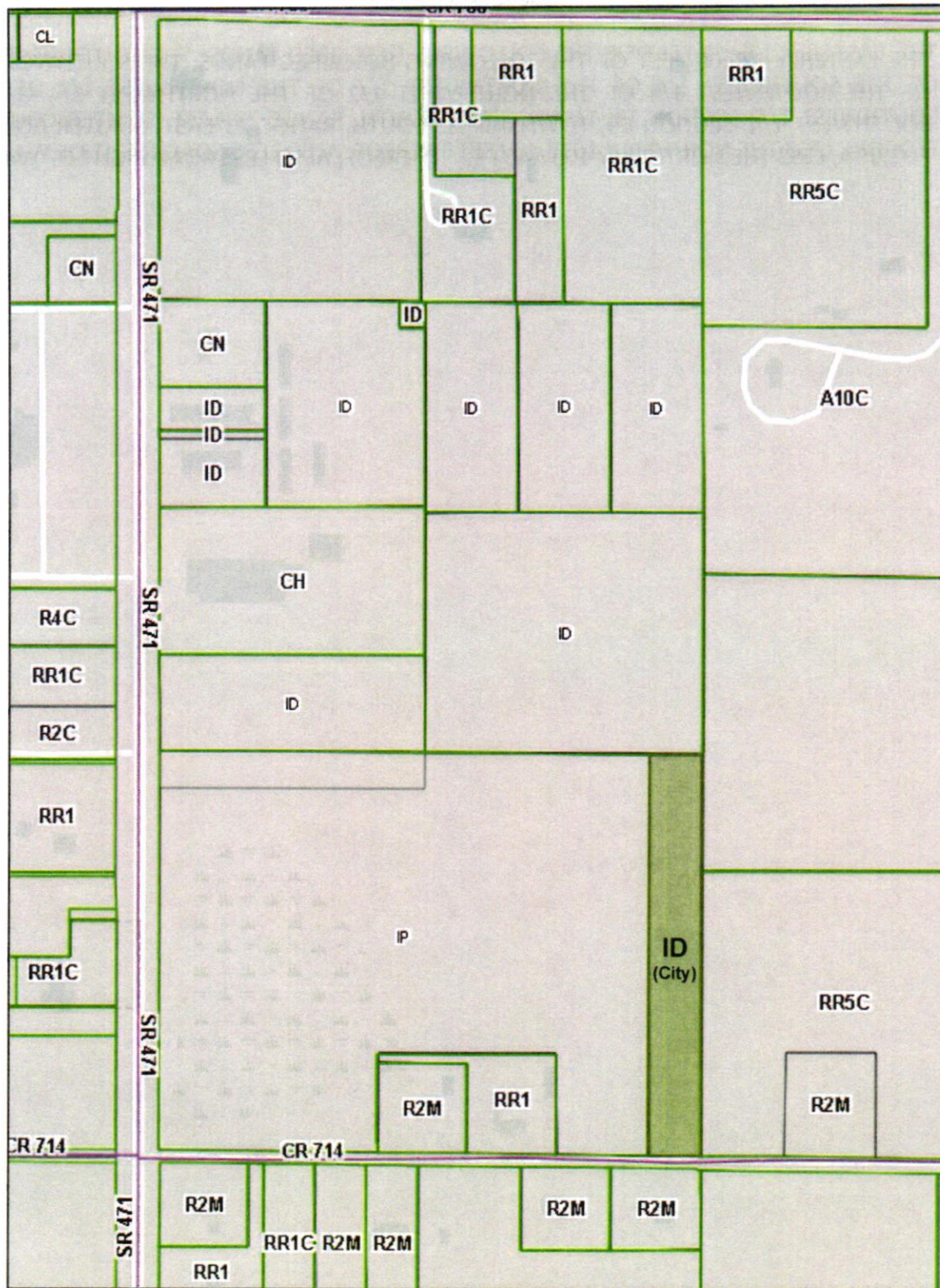
Amy Flood
City Clerk

William L. Colbert
City Attorney

Attachment A
Legal Description

THE EASTERLY 125.00 FEET OF THE FOLLOWING DESCRIBED LANDS: THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 19, TOWNSHIP 21 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS THE NORTHERLY 1037.40 FEET THEREOF; ALSO LESS ROAD RIGHT OF WAY.

Attachment B



**CITY OF WEBSTER
REZONING APPLICATION**

**PLANNING AND ZONING BOARD
April 10, 2025**

**CITY OF WEBSTER CITY COUNCIL
April 17, 2025
May 15, 2025**

CASE NUMBER:	ZON25-000007
LANDOWNER:	ZMK Holdings, LLC
REQUESTED ACTION:	Rezone 2.66 acres MOL from County Industrial (ID) to City of Webster Industrial (ID)
PARCEL NUMBERS:	Q19-091
LEGAL DESCRIPTION:	Attachment A
EXISTING ZONING:	County Industrial (ID)
EXISTING USE:	Agricultural
FUTURE LAND USE:	County Industrial, proposed to be City of Webster Industrial (LU25-000008)
PARCEL SIZE:	5.53 acres MOL
GENERAL LOCATION:	Webster area – on CR 714 east of SR 471

SURROUNDING FUTURE LAND USE AND ZONING

The application site is located outside of the City of Webster municipal boundary but in the Joint Planning Area (JPA) of Webster. The surrounding parcels are zoned City of Webster Industrial, City of Webster Planned Industrial, County Residential Two Units per Acre with Mobile Home Housing, County Rural Residential Minimum Five Acres with Conventional Housing, and County General Agriculture Minimum Ten Acres with Conventional Housing (see Map 1 on Page 3).

CASE SUMMARY

The applicant is seeking to move their business from Bushnell to Webster. Subject parcel is outside the Webster municipal boundary, in the Webster Joint Planning Area (JPA), and in Webster's Utility Service Area. The application site is currently zoned as County Industrial.

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 parcel changed ownership in January 2025. The new property owners are seeking to move their business from Bushnell to Webster.
- 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.

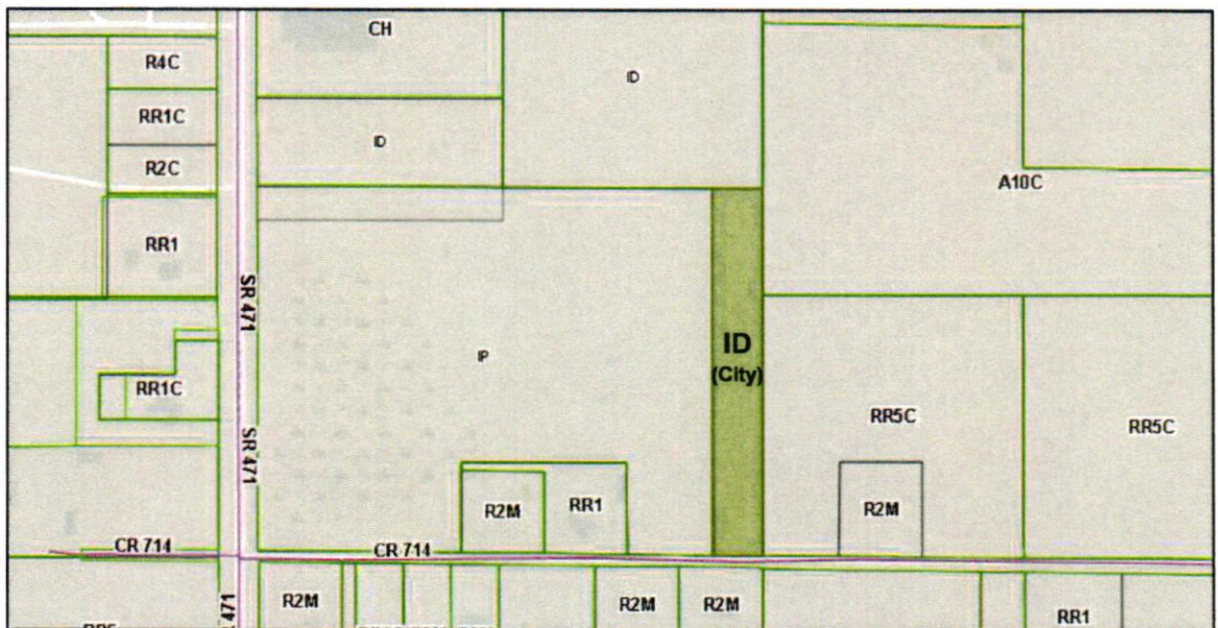
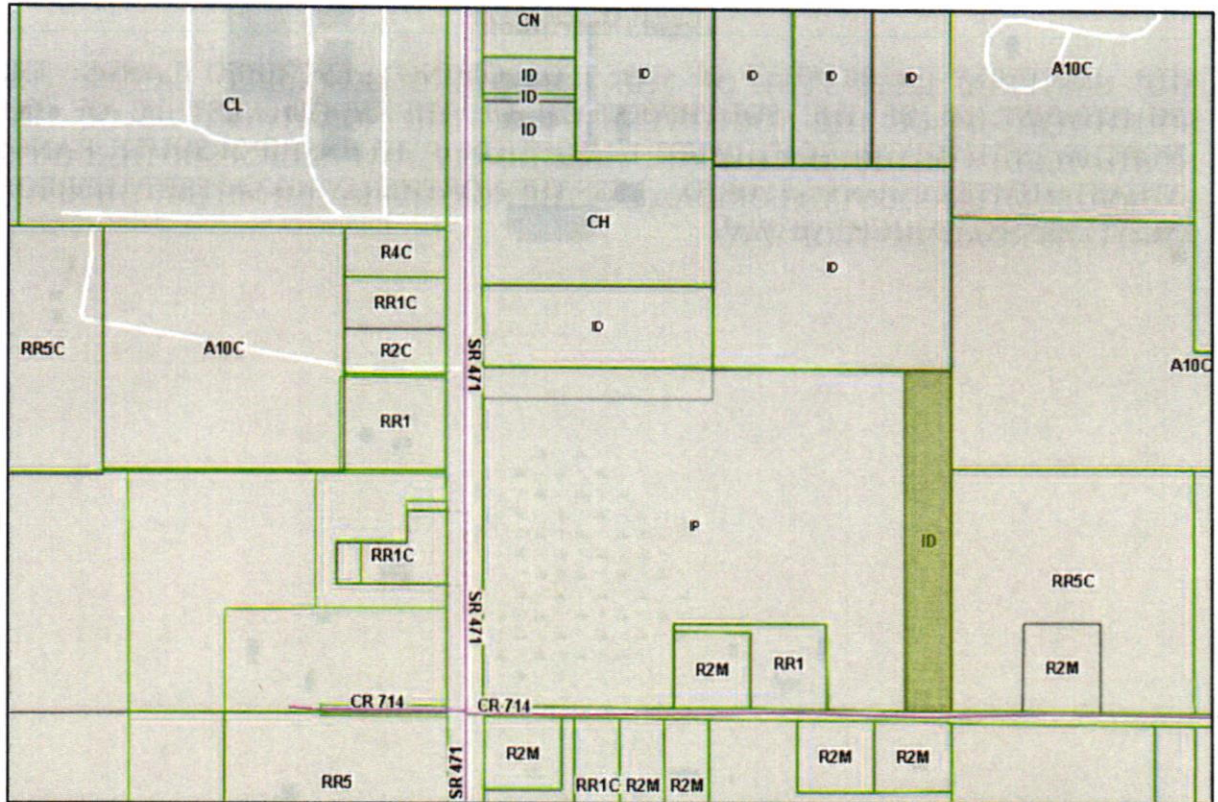
Staff reviewed land ownership and authorization through deeds, and the consent and designation of agent form submitted and signed by an authorized signer for the entity that owns the properties.

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: 13

MAP 1: SURROUNDING AREA WITH PROPOSED CHANGES



 **Subject Property**

Attachment A

Legal Description

THE EASTERLY 125.00 FEET OF THE FOLLOWING DESCRIBED LANDS: THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 19, TOWNSHIP 21 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS THE NORTHERLY 1037.40 FEET THEREOF; ALSO LESS ROAD RIGHT OF WAY.

#120629 Case #LU-25-000008;Case #ZON25-000007

Submitted	Received via	Requester
April 3, 2025 at 09:50	Mail	sidekix <sidekix@aol.com>

Type	Priority	Group	Assignee	Status category	Ticket status
-	Normal	Planning	Jared Oberholtzer	Open	Open

About	Planning options	Property Address or Parcel #
Planning & Zoning	Rezoning	Not Yet Known

sidekix April 3, 2025 at 09:50

Sent from my Verizon, Samsung Galaxy smartphone

I, Suzanne Ishee and my husband, Glenn Ishee, do not support the zoning changes due to the following reasons: 1. The use for the land is not clarified. 2. The right away should come off of HW 471...not CR 714. 3. This land is not in Webster and should not be transferred to Webster. 4. The ZMK Holdings owners are not rooted in this county originally and appear to have a strong connection to the Villages developers. 5. The date of the initial meeting has been changed at the last minute to a Sunday night, a time when most citizens are attending church. 6. There is no transparency.

Disclaimer

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Jared Oberholtzer April 3, 2025 at 10:00

Good morning,

Just to clarify two points:

The date has *not* been changed to a Sunday night. It remains next Thursday, April 10. I will be presenting the case myself.

Additionally regarding transparency, please feel free to send any questions. I will happily provide answers as able and get you any other records requests per F.S. 119.

sidekix April 3, 2025 at 10:20

Thank you for clarifying the date. I misread that and offer my apologies. However, all my points still stand. There are already stakes on the land in question. My questions are centered around what is the purpose for this land? This is obviously not step one. The future is already planned out...what is it for and why is it necessary? Why is the rightaway not coming off of 471? I am asking directly if the developers from the Villages are involved directly or indirectly. Citizens need straightforward answers and upfront answers...not vague and evasive answers. Thank you.

Sent from my Verizon, Samsung Galaxy smartphone

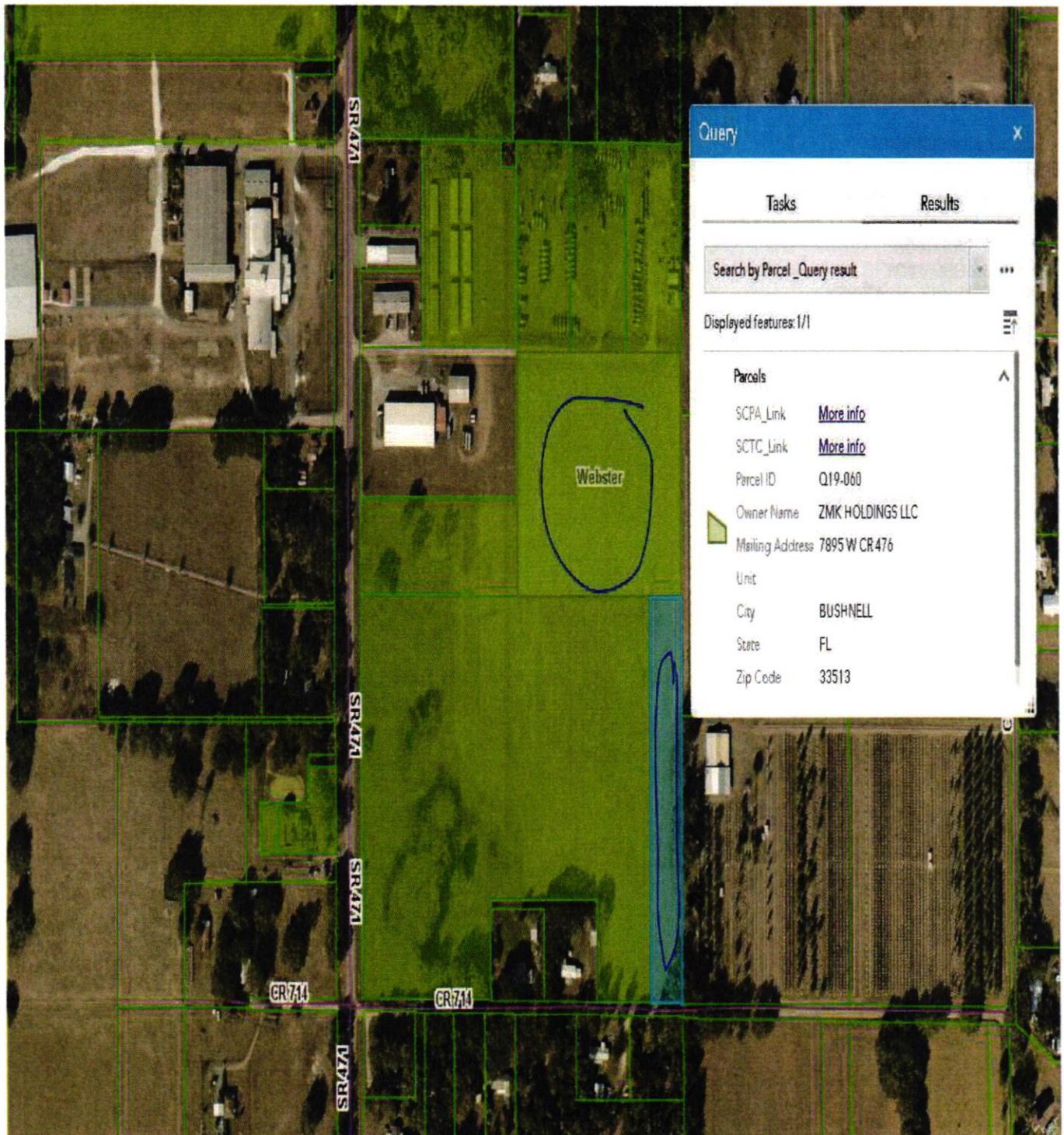
Jared Oberholtzer April 3, 2025 at 10:39

Thanks for getting back to me! I'd be happy to answer your additional questions and concerns.

Firstly, this all has nothing to do with The Villages. I'd like to make that very clear.

The Keens are relocating their business Bushnell Truss from Bushnell to the Webster area. I believe Bushnell Truss has been around since the '80's. Additionally, I'm not sure what you mean by "the future is already planned out." Their relocation is a very recent development, and this annexation/rezoning is step one.

They own two parcels now in Webster. I have drawn blue circles in their parcels below.



All of the green parcels are already within the city limits of Webster. The reason for the annexation and City rezoning of the blue parcel (still in the unincorporated County) is because the parcel is located within the Webster Joint Planning Area. The JPA agreement has been in place between the city and the county since September 2009. Various development triggers the agreement and thus requires annexation.

Both of their parcels are already zoned Industrial. However, the south (blue) parcel is in the county, so this is essentially just a straight swap from County zoning/future land use to the City of Webster zoning/future land use.

As far as the right-of-way coming off 471, there are other privately owned parcels standing in the way of that.

I'd be happy to discuss any of this on the phone with you all too. Our phone number is 352-689-4400. Just press 2 for Planning, and you'll get me.

Jared Oberholtzer
Planner
Development Services
Board of Sumter County Commissioners
Tel: 352-689-4400
Fax: 352-689-4401
www.sumtercountyfl.gov

Support Software by **Zendesk**