

ORDINANCE NO. 2025-31

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA, ANNEXING BY VOLUNTARY PETITION CERTAIN REAL PROPERTY TAX IDENTIFICATION PARCEL NUMBERS S01-022 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, Southern Properties Florida, 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
S01-022	Southern Properties Florida, 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 17th day of July, 2025.

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

Ana Vigoa, Mayor

ATTEST:

Approved as to form and legality:

Amy Flood

City Clerk

Andrew Hand

City Attorney

Exhibit A
Legal Description

Parcels: (S01-022)

A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE N. 89°58'40" E., ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 180.01 FEET; THENCE N. 00°01'37" W., DEPARTING FROM SAID SOUTH LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1266.65 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF C-478 A (BEING 40.00 FEET WIDE); THENCE S. 88°37'30" W., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 136.08 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 5769.65 FEET; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE, ALONG THE ARC OF SAID CURVE A DISTANCE OF 43.98 FEET, SAID ARC HAVING A CENTRAL ANGLE OF 00°26'12" AND A CHORD BEARING AND DISTANCE OF S. 88°50'36" W., 43.98 FEET, TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1; THENCE S. 00°01'37" E., DEPARTING FROM SAID SOUTH RIGHT-OF-WAY LINE AND ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1262.57 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 25.00 FEET WIDE SHARED ACCESS DRIVEWAY EASEMENT AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE N. 00°01'37" W., ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1262.57 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF C-478 A (BEING 40.00 FEET WIDE) AND THE POINT OF BEGINNING OF THIS EASEMENT DESCRIPTION, SAID POINT ALSO BEING ON A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 5769.65 FEET; THENCE EASTERLY FROM SAID POINT OF BEGINNING AND ALONG THE SAID SOUTH RIGHT-OF-WAY LINE AN ARC DISTANCE OF 25.00 FEET, SAID ARC HAVING A CENTRAL ANGLE OF 00°14'54" AND A CHORD BEARING AND DISTANCE OF N. 88°56'16" E., 25.00 FEET; THENCE S. 00°01'37" E., DEPARTING FROM SAID RIGHT-OF-WAY LINE, A DISTANCE OF 100.46 FEET; THENCE S. 89°59'26" W., A DISTANCE OF 25.00 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1; THENCE N. 00°01'37" W., ALONG SAID WEST LINE A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

AND

A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE N. 89°58'40" E., ALONG THE

SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 180.01 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING, CONTINUE N. 89°58'40" E., ALONG SAID SOUTH LINE A DISTANCE OF 180.01 FEET; THENCE N. 00°01'37" W., DEPARTING FROM SAID SOUTH LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1270.90 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF C-478A (BEING 40.00 FEET WIDE); THENCE S. 88°37'30" W., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 180.06 FEET; THENCE S. 00°01'37" E., DEPARTING FROM SAID SOUTH RIGHT-OF-WAY LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1266.65 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO A 50.00 FEET WIDE SHARED ACCESS DRIVEWAY EASEMENT DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE N. 89°58'40" E., ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 360.02 FEET; THENCE N. 00°01'37" W., DEPARTING FROM SAID SOUTH LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1270.90 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF C-478 A (BEING 40.00 FEET WIDE) AND THE POINT OF BEGINNING OF THIS EASEMENT DESCRIPTION; THENCE FROM SAID POINT OF BEGINNING S. 88°37'30" W., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 25.01 FEET; THENCE S. 00°01'37" E., DEPARTING FROM SAID SOUTH RIGHT-OF-WAY LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 100.00 FEET; THENCE N. 89°59'26" E., A DISTANCE OF 50.00 FEET; THENCE N. 00°01'37" W., A DISTANCE OF 101.19 FEET TO THE AFORESAID SOUTH RIGHT-OF-WAY LINE OF C-478 A; THENCE S. 88°37'30" W., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 25.01 FEET TO THE POINT OF BEGINNING.

AND

A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE N. 89°58'40" E., ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 360.02 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING, CONTINUE N. 89°58'40" E., ALONG SAID SOUTH LINE A DISTANCE OF 180.01 FEET; THENCE N. 00°01'37" W., DEPARTING FROM SAID SOUTH LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1275.15 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF C-478 A (BEING 40.00 FEET WIDE); THENCE S. 88°37'30" W., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 180.06 FEET; THENCE S. 00°01'37" E., DEPARTING FROM SAID SOUTH RIGHT-OF-WAY LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1270.90 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO A 50.00 FEET WIDE SHARED ACCESS DRIVEWAY EASEMENT BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE N. 89°58'40" E., ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 360.02 FEET; THENCE N. 00°01'37" W., DEPARTING FROM SAID SOUTH LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1270.90 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF C-478 A (BEING 40.00 FEET WIDE) AND THE POINT OF BEGINNING OF THIS EASEMENT DESCRIPTION; THENCE FROM SAID POINT OF BEGINNING S. 88°37'30" W., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 25.01 FEET; THENCE S. 00°01'37" E., DEPARTING FROM SAID SOUTH RIGHT-OF-WAY LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 100.00 FEET; THENCE N. 89°59'26" E., A DISTANCE OF 50.00 FEET; THENCE N. 00°01'37" W., A DISTANCE OF 101.19 FEET TO THE AFORESAID SOUTH RIGHT-OF-WAY LINE OF C-478 A; THENCE S. 88°37'30" W., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 25.01 FEET TO THE POINT OF BEGINNING.

AND

A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE N. 89°58'40" E., ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 540.03 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING, CONTINUE N. 89°58'40" E., ALONG SAID SOUTH LINE A DISTANCE OF 180.01 FEET; THENCE N. 00°01'37" W., DEPARTING FROM SAID SOUTH LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1279.40 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF C-478 A (BEING 40.00 FEET WIDE); THENCE S. 88°37'30" W., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 180.06 FEET; THENCE S. 00°01'37" E., DEPARTING FROM SAID SOUTH RIGHT-OF-WAY LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1275.15 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO A 50.00 FEET WIDE SHARED ACCESS DRIVEWAY EASEMENT DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE N. 89°58'40" E., ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 720.04 FEET; THENCE N. 00°01'37" W., DEPARTING FROM SAID SOUTH LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1279.40 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF C-478 A (BEING 40.00 FEET WIDE) AND THE POINT OF BEGINNING OF THIS EASEMENT DESCRIPTION; THENCE FROM SAID POINT OF BEGINNING S. 88°37'30" W., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF

25.01 FEET; THENCE S. 00°01'37" E., DEPARTING FROM SAID SOUTH RIGHT-OF-WAY LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 100.00 FEET; THENCE N. 89°59'26" E., A DISTANCE OF 50.00 FEET; THENCE N. 00°01 '37" W., A DISTANCE OF 101.19 FEET TO THE AFORESAID SOUTH RIGHT-OF-WAY LINE OF C-478 A; THENCE S. 88°37'30" W., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 25.01 FEET TO THE POINT OF BEGINNING.

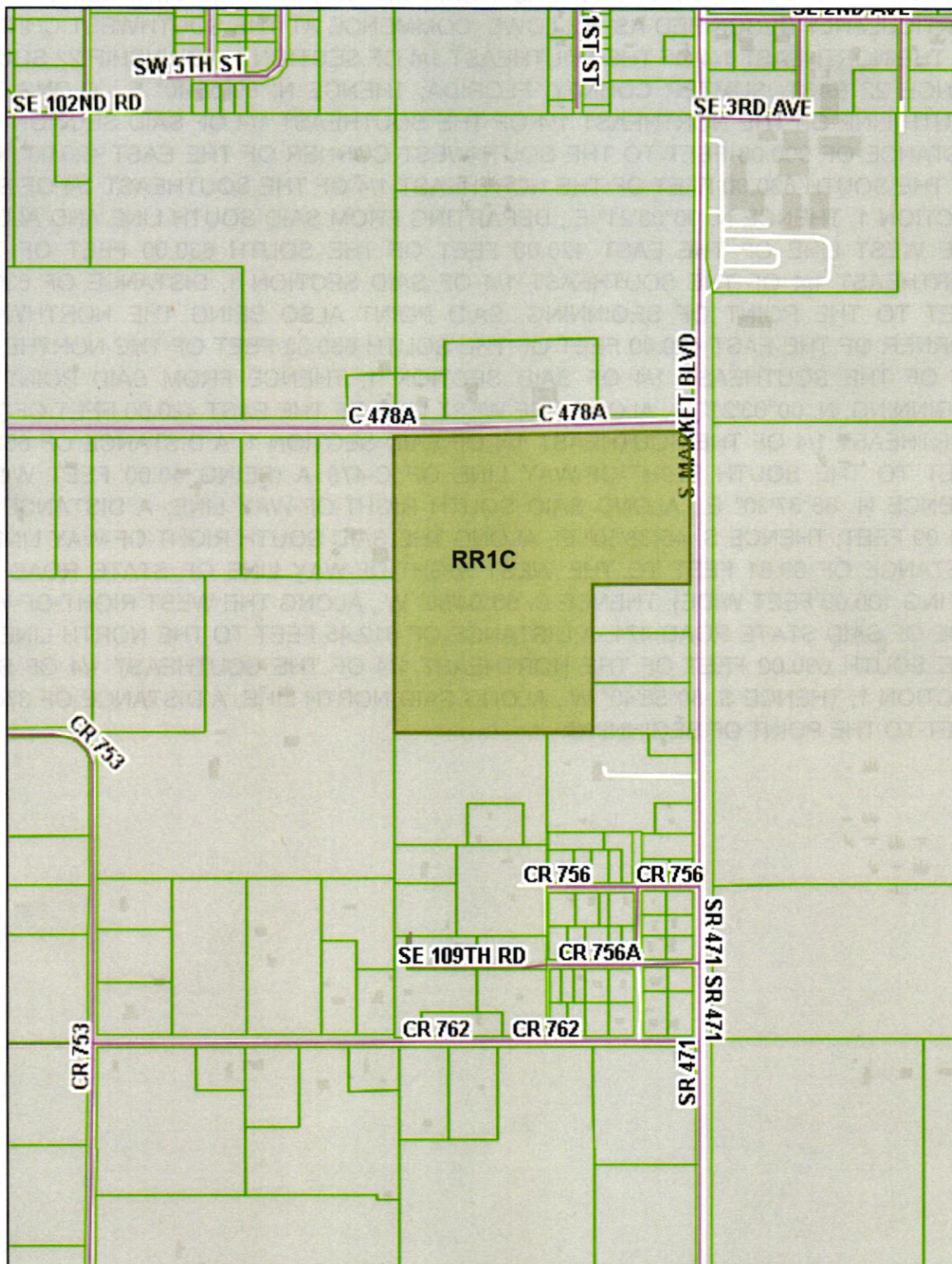
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A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE N. 89°58'40" E., ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 720.04 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING, CONTINUE N. 89°58'40" E., ALONG SAID SOUTH LINE A DISTANCE OF 180.01 FEET TO THE SOUTHWEST CORNER OF THE EAST 420.00 FEET OF THE SOUTH 630.00 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1; THENCE N. 00°03'21" E., DEPARTING FROM SAID SOUTH LINE AND ALONG THE WEST LINE OF THE EAST 420.00 FEET OF THE SOUTH 630.00 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1 AND A NORTHERLY PROJECTION THEREOF, A DISTANCE OF 1283.69 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF C-478 A (BEING 40.00 FEET WIDE); THENCE S. 88°37'30" W., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 181.91 FEET; THENCE S. 00°01'37" E., DEPARTING FROM SAID SOUTH RIGHT-OF-WAY LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1279.40 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO A 50.00 FEET WIDE SHARED ACCESS DRIVEWAY EASEMENT DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE N. 89°58'40" E., ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 720.04 FEET; THENCE N. 00°01'37" W., DEPARTING FROM SAID SOUTH LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1279.40 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF C-478 A (BEING 40.00 FEET WIDE) AND THE POINT OF BEGINNING OF THIS EASEMENT DESCRIPTION; THENCE FROM SAID POINT OF BEGINNING S. 88°37'30" W., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 25.01 FEET; THENCE S. 00°01 '37" E., DEPARTING FROM SAID SOUTH RIGHT-OF-WAY LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 100.00 FEET; THENCE N. 89°59'26" E., A DISTANCE OF 50.00 FEET; THENCE N. 00°01 '37" W., A DISTANCE OF 101.19 FEET TO THE AFORESAID SOUTH RIGHT-OF-WAY LINE OF C-478 A; THENCE S. 88°37'30" W., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 25.01 FEET TO THE POINT OF BEGINNING.

AND

A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE N. 89°58'40" E., ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 900.06 FEET TO THE SOUTHWEST CORNER OF THE EAST 420.00 FEET OF THE SOUTH 630.00 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1; THENCE N. 00°03'21" E., DEPARTING FROM SAID SOUTH LINE AND ALONG THE WEST LINE OF THE EAST 420.00 FEET OF THE SOUTH 630.00 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, DISTANCE OF 630.00 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE EAST 420.00 FEET OF THE SOUTH 630.00 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1; THENCE FROM SAID POINT OF BEGINNING, N. 00°03'21" E., ALONG THE WEST LINE OF THE EAST 420.00 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 653.69 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF C-478 A (BEING 40.00 FEET WIDE); THENCE N. 88°37'30" E., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 321.09 FEET; THENCE S. 45°38'50" E., ALONG THE SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 69.81 FEET TO THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 471 (BEING 100.00 FEET WIDE); THENCE S. 00°04'50" W., ALONG THE WEST RIGHT-OF-WAY LINE OF SAID STATE ROAD 471, A DISTANCE OF 612.45 FEET TO THE NORTH LINE OF THE SOUTH 630.00 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1; THENCE S. 89°58'40" W., ALONG SAID NORTH LINE, A DISTANCE OF 370.68 FEET TO THE POINT OF BEGINNING.



ORDINANCE NO. 2025-32

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 32 ACRES (TAX PARCEL IDENTIFICATION NUMBER S01-022), AND DESCRIBED IN THIS ORDINANCE FROM THE RURAL RESIDENTIAL FUTURE LAND USE DESIGNATION (COUNTY) TO THE RURAL RESIDENTIAL FUTURE LAND USE DESIGNATION; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ASSIGNMENT OF THE LAND USE DESIGNATION FOR THE PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR RATIFICATION OF PRIOR ACTS OF THE CITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Southern Properties Florida, LLC mailing address: 218 N. Florida St., Bushnell, FL 33513 (Tax Parcel Identification Number S01-022), is the owner of the property which is the subject of this Ordinance; and

WHEREAS, the real property, totaling 32 +/- acres in size, is located on the Southwest corner of C 478A and S. Market Blvd.; and

WHEREAS, Southern Properties Florida, 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 Rural Residential future land use designation to the Rural Residential future land use designation;

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

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

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

SECTION 1. LEGISLATIVE FINDINGS AND INTENT.

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

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

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

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

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

SECTION 2. AMENDMENT TO FUTURE LAND USE MAP.

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

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

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

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

SECTION 5. CODIFICATION/INSTRUCTIONS TO CODE CODIFIER.

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

SECTION 6. EFFECTIVE DATE The small scale *Comprehensive Plan* amendment set forth herein shall not become effective, in accordance with Section

163.3187, *Florida Statutes*, until 31 days after the enactment of this Ordinance. If challenged within 30 days after enactment, the small scale amendment set forth in this Ordinance shall not become effective until the State land planning agency or the Administration Council, respectively, issues a final order determining that the subject small scale amendment is in compliance with controlling Florida Statutes.

PASSED AND ENACTED this 17th day of July, 2025.

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

Ana Vigoa, Mayor

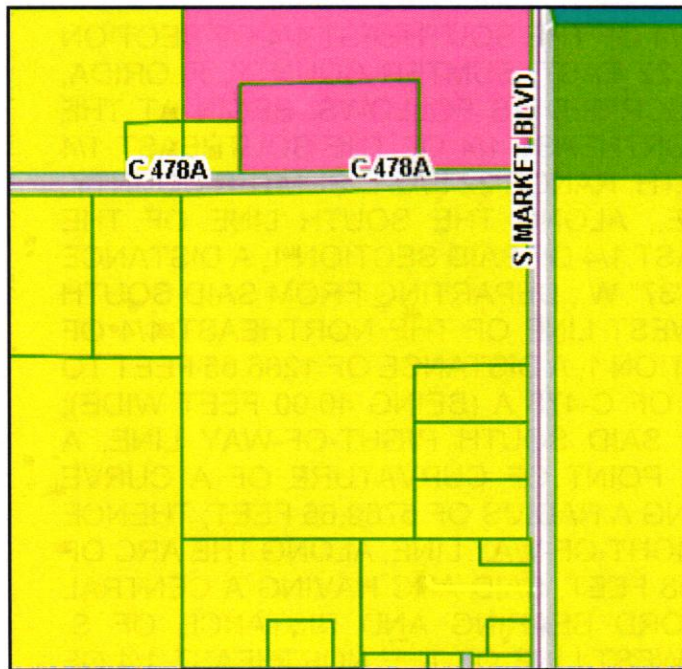
ATTEST:

**Approved as to form and
legality:**

**Amy Flood
City Clerk**

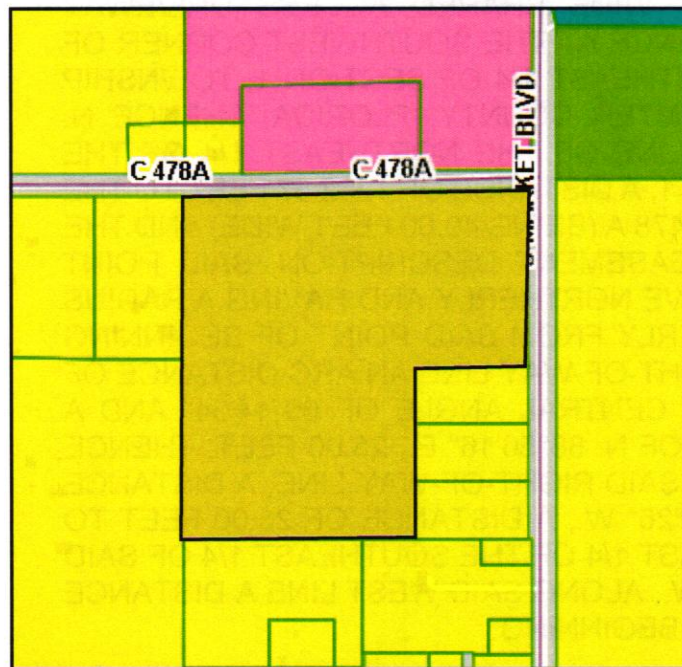
**Andrew Hand
City Attorney**

ATTACHMENT 1 Future Land Use Map



EXISTING FUTURE LAND USE

- Webster Mixed Use
- Webster Public/Institutional
- Webster Agriculture
- County Rural Residential



PROPOSED FUTURE LAND USE

- Webster Rural Residential
- Webster Mixed Use
- Webster Public/Institutional
- Webster Agriculture
- County Rural Residential

ATTACHMENT 2
Legal Description

A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE N. 89°58'40" E., ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 180.01 FEET; THENCE N. 00°01'37" W., DEPARTING FROM SAID SOUTH LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1266.65 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF C-478 A (BEING 40.00 FEET WIDE); THENCE S. 88°37'30" W., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 136.08 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 5769.65 FEET; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE, ALONG THE ARC OF SAID CURVE A DISTANCE OF 43.98 FEET, SAID ARC HAVING A CENTRAL ANGLE OF 00°26'12" AND A CHORD BEARING AND DISTANCE OF S. 88°50'36" W., 43.98 FEET, TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1; THENCE S. 00°01'37" E., DEPARTING FROM SAID SOUTH RIGHT-OF-WAY LINE AND ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1262.57 FEET TO THE POINT OF BEGINNING. TOGETHER WITH A 25.00 FEET WIDE SHARED ACCESS DRIVEWAY EASEMENT AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE N. 00°01'37" W., ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1262.57 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF C-478 A (BEING 40.00 FEET WIDE) AND THE POINT OF BEGINNING OF THIS EASEMENT DESCRIPTION, SAID POINT ALSO BEING ON A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 5769.65 FEET; THENCE EASTERLY FROM SAID POINT OF BEGINNING AND ALONG THE SAID SOUTH RIGHT-OF-WAY LINE AN ARC DISTANCE OF 25.00 FEET, SAID ARC HAVING A CENTRAL ANGLE OF 00°14'54" AND A CHORD BEARING AND DISTANCE OF N. 88°56'16" E., 25.00 FEET; THENCE S. 00°01'37" E., DEPARTING FROM SAID RIGHT-OF-WAY LINE, A DISTANCE OF 100.46 FEET; THENCE S. 89°59'26" W., A DISTANCE OF 25.00 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1; THENCE N. 00°01'37" W., ALONG SAID WEST LINE A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

AND

A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION

1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE N. 89°58'40" E., ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 180.01 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING, CONTINUE N. 89°58'40" E., ALONG SAID SOUTH LINE A DISTANCE OF 180.01 FEET; THENCE N. 00°01'37" W., DEPARTING FROM SAID SOUTH LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1270.90 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF C-478A (BEING 40.00 FEET WIDE); THENCE S. 88°37'30" W., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 180.06 FEET; THENCE S. 00°01'37" E., DEPARTING FROM SAID SOUTH RIGHT-OF-WAY LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1266.65 FEET TO THE POINT OF BEGINNING. TOGETHER WITH AND SUBJECT TO A 50.00 FEET WIDE SHARED ACCESS DRIVEWAY EASEMENT DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE N. 89°58'40" E., ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 360.02 FEET; THENCE N. 00°01'37" W., DEPARTING FROM SAID SOUTH LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1270.90 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF C-478 A (BEING 40.00 FEET WIDE) AND THE POINT OF BEGINNING OF THIS EASEMENT DESCRIPTION; THENCE FROM SAID POINT OF BEGINNING S. 88°37'30" W., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 25.01 FEET; THENCE S. 00°01'37" E., DEPARTING FROM SAID SOUTH RIGHT-OF-WAY LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 100.00 FEET; THENCE N. 89°59'26" E., A DISTANCE OF 50.00 FEET; THENCE N. 00°01'37" W., A DISTANCE OF 101.19 FEET TO THE AFORESAID SOUTH RIGHT-OF-WAY LINE OF C-478 A; THENCE S. 88°37'30" W., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 25.01 FEET TO THE POINT OF BEGINNING.

AND

A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE N. 89°58'40" E., ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A

DISTANCE OF 360.02 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING, CONTINUE N. 89°58'40" E., ALONG SAID SOUTH LINE A DISTANCE OF 180.01 FEET; THENCE N. 00°01'37" W., DEPARTING FROM SAID SOUTH LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1275.15 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF C-478 A (BEING 40.00 FEET WIDE); THENCE S. 88°37'30" W., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 180.06 FEET; THENCE S. 00°01'37" E., DEPARTING FROM SAID SOUTH RIGHT-OF-WAY LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1270.90 FEET TO THE POINT OF BEGINNING. TOGETHER WITH AND SUBJECT TO A 50.00 FEET WIDE SHARED ACCESS DRIVEWAY EASEMENT BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE N. 89°58'40" E., ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 360.02 FEET; THENCE N. 00°01'37" W., DEPARTING FROM SAID SOUTH LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1270.90 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF C-478 A (BEING 40.00 FEET WIDE) AND THE POINT OF BEGINNING OF THIS EASEMENT DESCRIPTION; THENCE FROM SAID POINT OF BEGINNING S. 88°37'30" W., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 25.01 FEET; THENCE S. 00°01'37" E., DEPARTING FROM SAID SOUTH RIGHT-OF-WAY LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 100.00 FEET; THENCE N. 89°59'26" E., A DISTANCE OF 50.00 FEET; THENCE N. 00°01'37" W., A DISTANCE OF 101.19 FEET TO THE AFORESAID SOUTH RIGHT-OF-WAY LINE OF C-478 A; THENCE S. 88°37'30" W., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 25.01 FEET TO THE POINT OF BEGINNING.

AND

A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE N. 89°58'40" E., ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 540.03 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING, CONTINUE N. 89°58'40" E., ALONG SAID SOUTH LINE A DISTANCE OF 180.01 FEET; THENCE N. 00°01'37" W., DEPARTING FROM SAID SOUTH LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE

OF 1279.40 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF C-478 A (BEING 40.00 FEET WIDE); THENCE S. 88°37'30" W., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 180.06 FEET; THENCE S. 00°01'37" E., DEPARTING FROM SAID SOUTH RIGHT-OF-WAY LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1275.15 FEET TO THE POINT OF BEGINNING. TOGETHER WITH AND SUBJECT TO A 50.00 FEET WIDE SHARED ACCESS DRIVEWAY EASEMENT DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE N. 89°58'40" E., ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 720.04 FEET; THENCE N. 00°01'37" W., DEPARTING FROM SAID SOUTH LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1279.40 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF C-478 A (BEING 40.00 FEET WIDE) AND THE POINT OF BEGINNING OF THIS EASEMENT DESCRIPTION; THENCE FROM SAID POINT OF BEGINNING S. 88°37'30" W., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 25.01 FEET; THENCE S. 00°01'37" E., DEPARTING FROM SAID SOUTH RIGHT-OF-WAY LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 100.00 FEET; THENCE N. 89°59'26" E., A DISTANCE OF 50.00 FEET; THENCE N. 00°01'37" W., A DISTANCE OF 101.19 FEET TO THE AFORESAID SOUTH RIGHT-OF-WAY LINE OF C-478 A; THENCE S. 88°37'30" W., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 25.01 FEET TO THE POINT OF BEGINNING.

AND

A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE N. 89°58'40" E., ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 720.04 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING, CONTINUE N. 89°58'40" E., ALONG SAID SOUTH LINE A DISTANCE OF 180.01 FEET TO THE SOUTHWEST CORNER OF THE EAST 420.00 FEET OF THE SOUTH 630.00 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1; THENCE N. 00°03'21" E., DEPARTING FROM SAID SOUTH LINE AND ALONG THE WEST LINE OF THE EAST 420.00 FEET OF THE SOUTH 630.00 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1 AND A NORTHERLY PROJECTION THEREOF, A DISTANCE OF 1283.69 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF C-478 A (BEING 40.00 FEET WIDE); THENCE S. 88°37'30" W., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 181.91 FEET; THENCE

S. 00°01'37" E., DEPARTING FROM SAID SOUTH RIGHT-OF-WAY LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1279.40 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO A 50.00 FEET WIDE SHARED ACCESS DRIVEWAY EASEMENT DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE N. 89°58'40" E., ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 720.04 FEET; THENCE N. 00°01'37" W., DEPARTING FROM SAID SOUTH LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1279.40 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF C-478 A (BEING 40.00 FEET WIDE) AND THE POINT OF BEGINNING OF THIS EASEMENT DESCRIPTION; THENCE FROM SAID POINT OF BEGINNING S. 88°37'30" W., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 25.01 FEET; THENCE S. 00°01'37" E., DEPARTING FROM SAID SOUTH RIGHT-OF-WAY LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 100.00 FEET; THENCE N. 89°59'26" E., A DISTANCE OF 50.00 FEET; THENCE N. 00°01'37" W., A DISTANCE OF 101.19 FEET TO THE AFORESAID SOUTH RIGHT-OF-WAY LINE OF C-478 A; THENCE S. 88°37'30" W., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 25.01 FEET TO THE POINT OF BEGINNING.

AND

A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE N. 89°58'40" E., ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 900.06 FEET TO THE SOUTHWEST CORNER OF THE EAST 420.00 FEET OF THE SOUTH 630.00 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1; THENCE N. 00°03'21" E., DEPARTING FROM SAID SOUTH LINE AND ALONG THE WEST LINE OF THE EAST 420.00 FEET OF THE SOUTH 630.00 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, DISTANCE OF 630.00 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE EAST 420.00 FEET OF THE SOUTH 630.00 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1; THENCE FROM SAID POINT OF BEGINNING, N. 00°03'21" E., ALONG THE WEST LINE OF THE EAST 420.00 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 653.69 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF C-478 A (BEING 40.00 FEET WIDE); THENCE N.

88°37'30" E., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 321.09 FEET; THENCE S. 45°38'50" E., ALONG THE SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 69.81 FEET TO THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 471 (BEING 100.00 FEET WIDE); THENCE S. 00°04'50" W., ALONG THE WEST RIGHT-OF-WAY LINE OF SAID STATE ROAD 471, A DISTANCE OF 612.45 FEET TO THE NORTH LINE OF THE SOUTH 630.00 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1; THENCE S. 89°58'40" W., ALONG SAID NORTH LINE, A DISTANCE OF 370.68 FEET TO THE POINT OF BEGINNING.



OFFICIAL AD PROOF

This is the proof of your ad scheduled to run in **Sumter Sun Times** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(123) 123-4567**.

Notice ID: aMNxJurCmDwuRp7gHHk3 | **Proof Updated: Jun. 03, 2025 at 08:16am EDT**
Notice Name: LU25-000016 ZON25-000025

See Proof on Next Page

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

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Jared Oberholtzer
jared.oberholtzer@sumtercountyfl.gov
(352) 689-4400

FILING FOR

Sumter Sun Times

Columns Wide: 2 **Ad Class:** Legals
Total Column Inches: 92.98
Number of Lines: 372

06/05/2025: General Public Notices 892.80
Notice
Affidavit Fee 2.00

Subtotal \$894.80
Tax \$0.00
Processing Fee \$94.48
Total \$989.28

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

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

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA AMENDING THE CITY OF WEBSTER COMPREHENSIVE PLAN, PROVIDING FOR AMENDMENT OF THE FUTURE LAND USE MAP OF THE FUTURE LAND USE ELEMENT OF THE CITY OF WEBSTER COMPREHENSIVE PLAN RELATIVE TO CERTAIN REAL PROPERTY, APPROXIMATELY 32 ACRES (TAX PARCEL IDENTIFICATION NUMBER S01-022), AND DESCRIBED IN THIS ORDINANCE FROM THE RURAL RESIDENTIAL FUTURE LAND USE DESIGNATION (COUNTY) TO THE RURAL RESIDENTIAL FUTURE LAND USE DESIGNATION (CITY); PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ASSIGNMENT OF THE LAND USE DESIGNATION FOR THE PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR RATIFICATION OF PRIOR ACTS OF THE CITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

and

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA PROVIDING FOR THE REZONING OF REAL PROPERTY TOTALING 32 ACRES, MORE OR LESS, IN SIZE (TAX PARCEL IDENTIFICATION NUMBER S01-022) FROM COUNTY GENERAL AGRICULTURE MINIMUM TEN ACRES WITH CONVENTIONAL HOUSING (A10C) TO CITY OF WEBSTER RURAL RESIDENTIAL MINIMUM ONE ACRE WITH CONVENTIONAL HOUSING (RR1C) ZONING DISTRICT; PROVIDING FOR THE TAKING OF IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR THE ADOPTION OF A MAP BY REFERENCE; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

Both ordinances are for property being annexed into the City of Webster, owned by Southern Properties Florida, LLC, generally described as follows:

A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE N. 89°58'40" E., ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 180.01 FEET; THENCE N. 00°01'37" W., DEPARTING FROM SAID SOUTH LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1266.65 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF C-478 A (BEING 40.00 FEET WIDE); THENCE S. 88°37'30" W., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 136.08 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 5769.65 FEET; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE, ALONG THE ARC OF SAID CURVE A DISTANCE OF 43.98 FEET, SAID ARC HAVING A CENTRAL ANGLE OF 00°26'12" AND A CHORD BEARING AND DISTANCE OF S. 88°50'36" W., 43.98 FEET, TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1; THENCE S. 00°01'37" E., DEPARTING FROM SAID SOUTH RIGHT-OF-WAY LINE AND ALONG THE WEST LINE OF THE

NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1262.57 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 25.00 FEET WIDE SHARED ACCESS DRIVEWAY EASEMENT AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE N. 00°01'37" W., ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1262.57 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF C-478 A (BEING 40.00 FEET WIDE) AND THE POINT OF BEGINNING OF THIS EASEMENT DESCRIPTION, SAID POINT ALSO BEING ON A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 5769.65 FEET; THENCE EASTERLY FROM SAID POINT OF BEGINNING AND ALONG THE SAID SOUTH RIGHT-OF-WAY LINE AN ARC DISTANCE OF 25.00 FEET, SAID ARC HAVING A CENTRAL ANGLE OF 00°14'54" AND A CHORD BEARING AND DISTANCE OF N. 88°56'16" E., 25.00 FEET; THENCE S. 00°01'37" E., DEPARTING FROM SAID RIGHT-OF-WAY LINE, A DISTANCE OF 100.46 FEET; THENCE S. 89°59'26" W., A DISTANCE OF 25.00 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1; THENCE N. 00°01'37" W., ALONG SAID WEST LINE A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

AND

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25.01 FEET TO THE POINT OF BEGINNING.
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DISTANCE OF 100.00 FEET; THENCE N. 89°59'26" E., A DISTANCE OF 50.00 FEET; THENCE N. 00°01'37" W., A DISTANCE OF 101.19 FEET TO THE AFORESAID SOUTH RIGHT-OF-WAY LINE OF C-478 A; THENCE S. 88°37'30" W., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 25.01 FEET TO THE POINT OF BEGINNING.

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Requested Actions:

LU25-000016: Small scale comprehensive plan amendment to change the future land use from County Rural Residential to City of Webster Rural Residential on 32 acres MOL following annexation.

ZON25-000025: Rezone the same property from County General Agriculture Minimum Ten Acres with Conventional Housing (A10C) to City of Webster Rural Residential Minimum One Acre with Conventional Housing (RR1C).

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

Planning and Zoning Board

6:00 PM, June 12, 2025

City Council - First Reading

6:00 PM, June 19, 2025

City Council - Second Reading & Final Vote

6:00 PM, July 17, 2025

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

The proposed ordinances may be inspected at City Hall between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday or at the Sumter County Planning and Floodplain Division located at 7375 Powell Road, Wildwood, FL 34785, between the hours of

8:00 A.M. and 5:00 P.M. Monday through Friday.

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

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

Published: 6/05/2025

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

**PLANNING AND ZONING BOARD
June 12, 2025**

**CITY OF WEBSTER CITY COUNCIL
June 19, 2025
July 17, 2025**

CASE NUMBER:	LU25-000016
LANDOWNER:	Southern Properties Florida, LLC
REQUESTED ACTION:	Small-scale comprehensive plan amendment to change the future land use from County Rural Residential to City of Webster Rural Residential on 32 acres MOL following annexation
PARCEL NUMBERS:	S01-022
LEGAL DESCRIPTION:	Attachment A
EXISTING ZONING:	County General Agriculture Minimum Ten Acres with Conventional Housing (A10C)
EXISTING USE:	Single Family Residence
FUTURE LAND USE:	County Rural Residential, proposed to be City of Webster Rural Residential
PARCEL SIZE:	32 acres MOL
GENERAL LOCATION:	Webster area – Southwest corner of C 478A and S Market Blvd (Map 1)

GENERAL DESCRIPTION AND BACKGROUND

The applicant is requesting a Small-Scale Future Land Use Amendment on 32 acres MOL to change the Future Land Use assignment of parcel S01-022 from County Rural Residential to City of Webster Rural Residential, allowing them to subdivide the parcel into five tracts of 6 acres MOL. The application site is located within the Webster Joint Planning Area on the Southwest corner of C 478A and S Market Blvd. The surrounding parcels have a future land use of Webster

Mixed Use, Webster Public/Institutional, Webster Agriculture, and County Rural Residential (Map 2).

LAND USE SUITABILITY

Urban Sprawl

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

Environmental Resources

The property is in FEMA Flood Zones AE and X.

Historic Resources

The residence on the subject parcel appears on the Florida Master Site File due to its Masonry Vernacular architecture. However, it is not eligible for State Historical Preservation, nor does it appear on the National Register.

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: 25



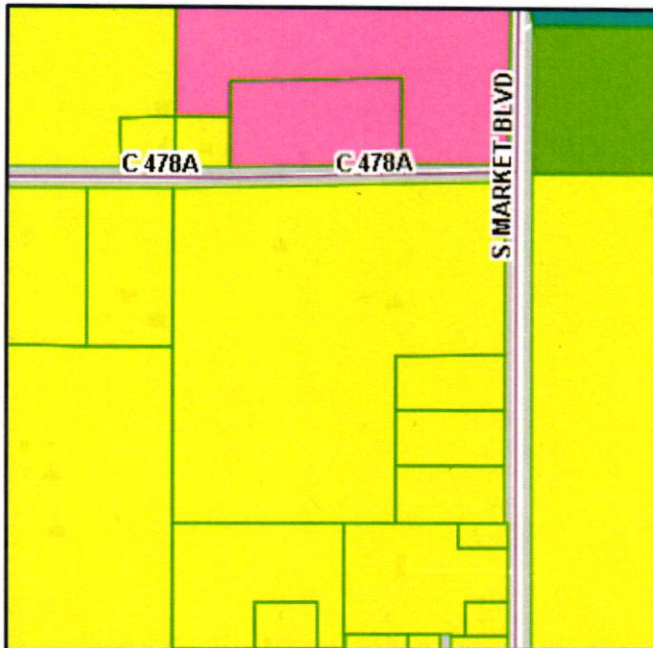


AR=0
SS=1
CM=0
RG=0
BR=0
Total=1

Cultural Resource Roster

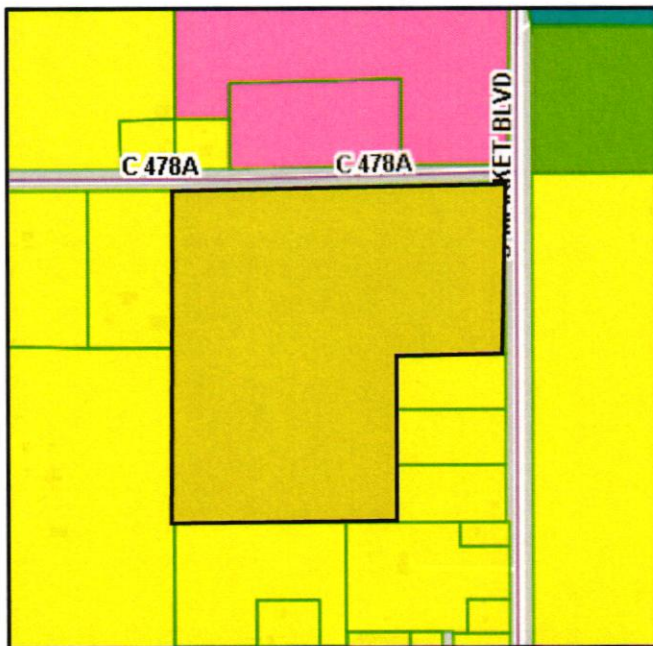
SiteID	Type	Site Name	Address	Additional Info	SHPO Eval	NR Status
SM01191	SS	10802 State Road 471	10802 State Road 471, Webster	c1947 Masonry Vernacular	Not Eligible	

MAP 2: FUTURE LAND USE MAP



EXISTING FUTURE LAND USE

- Webster Mixed Use
- Webster Public/Institutional
- Webster Agriculture
- County Rural Residential



PROPOSED FUTURE LAND USE

- Webster Rural Residential
- Webster Mixed Use
- Webster Public/Institutional
- Webster Agriculture
- County Rural Residential

Attachment A
Legal Description

A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE N. 89°58'40" E., ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 180.01 FEET; THENCE N. 00°01'37" W., DEPARTING FROM SAID SOUTH LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1266.65 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF C-478 A (BEING 40.00 FEET WIDE); THENCE S. 88°37'30" W., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 136.08 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 5769.65 FEET; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE, ALONG THE ARC OF SAID CURVE A DISTANCE OF 43.98 FEET, SAID ARC HAVING A CENTRAL ANGLE OF 00°26'12" AND A CHORD BEARING AND DISTANCE OF S. 88°50'36" W., 43.98 FEET, TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1; THENCE S. 00°01'37" E., DEPARTING FROM SAID SOUTH RIGHT-OF-WAY LINE AND ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1262.57 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 25.00 FEET WIDE SHARED ACCESS DRIVEWAY EASEMENT AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE N. 00°01'37" W., ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1262.57 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF C-478 A (BEING 40.00 FEET WIDE) AND THE POINT OF BEGINNING OF THIS EASEMENT DESCRIPTION, SAID POINT ALSO BEING ON A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 5769.65 FEET; THENCE EASTERLY FROM SAID POINT OF BEGINNING AND ALONG THE SAID SOUTH RIGHT-OF-WAY LINE AN ARC DISTANCE OF 25.00 FEET, SAID ARC HAVING A CENTRAL ANGLE OF 00°14'54" AND A CHORD BEARING AND DISTANCE OF N. 88°56'16" E., 25.00 FEET; THENCE S. 00°01'37" E., DEPARTING FROM SAID RIGHT-OF-WAY LINE, A DISTANCE OF 100.46 FEET; THENCE S. 89°59'26" W., A DISTANCE OF 25.00 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1; THENCE N. 00°01'37" W., ALONG SAID WEST LINE A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

AND

A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER

COUNTY, FLORIDA; THENCE N. 89°58'40" E., ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 180.01 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING, CONTINUE N. 89°58'40" E., ALONG SAID SOUTH LINE A DISTANCE OF 180.01 FEET; THENCE N. 00°01'37" W., DEPARTING FROM SAID SOUTH LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1270.90 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF C-478A (BEING 40.00 FEET WIDE); THENCE S. 88°37'30" W., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 180.06 FEET; THENCE S. 00°01'37" E., DEPARTING FROM SAID SOUTH RIGHT-OF-

WAY LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1266.65 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO A 50.00 FEET WIDE SHARED ACCESS DRIVEWAY EASEMENT DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE N. 89°58'40" E., ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 360.02 FEET; THENCE N. 00°01'37" W., DEPARTING FROM SAID SOUTH LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1270.90 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF C-478 A (BEING 40.00 FEET WIDE) AND THE POINT OF BEGINNING OF THIS EASEMENT DESCRIPTION; THENCE FROM SAID POINT OF BEGINNING S. 88°37'30" W., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 25.01 FEET; THENCE S. 00°01'37" E., DEPARTING FROM SAID SOUTH RIGHT-OF-WAY LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 100.00 FEET; THENCE N. 89°59'26" E., A DISTANCE OF 50.00 FEET; THENCE N. 00°01'37" W., A DISTANCE OF 101.19 FEET TO THE AFORESAID SOUTH RIGHT-OF-WAY LINE OF C-478 A; THENCE S. 88°37'30" W., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 25.01 FEET TO THE POINT OF BEGINNING.

AND

A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER

COUNTY, FLORIDA; THENCE N. 89°58'40" E., ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 360.02 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING, CONTINUE N. 89°58'40" E., ALONG SAID SOUTH LINE A DISTANCE OF 180.01 FEET; THENCE N. 00°01'37" W., DEPARTING FROM SAID SOUTH LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1275.15 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF C-478 A (BEING 40.00 FEET WIDE); THENCE S. 88°37'30" W., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 180.06 FEET; THENCE S. 00°01'37" E., DEPARTING FROM SAID SOUTH RIGHT-OF-WAY LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1270.90 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO A 50.00 FEET WIDE SHARED ACCESS DRIVEWAY EASEMENT BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE N. 89°58'40" E., ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 360.02 FEET; THENCE N. 00°01'37" W., DEPARTING FROM SAID SOUTH LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1270.90 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF C-478 A (BEING 40.00 FEET WIDE) AND THE POINT OF BEGINNING OF THIS EASEMENT DESCRIPTION; THENCE FROM SAID POINT OF BEGINNING S. 88°37'30" W., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 25.01 FEET; THENCE S. 00°01'37" E., DEPARTING FROM SAID SOUTH RIGHT-OF-WAY LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 100.00 FEET; THENCE N. 89°59'26" E., A DISTANCE OF 50.00 FEET; THENCE N. 00°01'37" W., A DISTANCE OF 101.19 FEET TO THE AFORESAID SOUTH RIGHT-OF-WAY

LINE OF C-478 A; THENCE S. 88°37'30" W., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 25.01 FEET TO THE POINT OF BEGINNING.

AND

A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE N. 89°58'40" E., ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 540.03 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING, CONTINUE N. 89°58'40" E., ALONG SAID SOUTH LINE A DISTANCE OF 180.01 FEET; THENCE N. 00°01'37" W., DEPARTING FROM SAID SOUTH LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1279.40 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF C-478 A (BEING 40.00 FEET WIDE); THENCE S. 88°37'30" W., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 180.06 FEET; THENCE S. 00°01'37" E., DEPARTING FROM SAID SOUTH RIGHT-OF-WAY LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1275.15 FEET TO THE POINT OF BEGINNING.

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NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 720.04 FEET; THENCE N. 00°01'37" W., DEPARTING FROM SAID SOUTH LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1279.40 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF C-478 A (BEING 40.00 FEET WIDE) AND THE POINT OF BEGINNING OF THIS EASEMENT DESCRIPTION; THENCE FROM SAID POINT OF BEGINNING S. 88°37'30" W., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 25.01 FEET; THENCE S. 00°01'37" E., DEPARTING FROM SAID SOUTH RIGHT-OF-WAY LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 100.00 FEET; THENCE N. 89°59'26" E., A DISTANCE OF 50.00 FEET; THENCE N. 00°01'37" W., A DISTANCE OF 101.19 FEET TO THE AFORESAID SOUTH RIGHT-OF-WAY LINE OF C-478 A; THENCE S. 88°37'30" W., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 25.01 FEET TO THE POINT OF BEGINNING.

AND

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COUNTY, FLORIDA; THENCE N. 89°58'40" E., ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 720.04 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING, CONTINUE N. 89°58'40" E., ALONG SAID SOUTH LINE A DISTANCE OF 180.01 FEET TO THE SOUTHWEST CORNER OF THE EAST 420.00 FEET OF THE SOUTH 630.00 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1; THENCE N. 00°03'21" E., DEPARTING FROM SAID SOUTH LINE AND ALONG THE WEST LINE OF THE EAST 420.00 FEET OF THE SOUTH 630.00 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1 AND A NORTHERLY PROJECTION THEREOF, A DISTANCE OF 1283.69

FEET TO THE SOUTH RIGHT-OF-WAY LINE OF C-478 A (BEING 40.00 FEET WIDE); THENCE S. 88°37'30" W., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 181.91 FEET; THENCE S. 00°01'37" E., DEPARTING FROM SAID SOUTH RIGHT-OF-WAY LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1279.40 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO A 50.00 FEET WIDE SHARED ACCESS DRIVEWAY EASEMENT DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE N. 89°58'40" E., ALONG THE SOUTH LINE OF THE

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AND

A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER

COUNTY, FLORIDA; THENCE N. 89°58'40" E., ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 900.06 FEET TO THE SOUTHWEST CORNER OF THE EAST 420.00 FEET OF THE SOUTH 630.00 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1; THENCE N. 00°03'21" E., DEPARTING FROM SAID SOUTH LINE AND ALONG THE WEST LINE OF THE EAST 420.00 FEET OF THE SOUTH 630.00 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, DISTANCE OF 630.00 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE EAST 420.00 FEET OF THE SOUTH 630.00 FEET OF

THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1; THENCE FROM SAID POINT OF BEGINNING, N. 00°03'21" E., ALONG THE WEST LINE OF THE EAST 420.00 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 653.69 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF C-478 A (BEING 40.00 FEET WIDE); THENCE N. 88°37'30" E., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 321.09 FEET; THENCE S. 45°38'50" E., ALONG THE SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 69.81 FEET TO THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 471 (BEING 100.00 FEET WIDE); THENCE S. 00°04'50" W., ALONG THE WEST RIGHT-OF-WAY LINE OF SAID STATE ROAD 471, A DISTANCE OF 612.45 FEET TO THE NORTH LINE OF THE SOUTH 630.00 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1; THENCE S. 89°58'40" W., ALONG SAID NORTH LINE, A DISTANCE OF 370.68 FEET TO THE POINT OF BEGINNING.

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 32 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.

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. W 25-0000116
20N 25-000015
Date Rec'd 5/20/25
Planner Jared Oberholzer

Hearing Dates:
PZB 6/12/25
Council 1st 6/19/25
Council Final 7/17/25

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) Southern Properties Florida LLC
Address 218 N. Florida Street Ste 2, Bushnell, FL 33513
Owner Phone 352-568-7700 Email rs@lakesumterproperties.com
Name of Agent Garry Breeden
Address 218 N. Florida Street Ste 2, Bushnell, FL 33513
Agent Phone 352-303-2095 Email garry@lakesumterproperties.com

Property Information

Legal Description of the property (provide below or attach)

Attached.

Street Address 2955 C-478A Webster, FL 33597
Parcel(s) # S01-022 Current Use Residential/ Agriculture
Current Future Land Use County Rural Res. Current Zoning County A10C.
Requested Future Land Use City of Webster RRIC. Requested Zoning City of Webster RRIC.
Acreage Requested 32 acres

Reason for the Request (be specific)

Annex into the City of Webster and rezoning to
5+ acre tracts

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

5-20-25

Date

GARRY BREEDEN

Print Name

Signature

Date

Print Name

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

Board of County Commissioners Sumter County, Florida

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Website: <http://sumtercountyfl.gov>



Planning Services Authorization

I/we, the undersigned as the ☐ Individual(s) or as the ☐ President ☐ Vice President ☐ Partner or
☒ Manager/Managing Member of Southern Properties Florida LLC and as the ☐ Applicant
or ☐ Owner hereby authorize Garry Breeden to act as my/our agent in
connection with the following application(s):

- | | |
|--|--|
| <input checked="" type="checkbox"/> Rezoning | <input type="checkbox"/> Operating Permit |
| <input checked="" type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Special Use Permit | <input type="checkbox"/> Site Development |
| <input type="checkbox"/> Temporary Use Permit | <input checked="" type="checkbox"/> Other <u>Lot Split</u> |
| <input type="checkbox"/> Conditional Use Permit | |

on the following described property located in Sumter County, Florida:

Legal Description (provide below or attach)
Attached

[Signature]
Signature

Robert A. Sanchez

Printed Name

Signature

Printed Name

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online
notarization this 19th day of May, 2025, by
Robert Sanchez, who is personally known to me or who has produced the
following identification: _____

[Signature]
Notary Signature

Notary Public, State of Florida
My Commission expires July 25, 2027

Agent Contact Information

Phone No. 352-303-2095

Email garry@lakesumterproperties.com



Prepared by and return to:

✓ Adams & Adams Law, PLLC
218 E. Noble Avenue
Bushnell, FL 33513
(352) 793-6900
File Number: 2025-35

Rec 44.00
Doc -1,333.50
1,337.50

Erin C Munz, Sumter County Clerk of Court
Inst: 202560023418 Date: 05/15/2025 Time: 2:07PM
Page 1 of 5 B: 4863 P: 639 By: ER
Doc Stamp-Deed: 1333.50

190,500

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 14th day of May, 2025 between Julie A. Hostetler, a married woman, Joyce E. Davidson, a single woman and Jacque L. Collinge, a single woman, conveying non-homestead property, whose post office address is 375 Westwood Drive, Barrington, IL 60010, grantor, and Southern Properties Florida, LLC whose post office address is 218 N. Florida Street, Bushnell, FL 33513, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situated, lying and being in **Sumter County, Florida** to-wit:

See Attached Exhibit "A" and made a part hereof.

A portion of Parcel Number: S01-022


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

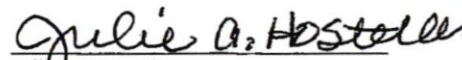
To Have and to Hold, the same in fee simple forever.


And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 12/31/2024.

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

Signed, sealed and delivered in our presence:


Witness
Printed Name: Sandy Valdez
P.O. Address: 180 W Virginia St
Crystal Lake IL 60014


Julie A. Hostetler


Witness
Printed Name: Jackson Barker
P.O. Address: 180 W Virginia St
Crystal Lake, IL 60014

Erin C Munz, Sumter County Clerk of Court
Inst: 202560023418 Date: 05/15/2025 Time: 2:07PM
Page 2 of 5 B: 4863 P: 640 By: ER
Doc Stamp-Deed: 1333.50

State of Illinois
County of McHenry

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this
8th day of May, 2025 by Julie A. Hostetler who ☐ is personally known or ☒ have produced drivers' licenses as
identification.

[Seal]



Anthony A. Steffes
Notary Public
Print Name: Anthony A. Steffes
My Commission Expires: May 16, 2028

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

Signed, sealed and delivered in our presence:

Cailee S. Hunt
Witness
Printed Name: Cailee S. Hunt
P.O. Address: 700 N Main St
Nicholasville, KY 40356

Joyce E Davidson
Joyce E. Davidson

Andrea Long
Witness
Printed Name: Andrea Long
P.O. Address: 156 Berde Trail
Nicholasville, KY 40356

Erin C Munz, Sumter County Clerk of Court
Inst: 202560023418 Date: 05/15/2025 Time: 2:07PM
Page 3 of 5 B: 4863 P: 641 By: ER
Doc Stamp-Deed: 1333.50

State of Kentucky
County of FAYETTE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this
8TH day of May, 2025 by Joyce E. Davidson who ☒ is personally known or ☐ have produced drivers' licenses as
identification.

[Seal]



Jason M. Gentner
Notary Public
Print Name: JASON M. GENTNER
My Commission Expires: 3/22/2029

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

Signed, sealed and delivered in our presence:

Lonnie J. Garrett

Witness

Printed Name: Lonnie J. Garrett
P.O. Address: 53 N. Edmondson Ave
Indpls, Ind 46219

Jacque L. Collinge

Jacque L. Collinge

Erin C Munz, Sumter County Clerk of Court
Inst: 202560023418 Date: 05/15/2025 Time: 2:07PM
Page 4 of 5 B: 4863 P: 642 By: ER
Doc Stamp-Deed: 1333.50

Elizabeth E. Garrett

Witness

Printed Name: Elizabeth E. Garrett
P.O. Address: 53 N. Edmondson Ave.
Indpls. In 46219

State of Indiana

County of marion

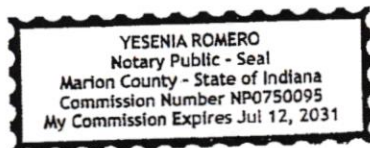
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this
9 day of May, 2025 by Jacque L. Collinge who ☐ is personally known or ☐ have produced drivers' licenses as
identification.

[Seal]

DL 8919-65-3796
ex- 11/21/28

Yesenia Romero
Notary Public
Print Name: Yesenia Romero
My Commission Expires:

July 12, 2031



Erin C Munz, Sumter County Clerk of Court
Inst: 202560023418 Date: 05/15/2025 Time: 2:07PM
Page 5 of 5 B: 4863 P: 643 By: ER
Doc Stamp-Deed: 1333.50

Exhibit A

DESCRIPTION: TRACT 1

A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE N. 89°58'40" E., ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 180.01 FEET; THENCE N. 00°01'37" W., DEPARTING FROM SAID SOUTH LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1266.65 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF C-478 A (BEING 40.00 FEET WIDE); THENCE S. 88°37'30" W., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 136.08 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 5769.65 FEET; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE, ALONG THE ARC OF SAID CURVE A DISTANCE OF 43.98 FEET, SAID ARC HAVING A CENTRAL ANGLE OF 00°26'12" AND A CHORD BEARING AND DISTANCE OF S. 88°50'36" W., 43.98 FEET, TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1; THENCE S. 00°01'37" E., DEPARTING FROM SAID SOUTH RIGHT-OF-WAY LINE AND ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1262.57 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 25.00 FEET WIDE SHARED ACCESS DRIVEWAY EASEMENT AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE N. 00°01'37" W., ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1262.57 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF C-478 A (BEING 40.00 FEET WIDE) AND THE POINT OF BEGINNING OF THIS EASEMENT DESCRIPTION, SAID POINT ALSO BEING ON A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 5769.65 FEET; THENCE EASTERLY FROM SAID POINT OF BEGINNING AND ALONG THE SAID SOUTH RIGHT-OF-WAY LINE AN ARC DISTANCE OF 25.00 FEET, SAID ARC HAVING A CENTRAL ANGLE OF 00°14'54" AND A CHORD BEARING AND DISTANCE OF N. 88°56'16" E., 25.00 FEET; THENCE S. 00°01'37" E., DEPARTING FROM SAID RIGHT-OF-WAY LINE, A DISTANCE OF 100.46 FEET; THENCE S. 89°59'26" W., A DISTANCE OF 25.00 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1; THENCE N. 00°01'37" W., ALONG SAID WEST LINE A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

Prepared by and return to:

Adams & Adams Law, PLLC
218 E. Noble Avenue
Bushnell, FL 33513
(352) 793-6900
File Number: 2025-35

190,500

Rec-44.00
Doc-1,333.50
1,377.50

Erin C Munz, Sumter County Clerk of Court
Inst: 202560023419 Date: 05/15/2025 Time: 2:07PM
Page 1 of 5 B: 4863 P: 644 By: ER
Doc Stamp-Deed: 1333.50

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 14th day of May, 2025 between Julie A. Hostetler, a married woman, Joyce E. Davidson, a single woman and Jacque L. Collinge, a single woman, conveying non-homestead property, whose post office address is 375 Westwood Drive, Barrington, IL 60010, grantor, and Southern Properties Florida, LLC whose post office address is 218 N. Florida Street, Bushnell, FL 33513, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situated, lying and being in Sumter County, Florida to-wit:

See Attached Exhibit "A" and made a part hereof.

A portion of Parcel Number: S01-022

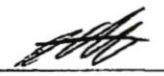
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

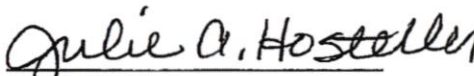
To Have and to Hold, the same in fee simple forever.

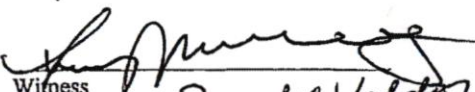
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 12/31/2024.

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

Signed, sealed and delivered in our presence:


Witness
Printed Name: Ryan Telford
P.O. Address: 180 W Virginia
CRYSTAL LAKE 60014


Julie A. Hostetler


Witness
Printed Name: Sandy Valdez
P.O. Address: 180 W Virginia St
CRYSTAL LAKE FL 60014

Erin C Munz, Sumter County Clerk of Court
Inst: 202560023419 Date: 05/15/2025 Time: 2:07PM
Page 2 of 5 B: 4863 P: 645 By: ER
Doc Stamp-Deed: 1333.50

State of Illinois
County of McHenry

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8th day of May, 2025 by Julie A. Hostetler who ☐ is personally known or ☒ have produced drivers' licenses as identification.

[Seal]



Anthony A. Steffes
Notary Public
Print Name: Anthony A. Steffes
My Commission Expires: May 16, 2028

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

Signed, sealed and delivered in our presence:

Cailee S. Hunt
Witness
Printed Name: Cailee S. Hunt
P.O. Address: 700 N Main St.
Nicholasville, KY 40356

Andrea Long
Witness
Printed Name: Andrea Long
P.O. Address: 1516 Berrie Trl.
Nicholasville, KY 40356

Joyce E. Davidson
Joyce E. Davidson

Erin C Munz, Sumter County Clerk of Court
Inst: 202560023419 Date: 05/15/2025 Time: 2:07PM
Page 3 of 5 B: 4863 P: 646 By: ER
Doc Stamp-Deed: 1333.50

State of Kentucky
County of FAYETTE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8TH day of May, 2025 by Joyce E. Davidson who ☒ is personally known or ☐ have produced drivers' licenses as identification.

[Seal]



Jason M. Gentner
Notary Public
Print Name: JASON M. GENTNER
My Commission Expires: 03/22/2029

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

Signed, sealed and delivered in our presence:

Lannie J. Garrett
Witness
Printed Name: LANNIE J. GARRETT
P.O. Address: 53 N. EDMONDSON AVE
Indpls, Ind 46219

Jacque L. Collinge
Jacque L. Collinge

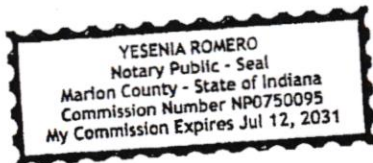
Erin C Munz, Sumter County Clerk of Court
Inst: 202560023419 Date: 05/15/2025 Time: 2:07PM
Page 4 of 5 B: 4863 P: 647 By: ER
Doc Stamp-Deed: 1333.50

Elizabeth E. Garrett
Witness
Printed Name: ELIZABETH E. GARRETT
P.O. Address: 53 N. EDMONDSON AVE.
Indpls IN 46219

State of Indiana
County of MARION

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this
9 day of May, 2025 by Jacque L. Collinge who ☐ is personally known or ☒ have produced drivers' licenses as
identification. DL 89M-65-3796
ex 11/21/28

[Seal]



Yesenia Romero
Notary Public
Print Name: Yesenia Romero
My Commission Expires: July 12, 2031

Exhibit "A"

Erin C Munz, Sumter County Clerk of Court
Inst: 202560023419 Date: 05/15/2025 Time: 2:07PM
Page 5 of 5 B: 4863 P: 648 By: ER
Doc Stamp-Deed: 1333.50

DESCRIPTION: TRACT 2

A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE N. 89°58'40" E., ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 180.01 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING, CONTINUE N. 89°58'40" E., ALONG SAID SOUTH LINE A DISTANCE OF 180.01 FEET; THENCE N. 00°01'37" W., DEPARTING FROM SAID SOUTH LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1270.90 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF C-478 A (BEING 40.00 FEET WIDE); THENCE S. 88°37'30" W., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 180.06 FEET; THENCE S. 00°01'37" E., DEPARTING FROM SAID SOUTH RIGHT-OF-WAY LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1266.65 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO A 50.00 FEET WIDE SHARED ACCESS DRIVEWAY EASEMENT DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE N. 89°58'40" E., ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 360.02 FEET; THENCE N. 00°01'37" W., DEPARTING FROM SAID SOUTH LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1270.90 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF C-478 A (BEING 40.00 FEET WIDE) AND THE POINT OF BEGINNING OF THIS EASEMENT DESCRIPTION; THENCE FROM SAID POINT OF BEGINNING S. 88°37'30" W., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 25.01 FEET; THENCE S. 00°01'37" E., DEPARTING FROM SAID SOUTH RIGHT-OF-WAY LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 100.00 FEET; THENCE N. 89°59'26" E., A DISTANCE OF 50.00 FEET; THENCE N. 00°01'37" W., A DISTANCE OF 101.19 FEET TO THE AFORESAID SOUTH RIGHT-OF-WAY LINE OF C-478 A; THENCE S. 88°37'30" W., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 25.01 FEET TO THE POINT OF BEGINNING.

Prepared by and return to:

Adams & Adams Law, PLLC
218 E. Noble Avenue
Bushnell, FL 33513
(352) 793-6900
File Number: 2025-35

190,500

PL-44,00
Doc-1,333.50
1,377.50

Erin C Munz, Sumter County Clerk of Court
Inst: 202560023420 Date: 05/15/2025 Time: 2:07PM
Page 1 of 5 B: 4863 P: 649 By: ER
Doc Stamp-Deed: 1333.50

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 14th day of May, 2025 between Julie A. Hostetler, a married woman, Joyce E. Davidson, a single woman and Jacque L. Collinge, a single woman, conveying non-homestead property, whose post office address is 375 Westwood Drive, Barrington, IL 60010, grantor, and Southern Properties Florida, LLC whose post office address is 218 N. Florida Street, Bushnell, FL 33513, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situated, lying and being in Sumter County, Florida to-wit:

See Attached Exhibit "A" and made a part hereof.

A portion of Parcel Number: S01-022

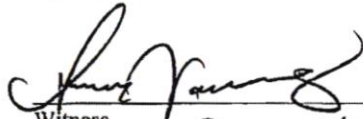
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

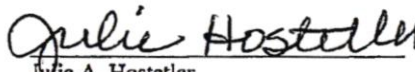
To Have and to Hold, the same in fee simple forever.

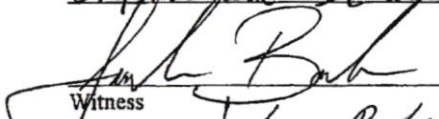
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 12/31/2024.

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

Signed, sealed and delivered in our presence:


Witness
Printed Name: Sandy Valdez
P.O. Address: 180 W Virginia St.
Crystal Lake IL 60014


Julie A. Hostetler


Witness
Printed Name: Jackson Barber
P.O. Address: 180 W Virginia St.
Crystal Lake IL 60014

Erin C Munz, Sumter County Clerk of Court
Inst: 202560023420 Date: 05/15/2025 Time: 2:07PM
Page 2 of 5 B: 4863 P: 650 By: ER
Doc Stamp-Deed: 1333.50

State of Illinois
County of McHenry

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this
8th day of May, 2025 by Julie A. Hostetler who ☐ is personally known or ☒ have produced drivers' licenses as
identification.

[Seal] {



Anthony A. Steffes
Notary Public
Print Name: Anthony A. Steffes
My Commission Expires: May 16, 2028

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

Signed, sealed and delivered in our presence:

Cailee S. Hunt
Witness
Printed Name: Cailee S. Hunt
P.O. Address: 700 N Main St
Nicholasville, KY 40356

Joyce E Davidson
Joyce E. Davidson

Erin C Munz, Sumter County Clerk of Court
Inst: 202560023420 Date: 05/15/2025 Time: 2:07PM
Page 3 of 5 B: 4863 P: 651 By: ER
Doc Stamp-Deed: 1333.50

Andrea Long
Witness
Printed Name: Andrea Long
P.O. Address: 156 Bernie Trl.
Nicholasville, KY 40356

State of Kentucky
County of FAYETTE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this
8th day of May, 2025 by Joyce E. Davidson who ☒ is personally known or ☐ have produced drivers' licenses as
identification.

[Seal]



JM Gentner
Notary Public
Print Name: JASON M GENTNER
My Commission Expires: 3-22-2029

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

Signed, sealed and delivered in our presence:

Lannie J. Garrett

Witness

Printed Name: LANNIE J. GARRETT
P.O. Address: 53 N. Edmondson Ave
Indpls, Ind 46219

Elizabeth E. Garrett

Witness

Printed Name: Elizabeth E. Garrett
P.O. Address: 53 N. Edmondson Ave
Indpls Ind. 46219

Jacque L. Collinge

Jacque L. Collinge

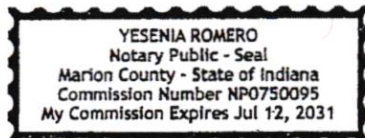
Erin C Munz, Sumter County Clerk of Court
Inst: 202560023420 Date: 05/15/2025 Time: 2:07PM
Page 4 of 5 B: 4863 P: 652 By: ER
Doc Stamp-Deed: 1333.50

State of Indiana

County of Marion

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this
9 day of May, 2025 by Jacque L. Collinge who ☐ is personally known or ☒ have produced drivers' licenses as
identification. DL 8919-65-3796
ex 11/21/28

[Seal]



Yesenia Romero

Notary Public

Print Name: Yesenia Romero

My Commission Expires: July 12, 2031

Exhibit "A"

Erin C Munz, Sumter County Clerk of Court
Inst: 202560023420 Date: 05/15/2025 Time: 2:07PM
Page 5 of 5 B: 4863 P: 653 By: ER
Doc Stamp-Deed: 1333.50

DESCRIPTION: TRACT 3

A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE N. 89°58'40" E., ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 360.02 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING, CONTINUE N. 89°58'40" E., ALONG SAID SOUTH LINE A DISTANCE OF 180.01 FEET; THENCE N. 00°01'37" W., DEPARTING FROM SAID SOUTH LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1275.15 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF C-478 A (BEING 40.00 FEET WIDE); THENCE S. 88°37'30" W., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 180.06 FEET; THENCE S. 00°01'37" E., DEPARTING FROM SAID SOUTH RIGHT-OF-WAY LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1270.90 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO A 50.00 FEET WIDE SHARED ACCESS DRIVEWAY EASEMENT BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE N. 89°58'40" E., ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 360.02 FEET; THENCE N. 00°01'37" W., DEPARTING FROM SAID SOUTH LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1270.90 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF C-478 A (BEING 40.00 FEET WIDE) AND THE POINT OF BEGINNING OF THIS EASEMENT DESCRIPTION; THENCE FROM SAID POINT OF BEGINNING S. 88°37'30" W., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 25.01 FEET; THENCE S. 00°01'37" E., DEPARTING FROM SAID SOUTH RIGHT-OF-WAY LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 100.00 FEET; THENCE N. 89°59'26" E., A DISTANCE OF 50.00 FEET; THENCE N. 00°01'37" W., A DISTANCE OF 101.19 FEET TO THE AFORESAID SOUTH RIGHT-OF-WAY LINE OF C-478 A; THENCE S. 88°37'30" W., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 25.01 FEET TO THE POINT OF BEGINNING.

Prepared by and return to:

✓ Adams & Adams Law, PLLC
218 E. Noble Avenue
Bushnell, FL 33513
(352) 793-6900
File Number: 2025-35

190,500

[Space Above This Line For Recording Data]

Rec-44.00
Doc-1,333.50
1,377.50

Erin C Munz, Sumter County Clerk of Court
Inst: 202560023421 Date: 05/15/2025 Time: 2:07PM
Page 1 of 5 B: 4863 P: 654 By: ER
Doc Stamp-Deed: 1333.50

Warranty Deed

This Warranty Deed made this 14th day of May, 2025 between Julie A. Hostetler, a married woman, Joyce E. Davidson, a single woman and Jacque L. Collinge, a single woman, conveying non-homestead property, whose post office address is 375 Westwood Drive, Barrington, IL 60010, grantor, and Southern Properties Florida, LLC whose post office address is 218 N. Florida Street, Bushnell, FL 33513, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situated, lying and being in Sumter County, Florida to-wit:

See Attached Exhibit "A" and made a part hereof.

A portion of Parcel Number: S01-022

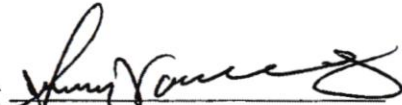
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 12/31/2024.

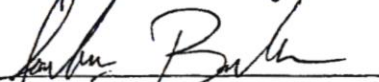
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:



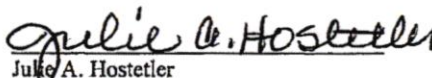
Witness

Printed Name: Sandy Valdez
P.O. Address: 182 W Virginia St
Crystal Lake IL 60014



Witness

Printed Name: Jackson Barber
P.O. Address: 182 W Virginia St
Crystal Lake IL 60014


Julie A. Hostetler

Erin C Munz, Sumter County Clerk of Court
Inst: 202560023421 Date: 05/15/2025 Time: 2:07PM
Page 2 of 5 B: 4863 P: 655 By: ER
Doc Stamp-Deed: 1333.50

State of Illinois

County of McHenry

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this
8th day of May, 2025 by Julie A. Hostetler who ☐ is personally known or ☒ have produced drivers' licenses as
identification.

[Seal]



Anthony A. Steffes
Notary Public
Print Name: Anthony A. Steffes
My Commission Expires: May 16, 2028

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

Signed, sealed and delivered in our presence:

Carlee S. Hunt
Witness
Printed Name: Carlee S. Hunt
P.O. Address: 700 N Main St.
Nicholasville, KY 40356

Andrea Long
Witness
Printed Name: Andrea Long
P.O. Address: 156 Bernie Trail
Nicholasville, KY 40357

Joyce E. Davidson
Joyce E. Davidson

Erin C Munz, Sumter County Clerk of Court
Inst: 202560023421 Date: 05/15/2025 Time: 2:07PM
Page 3 of 5 B: 4863 P: 656 By: ER
Doc Stamp-Deed: 1333.50

State of Kentucky
County of FAYETTE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this
8th day of May, 2025 by Joyce E. Davidson who ☒ is personally known or ☐ have produced drivers' licenses as
identification.

[Seal]



Jason M. Gentner
Notary Public
Print Name: JASON M. GENTNER
My Commission Expires: 3/22/29

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

Signed, sealed and delivered in our presence:

Lonnie J. Garrett

Witness

Printed Name: Lonnie J. Garrett
P.O. Address: 53 N. Edmondson Ave
Indpls, Ind 46219

Jacque L. Collinge
Jacque L. Collinge

Erin C Munz, Sumter County Clerk of Court
Inst: 202560023421 Date: 05/15/2025 Time: 2:07PM
Page 4 of 5 B: 4863 P: 657 By: ER
Doc Stamp-Deed: 1333.50

Elizabeth E. Garrett

Witness

Printed Name: Elizabeth E. Garrett
P.O. Address: 53 N. Edmondson Ave
Indpls IN 46219

State of Indiana

County of Marion

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this
9 day of May, 2025 by Jacque L. Collinge who ☐ is personally known or ☒ have produced drivers' licenses as
identification. 8919-65-3796
ex 11/21/28

[Seal]

Yesenia Romero
Notary Public

Print Name: Yesenia Romero

My Commission Expires: July 12, 2031

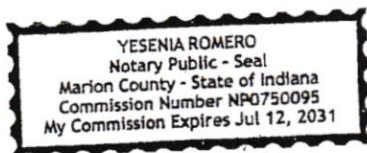


EXHIBIT "A"

Erin C Munz, Sumter County Clerk of Court
Inst: 202560023421 Date: 05/15/2025 Time: 2:07PM
Page 5 of 5 B: 4863 P: 658 By: ER
Doc Stamp-Deed: 1333.50

DESCRIPTION: TRACT 4

A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE N. 89°58'40" E., ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 540.03 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING, CONTINUE N. 89°58'40" E., ALONG SAID SOUTH LINE A DISTANCE OF 180.01 FEET; THENCE N. 00°01'37" W., DEPARTING FROM SAID SOUTH LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1279.40 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF C-478 A (BEING 40.00 FEET WIDE); THENCE S. 88°37'30" W., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 180.06 FEET; THENCE S. 00°01'37" E., DEPARTING FROM SAID SOUTH RIGHT-OF-WAY LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1275.15 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO A 50.00 FEET WIDE SHARED ACCESS DRIVEWAY EASEMENT DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE N. 89°58'40" E., ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 720.04 FEET; THENCE N. 00°01'37" W., DEPARTING FROM SAID SOUTH LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1279.40 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF C-478 A (BEING 40.00 FEET WIDE) AND THE POINT OF BEGINNING OF THIS EASEMENT DESCRIPTION; THENCE FROM SAID POINT OF BEGINNING S. 88°37'30" W., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 25.01 FEET; THENCE S. 00°01'37" E., DEPARTING FROM SAID SOUTH RIGHT-OF-WAY LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 100.00 FEET; THENCE N. 89°59'26" E., A DISTANCE OF 50.00 FEET; THENCE N. 00°01'37" W., A DISTANCE OF 101.19 FEET TO THE AFORESAID SOUTH RIGHT-OF-WAY LINE OF C-478 A; THENCE S. 88°37'30" W., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 25.01 FEET TO THE POINT OF BEGINNING.

Prepared by and return to:

✓ Adams & Adams Law, PLLC
218 E. Noble Avenue
Bushnell, FL 33513
(352) 793-6900
File Number: 2025-35

190,500

PLG 44.00
Doc-1,333.50
1,337.50

Erin C Munz, Sumter County Clerk of Court
Inst: 202560023422 Date: 05/15/2025 Time: 2:07PM
Page 1 of 5 B: 4863 P: 659 By: ER
Doc Stamp-Deed: 1333.50

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 14th day of May, 2025 between Julie A. Hostetler, a married woman, Joyce E. Davidson, a single woman and Jacque L. Collinge, a single woman, conveying non-homestead property, whose post office address is 375 Westwood Drive, Barrington, IL 60010, grantor, and Southern Properties Florida, LLC whose post office address is 218 N. Florida Street, Bushnell, FL 33513, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situated, lying and being in Sumter County, Florida to-wit:

See Attached Exhibit "A" and made a part hereof.

A portion of Parcel Number: S01-022

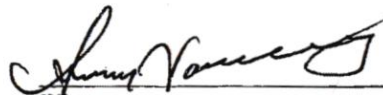
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

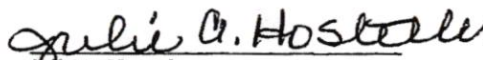
To Have and to Hold, the same in fee simple forever.

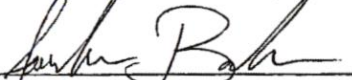
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 12/31/2024.

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

Signed, sealed and delivered in our presence:


Witness
Printed Name: Sandy Valdez
P.O. Address: 180 W Virginia St
Crystal Lake IL 60014


Julie A. Hostetler


Witness
Printed Name: Jackson Barber
P.O. Address: 180 W Virginia St
Crystal Lake, IL 60014

Erin C Munz, Sumter County Clerk of Court
Inst: 202560023422 Date: 05/15/2025 Time: 2:07PM
Page 2 of 5 B: 4863 P: 660 By: ER
Doc Stamp-Deed: 1333.50

State of Illinois
County of McHenry

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this
3rd day of May, 2025 by Julie A. Hostetler who ☐ is personally known or ☒ have produced drivers' licenses as
identification.

[Seal]



Anthony A. Steffes
Notary Public
Print Name: Anthony A. Steffes
My Commission Expires: May 16, 2028

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

Signed, sealed and delivered in our presence:

Cailee S. Hunt
Witness
Printed Name: Cailee S. Hunt
P.O. Address: 700 N Main St
Nicholasville, KY 40356

Joyce E Davidson
Joyce E. Davidson

Andrea Long
Witness
Printed Name: Andrea Long
P.O. Address: 1576 Bernie Trl
Nicholasville, KY 40356

Erin C Munz, Sumter County Clerk of Court
Inst: 202560023422 Date: 05/15/2025 Time: 2:07PM
Page 3 of 5 B: 4863 P: 661 By: ER
Doc Stamp-Deed: 1333.50

State of Kentucky
County of FAYETTE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8TH day of May, 2025 by Joyce E. Davidson who ☒ is personally known or ☐ have produced drivers' licenses as identification.

[Seal]



J. M. Gentner
Notary Public
Print Name: JASON M. GENTNER
My Commission Expires: 03/22/29

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

Signed, sealed and delivered in our presence:

Lonnie J. Garrett
Witness
Printed Name: Lonnie J. Garrett
P.O. Address: 53 N. EDMONDSON Ave
Indpls, Ind 46219

Jacque L. Collinge
Jacque L. Collinge

Elizabeth E. Garrett
Witness
Printed Name: Elizabeth E. Garrett
P.O. Address: 53 N. Edmondson Ave
Indpls. Ind. 46219

Erin C Munz, Sumter County Clerk of Court
Inst: 202560023422 Date: 05/15/2025 Time: 2:07PM
Page 4 of 5 B: 4863 P: 662 By: ER
Doc Stamp-Deed: 1333.50

State of Indiana
County of Marion

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this
9 day of May, 2025 by Jacque L. Collinge who ☐ is personally known or ☒ have produced drivers' licenses as
identification. DL # 8919-653196
ex 11/21/28

[Seal]

Yesenia Romero
Notary Public

Print Name: Yesenia Romero

My Commission Expires: July 12, 2031

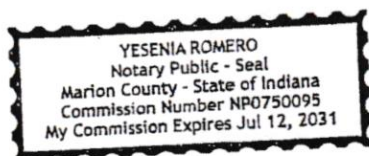


EXHIBIT "A"

Erin C Munz, Sumter County Clerk of Court
Inst: 202560023422 Date: 05/15/2025 Time: 2:07PM
Page 5 of 5 B: 4863 P: 663 By: ER
Doc Stamp-Deed: 1333.50

DESCRIPTION: TRACT 5

A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE N. 89°58'40" E., ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 720.04 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING, CONTINUE N. 89°58'40" E., ALONG SAID SOUTH LINE A DISTANCE OF 180.01 FEET TO THE SOUTHWEST CORNER OF THE EAST 420.00 FEET OF THE SOUTH 630.00 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1; THENCE N. 00°03'21" E., DEPARTING FROM SAID SOUTH LINE AND ALONG THE WEST LINE OF THE EAST 420.00 FEET OF THE SOUTH 630.00 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1 AND A NORTHERLY PROJECTION THEREOF, A DISTANCE OF 1283.69 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF C-478 A (BEING 40.00 FEET WIDE); THENCE S. 88°37'30" W., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 181.91 FEET; THENCE S. 00°01'37" E., DEPARTING FROM SAID SOUTH RIGHT-OF-WAY LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1279.40 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO A 50.00 FEET WIDE SHARED ACCESS DRIVEWAY EASEMENT DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE N. 89°58'40" E., ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 720.04 FEET; THENCE N. 00°01'37" W., DEPARTING FROM SAID SOUTH LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1279.40 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF C-478 A (BEING 40.00 FEET WIDE) AND THE POINT OF BEGINNING OF THIS EASEMENT DESCRIPTION; THENCE FROM SAID POINT OF BEGINNING S. 88°37'30" W., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 25.01 FEET; THENCE S. 00°01'37" E., DEPARTING FROM SAID SOUTH RIGHT-OF-WAY LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 100.00 FEET; THENCE N. 89°59'26" E., A DISTANCE OF 50.00 FEET; THENCE N. 00°01'37" W., A DISTANCE OF 101.19 FEET TO THE AFORESAID SOUTH RIGHT-OF-WAY LINE OF C-478 A; THENCE S. 88°37'30" W., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 25.01 FEET TO THE POINT OF BEGINNING.

Prepared by and return to:

✓ Adams & Adams Law, PLLC
218 E. Noble Avenue
Bushnell, FL 33513
(352) 793-6900
File Number: 2025-35

Rec-44.00
Doc-350.00
394.00

Erin C Munz, Sumter County Clerk of Court
Inst: 202560023423 Date: 05/15/2025 Time: 2:07PM
Page 1 of 5 B: 4863 P: 664 By: ER
Doc Stamp-Deed: 350.00

50,000

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 14th day of May, 2025 between Julie A. Hostetler, a married woman, Joyce E. Davidson, a single woman and Jacque L. Collinge, a single woman, conveying non-homestead property, whose post office address is 375 Westwood Drive, Barrington, IL 60010, grantor, and Southern Properties Florida, LLC whose post office address is 218 N. Florida Street, Bushnell, FL 33513, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situated, lying and being in Sumter County, Florida to-wit:

See Attached Exhibit "A" and made a part hereof.

A portion of Parcel Number: S01-022

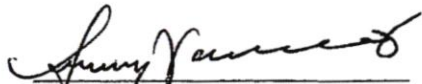
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 12/31/2024.

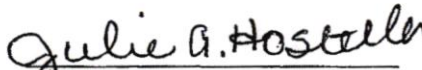
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:



Witness

Printed Name: Sandy Valdez
P.O. Address: 180 W Virginia St
Crystal Lake IL 60014



Julie A. Hostetler

Witness

Printed Name: Jackson Barker
P.O. Address: 180 W Virginia St
Crystal Lake, IL 60014

Erin C Munz, Sumter County Clerk of Court
Inst: 202560023423 Date: 05/15/2025 Time: 2:07PM
Page 2 of 5 B: 4863 P: 665 By: ER
Doc Stamp-Deed: 350.00

State of Illinois

County of McHenry

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8th day of May, 2025 by Julie A. Hostetler who ☐ is personally known or ☒ have produced drivers' licenses as identification.

[Seal]



Anthony A. Steffes
Notary Public
Print Name: Anthony A. Steffes
My Commission Expires: May 16, 2028

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

Signed, sealed and delivered in our presence:

Cailee S. Hunt
Witness
Printed Name: Cailee S. Hunt
P.O. Address: 700 N Main St.
Nicholasville, KY 40356

Andrea Long
Witness
Printed Name: Andrea Long
P.O. Address: 1816 Bernice Pl.
Nicholasville, KY 40356

Joyce E Davidson
Joyce E Davidson

Erin C Munz, Sumter County Clerk of Court
Inst: 202560023423 Date: 05/15/2025 Time: 2:07PM
Page 3 of 5 B: 4863 P: 666 By: ER
Doc Stamp-Deed: 350.00

State of Kentucky
County of FAYETTE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8TH day of May, 2025 by Joyce E. Davidson who ☒ is personally known or ☐ have produced drivers' licenses as identification.

[Seal]



Jason M. Gentner
Notary Public
Print Name: JASON M. GENTNER
My Commission Expires: 03/22/29

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

Signed, sealed and delivered in our presence:

Lonnie J. Garrett
Witness

Printed Name: Lonnie J. Garrett
P.O. Address: 53 N. Edmondson Ave
Indpls, Ind. 46219

Elizabeth C. Garrett
Witness

Printed Name: Elizabeth E. Garrett
P.O. Address: 53 N. Edmondson Ave.
Indpls IN 46219

Jacque L Collinge
Jacque L. Collinge

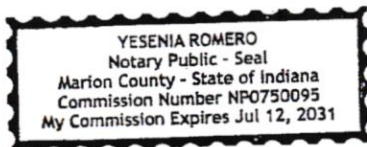
Erin C Munz, Sumter County Clerk of Court
Inst: 202560023423 Date: 05/15/2025 Time: 2:07PM
Page 4 of 5 B: 4863 P: 667 By: ER
Doc Stamp-Deed: 350.00

State of Indiana
County of marion

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this
9 day of May, 2025 by Jacque L. Collinge who ☐ is personally known or ☒ have produced drivers' licenses as
identification. DL 8919-65-3796
ex 11121178

[Seal]

Yesenia Romero
Notary Public
Print Name: Yesenia Romero
My Commission Expires: July 12, 2031



Erin C Munz, Sumter County Clerk of Court
Inst: 202560023423 Date: 05/15/2025 Time: 2:07PM
Page 5 of 5 B: 4863 P: 668 By: ER
Doc Stamp-Deed: 350.00

EXHIBIT "A"

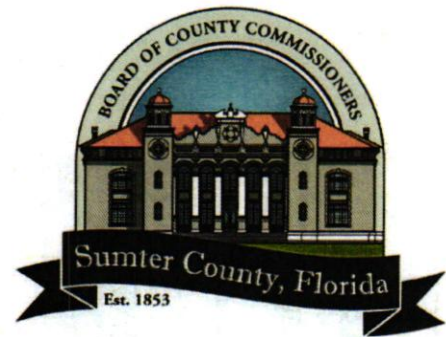
DESCRIPTION: TRACT 6

A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE N. 89°58'40" E., ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 900.06 FEET TO THE SOUTHWEST CORNER OF THE EAST 420.00 FEET OF THE SOUTH 630.00 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1; THENCE N. 00°03'21" E., DEPARTING FROM SAID SOUTH LINE AND ALONG THE WEST LINE OF THE EAST 420.00 FEET OF THE SOUTH 630.00 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, DISTANCE OF 630.00 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE EAST 420.00 FEET OF THE SOUTH 630.00 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1; THENCE FROM SAID POINT OF BEGINNING, N. 00°03'21" E., ALONG THE WEST LINE OF THE EAST 420.00 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 653.69 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF C-478 A (BEING 40.00 FEET WIDE); THENCE N. 88°37'30" E., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 321.09 FEET; THENCE S. 45°38'50" E., ALONG THE SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 69.81 FEET TO THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 471 (BEING 100.00 FEET WIDE); THENCE S. 00°04'50" W., ALONG THE WEST RIGHT-OF-WAY LINE OF SAID STATE ROAD 471, A DISTANCE OF 612.45 FEET TO THE NORTH LINE OF THE SOUTH 630.00 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1; THENCE S. 89°58'40" W., ALONG SAID NORTH LINE, A DISTANCE OF 370.68 FEET TO THE POINT OF BEGINNING.

Board of County Commissioners Sumter County, Florida

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



SANCHEZ ROBERT A TTEE SANCHEZ ROBERT A TTEE
218 N FLORIDA ST, STE 2
BUSHNELL, FL 33513

June 2, 2025

To property owners whose property boundaries are within a distance of **500 feet** of the outside perimeter of property (Parcel S01-022) in the name of **Southern Properties Florida, LLC** (See General Map on reverse side). This property is being considered at a public hearing for a land use amendment and rezoning based on the annexation of the property by the City of Webster.

LU25-000016 – Small-scale comprehensive plan amendment to change the future land use from County Rural Residential to City of Webster Rural Residential on 32 acres MOL following annexation.

ZON25-000025 – Rezoning from County General Agriculture Minimum Ten Acres with Conventional Housing (A10C) to City of Webster Rural Residential Minimum One Acre with Conventional Housing (RR1C).

A public hearing before the Planning and Zoning Board will be held at Webster City Hall, 85 E. Central Ave., Webster, FL 33597 on **June 12, 2025**, at **6:00 p.m.**

The recommendation of the Planning and Zoning Board on the rezoning will be presented to the City of Webster City Council at a Public Hearing to be held on **June 19, 2025 and July 17, 2025**, at **6:00 p.m.** at the Webster City Hall, 85 E. Central Ave., Webster, FL 33597.

Written comments submitted will be heard. Hearings may be continued from time to time as found necessary. Please return this form to: SUMTER COUNTY PLANNING AND FLOODPLAIN DIVISION, 7375 Powell Rd., Ste. 115, Wildwood, FL 34785. Alternatively, comments may be emailed to pz@sumtercountyfl.gov. Please include the case number on all emails. Questions should be directed to Jared Oberholtzer at the Planning and Floodplain Division at (352) 689-4400 x4658.

☒ I support the above.
☐ I have no comment on the above.
☐ I do not support the above for the following reason(s): _____

Please return comments by email, drop-off, or USPS no later than **June 9, 2025**.
Case(s): **LU25-000016 & ZON25-000025**

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

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

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

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

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

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

Erin Munz, Clerk & Auditor
(352) 569-6600
215 East McCollum Avenue
Bushnell, FL 33513

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