

**ORDINANCE NO. 2025-10**

**AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA, ANNEXING BY VOLUNTARY PETITION CERTAIN REAL PROPERTY TAX IDENTIFICATION PARCEL NUMBERS N35-124 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**, Mark T. Adams, applied for annexation of property into the City of Webster and is hereby determined to be the fee simple title owner of the real property described below; and

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

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

<b>Tax Identification Parcel Number</b>	<b>Owner</b>
<b>N35-124</b>	<b>Mark T. Adams</b>

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

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

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

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

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

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

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

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

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

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

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

**LEGAL DESCRIPTION**

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

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

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

## **SECTION 2. EFFECT OF ANNEXATION.**

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

## **SECTION 3. ADMINISTRATIVE ACTIONS.**

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

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

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

#### **SECTION 4. CONFLICTS.**

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

#### **SECTION 5. SEVERABILITY.**

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

#### **SECTION 6. CODIFICATION.**

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

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

**SECTION 7. EFFECTIVE DATE.**

This Ordinance shall take effect immediately upon passage and adoption.

**PASSED AND ENACTED** this \_\_\_\_ day of \_\_\_\_\_, 2025.

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

\_\_\_\_\_  
Anagalys Vigoa, Mayor

**APPROVED AS TO FORM AND  
LEGALITY:**

**ATTEST:**

\_\_\_\_\_  
Amy Flood, City Clerk

\_\_\_\_\_  
William L. Colbert, City Attorney

Attachment A

Legal Description

THE WEST ½ OF THE SOUTH ½ OF THE WEST ½ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, LESS RIGHT-OF-WAY FOR COUNTY ROAD NO. 747 ACROSS THE WEST SIDE AND THE SOUTHWEST CORNER THEREOF.



PETITION FOR VOLUNTARY ANNEXATION

(Sec. 171.044, Florida Statutes)

TO: THE WEBSTER CITY COMMISSION  
City of Webster  
State of Florida

Come now the Owner or Legal Representative whose name(s) appear below:

Mark T. Adams

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

SUMTER COUNTY  
PARCEL NUMBER N35-124

and petition the City Commissioner for the City of Webster, Florida, to annex the described property into the City of Webster, and to redefine the City limits of the City of Webster in such manner as to include such property.

Petitioner(s) hereby state:

1. That the described real property is in an unincorporated area of Sumter County, Florida, which is, or will be, contiguous to the City of Webster at the time of final annexation, and:
2. That the real property sought to be annexed to the City of Webster is, or will be, reasonably compact withing the meaning of the law at the time of final annexation, and:
3. That an annexation of the described real property will not result in the creation of an enclave, in violation of law at the time of final annexation.
4. I understand that all rules, regulations and taxation of the City will apply upon annexation into the City.

This petition has been executed on the 11<sup>th</sup> day of November, 2024.

OWNER(S) OR LEGAL REPRESENTATIVE

[Signature]  
Signature

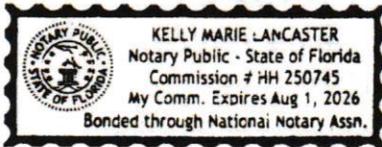
Jenna O. Hall  
Witness

Signature

Witness

This petition was acknowledged before me on 11<sup>th</sup> day of November, 2024.

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



[Signature]  
Notary Signature

OFFICIAL USE ONLY:

Received:

City of Webster, Florida, on \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

**ORDINANCE NO. 2025-11**

**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 4.6 ACRES (TAX PARCEL IDENTIFICATION NUMBER N35-124), AND DESCRIBED IN THIS ORDINANCE FROM THE AGRICULTURE FUTURE LAND USE DESIGNATION (COUNTY) TO THE RURAL RESIDENTIAL FUTURE LAND USE DESIGNATION; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ASSIGNMENT OF THE LAND USE DESIGNATION FOR THE PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR RATIFICATION OF PRIOR ACTS OF THE CITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Mark T. Adams mailing address: 9109 CR 747, Webster, FL 33597 (Tax Parcel Identification Number N35-124), is the owner of the property which is the subject of this Ordinance; and

**WHEREAS**, the real property, totaling 4.6 +/- acres in size, is located on the Northeast corner of CR 730 and CR 747; and

**WHEREAS**, Mark T. Adams initiated voluntary annexation into the municipal limits of the City of Webster, Florida.; and

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

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

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

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

**SECTION 1. LEGISLATIVE FINDINGS AND INTENT.**

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

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

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

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

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

**SECTION 2. AMENDMENT TO FUTURE LAND USE MAP.**

(a). The Future Land Use Plan Element of the *Comprehensive Plan of the City of Webster* and the City's Future Land Use Map are hereby amended by changing the land use designation from the County Agricultural 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 20th day of March, 2025.**

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

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

**ATTEST:**

**Approved as to form and  
legality:**

\_\_\_\_\_  
**Amy Flood  
City Clerk**

\_\_\_\_\_  
**William L. Colbert  
City Attorney**

ATTACHMENT 1  
Future Land Use Map



**EXISTING FUTURE LAND USE**

- County Agriculture
- County Rural Residential



**PROPOSED FUTURE LAND USE**

- Webster Rural Residential
- County Agriculture
- County Rural Residential

ATTACHMENT 2  
Legal Description

THE WEST ½ OF THE SOUTH ½ OF THE WEST ½ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, LESS RIGHT-OF-WAY FOR COUNTY ROAD NO. 747 ACROSS THE WEST SIDE AND THE SOUTHWEST CORNER THEREOF.

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

**PLANNING AND ZONING BOARD  
February 13, 2025**

**CITY OF WEBSTER CITY COUNCIL  
February 20, 2025  
March 20, 2025**

**CASE NUMBER:** LU24-000016

**LANDOWNER:** Mark T. Adams

**REQUESTED ACTION:** Small-scale comprehensive plan amendment to change the future land use from County Agriculture to City of Webster Rural Residential on 4.6 acres MOL following annexation

**PARCEL NUMBERS:** N35-124

**LEGAL DESCRIPTION:** Attachment A

**EXISTING ZONING:** County Rural Residential Minimum Five Acres with Conventional Housing (RR5C)

**EXISTING USE:** Agricultural

**FUTURE LAND USE:** County Agricultural, proposed to be City of Webster Rural Residential

**PARCEL SIZE:** 4.6 acres MOL

**GENERAL LOCATION:** Webster area – Northeast corner of CR 730 and CR 747 (Map 1)

**GENERAL DESCRIPTION AND BACKGROUND**

The applicant is requesting a Small-Scale Future Land Use Amendment on 4.6 acres MOL to change the Future Land Use assignment of parcel N35-124 from County Agricultural to City of Webster Rural Residential, allowing them to construct a new residential home on the parcel. The application site is located within the Webster Joint Planning Area in the Northeast corner of CR 730 and CR 747. The surrounding parcels have a future land use of County Agriculture (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

A portion of the subject parcel is located within Flood Zone A.

### Historic Resources

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

### Population and Housing

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

## **CONCURRENCY ANALYSIS**

### Potable Water & Sewer

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

### Stormwater Drainage

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

### Solid Waste

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

## **CONSISTENCY WITH POLICIES OF THE COMPREHENSIVE PLAN**

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

### **Policy 1.2.5 Rural Residential**

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

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

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

### **Future Land Use Objective 1.3 Future Land Use Pattern**

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

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

### **Policy 1.3.8 Compatibility for Rezoning and Amendments**

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

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

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

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

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

### **PROPOSED AMENDMENT TO THE TEXT OF THE COMPREHENSIVE PLAN**

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

### **PROPOSED AMENDMENT TO THE CAPITAL IMPROVEMENT PLAN**

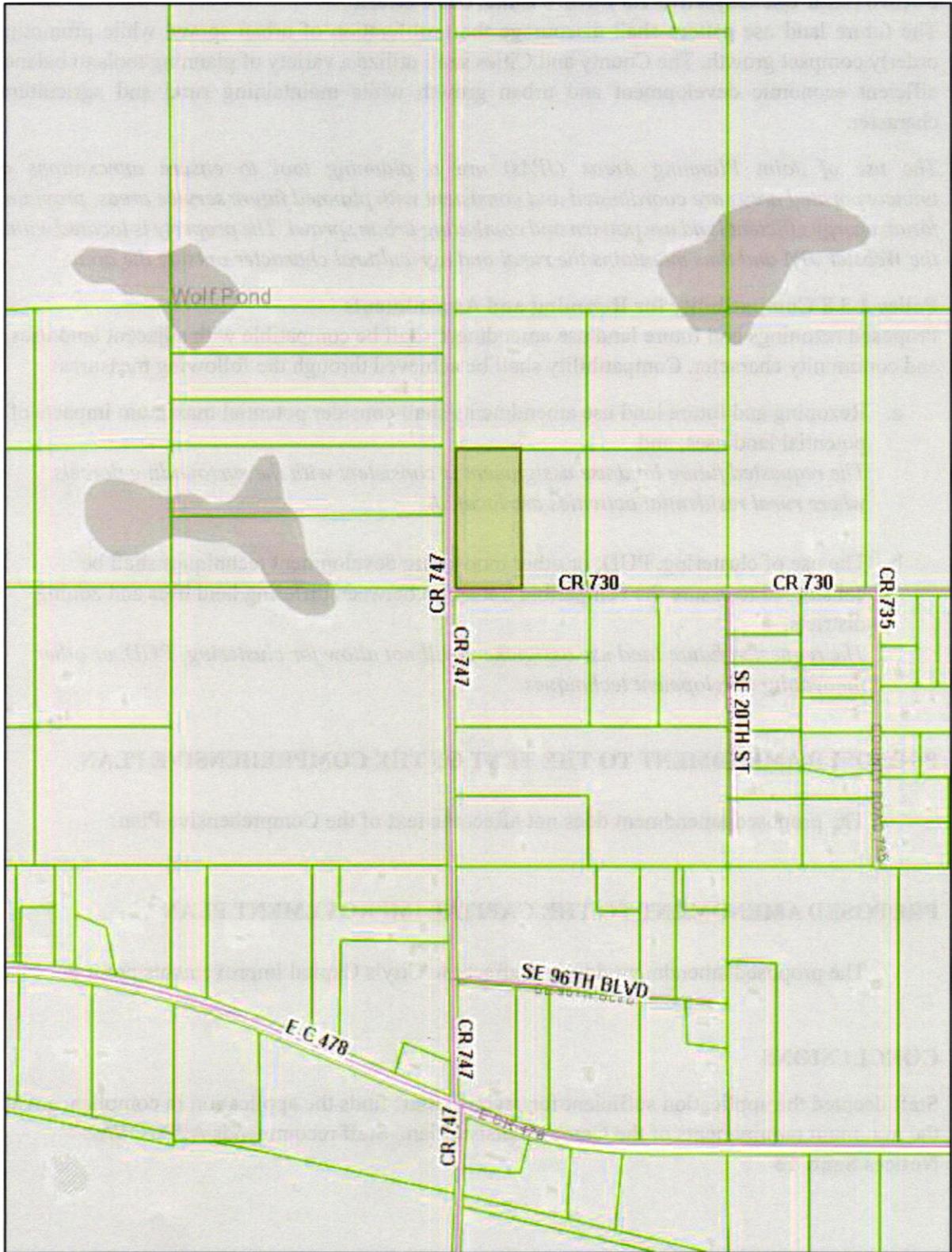
The proposed amendment does not affect the City's Capital Improvements program.

### **CONCLUSIONS**

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

**Notices Sent: 14**

# MAP 1: GENERAL LOCATION



## MAP 2: FUTURE LAND USE MAP



### EXISTING FUTURE LAND USE

-  County Agriculture
-  County Rural Residential



### PROPOSED FUTURE LAND USE

-  Webster Rural Residential
-  County Agriculture
-  County Rural Residential

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

THE WEST ½ OF THE SOUTH ½ OF THE WEST ½ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, LESS RIGHT-OF-WAY FOR COUNTY ROAD NO. 747 ACROSS THE WEST SIDE AND THE SOUTHWEST CORNER THEREOF.

## Attachment B Urban Sprawl Analysis

The Community Planning Act (Florida Statutes Chapter 163) requires future land use amendments to include an analysis to determine whether the proposed amendment contributes to urban sprawl. The proposed land use amendment does not display the sprawl indicators as identified in Florida Statutes Chapter 163.3177.9.a and listed below.

- I. Promotes, allows, or designates for development substantially areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.  
**The application site of 4.6 acres does not comprise a substantial area of the city.**
- II. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.  
**The subject property is located in an area that is already planned for development due to being located within the Webster Joint Planning Area.**
- III. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.  
**The amending of land use for this property should not create any of the design patterns listed above but instead creates a centralized node for development due to being placed in the Webster Joint Planning Area.**
- IV. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.  
**The subject property is surrounded by already developed land and so does not interact with any environmentally sensitive areas or major natural systems, and would be developed in a manner that is consistent with the Land Development Code.**
- V. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.  
**The proposed amendment should have no impact on bona-fide agricultural uses and looks to amend the land use that is consistent with the intended use and size of the property.**
- VI. Fails to maximize use of existing public facilities and services.  
**The subject property currently falls within the City of Webster utility service area and Joint Planning Area, and will be connected should the property be developed.**
- VII. Fails to maximize use of future public facilities and services.  
**The subject property will be expected to connect to current public facilities and services that are developed in the area.**

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

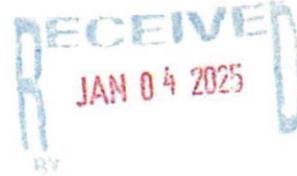
Further, a future land use amendment is required to meet four or more criteria listed in FS 163.3177.9.b. The proposed land use amendment meets the following four listed criteria:

- (I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on that protects natural resources and ecosystems. **The property falls in an area where such 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

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



DUNN THEODORE W  
3768 BLACK ST  
SCIPIO CENTER, NY 13147

December 20, 2024

To property owners whose property boundaries are within a distance of **500 feet** of the outside perimeter of property (Parcel N35-124) in the name of **Mark T. Adams (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.

**LU24-000016** – Small scale comprehensive plan amendment to change the future land use from County Agriculture to City of Webster Rural Residential on 4.6 acres MOL following annexation.

**ZON24-000023** – Rezoning from County Rural Residential Minimum Five Acres with Conventional Housing (RR5C) 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 **January 9, 2025**, at **6:00 p.m.**

The recommendation of the Planning and Zoning Board on the rezoning will be presented to the City of Webster City Council at a Public Hearing to be held on **January 16, 2025 and February 20, 2025**, at **6:00 p.m.** at the Webster City Hall, 85 E. Central Ave, Webster, FL 33597.

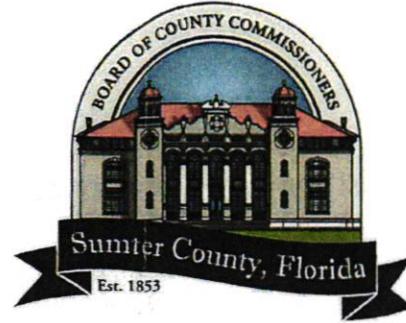
Written comments submitted will be heard. Hearings may be continued from time to time as found necessary. Please return this form to: SUMTER COUNTY PLANNING DIVISION, 7375 Powell Road, Suite 115, Wildwood, Florida, 34785. Alternatively, comments may be emailed to [pz@sumtercountyfl.gov](mailto:pz@sumtercountyfl.gov).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

I support the above.  
 I have no comment on the above.  
 I do not support the above for the following reason(s): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please return comments by email, drop-off, or USPS no later than **December 31, 2024**.

- |  |   |  |   |
|--|---|--|---|
| Debra K Butterfield, District 1<br>(352) 689-4400<br>7375 Powell Road<br>Wildwood, FL 34785      | Andrew Billardello, District 2<br>Vice Chairman<br>(352) 689-4400<br>7375 Powell Road<br>Wildwood, FL 34785 | Todd Coon, District 3<br>(352) 689-4400<br>7375 Powell Road<br>Wildwood, FL 34785                      | Jeffrey A. Bogue, District 4<br>2 <sup>nd</sup> Vice Chairman<br>(352) 689-4400<br>7375 Powell Road<br>Wildwood, FL 34785 |
| Donald Wiley, District 5<br>Chairman<br>(352) 689-4400<br>7375 Powell Road<br>Wildwood, FL 34785 | Bradley S. Arnold,<br>County Administrator<br>(352) 689-4400<br>7375 Powell Road<br>Wildwood, FL 34785      | Gloria R. Hayward, Clerk & Auditor<br>(352) 569-6600<br>215 East McCollum Avenue<br>Bushnell, FL 33513 | County Attorney<br>The Hogan Law Firm<br>Post Office Box 485<br>Brooksville, Florida 34605                                |

# 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>



January 29, 2025

MUCHEL CAROL  
9020 CR 747  
WEBSTER, FL 33597

To property owners whose property boundaries are within a distance of **500 feet** of the outside perimeter of property (Parcel N35-124) in the name of **Mark T. Adams (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.

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**ZON24-000023 – Rezoning from County Rural Residential Minimum Five Acres with Conventional Housing (RR5C) 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 **February 13, 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 **February 20, 2025 and March 20, 2025, at 6:00 p.m.** at the **Webster City Hall, 85 E. Central Ave, Webster, FL 33597.**

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

- I support the above.  
 I have no comment on the above.  
 I do not support the above for the following reason(s): \_\_\_\_\_

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

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

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

Jeffrey A. Bogue, District 4  
2<sup>nd</sup> 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

**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 4.6 ACRES (TAX PARCEL IDENTIFICATION NUMBER N35-124), AND DESCRIBED IN THIS ORDINANCE FROM THE AGRICULTURE 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 4.6 ACRES, MORE OR LESS, IN SIZE (TAX PARCEL IDENTIFICATION NUMBER N35-124) FROM COUNTY RURAL RESIDENTIAL MINIMUM FIVE ACRES WITH CONVENTIONAL HOUSING (RR5C) 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 Mark T. Adams, generally described as follows:

THE WEST ½ OF THE SOUTH ½ OF THE WEST ½ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, LESS RIGHT-OF-WAY FOR COUNTY ROAD NO. 747 ACROSS THE WEST SIDE AND THE SOUTHWEST CORNER THEREOF.

**Requested Action:**

**LU24-000016:** Small scale comprehensive plan amendment to change the future land use from County Agriculture to City of Webster Rural Residential on 4.6 acres MOL following annexation.  
**ZON24-000023 :** Rezone the same property from County Rural Residential Minimum Five Acres with Conventional Housing (RR5C) 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, February 13, 2025

**City Council – first reading**  
6:00 PM, February 20, 2025

**City Council – second reading and final vote**  
6:00 PM, March 20, 2025

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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: 2/06/2025**

## AFFIDAVIT OF PUBLICATION

State of Florida, County of Broward, ss:

Enrique Diaz, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Sumter Sun Times, a newspaper printed and published in the City of Bushnell, County of Sumter, State of Florida, and that this affidavit is Page 1 of 2; that the attached copy or reprint of the advertisement, to the right, being a Public Notice, was published in said newspaper by print in the issues of or by publication on the newspaper's website, if authorized, on:

**PUBLICATION DATES:**

- Feb 6, 2025

**NOTICE ID:** GpAqxe8Kd3F15UHtBEDs

**NOTICE NAME:** LU24-000016/ZON24-000023 Adams

**Publication Fee:** \$255.36

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

(Signed) Enrique Diaz

**VERIFICATION**

State of Florida  
County of Broward



Subscribed in my presence and sworn to before me on this:  
02/07/2025

S. Smith  
Notary Public

Notarized remotely online using communication technology via Proof.

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

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



**City of Webster**

Case No. \_\_\_\_\_  
 Date Rec'd \_\_\_\_\_  
 Planner \_\_\_\_\_

Hearing Dates:  
 PZB 1/9/25  
 Council 1st 1/16/25  
 Council Final 2/20/25  
Any level

**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) Mark T. Adams  
 Address 9109 CR 747 Webster FL 33597  
 Owner Phone 352-569-1246 Email jenna2556@gmail.com  
 Name of Agent Self  
 Address \_\_\_\_\_  
 Agent Phone \_\_\_\_\_ Email \_\_\_\_\_

**Property Information**

Legal Description of the property (provide below or attach)

N/35-124 1758 CR 730 Webster, FL 33597  
 \*The W 1/2 of S 1/2 of W 1/2 of NE 1/4 of NE 1/4 Less  
R/W For CR 747 Across W side There of

Street Address 1758 CR 730 Webster, FL 33597  
 Parcel(s) # N/35-124 Current Use Agricultural  
 Current Future Land Use \_\_\_\_\_ Current Zoning Ag  
 Requested Future Land Use \_\_\_\_\_ Requested Zoning \_\_\_\_\_  
 Acreage Requested 4.6

Reason for the Request (be specific)

New residential home construction

**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)
  - o 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.
  - o 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

11-7-24

Date

Mark Adams

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

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401  
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 \_\_\_\_\_ and as the  Applicant or  Owner hereby authorize Jenna O. Hall 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 type="checkbox"/> Other _____      |
| <input type="checkbox"/> Conditional Use Permit                  |   |

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

Legal Description (provide below or attach)

N35-124 1758 CR 730 Webster, FL 33597

Mark Adams  
Signature

\_\_\_\_\_  
Signature

Mark Adams  
Printed Name

\_\_\_\_\_  
Printed Name

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization this 26 day of November, 2024, by Mark Adams, who is personally known to me or who has produced the following identification: driver license

[Signature]  
Notary Signature



(Seal)

Notary Public, State of Florida  
My Commission expires 7/26/26

Agent Contact Information

Phone No. \_\_\_\_\_ Email \_\_\_\_\_

**ORDINANCE NO. 2025-12**

**AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA PROVIDING FOR THE REZONING OF REAL PROPERTY TOTALING 4.6 ACRES, MORE OR LESS, IN SIZE (TAX PARCEL IDENTIFICATION NUMBER N35-124) FROM COUNTY RURAL RESIDENTIAL MINIMUM FIVE ACRES WITH CONVENTIONAL HOUSING (RR5C) TO RURAL RESIDENTIAL MINIMUM ONE ACRE WITH CONVENTIONAL HOUSING (RR1C) ZONING DISTRICT; PROVIDING FOR THE TAKING OF IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR THE ADOPTION OF A MAP BY REFERENCE; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Mark T. Adams mailing address: 9109 CR 747, Webster, FL 33597-4001 (Tax Parcel Identification Number N35-124), is the owner of the property which is the subject of this Ordinance; and

**WHEREAS**, the real property, totaling 4.6 +/- acres in size, is located on the Northeast corner of CR 730 and CR 747; and

**WHEREAS**, Mark T. Adams initiated voluntary annexation into the municipal limits of the City of Webster, Florida; and

**WHEREAS**, the City Manager of the City of Webster pursuant to the controlling provisions of Florida Statutes and the Code of Ordinances of the City of Webster, is petitioning to have the subject property reassigned from the RR5C (County) zoning assignment to the RR1C zoning assignment; and

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

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

**SECTION 1. LEGISLATIVE FINDINGS AND INTENT.**

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

(b). The subject property, which is 4.6 acres MOL in size, is located on the Northeast corner of CR 730 and CR 747 (Tax Parcel Number N35-124). The legal description of the subject property is provided in Attachment A.

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

**SECTION 2. REZONING OF REAL PROPERTY/IMPLEMENTING ACTIONS.**

(a). Upon enactment of this Ordinance the following described property, as depicted in Attachment A of this Ordinance, and totaling is 4.6 acres MOL in size, shall be rezoned from RR5C (County) zoning district/classification to RR1C (City) zoning district/classification.

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

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

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

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

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

**SECTION 7. EFFECTIVE DATE** This Ordinance shall take effect immediately upon enactment provided, however, that the rezoning of property herein set forth shall not take effect until Ordinance Number 2025-11 relating to the Comprehensive amendment becomes effective.

**PASSED AND ENACTED this 20th day of March, 2025.**

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

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

**ATTEST:**

**Approved as to form and  
legality:**

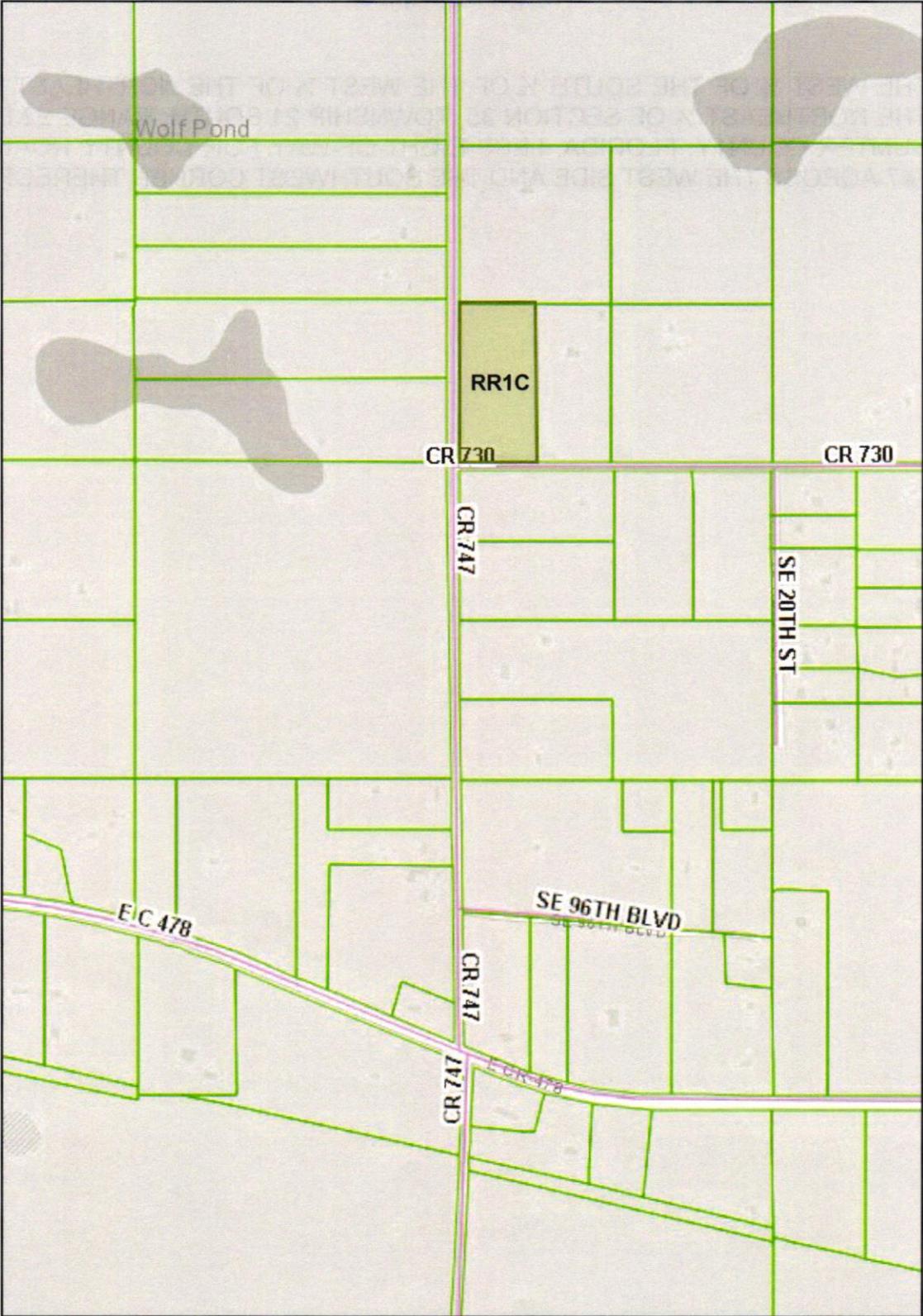
\_\_\_\_\_  
**Amy Flood  
City Clerk**

\_\_\_\_\_  
**William L. Colbert  
City Attorney**

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

THE WEST ½ OF THE SOUTH ½ OF THE WEST ½ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, LESS RIGHT-OF-WAY FOR COUNTY ROAD NO. 747 ACROSS THE WEST SIDE AND THE SOUTHWEST CORNER THEREOF.

Attachment B



**CITY OF WEBSTER  
REZONING APPLICATION**

**PLANNING AND ZONING BOARD  
February 13, 2025**

**CITY OF WEBSTER CITY COUNCIL  
February 20, 2025  
March 20, 2025**

**CASE NUMBER:** ZON24-000023

**LANDOWNER:** Mark T. Adams

**REQUESTED ACTION:** Rezone 4.6 acres MOL from County Rural Residential Minimum Five Acres with Conventional Housing (RR5C) to City of Webster Rural Residential Minimum One Acre with Conventional Housing (RR1C).

**PARCEL NUMBERS:** N35-124

**LEGAL DESCRIPTION:** Attachment A

**EXISTING ZONING:** County Rural Residential Minimum Five Acres with Conventional Housing (RR5C)

**EXISTING USE:** Agricultural

**FUTURE LAND USE:** County Agriculture, proposed to be City of Webster Rural Residential (LU24-000016)

**PARCEL SIZE:** 4.6 acres MOL

**GENERAL LOCATION:** Webster area – Northeast corner of CR 730 and CR 747

**SURROUNDING FUTURE LAND USE AND ZONING**

The application site is located outside of the City of Webster municipal boundary but in the Joint Planning Area (JPA) of Webster. The surrounding parcels are zoned Rural Residential Minimum Five Acres with Conventional Housing (North, South, East & West), Rural Residential Minimum Five Acres (West), Rural Residential Minimum One Acre (West), and General Agriculture Minimum Ten Acres with Conventional Housing (West) (Map 1).

## **CASE SUMMARY**

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

## **CASE ANALYSIS**

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

- a) Change of conditions, or absence of changed conditions.  
*The subject parcel has been owned by the current property owner since 2010, and he is now seeking to annex and develop the parcel.*
- b) Community need, or lack of community need.  
*The requested rezoning addresses a personal need and not a community need.*
- c) Benefits to the community.  
*The rezoning will allow consistency with the City's Comprehensive Plan and the implementing zoning district.*
- d) The rights of private property owners.  
*The rezoning should not impinge on the rights of adjacent property owners.*

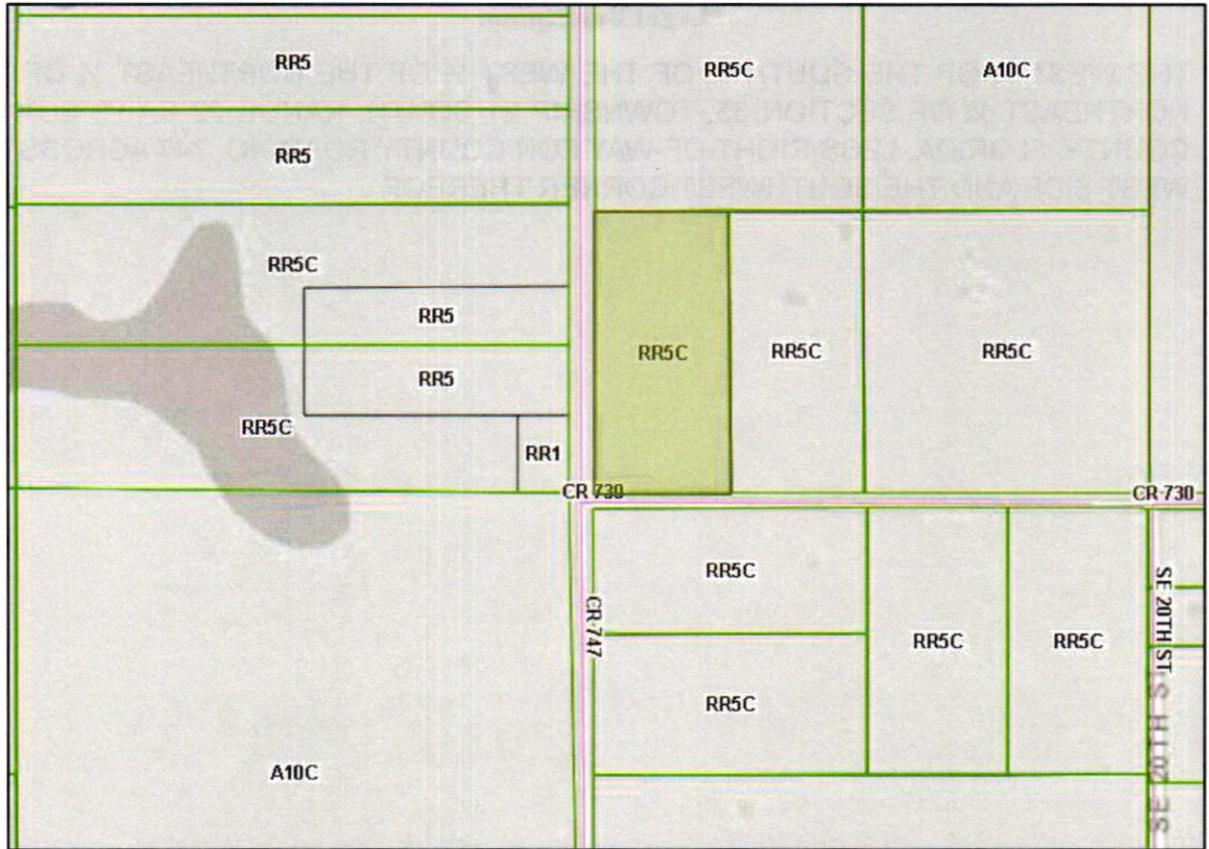
Staff reviewed land ownership and authorization through deeds, and the consent and designation of agent form submitted and signed by an authorized signer for the entity that owns the properties.

## **PLANNING DIVISION STAFF CONCLUSION**

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

**Notices Sent: 14**

**MAP 1: SURROUNDING AREA WITH PROPOSED CHANGES**



 **Subject Property**

**Attachment A**

**Legal Description**

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- Feb 6, 2025

**NOTICE ID:** GpAqx8Kd3F15UHtBEDs

**NOTICE NAME:** LU24-000016/ZON24-000023 Adams

**Publication Fee:** \$255.36

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

(Signed) Enrique Diaz

**VERIFICATION**

State of Florida  
County of Broward



Subscribed in my presence and sworn to before me on this:  
02/07/2025

S. Smith  
Notary Public

Notarized remotely online using communication technology via Proof.

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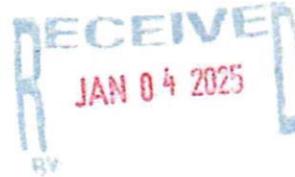
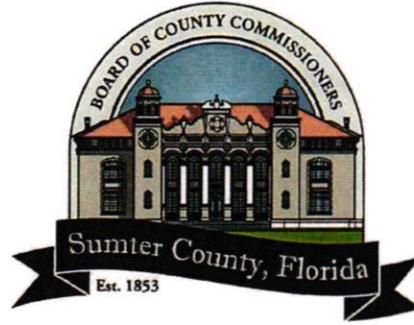
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**Published: 2/06/2025**

# 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>



DUNN THEODORE W  
3768 BLACK ST  
SCIPIO CENTER, NY 13147

December 20, 2024

To property owners whose property boundaries are within a distance of **500 feet** of the outside perimeter of property (Parcel N35-124) in the name of **Mark T. Adams (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.

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**ZON24-000023 – Rezoning from County Rural Residential Minimum Five Acres with Conventional Housing (RR5C) 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 **January 9, 2025**, at **6:00 p.m.**

The recommendation of the Planning and Zoning Board on the rezoning will be presented to the City of Webster City Council at a Public Hearing to be held on **January 16, 2025 and February 20, 2025**, at **6:00 p.m.** at the Webster City Hall, 85 E. Central Ave, Webster, FL 33597.

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

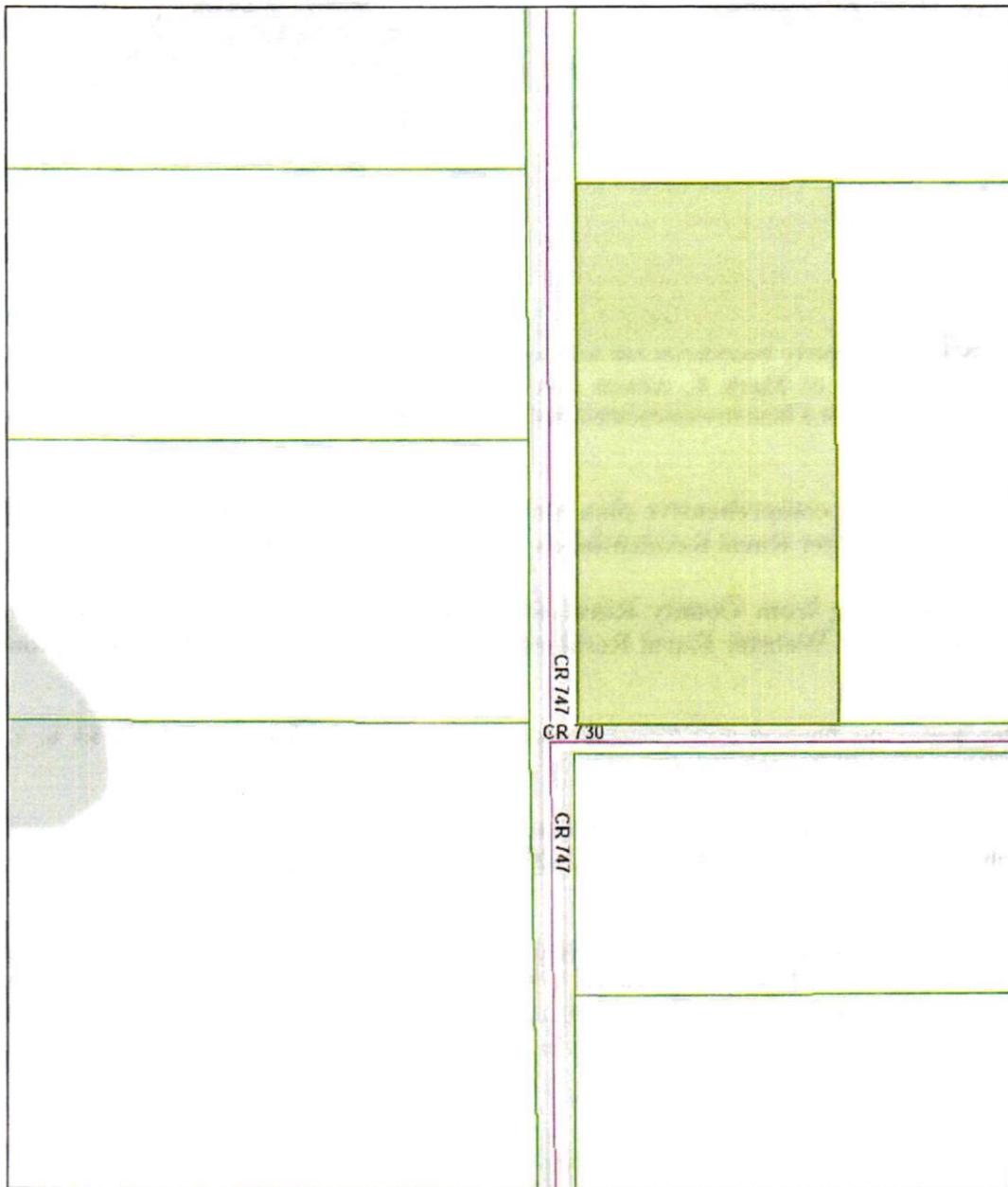
- I support the above.
- I have no comment on the above.
- I do not support the above for the following reason(s): \_\_\_\_\_

Please return comments by email, drop-off, or USPS no later than **December 31, 2024**.

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 2 <sup>nd</sup> Vice Chairman (352) 689-4400 7375 Powell Road Wildwood, FL 34785
Donald Wiley, District 5 Chairman (352) 689-4400 7375 Powell Road Wildwood, FL 34785	Bradley S. Arnold, County Administrator (352) 689-4400 7375 Powell Road Wildwood, FL 34785	Gloria R. Hayward, Clerk & Auditor (352) 589-6600 215 East McCollum Avenue Bushnell, FL 33513	County Attorney The Hogan Law Firm Post Office Box 485 Brooksville, Florida 34605

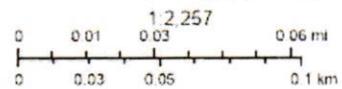
Case(s): LU24-000016; ZON24-000023

### General Location



12/12/2024, 9:38:39 AM

-  Adams Parcel
-  Parcels
-  Road Centerlines



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Heirlands County, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA

Sumter County Planning Services  
Sumter County GIS

**ORDINANCE NO. 2025-13**

**AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA, ANNEXING BY VOLUNTARY PETITION CERTAIN REAL PROPERTY TAX IDENTIFICATION PARCEL NUMBERS S13-034 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**, Kayla Warren, applied for annexation of property into the City of Webster and is hereby determined to be the fee simple title owner of the real property described below; and

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

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

<b>Tax Identification Parcel Number</b>	<b>Owner</b>
<b>S13-034</b>	<b>Kayla Warren</b>

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

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

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

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

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

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

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

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

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

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

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

**LEGAL DESCRIPTION**

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

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

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

## **SECTION 2. EFFECT OF ANNEXATION.**

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

## **SECTION 3. ADMINISTRATIVE ACTIONS.**

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

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

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

#### **SECTION 4. CONFLICTS.**

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

#### **SECTION 5. SEVERABILITY.**

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

#### **SECTION 6. CODIFICATION.**

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

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

**SECTION 7. EFFECTIVE DATE.**

This Ordinance shall take effect immediately upon passage and adoption.

**PASSED AND ENACTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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

\_\_\_\_\_  
Anagalys Vigoa, Mayor

**APPROVED AS TO FORM AND  
LEGALITY:**

**ATTEST:**

\_\_\_\_\_  
Amy Flood, City Clerk

\_\_\_\_\_  
William L. Colbert, City Attorney

Attachment A

Legal Description

A PARCEL OF LAND BEING IN A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS

FOLLOWS:

THE SOUTH 50.00 FEET OF THE WEST 254.50 FEET OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA.

AND

A PORTION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA. LESS THE EAST 20.00 FEET THEREOF FOR RIGHT-OF-WAY, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE, BEGIN AT THE SOUTHWEST CORNER OF THE SOUTH 50.00 FEET OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13; THENCE N00°16'22"E ALONG THE WEST BOUNDARY OF SAID EAST 1/2, A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF THE SOUTH 50.00 FEET OF SAID EAST 1/2; THENCE S89°35'50"E ALONG THE NORTH BOUNDARY OF SAID SOUTH 50.00 FEET OF SAID EAST 1/2, A DISTANCE OF 254.50 FEET TO THE NORTHEAST CORNER OF SAID EAST 1/2; THENCE DEPARTING SAID NORTH BOUNDARY S00°01'33"W ALONG THE EAST BOUNDARY OF SAID EAST 1/2, A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF THE SOUTH 50.00 FEET OF SAID EAST 1/2, SAID POINT ALSO BEING ON THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 13; THENCE DEPARTING SAID EAST BOUNDARY S89°20'02"E ALONG THE NORTH BOUNDARY OF SAID SOUTHWEST 1/4, A DISTANCE OF 55.60 FEET TO THE WESTERLY BOUNDARY OF THE EAST 20.00 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 13; THENCE DEPARTING SAID NORTH BOUNDARY S00°06'42"E ALONG THE WEST BOUNDARY OF SAID EAST 20.00 FEET, A DISTANCE OF 635.77 FEET TO THE SOUTH BOUNDARY OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 13; THENCE DEPARTING SAID WEST BOUNDARY N89°57'50" ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 311.71 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY N00°01'52"E, A DISTANCE OF 638.05 FEET; TO THE POINT OF BEGINNING.





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

January 2, 2025

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

Re: Annexation of Parcel S13-034

Mr. Arnold:

The City is in receipt of a voluntary annexation application for the above parcel. Parcel S13-034 is approximately 4.85 acres.

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

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

Regards,

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

**PETITION FOR VOLUNTARY ANNEXATION**  
(Sec. 171.044, Florida Statutes)

**TO: THE WEBSTER CITY COMMISSION**  
City of Webster  
State of Florida

Come now the Owner or Legal Representative whose name(s) appear below:

Kaulla Warren      Joey Clark KW

---

---

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

SUMTER COUNTY  
PARCEL NUMBER  
S13-034

---

---

and petition the City Commissioner for the City of Webster, Florida, to annex the described property into the City of Webster, and to redefine the City limits of the City of Webster in such manner as to include such property.

**Petitioner(s) hereby state:**

1. That the described real property is in an unincorporated area of Sumter County, Florida, which is, or will be, contiguous to the City of Webster at the time of final annexation, and:
2. That the real property sought to be annexed to the City of Webster is, or will be, reasonably compact within the meaning of the law at the time of final annexation, and;
3. That an annexation of the described real property will not result in the creation of an enclave, in violation of law at the time of final annexation.
4. I understand that all rules, regulations and taxation of the City will apply upon annexation into the City.

This petition has been executed on the 31 day of October, 2024.

OWNER(S) OR LEGAL REPRESENTATIVE

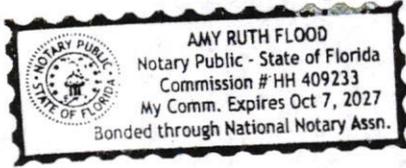
Kayla Wasser  
Signature

Tringer Howard  
Witness

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Witness

This petition was acknowledged before me on 31<sup>st</sup> day of October, 2024. Personally known to me or identification provided drivers license.



Amy Ruth Flood  
Notary Signature

OFFICIAL USE ONLY:

Received: City of Webster, Florida, on 31<sup>st</sup> day of October, 2024.

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

Received paper work on  
10/31/24 but property was  
not in her name JAN 2 PM 3:59

R. Flood

Legal Description

THE E1/2 OF SW1/4 OF NE1/4 OF THE NE1/4 LESS THE E 20 FT THEREOF AND THE S 50 FT OF THE W 254.50 FT OF THE E1/2 OF THENW1/4 OF THE NE1/4 OF THE NE1/4

Acres

4.85



**ORDINANCE NO. 2025-14**

**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 4.85 ACRES (TAX PARCEL IDENTIFICATION NUMBER S13-034), AND DESCRIBED IN THIS ORDINANCE FROM THE AGRICULTURE FUTURE LAND USE DESIGNATION (COUNTY) TO THE RURAL RESIDENTIAL FUTURE LAND USE DESIGNATION; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ASSIGNMENT OF THE LAND USE DESIGNATION FOR THE PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR RATIFICATION OF PRIOR ACTS OF THE CITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Kayla Warren mailing address: 5443 CR 707, Webster, FL 33597 (Tax Parcel Identification Number S13-034), is the owner of the property which is the subject of this Ordinance; and

**WHEREAS**, the real property, totaling 4.85 +/- acres in size, is located on the North side of CR 774 between CR 774A & SR 471; and

**WHEREAS**, Kayla Warren initiated voluntary annexation into the municipal limits of the City of Webster, Florida.; and

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

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

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

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

**SECTION 1. LEGISLATIVE FINDINGS AND INTENT.**

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

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

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

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

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

**SECTION 2. AMENDMENT TO FUTURE LAND USE MAP.**

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

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

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

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

**SECTION 5. CODIFICATION/INSTRUCTIONS TO CODE CODIFIER.**

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

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

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

**PASSED AND ENACTED this 20th day of March, 2025.**

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

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

**ATTEST:**

**Approved as to form and  
legality:**

\_\_\_\_\_  
**Amy Flood  
City Clerk**

\_\_\_\_\_  
**William L. Colbert  
City Attorney**

ATTACHMENT 1  
Future Land Use Map



**EXISTING FUTURE LAND USE**

 County Agriculture



**PROPOSED FUTURE LAND USE**

 Webster Rural Residential

 County Agriculture

ATTACHMENT 2  
Legal Description

A PARCEL OF LAND BEING IN A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 50.00 FEET OF THE WEST 254.50 FEET OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA.

AND

A PORTION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA. LESS THE EAST 20.00 FEET THEREOF FOR RIGHT-OF-WAY, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE, BEGIN AT THE SOUTHWEST CORNER OF THE SOUTH 50.00 FEET OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13; THENCE  $N00^{\circ}16'22''E$  ALONG THE WEST BOUNDARY OF SAID EAST 1/2, A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF THE SOUTH 50.00 FEET OF SAID EAST 1/2; THENCE  $S89^{\circ}35'50''E$  ALONG THE NORTH BOUNDARY OF SAID SOUTH 50.00 FEET OF SAID EAST 1/2, A DISTANCE OF 254.50 FEET TO THE NORTHEAST CORNER OF SAID EAST 1/2; THENCE DEPARTING SAID NORTH BOUNDARY  $S00^{\circ}01'33''W$  ALONG THE EAST BOUNDARY OF SAID EAST 1/2, A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF THE SOUTH 50.00 FEET OF SAID EAST 1/2, SAID POINT ALSO BEING ON THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 13; THENCE DEPARTING SAID EAST BOUNDARY  $S89^{\circ}20'02''E$  ALONG THE NORTH BOUNDARY OF SAID SOUTHWEST 1/4, A DISTANCE OF 55.60 FEET TO THE WESTERLY BOUNDARY OF THE EAST 20.00 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 13; THENCE DEPARTING SAID NORTH BOUNDARY  $S00^{\circ}06'42''E$  ALONG THE WEST BOUNDARY OF SAID EAST 20.00 FEET, A DISTANCE OF 635.77 FEET TO THE SOUTH BOUNDARY OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 13; THENCE DEPARTING SAID WEST BOUNDARY  $N89^{\circ}57'50''$  ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 311.71 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY  $N00^{\circ}01'52''E$ , A DISTANCE OF 638.05 FEET; TO THE POINT OF BEGINNING.

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

**PLANNING AND ZONING BOARD  
February 13, 2025**

**CITY OF WEBSTER CITY COUNCIL  
February 20, 2025  
March 20, 2025**

<b>CASE NUMBER:</b>	LU25-000003
<b>LANDOWNER:</b>	Kayla Warren
<b>REQUESTED ACTION:</b>	Small-scale comprehensive plan amendment to change the future land use from County Agriculture to City of Webster Rural Residential on 4.85 acres MOL following annexation
<b>PARCEL NUMBERS:</b>	S13-034
<b>LEGAL DESCRIPTION:</b>	Attachment A
<b>EXISTING ZONING:</b>	County Rural Residential Minimum Five Acres with Optional Housing (RR5)
<b>EXISTING USE:</b>	Vacant
<b>FUTURE LAND USE:</b>	County Agriculture, proposed to be City of Webster Rural Residential
<b>PARCEL SIZE:</b>	4.85 acres MOL
<b>GENERAL LOCATION:</b>	Webster area – on the North side of CR 774 between CR 774A & SR 471 (Map 1)

**GENERAL DESCRIPTION AND BACKGROUND**

The applicant is requesting a Small-Scale Future Land Use Amendment on 4.85 acres MOL to change the Future Land Use assignment of parcel S13-034 from County Agriculture to City of Webster Rural Residential, allowing them to place a residence on the parcel. The application site is located within the Webster Joint Planning Area on the north side of CR 774 between CR 774A & SR 471. The surrounding parcels have a future land use of County Agriculture (Map 2).

## **LAND USE SUITABILITY**

### Urban Sprawl

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

### Environmental Resources

None of the property is within the flood zone.

### Historic Resources

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

### Population and Housing

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

## **CONCURRENCY ANALYSIS**

### Potable Water & Sewer

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

### Stormwater Drainage

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

### Solid Waste

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

## **CONSISTENCY WITH POLICIES OF THE COMPREHENSIVE PLAN**

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

### **Policy 1.2.5 Rural Residential**

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

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

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

### **Future Land Use Objective 1.3 Future Land Use Pattern**

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

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

### **Policy 1.3.8 Compatibility for Rezoning and Amendments**

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

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

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

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

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

### **PROPOSED AMENDMENT TO THE TEXT OF THE COMPREHENSIVE PLAN**

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

### **PROPOSED AMENDMENT TO THE CAPITAL IMPROVEMENT PLAN**

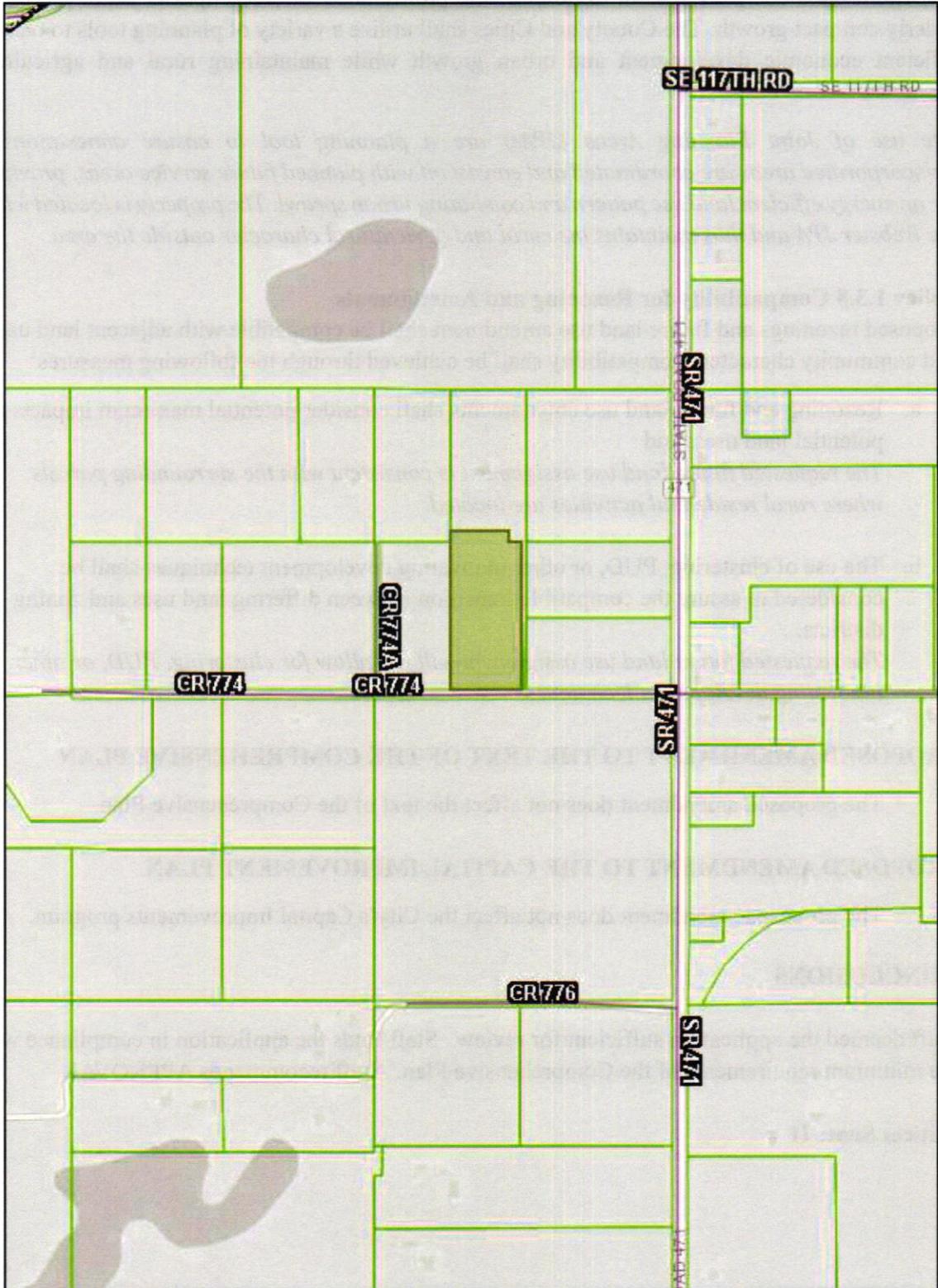
The proposed amendment does not affect the City's Capital Improvements program.

### **CONCLUSIONS**

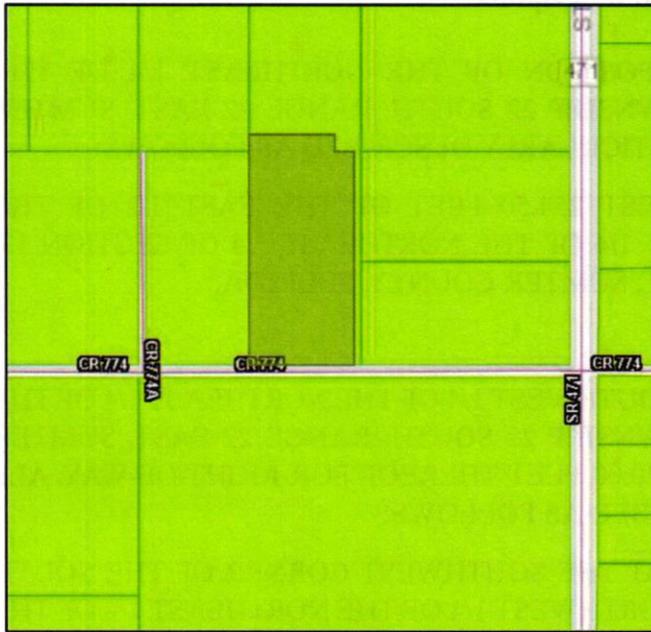
Staff deemed the application sufficient for review. Staff finds the application in compliance with the minimum requirements of the Comprehensive Plan. Staff recommends APPROVAL

**Notices Sent: 11**

**MAP 1: GENERAL LOCATION**



## MAP 2: FUTURE LAND USE MAP



### EXISTING FUTURE LAND USE

 County Agriculture



### PROPOSED FUTURE LAND USE

 Webster Rural Residential

 County Agriculture

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

A PARCEL OF LAND BEING IN A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 50.00 FEET OF THE WEST 254.50 FEET OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA.

AND

A PORTION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA. LESS THE EAST 20.00 FEET THEREOF FOR RIGHT-OF-WAY, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE, BEGIN AT THE SOUTHWEST CORNER OF THE SOUTH 50.00 FEET OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13; THENCE N00°16'22"E ALONG THE WEST BOUNDARY OF SAID EAST 1/2, A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF THE SOUTH 50.00 FEET OF SAID EAST 1/2; THENCE S89°35'50"E ALONG THE NORTH BOUNDARY OF SAID SOUTH 50.00 FEET OF SAID EAST 1/2, A DISTANCE OF 254.50 FEET TO THE NORTHEAST CORNER OF SAID EAST 1/2; THENCE DEPARTING SAID NORTH BOUNDARY S00°01'33"W ALONG THE EAST BOUNDARY OF SAID EAST 1/2, A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF THE SOUTH 50.00 FEET OF SAID EAST 1/2, SAID POINT ALSO BEING ON THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 13; THENCE DEPARTING SAID EAST BOUNDARY S89°20'02"E ALONG THE NORTH BOUNDARY OF SAID SOUTHWEST 1/4, A DISTANCE OF 55.60 FEET TO THE WESTERLY BOUNDARY OF THE EAST 20.00 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 13; THENCE DEPARTING SAID NORTH BOUNDARY S00°06'42"E ALONG THE WEST BOUNDARY OF SAID EAST 20.00 FEET, A DISTANCE OF 635.77 FEET TO THE SOUTH BOUNDARY OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 13; THENCE DEPARTING SAID WEST BOUNDARY N89°57'50" ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 311.71 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY N00°01'52"E, A DISTANCE OF 638.05 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 4.85 acres does not comprise a substantial area of the city.**
- II. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.  
**The subject property is located in an area that is already planned for development due to being located within the Webster Joint Planning Area.**
- III. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.  
**The amending of land use for this property should not create any of the design patterns listed above but instead creates a centralized node for development due to being placed in the Webster Joint Planning Area.**
- IV. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.  
**The subject property is surrounded by already developed land and so does not interact with any environmentally sensitive areas or major natural systems, and would be developed in a manner that is consistent with the Land Development Code.**
- V. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.  
**The proposed amendment should have no impact on bona-fide agricultural uses and looks to amend the land use that is consistent with the intended use and size of the property.**
- VI. Fails to maximize use of existing public facilities and services.  
**The subject property currently falls within the City of Webster utility service area and Joint Planning Area, and will be connected should the property be developed.**
- VII. Fails to maximize use of future public facilities and services.  
**The subject property will be expected to connect to current public facilities and services that are developed in the area.**

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

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

- (I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on that protects natural resources and ecosystems. **The property falls in an area where such 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://sumtercountvfl.gov>



**City of Webster**

Case No. \_\_\_\_\_  
 Date Rec'd \_\_\_\_\_  
 Planner \_\_\_\_\_

Hearing Dates:  
 PZB \_\_\_\_\_  
 Council 1st \_\_\_\_\_  
 Council Final \_\_\_\_\_

**LAND USE AMENDMENT AND/OR REZONING APPLICATION**

**Check Requested Application(s)**

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

**Applicant Information**

Name of Property Owner(s) Kayla Warren

Address 2834 CR 774 Webster Fl. 33597

Owner Phone 813 838 4501 Email kwarren198820@gmail.com

Name of Agent Jared oberholtzer

Address \_\_\_\_\_

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

**Property Information**

Legal Description of the property (provide below or attach)

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Street Address 2834 CR 774 Webster Fl. 33597

Parcel(s) # \_\_\_\_\_ Current Use Vacant

Current Future Land Use County Agriculture Current Zoning County RRS

Requested Future Land Use CITY Rural Residential Requested Zoning CITY RR1C

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

Reason for the Request (be specific)

To build my forever home was told cannot build unless Property is Annex to City of Webster

**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.**

Kayla Warren \_\_\_\_\_ 11/21/25  
 Signature Date  
 Kayla Warren \_\_\_\_\_  
 Print Name  
 Kayla Warren \_\_\_\_\_ 11/21/25  
 Signature Date  
 Kayla Warren \_\_\_\_\_  
 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

Rec. 35.50  
Doc. 1260.00  
Copy 4.00  

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1299.50

Gloria R. Hayward, Sumter County Clerk of Court  
Inst: 202460051211 Date: 12/19/2024 Time: 10:46AM  
Page 1 of 4 B: 4769 P: 673 By: BO  
Doc Stamp-Deed: 1260.00

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

PREPARED BY:  
Heather Heiser NKA Heather Teh  
12217 Cyrano Ave  
Brooksville, Florida 34601

PARCEL NUMBER: S13-034

WHEN RECORDED RETURN TO:

✓ Kayla Warren  
5443 CR 707  
Webster, Florida, 33597

---

## WARRANTY DEED

THE GRANTOR(S),

- Heather Heiser NKA Heather Teh, of 12217 Cyrano Ave, Brooksville, FL County, Florida 34601, a single person,

for and in consideration of: \$180,000.00 grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Kayla Warren, 5443 CR 707, Webster, Sumter County, Florida, 33597, a single person, the following described real estate, situated in the County of FL, State of Florida:

Legal Description:

THE E1/2 OF SW1/4 OF NE1/4 OF THE NE1/4 LESS THE E 20 FT THEREOF AND THE

S 50 FTOF THE W 254.50 FT OF THE E1/2 OF THENW1/4 OF THE NE1/4 OF THE  
NE1/4

Gloria R. Hayward, Sumter County Clerk of Court  
Inst: 202460051211 Date: 12/19/2024 Time: 10:46AM  
Page 2 of 4 B: 4769 P: 674 By: BO  
Doc Stamp-Deed: 1260.00

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

Tax Parcel Number: S13-034

This property is not a homestead.

Deed Drafted By: Heather Heiser NKA Heather Teh  
12217 Cyrano Ave  
Brooksville, Florida, 34601

**Grantor Signatures:**

DATED: December 18, 2024

Heather Heiser NKA Heather Teh

Heather Heiser NKA Heather Teh  
12217 Cyrano Ave  
Brooksville, Florida, 34601

Gloria R. Hayward, Sumter County Clerk of Court  
Inst: 202460051211 Date: 12/19/2024 Time: 10:46AM  
Page 3 of 4 B: 4769 P: 675 By: BO  
Doc Stamp-Deed: 1260.00

STATE OF FLORIDA, COUNTY OF SUMTER, ss:

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this 18<sup>th</sup> day of December 2024 by Heather Heiser NKA Heather Teh, who are personally known to me or who have produced Driver license as identification.



[Handwritten Signature]

Michelle EVANS  
Name typed, printed, or stamped

Notary HH595705  
Title or rank

HH 595705  
Serial number (if applicable)

**Witness Signatures:**

[Handwritten Signature]  
Witness

Harry Trapp  
12161 CR 774A  
Webster  
Florida

[Handwritten Signature]  
Witness

Connie Parker  
12161 CR 774A  
Webster  
Florida

## Exhibit A

Gloria R. Hayward, Sumter County Clerk of Court  
Inst: 202460051211 Date: 12/19/2024 Time: 10:46AM  
Page 4 of 4 B: 4769 P: 676 By: BO  
Doc Stamp-Deed: 1260.00

A parcel of land being in a portion of the Northeast 1/4 of the Northeast 1/4 of Section 13, Township 22 South, Range 22 East, Sumter County, Florida, being more particularly described as follows:  
The South 50.00 feet of the West 254.50 feet of the East 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 13, Township 22 South, Range 22 East, Sumter County, Florida.

AND

A portion of the East 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 13, Township 22 South, Range 22 East, Sumter County, Florida. LESS The East 20.00 feet thereof for right-of-way, all being more particularly described as follows:

As a Point of Reference, BEGIN at the Southwest corner of the South 50.00 feet of the East 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 13; thence N 00°16'22"E along the West boundary of said East 1/2, a distance of 50.00 feet to the Northwest corner of the South 50.00 feet of said East 1/2; thence S 89°35'50"E along the North boundary of said South 50.00 feet of said East 1/2, a distance of 254.50 feet to the Northeast corner of said East 1/2; thence departing said North boundary S 00°01'33"W along the East boundary of said East 1/2, a distance of 50.00 feet to the Southeast corner of the South 50.00 feet of said East 1/2, said point also being on the North boundary of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 13; thence departing said East boundary S 89°20'02"E along the North boundary of said Southwest 1/4, a distance of 55.60 feet to the Westerly boundary of the East 20.00 feet of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 13; thence departing said North boundary S 00°06'42"E along the West boundary of said East 20.00 feet, a distance of 635.77 feet to the South boundary of the East 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 13; thence departing said West boundary N 89°57'50"W along said South boundary, a distance of 311.71 feet; thence departing said South boundary N 00°01'52"E, a distance of 638.05 feet; to the POINT OF BEGINNING.

Parcel Identification Number: S13-034



STATE OF FLORIDA, COUNTY OF SUMTER  
I HEREBY CERTIFY that the above and  
foregoing is a true and correct copy of the original  
Gloria R. Hayward, Clerk of Court  
Deputy Clerk  
Date: 12/31/2024

## AFFIDAVIT OF PUBLICATION

State of Florida, County of Broward, ss:

Enrique Diaz, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Sumter Sun Times, a newspaper printed and published in the City of Bushnell, County of Sumter, State of Florida, and that this affidavit is Page 1 of 2; that the attached copy or reprint of the advertisement, to the right, being a Public Notice, was published in said newspaper by print in the issues of or by publication on the newspaper's website, if authorized, on:

**PUBLICATION DATES:**

- Feb 6, 2025

**NOTICE ID:** 1QYbsOT6DMpbdTKjLUcF

**NOTICE NAME:** LU25-000003/ZON25-000003

**Publication Fee:** \$360.96

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

(Signed) Enrique Diaz

**VERIFICATION**

State of Florida  
County of Broward



Subscribed in my presence and sworn to before me on this:  
02/07/2025

Sheri Smith  
Notary Public

Notarized remotely online using communication technology via Proof.

**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 4.85 ACRES (TAX PARCEL IDENTIFICATION NUMBER S13-034), AND DESCRIBED IN THIS ORDINANCE FROM THE AGRICULTURE 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 4.85 ACRES, MORE OR LESS, IN SIZE (TAX PARCEL IDENTIFICATION NUMBER S13-034) FROM COUNTY RURAL RESIDENTIAL MINIMUM FIVE ACRES WITH OPTIONAL HOUSING (RR5) 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 Kayla Warren; generally described as follows:

A PARCEL OF LAND BEING IN A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 50.00 FEET OF THE WEST 254.50 FEET OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA.

AND

A PORTION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA. LESS THE EAST 20.00 FEET THEREOF FOR RIGHT-OF-WAY, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE, BEGIN AT THE SOUTHWEST CORNER OF THE SOUTH 50.00 FEET OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13; THENCE N00°16'22"E ALONG THE WEST BOUNDARY OF SAID EAST 1/2, A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF THE SOUTH 50.00 FEET OF SAID EAST 1/2; THENCE S89°35'50"E ALONG THE NORTH BOUNDARY OF SAID SOUTH 50.00 FEET OF SAID EAST 1/2, A DISTANCE OF 254.50 FEET TO THE NORTHEAST CORNER OF SAID EAST 1/2; THENCE DEPARTING

SAID NORTH BOUNDARY S00°01'33"W ALONG THE EAST BOUNDARY OF SAID EAST 1/2, A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF THE SOUTH 50.00 FEET OF SAID EAST 1/2, SAID POINT ALSO BEING ON THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 13; THENCE DEPARTING SAID EAST BOUNDARY S89°20'02"E ALONG THE NORTH BOUNDARY OF SAID SOUTHWEST 1/4, A DISTANCE OF 55.60 FEET TO THE WESTERLY BOUNDARY OF THE EAST 20.00 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 13; THENCE DEPARTING SAID NORTH BOUNDARY S00°06'42"E ALONG THE WEST BOUNDARY OF SAID EAST 20.00 FEET, A DISTANCE OF 635.77 FEET TO THE SOUTH BOUNDARY OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 13; THENCE DEPARTING SAID WEST BOUNDARY N89°57'50" ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 311.71 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY N00°01'52"E, A DISTANCE OF 638.05 FEET; TO THE POINT OF BEGINNING.

Requested action:

**LU25-000003**: Small scale comprehensive plan amendment to change the future land use from County Agriculture to City of Webster Rural Residential on 4.85 acres MOL following annexation.

**ZON25-000003**: Rezone the same property from County Rural Residential Minimum Five Acres with Optional Housing (RR5) 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, February 13, 2025

**City Council – first reading**  
6:00 PM, February 20, 2025

**City Council – second reading and final vote**  
6:00 PM, March 20, 2025

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

The proposed ordinances may be inspected at City Hall between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday or Sumter County Planning 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: 2/06/2025

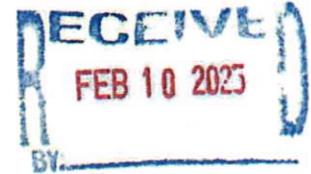
# Board of County Commissioners Sumter County, Florida

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



January 29, 2025

SUMMERLIN FRANCES V (LE)  
12106 CR 774A  
WEBSTER, FL 33597



To property owners whose property boundaries are within a distance of **500 feet** of the outside perimeter of property (Parcel S13-034) in the name of **Kayla Warren** (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.

**LU25-000003** – Small scale comprehensive plan amendment to change the future land use from County Agriculture to City of Webster Rural Residential on 4.85 acres MOL following annexation.

**ZON25-000003** – Rezoning from County Rural Residential Five Acres (RR5) 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 **February 13, 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 **February 20, 2025 and March 20, 2025**, at **6:00 p.m.** at the Webster City Hall, 85 E. Central Ave, Webster, FL 33597.

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

I support the above.

I have no comment on the above.

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

*I have lived here "in the country" for 29 years. I do not want multiple dwellings on (1) one 5 acre tract. We were told it was (1) one dwelling per 5 acres. Thank you.*

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  
2<sup>nd</sup> 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

*Frances V. Summerlin*

*02.04.2025*

# 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>



January 29, 2025

SUMMERLIN FRANCES V (LE)

2566 CR 774

WEBSTER, FL 33597

→ Kay Summerlin Walls

To property owners whose property boundaries are within a distance of 500 feet of the outside perimeter of property (Parcel S13-034) in the name of **Kayla Warren** (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.

**LU25-000003** – Small scale comprehensive plan amendment to change the future land use from County Agriculture to City of Webster Rural Residential on 4.85 acres MOL following annexation.

**ZON25-000003** – Rezoning from County Rural Residential Five Acres (RR5) 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 **February 13, 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 **February 20, 2025 and March 20, 2025**, at **6:00 p.m.** at the Webster City Hall, 85 E. Central Ave, Webster, FL 33597.

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

I support the above.

I have no comment on the above.

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

*02.04.25 This property is my inheritance pursuant to a Life Estate Deed. My parents have owned this land for years and we do not want mobile homes / houses cluttering up this land. We have enough riff-raff on this road as it is!*

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Andrew Bilardello, District 2  
Vice Chairman  
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Chairman  
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(352) 569-6600  
215 East McCollum Avenue  
Bushnell, FL 33513

County Attorney  
The Hogan Law Firm  
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Brooksville, Florida 34605

*Also, the road is already in shambles; full of potholes. PLEASE!! Kay A Walls*