

**CITY OF WEBSTER, FLORIDA
BUSINESS IMPACT ESTIMATE**

ORDINANCE NO. 2025-30

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA PROVIDING FOR THE REZONING OF REAL PROPERTY TOTALING 5 ACRES, MORE OR LESS, IN SIZE (TAX PARCEL IDENTIFICATION NUMBER (Q20-016) FROM COUNTY GENERAL AGRICULTURE MINIMUM TEN ACRES WITH CONVENTIONAL HOUSING (A10C) 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.

This Business Impact Estimate is provided in accordance with Section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City of Webster is of the view that a business impact estimate is not required by state law for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;

c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City of Webster hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

The rezoning is to bring the property into city zoning classification after annexation.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of Webster: (a) An estimate of direct compliance costs that businesses may reasonably incur; (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and (c) An estimate of the City of Webster regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

The direct economic impact of the proposed ordinance on private, for-profit businesses in the City is indeterminate.

No direct compliance costs are estimated to be incurred by businesses as a result of the adoption of this Ordinance.

There is no anticipated regulatory cost to be incurred by the City associated with this Ordinance and no revenue is expected to be received as a result of this Ordinance.

3. A Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

It is estimated that there will be no businesses impacted by this Ordinance.

4. Additional information the governing body deems useful (if any):

There is no additional information deemed useful.

ORDINANCE NO. 2025-30

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA PROVIDING FOR THE REZONING OF REAL PROPERTY TOTALING 5 ACRES, MORE OR LESS, IN SIZE (TAX PARCEL IDENTIFICATION NUMBER (Q20-016) FROM COUNTY GENERAL AGRICULTURE MINIMUM TEN ACRES WITH CONVENTIONAL HOUSING (A10C) 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, Juan Pablo Jr. & Elaine M. Torres mailing address: P.O. Box 123, Center Hill, FL 33514 (Tax Parcel Identification Number Q20-016), is the owner of the property which is the subject of this Ordinance; and

WHEREAS, the real property, totaling 5 +/- acres in size, is located on SE 41st Ter, south of E C 48; and

WHEREAS, Juan Pablo Jr. & Elaine M. Torres initiated voluntary annexation into the municipal limits of the City of Webster, Florida; and

WHEREAS, the City Manager of the City of Webster pursuant to the controlling provisions of Florida Statutes and the Code of Ordinances of the City of Webster, is petitioning to have the subject property reassigned from the A10C (County) zoning assignment to the RR1C zoning assignment; and

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

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

SECTION 1. LEGISLATIVE FINDINGS AND INTENT.

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

(b). The subject property, which is 5 acres MOL in size, is located on SE 41st Ter, south of E C 48 (Tax Parcel Number Q20-016). The legal description of the subject property is provided in Attachment A.

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

SECTION 2. REZONING OF REAL PROPERTY/IMPLEMENTING ACTIONS.

(a). Upon enactment of this Ordinance the following described property, as depicted in Attachment A of this Ordinance, and totaling is 5 acres MOL in size, shall be rezoned from A10C (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 2025-29 relating to the Comprehensive amendment becomes effective.

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

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

Ana Vigoa, Mayor

ATTEST:

**Approved as to form and
legality:**

**Amy Flood
City Clerk**

**Andrew Hand
City Attorney**

Attachment A
Legal Description

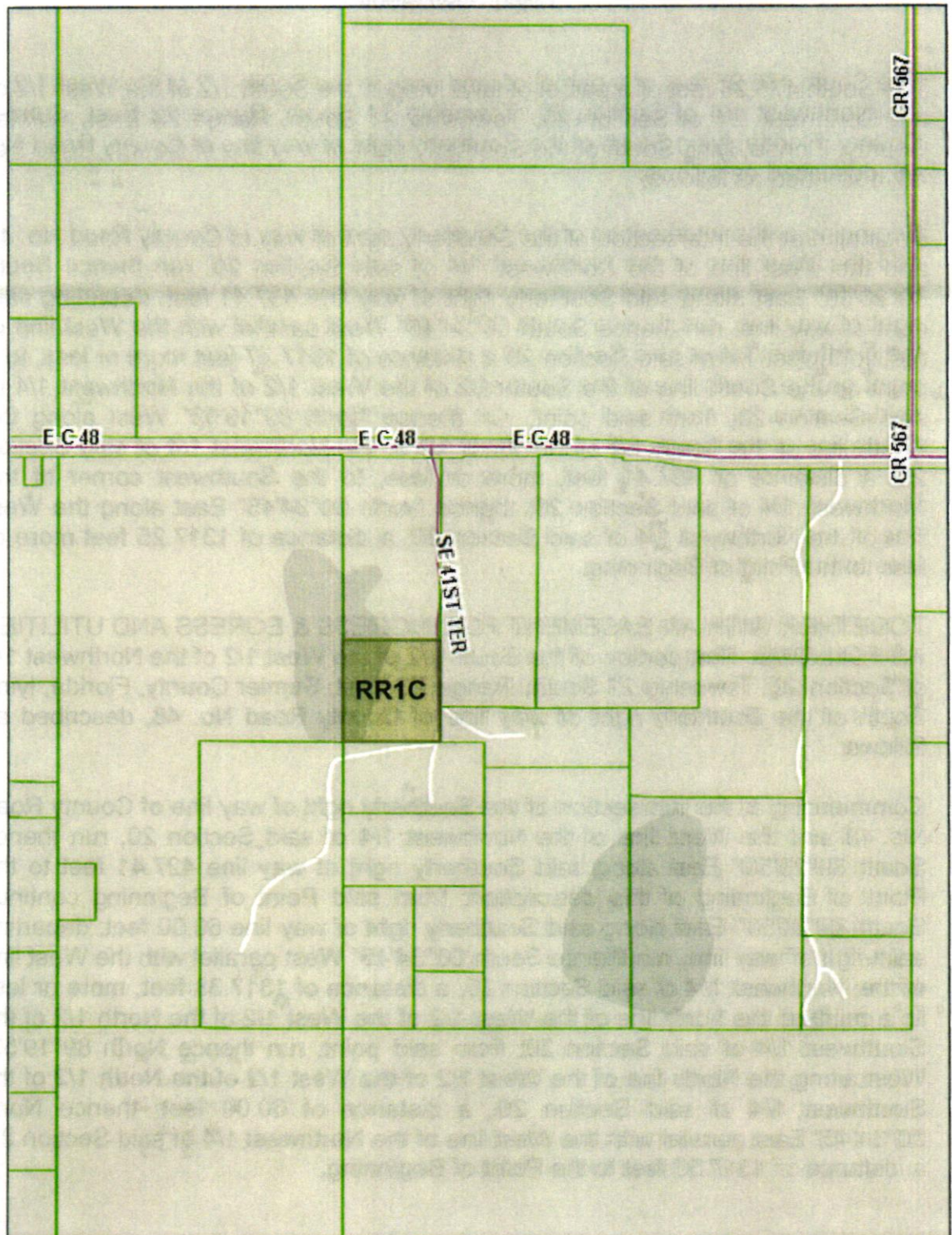
The South 476.25 feet of a parcel of land lying in the South 1/2 of the West 1/2 of the Northwest 1/4 of Section 20, Township 21 South, Range 23 East, Sumter County, Florida, lying South of the Southerly right of way line of County Road No. 48, described as follows:

Beginning at the intersection of the Southerly right of way of County Road No. 48 and the West line of the Northwest 1/4 of said Section 20, run thence South 89°20'50" East along said Southerly right of way line 457.41 feet; departing said right of way line, run thence South 00°34'45" West parallel with the West line of the Northwest 1/4 of said Section 20 a distance of 1317.37 feet more or less, to a point on the South line of the South 1/2 of the West 1/2 of the Northwest 1/4 of said Section 20; from said point, run thence North 89°19'53" West along the South line of the South 1/2 of the West 1/2 of the Northwest 1/4 of said Section 20, a distance of 457.41 feet, more or less, to the Southwest corner of the Northwest 1/4 of said Section 20; thence North 00°34'45" East along the West line of the Northwest 1/4 of said Section 20, a distance of 1317.25 feet more or less to the Point of Beginning.

TOGETHER WITH AN EASEMENT FOR INGRESS & EGRESS AND UTILITIES AS FOLLOWS: That portion of the South 1/2 of the West 1/2 of the Northwest 1/4 of Section 20, Township 21 South, Range 23 East, Sumter County, Florida, lying South of the Southerly right of way line of County Road No. 48, described as follows:

Commencing at the intersection of the Southerly right of way line of County Road No. 48 and the West line of the Northwest 1/4 of said Section 20, run thence South 89°20'50" East along said Southerly right of way line 427.41 feet to the Point of Beginning of this description; from said Point of Beginning continue South 89°20'50" East along said Southerly right of way line 60.00 feet; departing said right of way line, run thence South 00°34'45" West parallel with the West line of the Northwest 1/4 of said Section 20, a distance of 1317.38 feet, more or less to a point on the North line of the West 1/2 of the West 1/2 of the North 1/2 of the Southwest 1/4 of said Section 20; from said point, run thence North 89°19'53" West along the North line of the West 1/2 of the West 1/2 of the North 1/2 of the Southwest 1/4 of said Section 20, a distance of 60.00 feet; thence North 00°34'45" East parallel with the West line of the Northwest 1/4 of said Section 20, a distance of 1317.36 feet to the Point of Beginning.

Attachment B



**CITY OF WEBSTER
REZONING APPLICATION**

PLANNING AND ZONING BOARD

June 12, 2025

CITY OF WEBSTER CITY COUNCIL

June 19, 2025

July 17, 2025

CASE NUMBER: ZON25-000024

LANDOWNER: Juan Pablo Jr. & Elaine M. Torres

REQUESTED ACTION: Rezone 5 acres MOL from County General Agriculture Minimum Ten Acres with Conventional Housing (A10C) to City of Webster Rural Residential Minimum One Acre with Conventional Housing (RR1C)

PARCEL NUMBERS: Q20-016

LEGAL DESCRIPTION: Attachment A

EXISTING ZONING: County General Agriculture Minimum Ten Acres with Conventional Housing (A10C)

EXISTING USE: Single Family Residence

FUTURE LAND USE: County Agriculture, proposed to be City of Webster Rural Residential (LU25-000015)

PARCEL SIZE: 5 acres MOL

GENERAL LOCATION: Webster area – on SE 41st Ter, south of E C 48

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 General Agricultural Minimum Ten Acre with Conventional Housing and Rural Residential Minimum Five Acres with Conventional Housing (Map 1).

CASE SUMMARY

The applicant is seeking to subdivide their parcel one time in order to build a second home for their son. 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 General Agriculture Minimum Ten Acres with Conventional Housing. The new proposed zoning has been determined to be RR1C because the City of Webster's Land Development Code presently lacks RR5C and RR2.5C.

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 property owner seeks to subdivide the parcel and construct a second dwelling.
- 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.

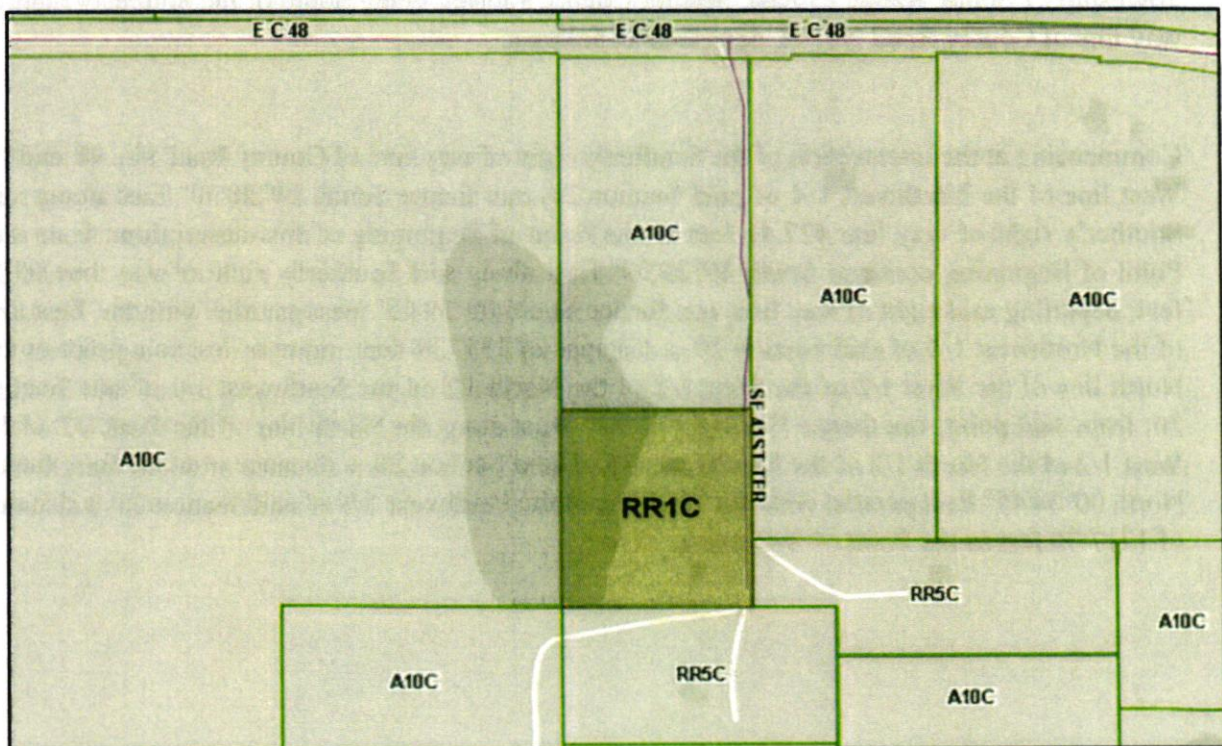
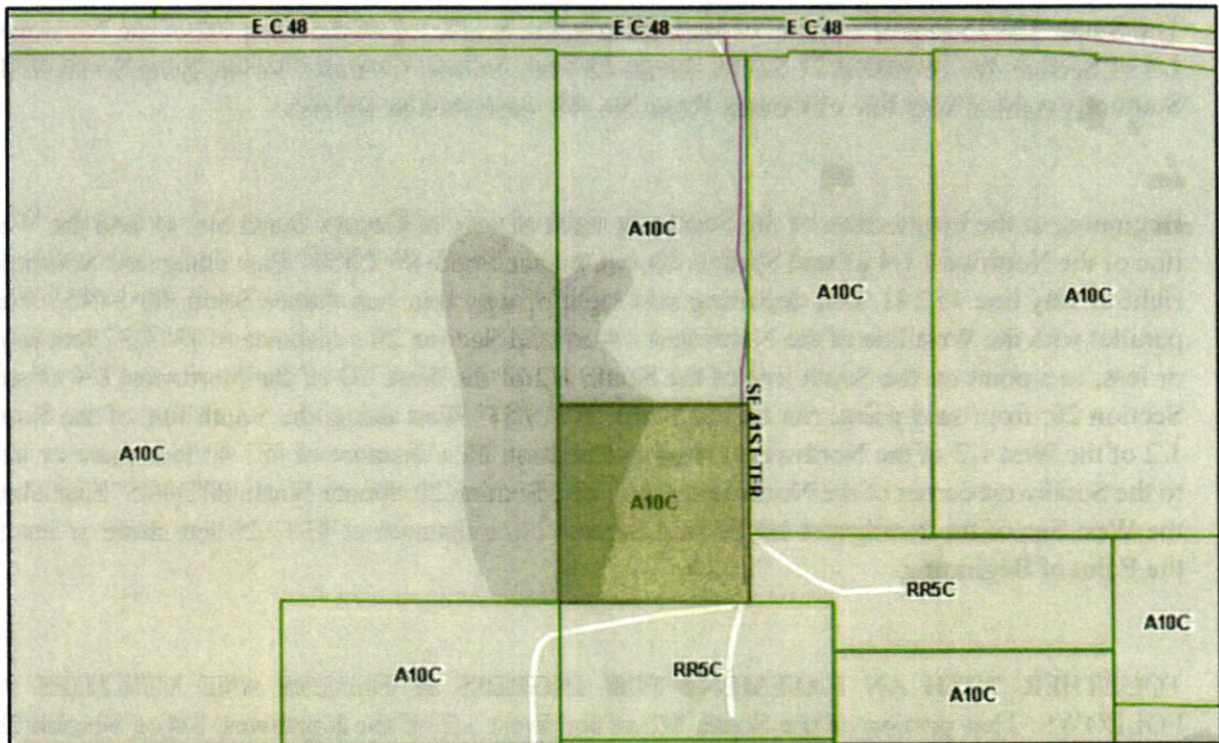
Staff reviewed land ownership and authorization through deeds, and the consent and designation of agent form submitted and signed by an authorized signer for the entity that owns the properties.

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: 10

MAP 1: SURROUNDING AREA WITH PROPOSED CHANGES



Attachment A

Legal Description

The South 476.25 feet of a parcel of land lying in the South 1/2 of the West 1/2 of the Northwest 1/4 of Section 20, Township 21 South, Range 23 East, Sumter County, Florida, lying South of the Southerly right of way line of County Road No. 48, described as follows:

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Zoning - Rezonings

Address: 7490 SE 41ST TER (Q20-016)

Description: Q20-016 - Webster - Torres - Rezone to City RR1C

ZON25-000024

Application Date: 05/19/2025

Application Information

Is the property
owner listed
above correct?

Yes

Who is
submitting this
application?

Owner

Current Use

Agricultural

Is this for a
Planned Unit
Development?

No

Acreage to be
Rezoned

1

Legal
Description

The South 476.25 feet of a parcel of land lying in the South 1/2 of the West 1/2 of the Northwest 1/4 of Section 20, Township 21 South, Range 23 East, Sumter County, Florida, lying South of the Southerly right of way line of County Road No. 48, described as follows: Beginning at the intersection of the Southerly right of way of County Road No. 48 and the West line of the Northwest 1/4 of said Section 20, run thence South 89°20'50" East along said Southerly right of way line 457.41 feet; departing said right of way line, run thence South 00°34'45" West parallel with the West line of the Northwest 1/4 of said Section 20 a distance of 1317.37 feet more or less, to a point on the South line of the South 1/2 of the West 1/2 of the Northwest 1/4 of said Section 20; from said point, run thence North 89°19'53" West along the South line of the South 1/2 of the West 1/2 of the Northwest 1/4 of said Section 20, a distance of 457.41 feet, more or less, to the Southwest corner of the Northwest 1/4 of said Section 20; thence North 00°34'45" East along the West line of the Northwest 1/4 of said Section 20, a distance of 1317.25 feet more or less to the Point of Beginning. TOGETHER WITH AN EASEMENT FOR INGRESS & EGRESS AND UTILITIES AS FOLLOWS: That portion of the South 1/2 of the West 1/2 of the Northwest 1/4 of Section 20, Township 21 South, Range 23 East, Sumter County, Florida, lying South of the Southerly right of way line of County Road No. 48, described as follows: Commencing at the intersection of the Southerly right of way line of County Road No. 48 and the West line of the Northwest 1/4 of said Section 20, run thence South 89°20'50" East along said Southerly right of way line 427.41 feet to the Point of Beginning of this description; from said Point of Beginning continue South 89°20'50" East along said Southerly right of way line 60.00 feet; departing said right of way line, run thence South 00°34'45" West parallel with the West line of the Northwest 1/4 of said Section 20, a distance of 1317.38 feet, more or less to a point on the North line of the West 1/2 of the West 1/2 of the North 1/2 of the Southwest 1/4 of said Section 20; from said point, run thence North 89°19'53" West along the North line of the West 1/2 of the West 1/2 of the North 1/2 of the Southwest 1/4 of said Section 20, a distance of 60.00 feet; thence North 00°34'45" East parallel with the West line of the Northwest 1/4 of said Section 20, a distance of 1317.36 feet to the Point of Beginning. Subject to easements, restrictions, reservations and limitations of record, if any. TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining. TO HAVE AND TO HOLD the same in Fee Simple forever

Describe the request in detail	We are submitting this application to coincide with our application for annexation in order to deed one acre to our son and allow for another house on the property.				
Current Parcel Size (acreage)	5				
Current Zoning	<table border="1"> <tr> <th>Type</th> </tr> <tr> <td>A10 General Agricultural with Optional Housing</td> </tr> </table>			Type	A10 General Agricultural with Optional Housing
Type					
A10 General Agricultural with Optional Housing					
Requested Zoning	<table border="1"> <tr> <th>Type</th> </tr> <tr> <td>RR1C High Density Rural Residential with Conventional Housing</td> </tr> </table>			Type	RR1C High Density Rural Residential with Conventional Housing
Type					
RR1C High Density Rural Residential with Conventional Housing					
Current Future Land Use	<table border="1"> <tr> <th>Type</th> </tr> <tr> <td>Agriculture</td> </tr> </table>			Type	Agriculture
Type					
Agriculture					
Type Full Name	Elaine M Torres				

* Only fields that were populated are shown

Documents

- Document: [LU25-000015 & ZON25-000024 Legal Ad for Sumter Sun Times on Thurs 6_3.msg](#)
- Document: [LU25-000015 & ZON25-000024 Notice Letter.doc](#)
- Document: [Properties within 500ft of Q20-016.xlsx](#)
- Document: [IMG_9530.jpeg](#)
- Document: [IMG_9531.jpeg](#)
- Recorded deed or other proof of ownership: [Recorded Deed Torres.pdf](#)
- Signature: [signature.png](#)
- System Email: [Your application has been received.htm](#)
- System Email: [Your citizenserve payment has been received.htm](#)

Fees and Payments

Total Fees: 771.75
Total Paid: 771.75
Balance Due: 0.00

Fees

Quantity	Description	Amount	Total Cost
1.0	Rezoning	750.00	750.00
1.0	Convenience Fee	21.75	21.75

Payments

Date	Type	Reference	Receipt	ReceivedFrom	Amount
05/19/2025	Credit	81045555325	14597	Elaine Torres	750.00
05/19/2025	Credit	81045555356	14598	Elaine Torres	21.75

**Land Use - Future Land Use Change Map (Small Scale)****Address:** 7490 SE 41ST TER (Q20-016)**Description:** Q20-016 - Webster - Torres - Change FLU to City Rural Residential**LU25-000015**

Application

Date: 05/19/2025

Application Information

Is the property owner listed above correct?	Yes
Who is submitting this application?	Owner
Current Use	County Agriculture
Current Future Land Use	Rural Residential
Current Zoning	A10 General Agricultural with Optional Housing
Requested Future Land Use	Rural Residential
Acreage	5
Legal Description	<p>The South 476.25 feet of a parcel of land lying in the South 1/2 of the West 1/2 of the Northwest 1/4 of Section 20, Township 21 South, Range 23 East, Sumter County, Florida, lying South of the Southerly right of way line of County Road No. 48, described as follows: Beginning at the intersection of the Southerly right of way of County Road No. 48 and the West line of the Northwest 1/4 of said Section 20, run thence South 89°20'50" East along said Southerly right of way line 457.41 feet; departing said right of way line, run thence South 00°34'45" West parallel with the West line of the Northwest 1/4 of said Section 20 a distance of 1317.37 feet more or less, to a point on the South line of the South 1/2 of the West 1/2 of the Northwest 1/4 of said Section 20; from said point, run thence North 89°19'53" West along the South line of the South 1/2 of the West 1/2 of the Northwest 1/4 of said Section 20, a distance of 457.41 feet, more or less, to the Southwest corner of the Northwest 1/4 of said Section 20; thence North 00°34'45" East along the West line of the Northwest 1/4 of said Section 20, a distance of 1317.25 feet more or less to the Point of Beginning. TOGETHER WITH AN EASEMENT FOR INGRESS & EGRESS AND UTILITIES AS FOLLOWS: That portion of the South 1/2 of the West 1/2 of the Northwest 1/4 of Section 20, Township 21 South, Range 23 East, Sumter County, Florida, lying South of the Southerly right of way line of County Road No. 48, described as follows: Commencing at the intersection of the Southerly right of way line of County Road No. 48 and the West line of the Northwest 1/4 of said Section 20, run thence South 89°20'50" East along said Southerly right of way line 427.41 feet to the Point of Beginning of this description; from said Point of Beginning continue South 89°20'50" East along said</p>

Southerly right of way line 60.00 feet; departing said right of way line, run thence South 00°34'45" West parallel with the West line of the Northwest 1/4 of said Section 20, a distance of 1317.38 feet, more or less to a point on the North line of the West 1/2 of the West 1/2 of the North 1/2 of the Southwest 1/4 of said Section 20; from said point, run thence North 89°19'53" West along the North line of the West 1/2 of the West 1/2 of the North 1/2 of the Southwest 1/4 of said Section 20, a distance of 60.00 feet; thence North 00°34'45" East parallel with the West line of the Northwest 1/4 of said Section 20, a distance of 1317.36 feet to the Point of Beginning. Subject to easements, restrictions, reservations and limitations of record, if any. TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining. TO HAVE AND TO HOLD the same in Fee Simple foreve

Describe the request in detail We are making this application in order to put a second home on our property.

Type Full Name Elaine M Torres

* Only fields that were populated are shown

Documents

- Document: [LU25-000015 & ZON25-000024 Legal Ad for Sumter Sun Times on Thurs 6_3.msg](#)
- Document: [LU25-000015 & ZON25-000024 Notice Letter.doc](#)
- Document: [Properties within 500ft of Q20-016.xlsx](#)
- Document: [IMG_9530.jpeg](#)
- Document: [IMG_9531.jpeg](#)
- Recorded deed or other proof of ownership: [Recorded Deed Torres.pdf](#)
- Signature: [signature.png](#)
- System Email: [Your application has been received.htm](#)
- System Email: [Your citizenserve payment has been received.htm](#)

Fees and Payments

Total Fees: 2,058.00
Total Paid: 2,058.00
Balance Due: 0.00

Fees

Quantity	Description	Amount	Total Cost
1.0	Future Land Use Change Map (Small Scale)	2,000.00	2,000.00
1.0	Convenience Fee	58.00	58.00

Payments

Date	Type	Reference	Receipt	ReceivedFrom	Amount
05/19/2025	Credit	81045443324	14587	Elaine Torres	2000.00
05/19/2025	Credit	81045443361	14588	Elaine Torres	58.00

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

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

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

and

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

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

A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE N. 89°58'40" E., ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 180.01 FEET; THENCE N.

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

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

AND

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

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

AND

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

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

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

AND

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

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

AND

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

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

AND

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

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

Requested Actions:

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

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

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

Planning and Zoning Board

6:00 PM, June 12, 2025

City Council – First Reading

6:00 PM, June 19, 2025

City Council – Second Reading & Final Vote

6:00 PM, July 17, 2025

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

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

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

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



INTERIM AD DRAFT

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

Notice ID: aMNxJurCmDwuRp7gHHk3 | **Proof Updated: Jun. 03, 2025 at 08:15am EDT**
Notice Name: LU25-000016 ZON25-000025

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jared.oberholtzer@sumtercountyfl.gov
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Affidavit Fee	2.00

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

See Proof on Next Page

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

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

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

and

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

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

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

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

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

AND

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

25.01 FEET TO THE POINT OF BEGINNING.
AND

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

AND

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

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

AND

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

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

AND

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

Requested Actions:

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

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

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

Planning and Zoning Board

6:00 PM, June 12, 2025

City Council - First Reading

6:00 PM, June 19, 2025

City Council - Second Reading & Final Vote

6:00 PM, July 17, 2025

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

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

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

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

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

Published: 6/05/2025

**CITY OF WEBSTER, FLORIDA
BUSINESS IMPACT ESTIMATE**

ORDINANCE NO. 2025-31

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA, ANNEXING BY VOLUNTARY PETITION CERTAIN REAL PROPERTY TAX IDENTIFICATION PARCEL NUMBERS S01-022 LOCATED CONTIGUOUS TO THE CITY OF WEBSTER IN ACCORDANCE WITH THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, FLORIDA STATUTES, TOGETHER WITH ASSOCIATED RIGHTS-OF-WAYS; REDEFINING THE BOUNDARIES OF THE CITY OF WEBSTER TO INCLUDE SAID PROPERTY; AMENDING THE BOUNDARIES OF THE CITY IN ACCORDANCE WITH THE PROVISIONS OF SECTION 166.031, FLORIDA STATUTES; PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS; DIRECTING THE CITY CLERK TO RECORD THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT, WITH THE CHIEF ADMINISTRATIVE OFFICE OF SUMTER COUNTY AND WITH THE DEPARTMENT OF STATE; PROVIDING FOR LEGAL DESCRIPTION AND A MAP AND PROVIDING FOR THE INCORPORATION OF THAT EXHIBIT; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND THE TAKING OF ADMINISTRATIVE ACTIONS AND PROVIDING FOR AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with Section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City of Webster is of the view that a business impact estimate is not required by state law for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy,

county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;

b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;

c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City of Webster hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

Annexation from the joint planning area into the city limits as per the provisions of section 166.031, Florida Statutes. This will allow property owners access to city utilities and other city services.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of Webster: (a) An estimate of direct compliance costs that businesses may reasonably incur; (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and (c) An estimate of the City of Webster regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

The direct economic impact of the proposed ordinance on private, for-profit businesses in the City is indeterminate.

No direct compliance costs are estimated to be incurred by businesses as a result of the adoption of this Ordinance.

There is no anticipated regulatory cost to be incurred by the City associated with this Ordinance and no revenue is expected to be received as a result of this Ordinance.

3. A Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

It is estimated that there will be no businesses impacted by this Ordinance.

4. Additional information the governing body deems useful (if any):

There is no additional information deemed useful.

ORDINANCE NO. 2025-31

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA, ANNEXING BY VOLUNTARY PETITION CERTAIN REAL PROPERTY TAX IDENTIFICATION PARCEL NUMBERS S01-022 LOCATED CONTIGUOUS TO THE CITY OF WEBSTER IN ACCORDANCE WITH THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, *FLORIDA STATUTES*, TOGETHER WITH ASSOCIATED RIGHTS-OF-WAYS; REDEFINING THE BOUNDARIES OF THE CITY OF WEBSTER TO INCLUDE SAID PROPERTY; AMENDING THE BOUNDARIES OF THE CITY IN ACCORDANCE WITH THE PROVISIONS OF SECTION 166.031, *FLORIDA STATUTES*; PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS; DIRECTING THE CITY CLERK TO RECORD THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT, WITH THE CHIEF ADMINISTRATIVE OFFICE OF SUMTER COUNTY AND WITH THE DEPARTMENT OF STATE; PROVIDING FOR LEGAL DESCRIPTION AND A MAP AND PROVIDING FOR THE INCORPORATION OF THAT EXHIBIT; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND THE TAKING OF ADMINISTRATIVE ACTIONS AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Southern Properties Florida, LLC, applied for annexation of property into the City of Webster and is hereby determined to be the fee simple title owner of the real property described below; and

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

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

Tax Identification Parcel Number	Owner
S01-022	Southern Properties Florida, LLC

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

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

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

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

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

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

Demographic Research along with a statement specifying the population census effect and the affected land area.

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

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

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

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

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

LEGAL DESCRIPTION

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

(c). The property owner of the annexed property fully understands that all of the costs of routing and installing all utility services to the annexed property that may result and be incurred and the obligation to pay any and all applicable fees in any way

relating to connection to, and provision of services by, the City's utility systems shall be borne totally by the property owner.

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

SECTION 2. EFFECT OF ANNEXATION.

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

SECTION 3. ADMINISTRATIVE ACTIONS.

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

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

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

SECTION 4. CONFLICTS.

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

SECTION 5. SEVERABILITY.

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

SECTION 6. CODIFICATION.

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

SECTION 7. EFFECTIVE DATE.

This Ordinance shall take effect immediately upon passage and adoption.

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

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

Ana Vigoa, Mayor

ATTEST:

Approved as to form and legality:

Amy Flood

City Clerk

Andrew Hand

City Attorney

Exhibit A
Legal Description

Parcels: (S01-022)

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

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

AND

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

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

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

AND

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

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

AND

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

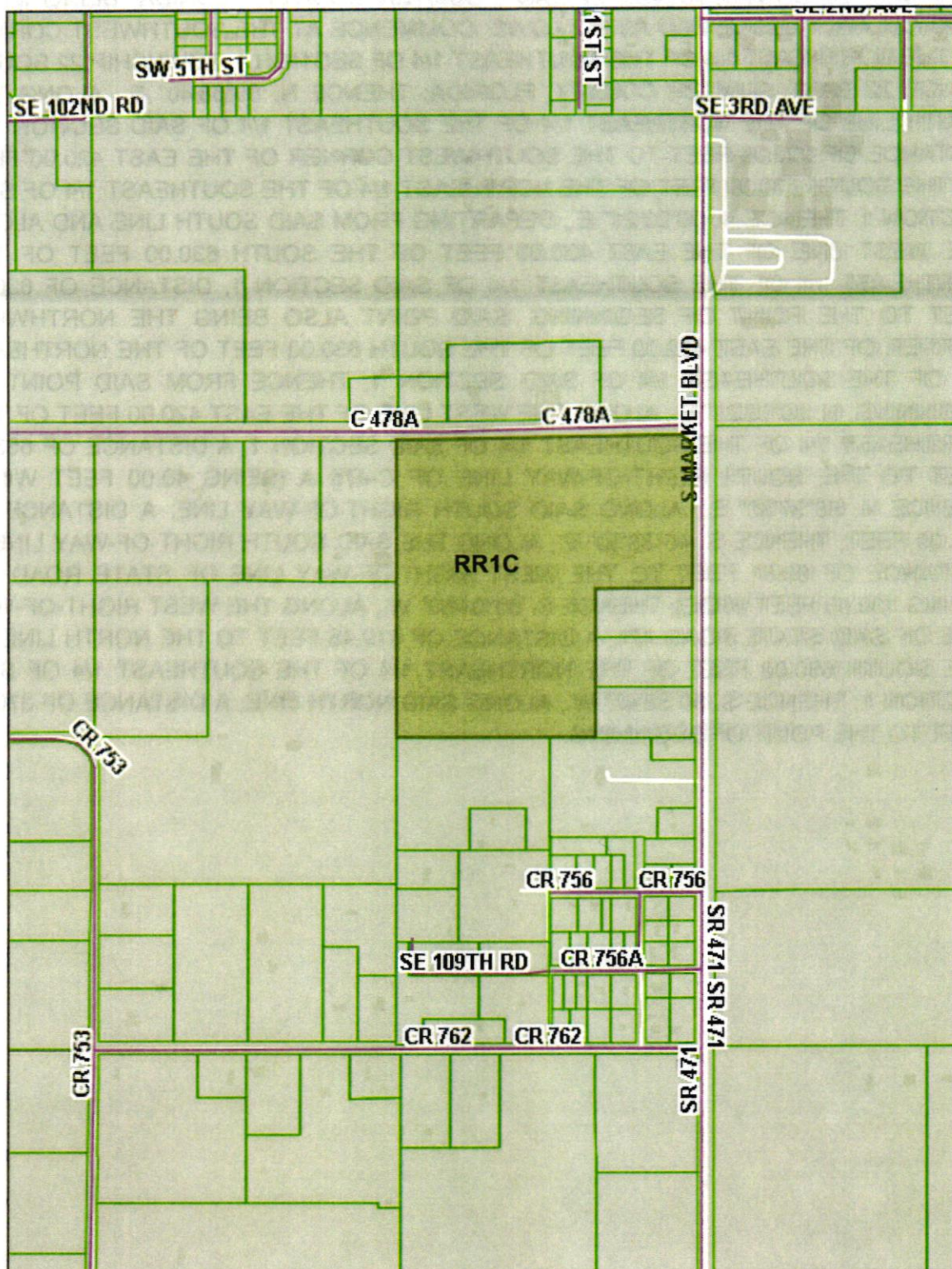
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TOGETHER WITH AND SUBJECT TO A 50.00 FEET WIDE SHARED ACCESS DRIVEWAY EASEMENT DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA;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

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**CITY OF WEBSTER, FLORIDA
BUSINESS IMPACT ESTIMATE**

ORDINANCE NO. 2025-32

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

This Business Impact Estimate is provided in accordance with Section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City of Webster is of the view that a business impact estimate is not required by state law for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;

b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;

c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City of Webster hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

The amendment is to bring the property into the city's comprehensive plan after annexation.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of Webster: (a) An estimate of direct compliance costs that businesses may reasonably incur; (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and (c) An estimate of the City of Webster regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

The direct economic impact of the proposed ordinance on private, for-profit businesses in the City is indeterminate.

No direct compliance costs are estimated to be incurred by businesses as a result of the adoption of this Ordinance.

There is no anticipated regulatory cost to be incurred by the City associated with this Ordinance and no revenue is expected to be received as a result of this Ordinance.

3. A Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

It is estimated that there will be no businesses impacted by this Ordinance.

4. Additional information the governing body deems useful (if any):

There is no additional information deemed useful.

ORDINANCE NO. 2025-32

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

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

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

WHEREAS, Southern Properties Florida, LLC initiated voluntary annexation into the municipal limits of the City of Webster, Florida.; and

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

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

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

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

SECTION 1. LEGISLATIVE FINDINGS AND INTENT.

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

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

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

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

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

SECTION 2. AMENDMENT TO FUTURE LAND USE MAP.

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

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

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

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

SECTION 5. CODIFICATION/INSTRUCTIONS TO CODE CODIFIER.

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

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

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

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

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

Ana Vigoa, Mayor

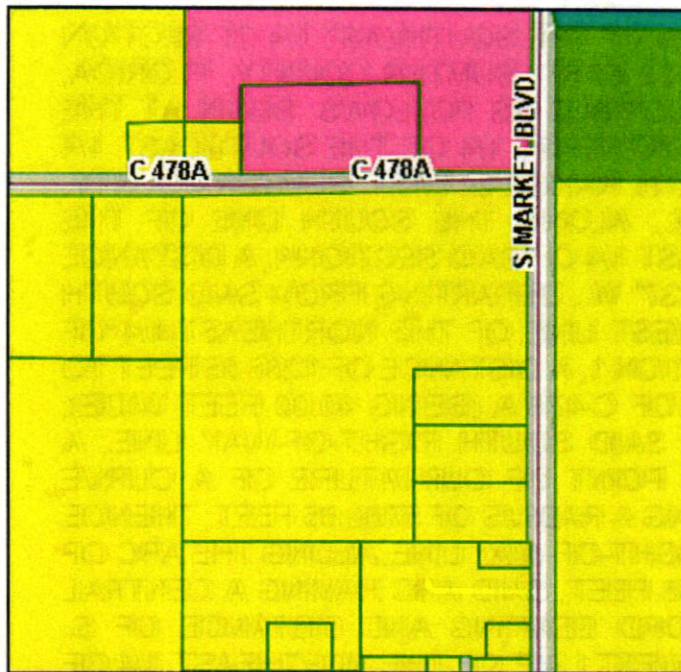
**Approved as to form and
legality:**

ATTEST:

**Amy Flood
City Clerk**

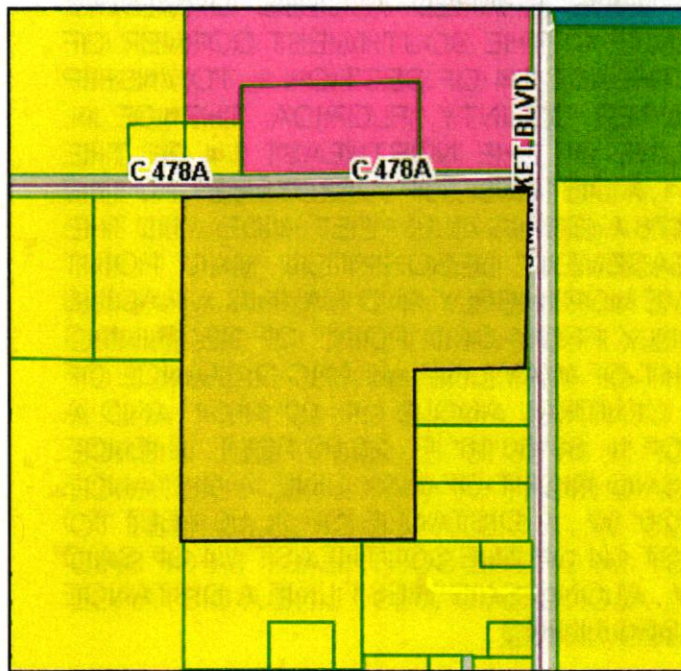
**Andrew Hand
City Attorney**

ATTACHMENT 1 Future Land Use Map



EXISTING FUTURE LAND USE

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



PROPOSED FUTURE LAND USE

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

ATTACHMENT 2
Legal Description

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

AND

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

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

AND

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

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

AND

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

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

AND

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

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

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

AND

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

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

**CITY OF WEBSTER, FLORIDA
BUSINESS IMPACT ESTIMATE**

ORDINANCE NO. 2025-33

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA PROVIDING FOR THE REZONING OF REAL PROPERTY TOTALING 32 ACRES, MORE OR LESS, IN SIZE (TAX PARCEL IDENTIFICATION NUMBER (S01-022) FROM COUNTY GENERAL AGRICULTURE MINIMUM TEN ACRES WITH CONVENTIONAL HOUSING (A10C) TO 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.

This Business Impact Estimate is provided in accordance with Section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City of Webster is of the view that a business impact estimate is not required by state law for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding

community development districts;

c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City of Webster hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

The rezoning is to bring the property into city zoning classification after annexation.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of Webster: (a) An estimate of direct compliance costs that businesses may reasonably incur; (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and (c) An estimate of the City of Webster regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

The direct economic impact of the proposed ordinance on private, for-profit businesses in the City is indeterminate.

No direct compliance costs are estimated to be incurred by businesses as a result of the adoption of this Ordinance.

There is no anticipated regulatory cost to be incurred by the City associated with this Ordinance and no revenue is expected to be received as a result of this Ordinance.

3. A Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

It is estimated that there will be no businesses impacted by this Ordinance.

4. Additional information the governing body deems useful (if any):

There is no additional information deemed useful.

ORDINANCE NO. 2025-33

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA PROVIDING FOR THE REZONING OF REAL PROPERTY TOTALING 32 ACRES, MORE OR LESS, IN SIZE (TAX PARCEL IDENTIFICATION NUMBER (S01-022) FROM COUNTY GENERAL AGRICULTURE MINIMUM TEN ACRES WITH CONVENTIONAL HOUSING (A10C) TO 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, Southern Properties Florida, LLC mailing address: 218 N. Florida St., Bushnell, FL 33513 (Tax Parcel Identification Number S01-022), is the owner of the property which is the subject of this Ordinance; and

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

WHEREAS, Southern Properties Florida, LLC initiated voluntary annexation into the municipal limits of the City of Webster, Florida; and

WHEREAS, the City Manager of the City of Webster pursuant to the controlling provisions of Florida Statutes and the Code of Ordinances of the City of Webster, is petitioning to have the subject property reassigned from the A10C (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 32 acres MOL in size, is located on the Southwest corner of C 478A and S. Market Blvd. (Tax Parcel Number S01-022). 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 32 acres MOL in size, shall be rezoned from A10C (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 2025-32 relating to the Comprehensive amendment becomes effective.

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

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

Ana Vigoa, Mayor

ATTEST:

**Approved as to form and
legality:**

**Amy Flood
City Clerk**

**Andrew Hand
City Attorney**

Attachment A
Legal Description

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

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

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NORTHERLY PROJECTION THEREOF, A DISTANCE OF 1283.69 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF C-478 A (BEING 40.00 FEET WIDE); THENCE S. 88°37'30" W., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 181.91 FEET; THENCE S. 00°01'37" E., DEPARTING FROM SAID SOUTH RIGHT-OF-WAY LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1279.40 FEET TO THE POINT OF BEGINNING.

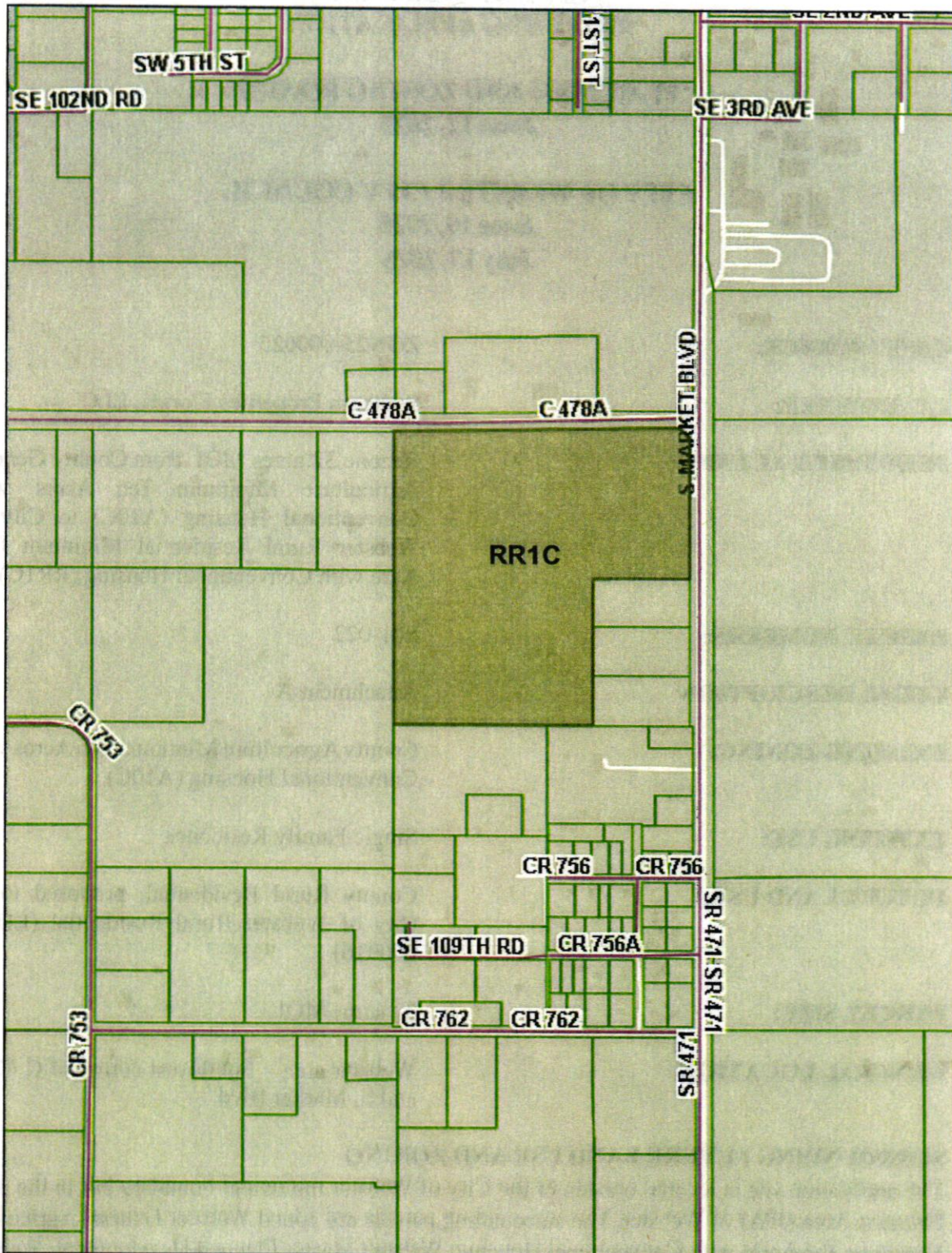
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OF THE EAST 420.00 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 653.69 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF C-478 A (BEING 40.00 FEET WIDE); THENCE N. 88°37'30" E., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE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

Attachment B



**CITY OF WEBSTER
REZONING APPLICATION**

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

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

CASE NUMBER:	ZON25-000025
LANDOWNER:	Southern Properties Florida, LLC
REQUESTED ACTION:	Rezone 32 acres MOL from County General Agriculture Minimum Ten Acres with Conventional Housing (A10C) to City of Webster Rural Residential Minimum One Acre with Conventional Housing (RR1C)
PARCEL NUMBERS:	S01-022
LEGAL DESCRIPTION:	Attachment A
EXISTING ZONING:	County Agriculture Minimum Ten Acres with Conventional Housing (A10C)
EXISTING USE:	Single Family Residence
FUTURE LAND USE:	County Rural Residential, proposed to be City of Webster Rural Residential (LU25-000016)
PARCEL SIZE:	32 acres MOL
GENERAL LOCATION:	Webster area – Southwest corner of C 478A and S. Market Blvd.

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 Webster General Agriculture Minimum Ten Acres with Conventional Housing; Webster Master Planned Development; Webster Public/Institutional; County Residential Two Units Per Acre with Conventional Housing; County Rural Residential Minimum One Acre with Optional Housing; County Rural Residential Minimum

One Acre with Conventional Housing; County Rural Residential Minimum Five Acres with Optional Housing; County Rural Residential Minimum Five Acres with Conventional Housing; County General Agriculture Minimum Ten Acres with Conventional Housing; and County Public/Institutional (Map 1).

CASE SUMMARY

The applicant is seeking to subdivide the parcel into five tracts of 6 acres MOL. 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 Agriculture Minimum Ten Acres with Conventional Housing. The new proposed zoning has been determined to be RR1C because the City of Webster's Land Development Code presently lacks RR5C and RR2.5C.

CASE ANALYSIS

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

- a) Change of conditions, or absence of changed conditions.
The subject parcel changed hands in 2025. The new owner is seeking to subdivide 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.

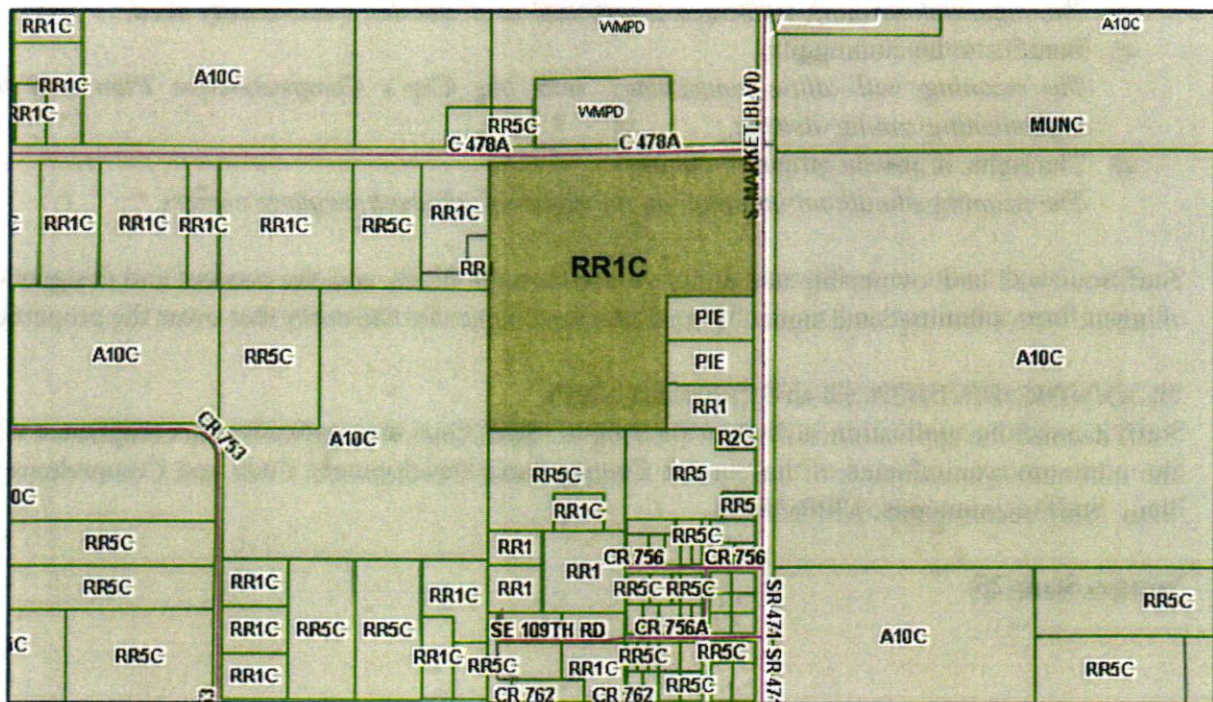
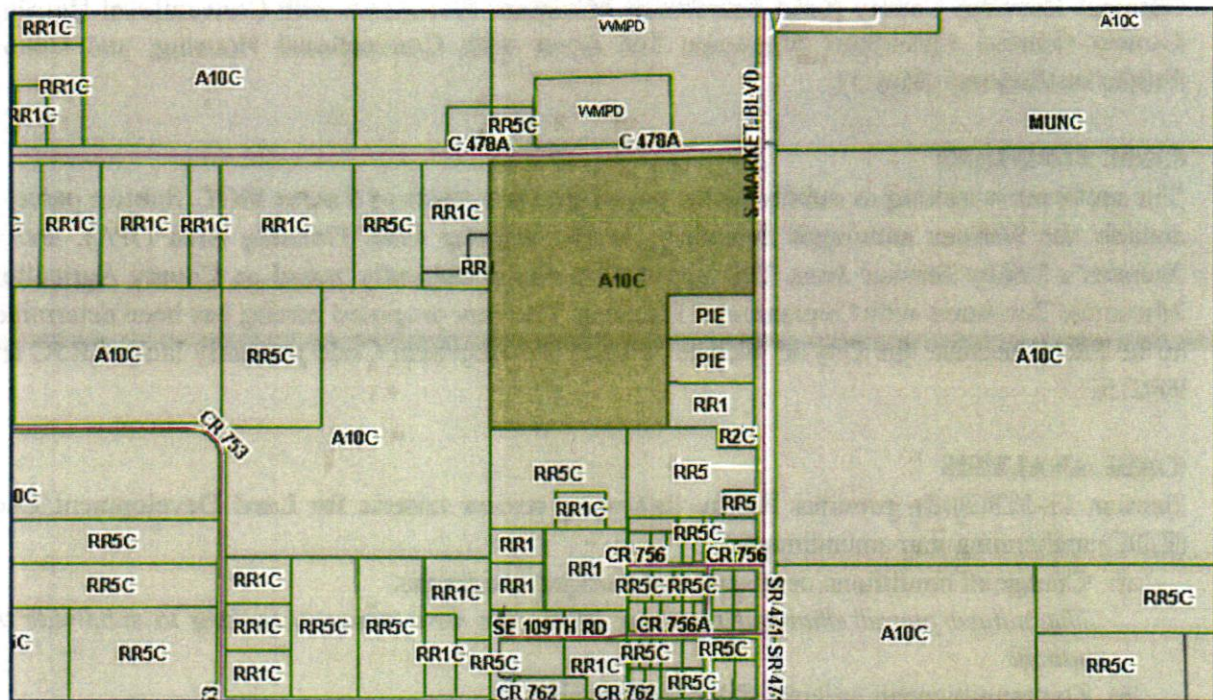
Staff reviewed land ownership and authorization through deeds, and the consent and designation of agent form submitted and signed by an authorized signer for the entity that owns the properties.

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: 25

MAP 1: SURROUNDING AREA WITH PROPOSED CHANGES



Attachment A

Legal Description

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

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

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

AND

A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE N. 89°58'40" E., ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 360.02 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING, CONTINUE N. 89°58'40" E., ALONG SAID SOUTH

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

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

AND

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

WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1275.15 FEET TO THE POINT OF BEGINNING.

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

AND

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

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

AND

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

SOUTHEAST 1/4 OF SAID SECTION 1; THENCE S. 89°58'40" W., ALONG SAID NORTH LINE, A DISTANCE OF 370.68 FEET TO THE POINT OF BEGINNING.