

City of Webster

Planning\Zoning Meeting

October 13, 2022

6:00 p.m.



OFFICE

Copy



AGENDA
CITY OF WEBSTER
Planning/Zoning Board
Webster City Hall, 85 E. Central Avenue
October 13, 2022 – 5:30 P.M.

I. CALL TO ORDER

Pledge of Allegiance, Invocation, Roll Call and Determination of Quorum

II. APPROVAL OF MINUTES

Approval of Minutes – September 15, 2022

M_____ S_____ Roll Call Vote

III. PUBLIC HEARING

First Reading of Ordinance 2022-15 Webster Associates Development LLC - Amendment to the Comprehensive Plan

M_____ S_____ Roll Call Vote to Read by Title Only

M_____ S_____ Roll Call Vote for Approval

First Reading of Ordinance 2022-16 Webster Associates Development LLC - Rezoning of Parcel ID's S12-016, S12-013, S12-014, and S12-015

M_____ S_____ Roll Call Vote to Read by Title Only

M_____ S_____ Roll Call Vote for Approval

First Reading of Ordinance 2022-17 – Sorry Dog LLC - Amendment to the Comprehensive Plan

M_____ S_____ Roll Call Vote to Read by Title Only

M_____ S_____ Roll Call Vote for Approval

First Reading of Ordinance 2022-18 – Sorry Dog LLC - Rezoning of Parcel Number Q19-017

M_____ S_____ Roll Call Vote to Read by Title Only

M_____ S_____ Roll Call Vote for Approval

First Reading of Ordinance 2022-19 - Walton Acquisitions FL, LLC- Amendment to the Comprehensive Plan and Future Land Use Map

M_____ S_____ Roll Call Vote to Read by Title Only

M_____ S_____ Roll Call Vote for Approval

First Reading of Ordinance 2022-20 - Walton Acquisitions FL, LLC - Rezoning of Parcel ID's Q17-007, Q18-007, Q19-001, Q19-002, AND Q20-002

M _____ S _____ Roll Call Vote to Read by Title Only

M _____ S _____ Roll Call Vote for Approval

IV. ADJOURNMENT

M _____ S _____ -Roll Call Vote

PLEASE NOTE IN ACCORDANCE WITH FLORIDA STATUTE 286.105, ANY PERSON WHO DESIRES TO APPEAL ANY DECISION AT THIS MEETING WILL NEED A RECORD OF THE PROCEEDINGS AND FOR THIS PURPOSE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED. ALSO, IN ACCORDANCE WITH FLORIDA STATUTE 286.26; PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THE PROCEEDINGS SHOULD CONTACT THE OFFICE OF THE CITY CLERK; 85 E. CENTRAL AVENUE; WEBSTER, FLORIDA; (352) 793-2073; 48 HOURS IN ADVANCE.



MINUTES

CITY OF WEBSTER

City Hall, 85 E Central Ave
September 15, 2022
Planning and Zoning Meeting
5:30 p.m.

I. CALL TO ORDER

Chairwoman Yost called the meeting of the City of Webster Planning and Zoning Board to order at 5:30 p.m. Present were board members: Kristin Green, Shadae Solomon, and Chairwoman Diana Yost. Audrey Gavin was absent.

II. APPROVAL OF THE MINUTES

Board Member Solomon made a motion for approval of the minutes for April 21, 2022, seconded by Board Member Forte.

Vote was as follows:

Chairwoman Yost - Yes

Board member Solomon - Yes

Board Member Green- Yes

Motion passed 3-0

III. ITEMS FOR REVIEW & RECOMMENDATION

Board Member Green motioned to approve First Reading of Ordinance 2022-14 Annexation of parcel of ID Q19-017 – Sorry Dog LLC; Seconded by Board Member Solomon.

Board Member Green Motioned to read Ordinance 2022-14 by title only, Seconded by Board Member Solomon.

Assistant City Clerk Melissa Britt read the ordinance by title only.

County planner Sue Farnsworth apprised board members of ordinance 2022-14.
Citizen Judie Mueller spoke during Ordinance 2022-14.

Vote was as follows:

Chairwoman Yost - Yes

Board member Solomon - Yes

Board Member Green- Yes

Motion Passed 3-0

Board Member Green motioned to approve First Reading of Ordinance 2022-12 – Annexation of Parcel ID's Q19-001, Q19-002, AND Q20-002 Walton Acquisitions FL, LLC; Seconded by Board Member Solomon.

Board Member Green Motioned to read Ordinance 2022-12 by title only, Seconded by Board Member Solomon.

Assistant City Clerk Melissa Britt read the ordinance by title only.

County planner Sue Farnsworth apprised board members of ordinance 2022-12.

The following individuals spoke during First Reading of Ordinance 2022-12:

- Judie Mueller – City Resident
- Ryan Rutzebeck – Non-City Resident
- Sandra McClanahan - City Resident
- Jessica Duteau - City Resident

Vote was as follows:

- Chairwoman Yost - Yes
- Board member Solomon - No
- Board Member Green- Yes
- Motion Passed 2-1

Board Member Green motioned to approve First Reading of Ordinance 2022-13 – Annexation of Parcel ID’s Q17-007, and Q18-007 Walton Acquisitions FL, LLC; Seconded by Board Member Solomon.

Board Member Green Motioned to read Ordinance 2022-13 by title only, Seconded by Board Member Solomon.

Assistant City Clerk Melissa Britt read the ordinance by title only.

County planner Sue Farnsworth apprised board members of ordinance 2022-13.

The following individuals spoke during First Reading of Ordinance 2022-13:

- Judie Mueller– City Resident
- Ryan Rutzebeck– Non-City Resident
- Sandra McClanahan – City Resident
- Ryan Solstice– Non-City Resident
- Mark Leonhart– Non-City Resident
- Matthew Leonhart– Non-City Resident
- Chuck Vorobok– Non-City Resident
- Bryant Fulgham– Non-City Resident

Vote was as follows:

- Chairwoman Yost - Yes
- Board member Solomon - No
- Board Member Green- Yes
- Motion Passed 2-1

IV. ADJOURNMENT

Motion by Board Member Green to adjourn, seconded by Board Member Solomon.

The Vote was as follows:

- Chairwoman Yost - Yes
- Board member Solomon - Yes
- Board Member Green - Yes
- Motion passed 3-0

The meeting was adjourned at 6:23 p.m.

Attest:

Deanna Naugler, City Manager

Melissa Britt, Administrative Clerk

ORDINANCE NO. 2022-15

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA AMENDING THE CITY OF WEBSTER COMPREHENSIVE PLAN, AS PREVIOUSLY AMENDED; 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 276.7 ACRES (TAX PARCEL IDENTIFICATION NUMBERS S12-016, S12-013, S12-014 & S12-015), AND DESCRIBED IN THIS ORDINANCE FROM THE AGRICULTURE LAND USE DESIGNATIONS 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 DIRECTIONS TO THE CODE CODIFIER AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Webster Associates Development LLC, whose mailing address is 11649 145th St, Jamaica, NY 11436 (Tax Parcel Identification Numbers S12-016, S12-013, S12-014 & S12-015), is the owner of the property which is the subject of this Ordinance; and

WHEREAS, the real property, totaling 276.7 acres in size, is located on the west side of SR 471; and

WHEREAS, Bindraban Sarjoo of Webster Associates Development LLC has authorized New Strategy Holdings, LLC, and Jimmy Gooding & Robert Batsel to act as his agent in connection with the land use and rezoning of the real property; and

WHEREAS, Robert W. Batsel, Jr. applied to the City of Webster, pursuant to the controlling provisions of State law and the Code of Ordinances of the City of Webster, to have the subject property reassigned from the Agricultural (County) future land use designation to the Rural Residential (City) 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 State law.

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 law 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 Agricultural (County) land use designation to the Rural Residential (City) land use designation with regard to the real property which is the subject of this Ordinance as set forth herein (Attachment A).

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

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. 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 7. EFFECTIVE DATE The large scale *Comprehensive Plan* amendment set forth herein shall not become effective, in accordance with Section 163.3184, *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 large scale amendment is in compliance with controlling State law.

PASSED AND ENACTED this _____ day of _____, 2022.

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

Bobby Yost, Mayor

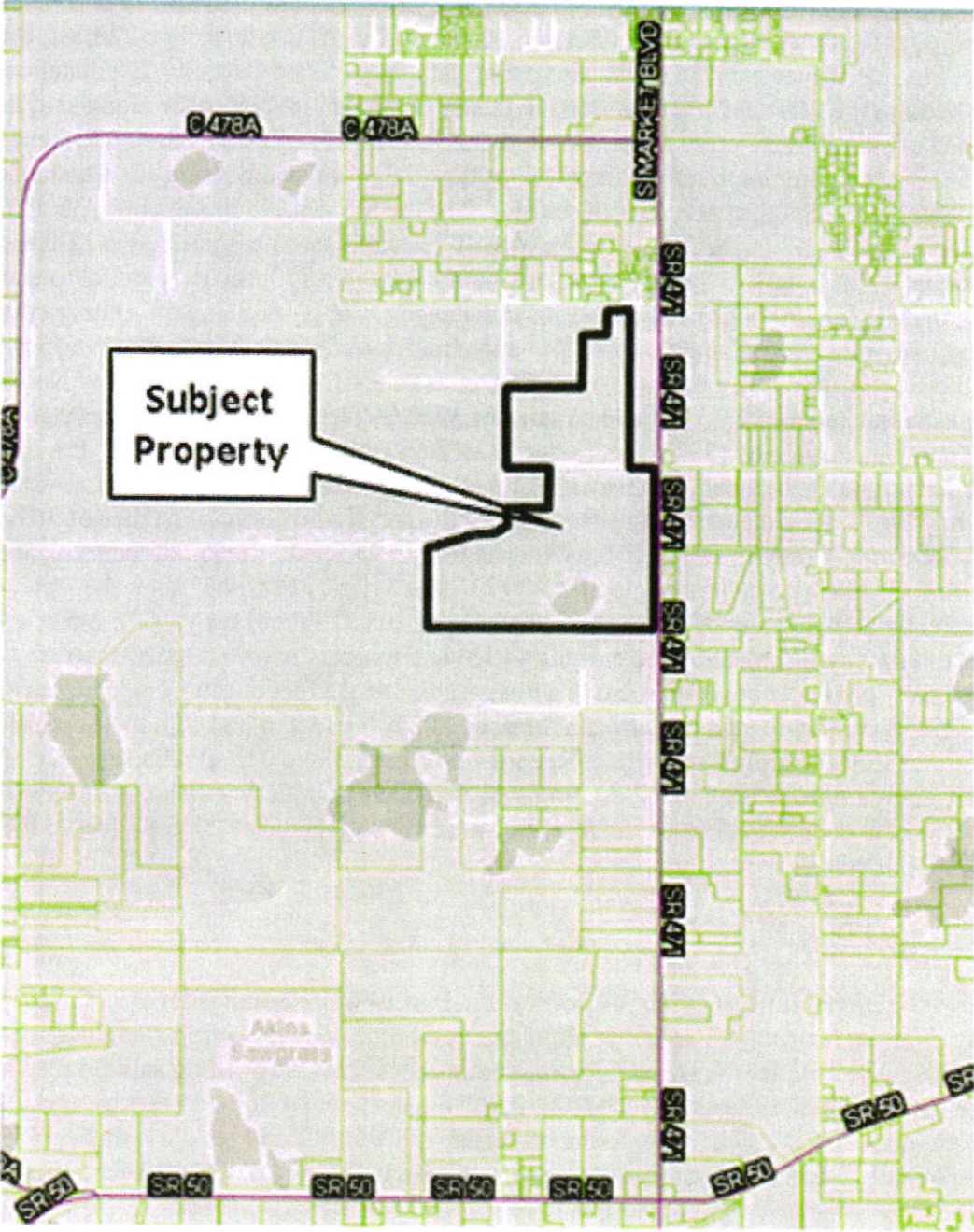
ATTEST:

Approved as to form and Legality:

**Amy Flood
City Clerk**

**William L. Colbert
City Attorney**

Attachment A
Map



Attachment B
Legal Description

Parcel A: (S12-013)

Commence at the Southeast corner of Section 12, Township 22 South, Range 22 East, Sumter County, Florida; thence N89°18'40"W along the South line of said Section 12, a distance of 1899.81 feet to the POINT OF BEGINNING; thence continue N89°18'40"W along said South line a distance of 740.00 feet, to the Southwest corner of the SE 1/4 of said Section 12; thence N 88°54'58"W along the South line of the E 1/2 of the SW 1/4 of said Section 12, a distance of 1353.49 feet to the Southwest corner of said E 1/2 of the SW 1/4; thence N00°50'33"E along the West line of said E 1/2 of the SW 1/4 a distance of 1304.81 feet to a point that is 25 feet from measured at a right angle to the centerline of County Road No.753; thence parallel to and 25 feet from said centerline the following courses and distances; said point being on a curve concaved Northerly having a central angle of 6°40'41" and a radius of 571.00 feet; thence Northeasterly along the arc of said curve a distance of 66.55 feet to the PCC of a curve concaved Northwesterly having a central angle of 2°35'21" and a radius of 3980.00 feet; thence Northeasterly along the arc of said curve a distance of 179.85 feet to the PT of said curve; thence N70°31'37"E a distance of 218.26 feet to the PC of a curve concaved Southeasterly having a central angle of 13°28'14" and a radius of 1291.30 feet; thence Northeasterly along the arc of said curve a distance of 303.59 feet to PT of said curve; thence N83°22'35"E a distance of 363.95 feet to the PC of a curve concaved Northwesterly having a central angle of 21°30'23" and a radius of 549.63 feet; thence Northeasterly along the arc of said curve a distance of 206.31 feet to the PCC of a curve concaved Northwesterly having a central angle of 60°44'18" and a radius of 140.00 feet; thence Northeasterly along the arc of said curve a distance of 148.41 feet to the PT of said curve; thence N01°07'54"E parallel to said centerline a distance of 247.13 feet to point on the Southerly boundary of lands described in Official Record Book 1106, Page 021, Public Records of Sumter County, Florida; thence S89°17'47"E along said Southerly boundary a distance of 725.63 feet to the Southeast corner of said lands; thence S00°40'22"W a distance of 2015.84 feet to the POINT OF BEGINNING.

Parcel B: (S12-014)

Commence at the Southeast corner of Section 12, Township 22 South, Range 22 East, Sumter County, Florida; thence N89°18'40"W along the South line of said Section 12 a distance of 472.52 feet to the POINT OF BEGINNING; thence continue N89°18'40"W along said South line Section 12 a distance of 1427.29 feet; thence N00°40'22"E a distance of 2624.85 feet to a point that is 25 feet from measured at a right angle to the centerline of County Road No. 721, thence S89°21'06"E parallel to and 25 feet from said centerline of said road a distance of 1424.14 feet; thence S00°36'15"W a distance of 2625.86 feet to the POINT OF BEGINNING.

Parcel C: (S12-015)

Commence at the Southeast corner of Section 12, Township 22 South, Range 22 East, Sumter County, Florida; thence N89°18'40"W along the South line of said Section 12 a distance of 69.57

feet to the POINT OF BEGINNING, said point being on the Westerly right-of-way of State Road No. 471; thence continue N89°18'40"W along said South line of Section 12 a distance of 402.95 feet; thence N00°36'15"E a distance of 2625.86 feet to a point that is 25 feet from measured at a right angle to the centerline of County Road No.721, thence S89°17'44"E parallel to and 25 feet from said centerline of said road a distance of 401.23 feet to the aforementioned Westerly right-of-way line; thence S00°34'00"W along said right-of-way line and 75 feet from measured at a right angle to the centerline of said road a distance of 2625.76 feet to the POINT OF BEGINNING.

Parcel D: (S12-016)

Commence at the Northeast corner of Section 12, Township 22 South, Range 22 East, Sumter County, Florida; thence N89°27'53"W along the North line of said Section 12 a distance of 472.20 feet; thence S00°36'15"W a distance a distance of 25 feet to the POINT OF BEGINNING; thence continue S00°36'15"W a distance of 2608.87 feet; to a point that is 25 feet from measured at a right angle to the centerline of County Road No. 721, thence N89°21'06"W parallel to and 25 feet from said centerline of said road a distance of 1495.01 feet; thence continue parallel to and 25 feet from said centerline and on a Westerly projection thereof N89°36'22"W a distance of 659.42 feet to a point on a Southerly projection of a 25 feet offset Easterly of the centerline of County Road No. 753; thence Northerly 25 feet from and parallel to said centerline the following courses and distances; N00°54'55"E 520.42 feet; N00°51'16"E 317.65 feet; N00°33'37"E 470.53 feet to the North line of the S1/2 of the NE 1/4 of said Section 12; thence S89°22'49"E along said North line a distance of 1304.61 feet to the Southwest corner of the NE 1/4 of the NE 1/4 of said Section 12, thence N00°36'15"E along the West line of said NE 1/4 of the NE 1/4 a distance of 905.89 fee to the South line of lands described in Official Records Book 994, Page 350, and Official Record Book 604, Page 573, Public Records of Sumter County, Florida, thence S89°27'53"E along the South line of said lands a distance of 420.00 feet to the Southeast corner of said lands in Official Record Book 604, Page 573; thence N00°36'15"E along the Easterly boundary of said lands a distance of 395.00 feet to a point that is 25 feet from measured at right angles to the North line of said Section 12, thence S89°27'53"E parallel to said North line a distance of 425.95 feet to the POINT OF BEGINNING.

FUTURE LAND USE MAP AMENDMENT
CITY OF WEBSTER LOCAL PLANNING AGENCY
October 13, 2022

CITY OF WEBSTER CITY COUNCIL
October 20, 2022
December 15, 2022

CASE NO.:	CP-22-09408
LANDOWNER:	Webster Associates Development LLC
REPRESENTATIVE:	Robert Batsel, Jr. for New Strategy Holdings, LLC.
REQUESTED ACTION(s):	Amend the future land use designation from Agriculture (Sumter County) to Rural Residential (City of Webster) on 276.7 acres MOL following annexation.
PARCEL NO:	S12-013; S12-014; S12-015; S12-016
LEGAL DESCRIPTIONS:	See Attachment A
EXISTING ZONINGS:	A10C (County)
EXISTING USE:	Agriculture (County)
GENERAL LOCATION:	West side of SR 471, between CR 762 and CR 774
<u>SURROUNDING LAND USE:</u>	<u>SURROUNDING ZONING:</u>
NORTH: Rural Residential And Agriculture	NORTH: Rural Residential and Agriculture
SOUTH: Agriculture	SOUTH: Rural Residential and Agriculture
EAST: Agriculture	EAST: Rural Residential and Agriculture
WEST: Agriculture	WEST: Rural Residential and Agriculture

CASE SUMMARY:

The subject property is located on the west side of SR 471, south of CR 762 (Attachment B). The property was recently annexed into the City of Webster and retains a County Agricultural future land use assignment. This amendment will add the property onto the City of Webster Future Land Use Map. The owner is requesting Rural Residential Future Land Use (Attachment C). The property is within the Urban Development Area and the City's Utility Service Area. The applicant has indicated they are planning a multiphase project with single-family homes. A concurrent rezoning request seeks a RPUD assignment.

CASE ANALYSIS:

This application represents a significant change from a previous application. The Rural Residential Future Land Use District will allow for a maximum of two dwelling units per acre. The project site is within the Urban Development Area where the City's Comprehensive Plan encourages growth. The proposed land use amendment does not demonstrate any of the characteristics of urban sprawl (Attachment D). The proposed project furthers policies in the Future Land Use Element and Housing Element. This project offers the City an opportunity to diversify and expand its residential base. The City's current housing stock is predominantly detached homes and manufactured homes. There is an existing shortage for family housing in the area. There are very few vacant residential lots available for development within the City. This project will help address the demand for family housing.

This project is also furthers the goals and objectives of the City's Master Plan adopted in 2016. The initial goals of the Master Plan include increasing the availability of affordable housing for the workforce (Goal 11). Projects include planning for City growth (project 9).

The proposed amendment furthers the following policies of the Unified Comprehensive Plan.

Policy 1.2.5 Rural Residential

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

The subject property is located within the Municipal Service Area and will be served by public water and sanitary sewer service. The property is suitable for residential development.

Policy 1.3.4 Urban Development Area

An Urban Development Area (UDA) is established and depicted on the Future Land Use Map. The UDA encompasses those lands that are or expected to become urban through 2035. The UDA shall encompass the city boundaries, MSAs adopted by the Interlocal Service Boundary Agreements, pursuant to Chapter 171, Part II, Florida Statutes, and those lands appropriate for urbanization and are able to be served or planned to be served by appropriate public infrastructure.

The entire project site is within the UDA since it is within the City boundaries.

- a. Economic development activities and the provision of urban infrastructure within the UDA shall be strongly encouraged;
This project will encourage economic development and redevelopment by providing new residential uses.
- b. The Urban Residential future land use category shall only be located within the UDA;
The project site is within the UDA.
- c. Agriculture land use category may only be located outside the UDA or within the UDA where it:
 - i. serves as a holding area in anticipation of future annexation consistent with the MSAs approved between the County and the cities of Bushnell, Center Hill, Coleman, Webster, and Wildwood,
The project area is designated as Agricultural on the County's Future Land Map. This allowed the continued agricultural use until annexation and adoption onto the City's Future Land Use Map. This request will assign a Rural Residential Future Land Use assignment to the property.
 - ii. if it is within the jurisdiction of the Cities; or
This property is in the City limits. A land use change is required to adopt the property onto the Webster Future Land Use Map.
 - iii. is held under a perpetual conservation easement, or similar legal instrument, dedicated to a public agency for resource conservation purposes while allowing for continued agricultural uses.
Not applicable.
- d. Other than Agriculture, as described in Policy 1.2.4, all other Future Land Use categories may be located inside or outside the UDA; and
This request will assign A Rural Residential Future Land Use category to the subject property.
- e. Developments within the UDA shall connect to central water and sewer if available by a municipality, a private not-for-profit utility, or other off-site utility provider. Where central water or sewer is not available within the UDA, on-site facilities shall be provided in accordance with the provisions of Chapter 64E-6, Florida Administrative Code. Use of wells, septic tanks or package treatment plants in these areas shall be considered a temporary measure and future connection to central water and sewer shall be required when available.
Webster has committed to provide water and sanitary sewer service.

Objective 6.1 Housing Opportunities

Provide adequate housing opportunities for elderly, very low-income, low-income, and moderate-income families by allowing varied types of housing including, but not limited to, single-family, multi-family, mobile homes, group home facilities, and foster care facilities.

The proposed development will provide new housing opportunities. There is currently a shortage of housing options within the City. This project will help address the need for family housing.

Policy 6.1.3 Allocation of Mixture of Housing Densities and Types

The County and Cities shall provide space for future growth and development with proposed land uses on the Future Land Use Map allowing a mixture of residential densities and housing types to increase the opportunity for future housing to accommodate different income groups, groups with special needs, and for all current and future residents.

The proposed amendment will provide land for residential development. The City is experiencing a high demand for family housing. This proposed project will assist in meeting that demand.

DEVELOPMENT SERVICES DEPARTMENT STAFF CONCLUSIONS:

Staff deems the application sufficient and in compliance with the requirements of the City of Webster Unified Comprehensive Plan and the City of Webster Land Development Code and recommends **Approval:**

Attachment A

Legal Description

Parcel A: (S12-013)

Commence at the Southeast corner of Section 12, Township 22 South, Range 22 East, Sumter County, Florida; thence N89°18'40"W along the South line of said Section 12, a distance of 1899.81 feet to the POINT OF BEGINNING; thence continue N89°18'40"W along said South line a distance of 740.00 feet, to the Southwest corner of the SE 1/4 of said Section 12; thence N 88°54'58"W along the South line of the E 1/2 of the SW 1/4 of said Section 12, a distance of 1353.49 feet to the Southwest corner of said E 1/2 of the SW 1/4; thence N00°50'33"E along the West line of said E 1/2 of the SW 1/4 a distance of 1304.81 feet to a point that is 25 feet from measured at a right angle to the centerline of County Road No.753; thence parallel to and 25 feet from said centerline the following courses and distances; said point being on a curve concaved Northerly having a central angle of 6°40'41" and a radius of 571.00 feet; thence Northeasterly along the arc of said curve a distance of 66.55 feet to the PCC of a curve concaved Northwesterly having a central angle of 2°35'21" and a radius of 3980.00 feet; thence Northeasterly along the arc of said curve a distance of 179.85 feet to the PT of said curve; thence N70°31'37"E a distance of 218.26 feet to the PC of a curve concaved Southeasterly having a central angle of 13°28'14" and a radius of 1291.30 feet; thence Northeasterly along the arc of said curve a distance of 303.59 feet to PT of said curve; thence N83°22'35"E a distance of 363.95 feet to the PC of a curve concaved Northwesterly having a central angle of 21°30'23" and a radius of 549.63 feet; thence Northeasterly along the arc of said curve a distance of 206.31 feet to the PCC of a curve concaved Northwesterly having a central angle of 60°44'18" and a radius of 140.00 feet; thence Northeasterly along the arc of said curve a distance of 148.41 feet to the PT of said curve; thence N01°07'54"E parallel to said centerline a distance of 247.13 feet to point on the Southerly boundary of lands described in Official Record Book 1106, Page 021, Public Records of Sumter County, Florida; thence S89°17'47"E along said Southerly boundary a distance of 725.63 feet to the Southeast corner of said lands; thence S00°40'22"W a distance of 2015.84 feet to the POINT OF BEGINNING.

Parcel B: (S12-014)

Commence at the Southeast corner of Section 12, Township 22 South, Range 22 East, Sumter County, Florida; thence N89°18'40"W along the South line of said Section 12 a distance of 472.52 feet to the POINT OF BEGINNING; thence continue N89°18'40"W along said South line Section 12 a distance of 1427.29 feet; thence N00°40'22"E a distance of 2624.85 feet to a point that is 25 feet from measured at a right angle to the centerline of County Road No. 721, thence