

PLANNING AND ZONING SPECIAL MASTER MEETING



July 2, 2026



AGENDA
PLANNING AND ZONING SPECIAL MASTER
CITY OF WEBSTER
Webster City Hall, 85 E. Central Avenue
July 2, 2026 - 6:00 P.M.

I. CALL TO ORDER

Pledge of Allegiance, Invocation

Note. All public comment will be limited to 3 minutes per speaker. Anyone wishing to speak during citizen's forum or on an agenda item must fill out a speaker card and present it to the City Clerk prior to being recognized. All comments will be addressed after all speakers have spoken during citizen's forum or on a particular agenda item.

II. APPROVAL OF MINUTES

Planning & Zoning – June 4, 2026

III. PUBLIC HEARING

1. Ordinance 2026-09- Annexation – Parcel No. Q19-095 – Southern Properties Florida, LLC

Special Master Recommendation_____

2. Ordinance 2026-10- Comp Plan Amendment – Parcel No. Q19-095 – Southern Properties Florida, LLC

Special Master Recommendation_____

3. Ordinance 2026-11- Zoning Amendment – Parcel No. Q19-095 – Southern Properties Florida, LLC

Special Master Recommendation_____

IV. ADJOURNMENT

Time of adjournment_____

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.

PLANNING AND ZONING
SPECIAL MASTER
MEETING
MINUTES

MEETING DATE:

June 4, 2026



MINUTES
PLANNING AND ZONING SPECIAL MASTER
CITY OF WEBSTER
Webster City Hall, 85 E. Central Avenue
June 4, 2026 - 6:00 P.M.

I. CALL TO ORDER

Special Master Amanda Boggus called meeting to order.

Pledge of Allegiance was recited.

HR/Finance Manager, Ginger Howard said the invocation.

Note. All public comment will be limited to 3 minutes per speaker. Anyone wishing to speak during citizen's forum or on an agenda item must fill out a speaker card and present it to the City Clerk prior to being recognized. All comments will be addressed after all speakers have spoken during citizen's forum or on a particular agenda item.

II. APPROVAL OF MINUTES

Planning & Zoning – May 7, 2026 - Special Master, Amanda Boggus approved minutes.

III. PUBLIC HEARING

1. Ordinance 2026-05- Annexation – Parcel No. N36-114 – Webster Gardens

Special Master stated a recommendation is not needed.

2. Ordinance 2026-06- Comp Plan Amendment – Parcel No. N36-114 – Webster Gardens

Special Master recommended approval.

3. Ordinance 2026-07- Zoning Amendment – Parcel No. N36-101 & N36-114 – Webster Gardens

Special Master recommended approval.

IV. ADJOURNMENT

Meeting adjourned at 6:30 P.M.

Attest:

Deanna Naugler, City Manager

Kristin Green, City Clerk

1. Ordinance 2026-09

Annexation

Q19-095

Southern Properties Florida,
LLC

PETITION FOR VOLUNTARY ANNEXATION

(Sec. 171.044, Florida Statutes)

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

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

Southern Properties Florida LLC

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

SUMTER COUNTY
PARCEL NUMBER
Q19-029

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

Petitioner(s) hereby state:

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

This petition has been executed on the 29th day of April, 2026.

OWNER(S) OR LEGAL REPRESENTATIVE

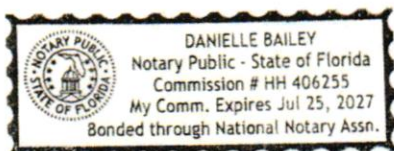
[Signature]
Signature

Danielle Bailey
Witness

Signature

Witness

This petition was acknowledged before me on 29th day of April, 2026. Personally
known to me or identification provided _____.



Danielle Bailey
Notary Signature

OFFICIAL USE ONLY:

Received: City of Webster, Florida, on _____ day of _____, 20____.

Present City Zoning _____.

Erin C Munz, Sumter County Clerk of Court
Inst: 202660022923 Date: 05/06/2026 Time: 11:16AM
Page 1 of 2 B: 5119 P: 682 By: SD
Doc Stamp-Deed: 437.50

Prepared by and Return To:
✓ Lisa D Chamblee
Americas Title Corporation
120 Bushnell Plaza
Bushnell, FL 33513
File Number: 16-261067

62,500.00

Rec-18.50
Doc-437.50
456.00

General Warranty Deed

Made this 24th day of April, 2026 By: **William Joseph Judy, a single man**, whose address is: 7632 CR 714, Center Hill, Florida 33514, hereinafter called the grantor, to **Southern Properties Florida, LLC, a Florida Limited Liability Company** whose post office address is: 218 North Florida Street, Suite 2, Bushnell, Florida 33513, hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of \$62,500.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sumter County, Florida, viz:

The North 340.50 feet of the Southeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 19, Township 21 South, Range 23 East, Sumter County, Florida. LESS the West 319.26 feet thereof AND LESS the East 25.00 feet thereof for road tight-of-way for County Road No. 714.

SUBJECT TO Covenants, Restrictions and Easements of record.

Parcel ID Number: Part of Q19-029

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2025.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

******Continued on Page two******

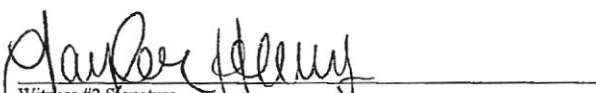
Page 2 of Warranty Deed
Judy to Southern Properties Florida
Parcel ID Number: Part of Q19-029

Erin C Munz, Sumter County Clerk of Court
Inst: 202660022923 Date: 05/06/2026 Time: 11:16AM
Page 2 of 2 B: 5119 P: 683 By: SD
Doc Stamp-Deed: 437.50

Signed, sealed and delivered in our presence:


Witness #1 Signature
Witness #1 Printed Name: Lisa D. Chamblee
120 Bushnell Plaza
Witness #1 Address: Bushnell, FL 33513


William Joseph Judy
Address: 7632 CR 714, Center Hill, Florida 33514


Witness #2 Signature
Witness #2 Printed Name: Taylor Helms
120 Bushnell Plaza
Witness #2 Address: Bushnell, FL 33513

State of Florida
County of Sumter

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization, this
24 day of April, 2026 by William Joseph Judy who produced FL. D/L as identification.




Notary Public
Notary Printed Name: Lisa D. Chamblee
My Commission Expires: _____

ORDINANCE NO. 2026-09

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA, ANNEXING BY VOLUNTARY PETITION CERTAIN REAL PROPERTY TAX IDENTIFICATION PARCEL NUMBER Q19-095 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
Q19-095	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 20th day of August, 2026.

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

Ana Vigoa, Mayor

ATTEST:

Approved as to form and legality:

Kristin Green

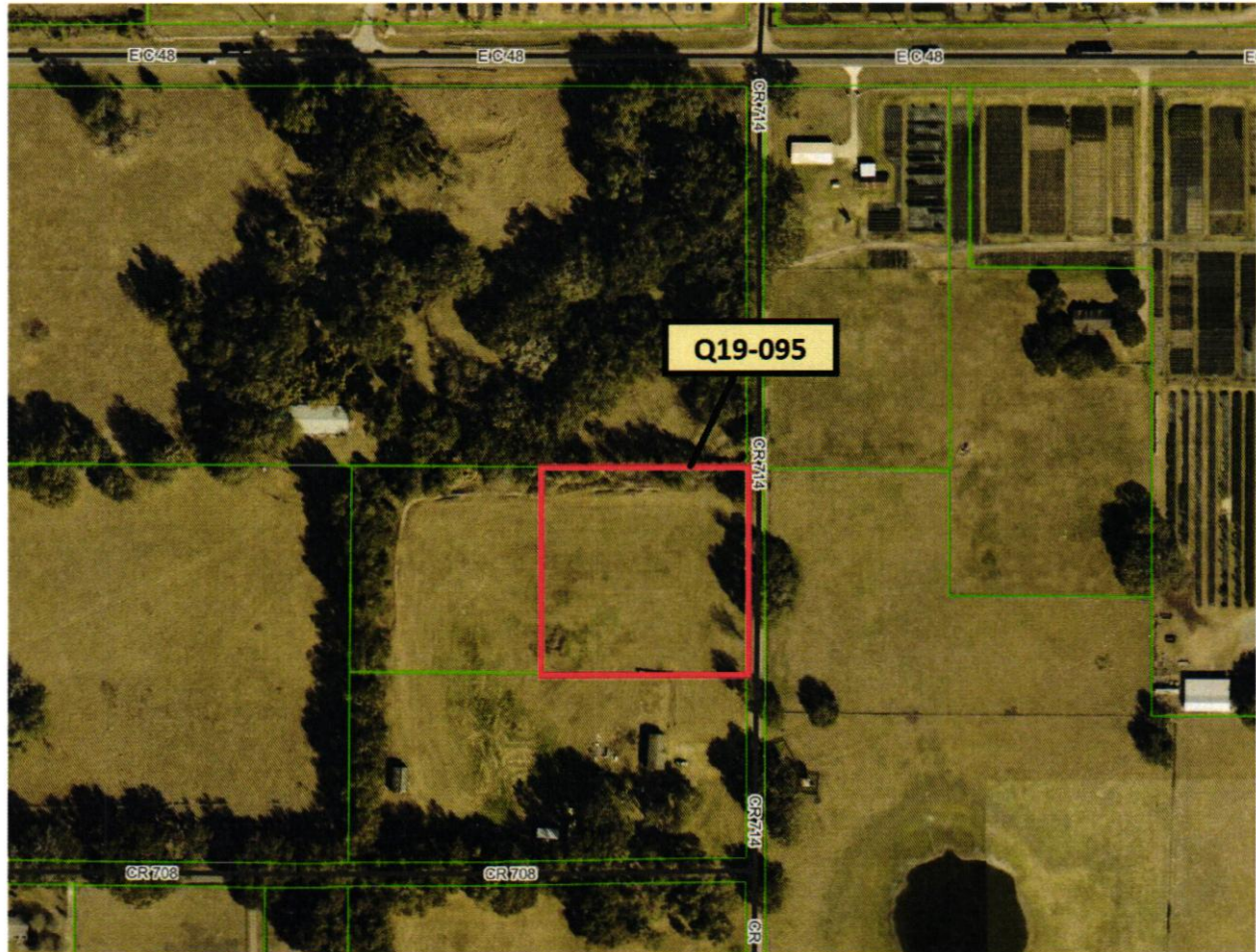
City Clerk

Andrew Hand

City Attorney

Exhibit A
Legal Description and Map

THE NORTH 340.50 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA. LESS: THE WEST 319.26 FEET THEREOF. AND LESS: THE EAST 25.00 FEET THEREOF FOR ROAD RIGHT-OF-WAY FOR COUNTY ROAD 714.



2. Ordinance 2026-10
Comp Plan Amendment
Q19-095
Southern Properties Florida,
LLC

**Land Use - Future Land Use Change Map (Small Scale)****Address:** 3470 CR 708 (Q19-095 (A portion of Q19-029))**Description:** Q19-095 Southern Properties FLU to Webster Rural Residential**LU26-000013**

Application

Date: 04/29/2026

Application Information**Is the property owner listed above correct?** No**Property Owner Name** Southern Properties Florida LLC**Property Owner Address** 218 N Florida Street Ste 2**Property Owner City, State, Zip** Bushnell, FL 33513**Property Owner Phone Number** 352-568-7700**Who is submitting this application?** Agent**Current Use** Agriculture with Housing**Current Future Land Use** Rural Residential**Current Zoning** A10C General Agricultural with Conventional Housing**Requested Future Land Use** Rural Residential**Acreage** 10.14**Legal Description** See attached survey for legal description.**Describe the request in detail** Splitting parcel Q19-029 into 3 separate parcels. Parcel 1: 2.50 acres Parcel 2: 2.50 acres (Note: This is the only parcel where the FLU is changing with this app. Per Jessica Chancey at the Property Appraiser, the new parcel number will be Q19-095.) Parcel 3: 4.39 acres**Type Full Name** Alyssa Sanchez** Only fields that were populated are shown***Documents**

- Additional Attachments: [Q19-029 SURVEY.pdf](#)
- Document: [Q19-029 Authorization.msg](#)
- Document: [RE Q19-029 Authorization.msg](#)
- Document: [LU26-000013 & ZON26-000013 Notice Letter - for 6 9 mailing.msg](#)
- Document: [RE LU26-000013 & ZON26-000013 Notice Letter - for 6 9 mailing.msg](#)
- Document: [LU26-000013 & ZON26-000013 Legal Ad for Sumter Sun Times 6 18.msg](#)
- Email: [Receipt.htm](#)
- Recorded deed or other proof of ownership: [Q19-029 Deed.pdf](#)
- Signature: [signature.png](#)
- Signed, Notarized Authorized Agent Form: [Q19-029 Agent Authorization_04292026.pdf](#)
- System Email: [Your application has been received.htm](#)

Fees and Payments

Total Fees: 2,000.00
Total Paid: 2,000.00
Balance Due: 0.00

Fees

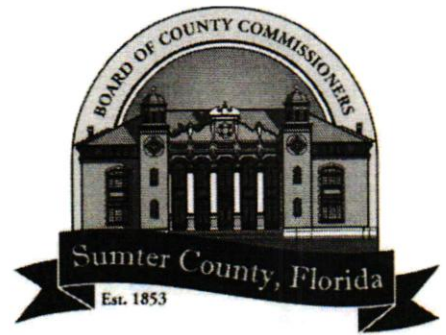
Quantity	Description	Amount	Total Cost
1.0	Future Land Use Change Map (Small Scale)	2,000.00	2,000.00

Payments

Date	Type	Reference	Receipt	ReceivedFrom	Amount
05/07/2026	Check	3658	12261	BAUER CHRISTY L	2000.00

Board of County Commissioners Sumter County, Florida

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



Planning Services Authorization

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

- | | |
|---|--|
| ☒ Rezoning | ☐ Operating Permit |
| ☐ Comprehensive Plan Amendment | ☐ Variance |
| ☐ Special Use Permit | ☐ Site Development |
| ☐ Temporary Use Permit | ☒ Other <u>Lot Split</u> |
| ☐ Conditional Use Permit | |

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

Legal Description (provide below or attach)
Attached

Signature

Signature

Printed Name

Printed Name

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization this 29th day of April, 2026, by

Robert Sanchez, who is personally known to me or who has produced the following identification: _____

Notary Signature

Notary Public, State of Florida
My Commission expires 7/25/2027

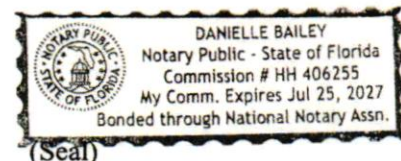
Agent Contact Information

Phone No. 352-303-2095

352-568-7700

Email garry@lakesumterproperties.com

alyssa@lakesumterproperties.com



Prepared by and Return To:
Lisa D Chamblee
Americas Title Corporation
120 Bushnell Plaza
Bushnell, FL 33513
File Number: 16-261067

General Warranty Deed

Made this 24th day of April, 2026 By: **William Joseph Judy, a single man**, whose address is: 7632 CR 714, Center Hill, Florida 33514, hereinafter called the grantor, to **Southern Properties Florida, LLC, a Florida Limited Liability Company** whose post office address is: 218 North Florida Street, Suite 2, Bushnell, Florida 33513, hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of \$62,500.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sumter County, Florida, viz:

The North 340.50 feet of the Southeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 19, Township 21 South, Range 23 East, Sumter County, Florida. LESS the West 319.26 feet thereof AND LESS the East 25.00 feet thereof for road tight-of-way for County Road No. 714.

SUBJECT TO Covenants, Restrictions and Easements of record.

Parcel ID Number: Part of Q19-029

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

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

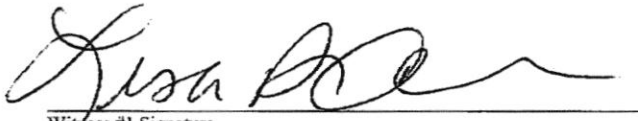
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2025.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

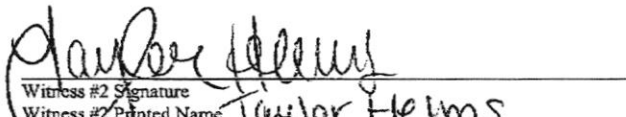
******Continued on Page two******

Page 2 of Warranty Deed
Judy to Southern Properties Florida
Parcel ID Number: Part of Q19-029

Signed, sealed and delivered in our presence:


Witness #1 Signature
Witness #1 Printed Name: Lisa D. Chamblee
Witness #1 Address: 120 Bushnell Plaza
Bushnell, FL 33513


William Joseph Judy
Address: 7632 CR 714, Center Hill, Florida 33514


Witness #2 Signature
Witness #2 Printed Name: Taylor Helms
Witness #2 Address: 120 Bushnell Plaza
Bushnell, FL 33513

State of Florida
County of Sumter

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 24 day of April, 2026 by William Joseph Judy who produced FL DIL as identification.




Notary Public
Notary Printed Name: Lisa D. Chamblee
My Commission Expires: _____

AFFIDAVIT OF PUBLICATION

State of Florida, County of Broward, ss:

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

PUBLICATION DATES:

- Jun 18, 2026

NOTICE ID: j5t2iAQj5hzJvx292OhN

NOTICE NAME: LU26-000013: ZON26-000013:

Publication Fee: \$324.00

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

Ankit Sachdeva

(Signed) _____

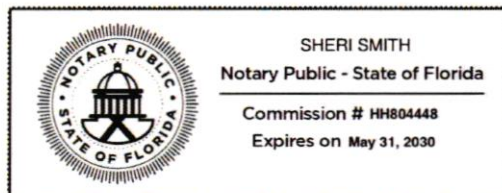
VERIFICATION

State of Florida
County of Broward

Subscribed in my presence and sworn to before me on this:
06/18/2026


Notary Public

Notarized remotely online using communication technology via Proof.



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

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

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA AMENDING THE CITY OF WEBSTER COMPREHENSIVE PLAN, PROVIDING FOR AMENDMENT OF THE FUTURE LAND USE MAP OF THE FUTURE LAND USE ELEMENT OF THE CITY OF WEBSTER COMPREHENSIVE PLAN RELATIVE TO CERTAIN REAL PROPERTY, APPROXIMATELY 2.5 ACRES (A PORTION OF TAX PARCEL IDENTIFICATION NUMBER Q19-029), AND DESCRIBED IN THIS ORDINANCE FROM THE AGRICULTURE FUTURE LAND USE DESIGNATION (COUNTY) TO THE RURAL RESIDENTIAL FUTURE LAND USE DESIGNATION (CITY); PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ASSIGNMENT OF THE LAND USE DESIGNATION FOR THE PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR RATIFICATION OF PRIOR ACTS OF THE CITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

and

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA PROVIDING FOR THE REZONING OF REAL PROPERTY TOTALING 2.5 ACRES, MORE OR LESS, IN SIZE (A PORTION OF TAX PARCEL IDENTIFICATION NUMBER Q19-029) 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:

THE NORTH 340.50 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA. LESS: THE WEST 319.26 FEET THEREOF, AND LESS: THE EAST 25.00 FEET THEREOF FOR ROAD RIGHT-OF-WAY FOR COUNTY ROAD 714.

Requested Action:

LU26-000013: Small-scale comprehensive plan amendment to change the future land use from County Agriculture to City of Webster Rural Residential on 2.5 acres MOL concurrent with the parcel's annexation.

ZON26-000013 : Rezone the same portion of parcel Q19-029 from County General Agriculture Minimum Ten Acres with Conventional Housing (A10C) to City of Webster Rural Residential Minimum One Acre with Conventional (RR1C), concurrent with the property's annexation and small-scale comprehensive plan amendment.

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

Planning & Zoning Special Master
6:00 PM, July 2, 2026

City Council – First Reading

6:00 PM, July 16, 2026

City Council – Second Reading & Final Vote
6:00 PM, August 20, 2026

The meetings will be held at 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 & Floodplain Division located at 7375 Powell Road, Wildwood, FL 34785, between the hours of 8:00 A.M. and 4:00 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: 6/18/2026

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

**PLANNING & ZONING SPECIAL MASTER
July 2, 2026**

**CITY OF WEBSTER CITY COUNCIL
July 16, 2026
August 20, 2026**

CASE NUMBER:	LU26-000013
LANDOWNER:	Southern Properties Florida, LLC
REQUESTED ACTION:	Small-scale comprehensive plan amendment to change the future land use from County Agriculture to City of Webster Rural Residential on 2.65 acres MOL following annexation
PARCEL NUMBERS:	Q19-095
LEGAL DESCRIPTION:	Attachment A
EXISTING ZONING:	County General Agriculture Minimum Ten Acres with Conventional Housing (A10C), proposed to be Webster Rural Residential Minimum One Acre with Conventional Housing (RR1C) with Case #ZON26-000013
EXISTING USE:	Agricultural
FUTURE LAND USE:	County Agriculture, proposed to be City of Webster Rural Residential
PARCEL SIZE:	2.65 acres MOL
GENERAL LOCATION:	Webster area – north of CR 708 on the west side of CR 714 (Map 1)

GENERAL DESCRIPTION AND BACKGROUND

The applicant is requesting a Small-Scale Future Land Use Amendment on 2.65 acres MOL to change the Future Land Use assignment of parcel Q19-095 from County Agriculture to City of Webster Rural Residential, positioning the new owner to develop the land with the possibility of

splitting the parcel once. The application site is located within the Webster Joint Planning Area, north of CR 708 on the west side of CR 714 (Map 1). The surrounding parcels have a future land use of County Agriculture and City of Webster Rural Residential (Map 2).

LAND USE SUITABILITY

Urban Sprawl

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

Environmental Resources

The entirety of the parcel lies within FEMA Flood Zone X.

Historic Resources

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

Population and Housing

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

CONCURRENCY ANALYSIS

Potable Water & Sewer

The site will be served by the City of Webster once utilities become available.

Stormwater Drainage

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

Solid Waste

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

CONSISTENCY WITH POLICIES OF THE COMPREHENSIVE PLAN

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

Policy 1.2.5 Rural Residential

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

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

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

Future Land Use Objective 1.3 Future Land Use Pattern

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

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

Policy 1.3.8 Compatibility for Rezoning and Amendments

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

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

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

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

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

PROPOSED AMENDMENT TO THE TEXT OF THE COMPREHENSIVE PLAN

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

PROPOSED AMENDMENT TO THE CAPITAL IMPROVEMENT PLAN

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

CONCLUSIONS

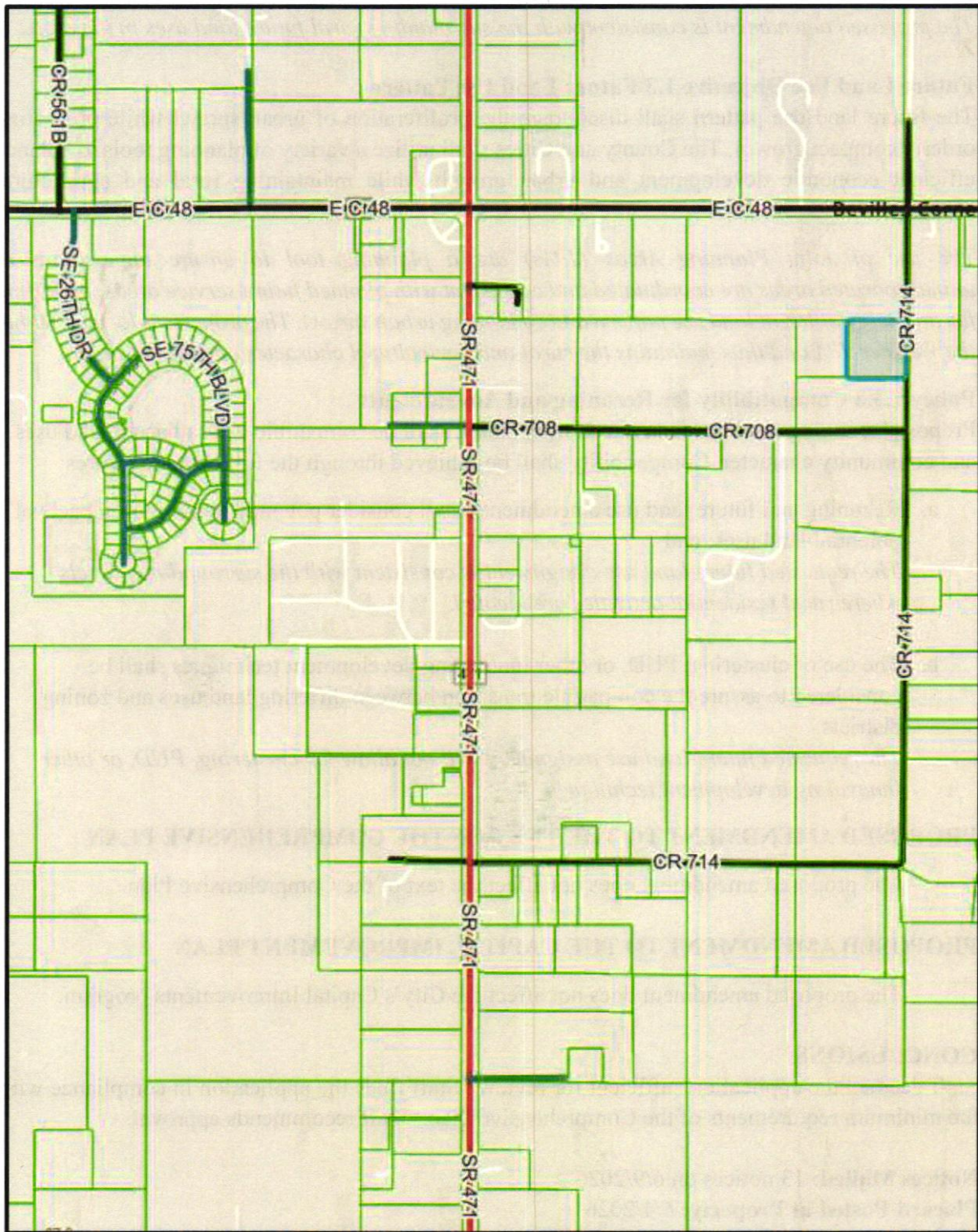
Staff deemed the application sufficient for review. Staff finds the application in compliance with the minimum requirements of the Comprehensive Plan. Staff recommends approval.

Notices Mailed: 13 notices on 6/9/2026

Placard Posted at Property: 6/4/2026

Legal Ad (Sumter Sun Times): 6/18/2026

Map 1
General Location



Map 2 Future Land Use Maps

Current Future Land Use Map



Proposed Future Land Use Map



Legend

- Webster Rural Residential
- Webster Urban Residential
- Webster Mixed Use
- Webster Commercial
- Webster Industrial

- County Rural Residential
- County Agriculture
- County Mixed Use
- County Commercial
- County Industrial

Attachment A
Legal Description

THE NORTH 340.50 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA. LESS: THE WEST 319.26 FEET THEREOF. AND LESS: THE EAST 25.00 FEET THEREOF FOR ROAD RIGHT-OF-WAY FOR COUNTY ROAD 714.

Attachment B

Urban Sprawl Analysis

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

- I. Promotes, allows, or designates for development substantially areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.
The application site of 2.65 acres does not comprise a substantial area of the city.
- II. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.
The subject property is located in an area that is already planned for development due to being located within the Webster Joint Planning Area.
- III. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.
The amending of land use for this property should not create any of the design patterns listed above but instead creates a centralized node for development due to being placed in the Webster Joint Planning Area.
- IV. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.
The subject property is surrounded by already developed land and so does not interact with any environmentally sensitive areas or major natural systems, and would be developed in a manner that is consistent with the Land Development Code.
- V. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.
The proposed amendment should have no impact on bona-fide agricultural uses and looks to amend the land use that is consistent with the intended use and size of the property.
- VI. Fails to maximize use of existing public facilities and services.
The subject property currently falls within the City of Webster utility service area and Joint Planning Area, and it will be connected to City utilities when developed and available.
- VII. Fails to maximize use of future public facilities and services.
The subject property will be expected to connect to current public facilities and services that are developed in the area.

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

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

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

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

ORDINANCE NO. 2026-10

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA AMENDING THE CITY OF WEBSTER COMPREHENSIVE PLAN, PROVIDING FOR AMENDMENT OF THE FUTURE LAND USE MAP OF THE FUTURE LAND USE ELEMENT OF THE CITY OF WEBSTER COMPREHENSIVE PLAN RELATIVE TO CERTAIN REAL PROPERTY, APPROXIMATELY 2.65 ACRES (TAX PARCEL IDENTIFICATION NUMBER Q19-095), AND DESCRIBED IN THIS ORDINANCE FROM THE AGRICULTURE FUTURE LAND USE DESIGNATION (COUNTY) TO THE RURAL RESIDENTIAL FUTURE LAND USE DESIGNATION; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ASSIGNMENT OF THE LAND USE DESIGNATION FOR THE PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR RATIFICATION OF PRIOR ACTS OF THE CITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Southern Properties Florida, LLC mailing address: 218 N. Florida St., Ste. 2, Bushnell, FL 33513 (Tax Parcel Identification Number Q19-095), is the owner of the property which is the subject of this Ordinance; and

WHEREAS, the real property, totaling 2.65 +/- acres in size, is located north of CR 708 on the west side of CR 714; and

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

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

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

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

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

SECTION 1. LEGISLATIVE FINDINGS AND INTENT.

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

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

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

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

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

SECTION 2. AMENDMENT TO FUTURE LAND USE MAP.

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

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

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

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

SECTION 5. CODIFICATION/INSTRUCTIONS TO CODE CODIFIER.

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

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

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

PASSED AND ENACTED this 20th day of August, 2026.

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

Ana Vigoa, Mayor

ATTEST:

**Approved as to form and
legality:**

**Kristin Green
City Clerk**

**Andrew Hand
City Attorney**

ATTACHMENT 1 Future Land Use Map Current Future Land Use Map



Proposed Future Land Use Map



Legend

- Webster Rural Residential
- Webster Urban Residential
- Webster Mixed Use
- Webster Commercial
- Webster Industrial

- County Rural Residential
- County Agriculture
- County Mixed Use
- County Commercial
- County Industrial

ATTACHMENT 2
Legal Description

THE NORTH 340.50 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA. LESS: THE WEST 319.26 FEET THEREOF. AND LESS: THE EAST 25.00 FEET THEREOF FOR ROAD RIGHT-OF-WAY FOR COUNTY ROAD 714.

3. Ordinance 2026-11

Rezoning

Q19-095

Southern Properties Florida,
LLC



Zoning - Rezoning

ZON26-000013

Address: 3470 CR 708 (Q19-095 (A portion of Q19-029))

Application Date: 04/29/2026

Description: Q19-095 Southern Properties Rezoning to Webster RR1C

Application Information

Is the property owner listed above correct? No

Property Owner Name Southern Properties Florida LLC

Property Owner Address 218 N Florida Street Ste 2

Property Owner City, State, Zip Bushnell, FL 33513

Property Owner Phone Number 352-568-7700

Who is submitting this application? Agent

Current Use Agriculture

Is this for a Planned Unit Development? No

Acreage to be Rezoned 2.5

Legal Description Survey attached with legal description.

Describe the request in detail Rezoning a portion of Q19-029 (parcel 2- 2.50 acres) to RR1C (Note: Per Jessica Chancey at the Property Appraiser, the new parcel number will be Q19-095.)

Current Parcel Size (acreage) 10.14

Current Zoning	Type
A10C General Agricultural with Conventional Housing	

Requested Zoning	Type
RR1C High Density Rural Residential with Conventional Housing	

Current Future Land Use	Type
Agriculture	

Type Full Name Alyssa Sanchez

* Only fields that were populated are shown

Documents

- Additional Attachments: [Q19-029 SURVEY.pdf](#)
- Document: [Q19-029 Authorization.msg](#)
- Document: [RE_Q19-029 Authorization.msg](#)
- Document: [LU26-000013 & ZON26-000013 Notice Letter - for 6_9 mailing.msg](#)
- Document: [RE_LU26-000013 & ZON26-000013 Notice Letter - for 6_9 mailing.msg](#)
- Document: [LU26-000013 & ZON26-000013 Legal Ad for Sumter Sun Times 6_18.msg](#)
- Email: [Receipt.htm](#)
- Recorded deed or other proof of ownership: [Q19-029 Deed.pdf](#)
- Signature: [signature.png](#)
- Signed, Notarized Authorized Agent Form: [Q19-029 Agent Authorization_04292026.pdf](#)
- System Email: [Your application has been received.htm](#)

Fees and Payments

Total Fees: 750.00
Total Paid: 750.00
Balance Due: 0.00

Fees

Quantity	Description	Amount	Total Cost
1.0	Rezoning	750.00	750.00

Payments

Date	Type	Reference	Receipt	ReceivedFrom	Amount
05/07/2026	Check	3658	12256	BAUER CHRISTY L	750.00

Board of County Commissioners Sumter County, Florida

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



Planning Services Authorization

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

- | | |
|---|--|
| ☒ Rezoning | ☐ Operating Permit |
| ☐ Comprehensive Plan Amendment | ☐ Variance |
| ☐ Special Use Permit | ☐ Site Development |
| ☐ Temporary Use Permit | ☒ Other <u>Lot Split</u> |
| ☐ Conditional Use Permit | |

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

Legal Description (provide below or attach)
Attached

Signature

Signature

Printed Name

Printed Name

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization this 29th day of April, 2026, by Robert Sanchez, who is personally known to me or who has produced the following identification: _____

Danielle Bailey
Notary Signature

Notary Public, State of Florida
My Commission expires 7/25/2027

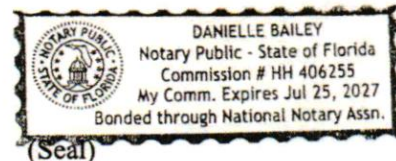
Agent Contact Information

Phone No. 352-303-2095

352-568-7700

Email garry@lakesumterproperties.com

alyssa@lakesumterproperties.com



Prepared by and Return To:
Lisa D Chamblee
Americas Title Corporation
120 Bushnell Plaza
Bushnell, FL 33513
File Number: 16-261067

General Warranty Deed

Made this 24th day of April, 2026 By: **William Joseph Judy, a single man**, whose address is: 7632 CR 714, Center Hill, Florida 33514, hereinafter called the grantor, to **Southern Properties Florida, LLC, a Florida Limited Liability Company** whose post office address is: 218 North Florida Street, Suite 2, Bushnell, Florida 33513, hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of \$62,500.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sumter County, Florida, viz:

The North 340.50 feet of the Southeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 19, Township 21 South, Range 23 East, Sumter County, Florida. LESS the West 319.26 feet thereof AND LESS the East 25.00 feet thereof for road tight-of-way for County Road No. 714.

SUBJECT TO Covenants, Restrictions and Easements of record.

Parcel ID Number: Part of Q19-029

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

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

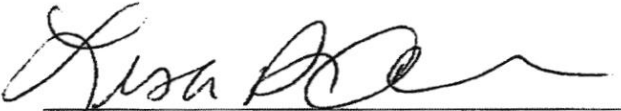
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2025.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

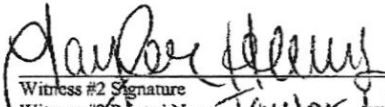
******Continued on Page two******

Page 2 of Warranty Deed
Judy to Southern Properties Florida
Parcel ID Number: Part of Q19-029

Signed, sealed and delivered in our presence:

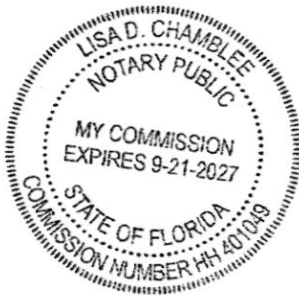

Witness #1 Signature
Witness #1 Printed Name Lisa D. Chamblee
Witness #1 Address: 120 Bushnell Plaza
Bushnell, FL 33513


William Joseph Judy
Address: 7632 CR 714, Center Hill, Florida 33514


Witness #2 Signature
Witness #2 Printed Name Taylor Helms
Witness #2 Address: 120 Bushnell Plaza
Bushnell, FL 33513

State of Florida
County of Sumter

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 24 day of April, 2026 by William Joseph Judy who produced FL DIL as identification.




Notary Public
Notary Printed Name: Lisa D. Chamblee
My Commission Expires: _____

AFFIDAVIT OF PUBLICATION

State of Florida, County of Broward, ss:

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

PUBLICATION DATES:

- Jun 18, 2026

NOTICE ID: j5t2iAQj5hzJvx292OhN

NOTICE NAME: LU26-000013: ZON26-000013:

Publication Fee: \$324.00

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

Ankit Sachdeva

(Signed) _____

VERIFICATION

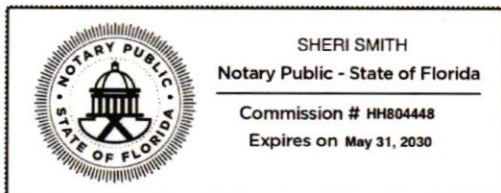
State of Florida
County of Broward

Subscribed in my presence and sworn to before me on this:
06/18/2026



Notary Public

Notarized remotely online using communication technology via Proof.



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

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

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA AMENDING THE CITY OF WEBSTER COMPREHENSIVE PLAN, PROVIDING FOR AMENDMENT OF THE FUTURE LAND USE MAP OF THE FUTURE LAND USE ELEMENT OF THE CITY OF WEBSTER COMPREHENSIVE PLAN RELATIVE TO CERTAIN REAL PROPERTY, APPROXIMATELY 2.5 ACRES (A PORTION OF TAX PARCEL IDENTIFICATION NUMBER Q19-029), AND DESCRIBED IN THIS ORDINANCE FROM THE AGRICULTURE FUTURE LAND USE DESIGNATION (COUNTY) TO THE RURAL RESIDENTIAL FUTURE LAND USE DESIGNATION (CITY); PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ASSIGNMENT OF THE LAND USE DESIGNATION FOR THE PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR RATIFICATION OF PRIOR ACTS OF THE CITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

and

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA PROVIDING FOR THE REZONING OF REAL PROPERTY TOTALING 2.5 ACRES, MORE OR LESS, IN SIZE (A PORTION OF TAX PARCEL IDENTIFICATION NUMBER Q19-029) 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:

THE NORTH 340.50 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA. LESS: THE WEST 319.26 FEET THEREOF. AND LESS: THE EAST 25.00 FEET THEREOF FOR ROAD RIGHT-OF-WAY FOR COUNTY ROAD 714.

Requested Action:

LU26-000013: Small-scale comprehensive plan amendment to change the future land use from County Agriculture to City of Webster Rural Residential on 2.5 acres MOL concurrent with the parcel's annexation.

ZON26-000013: Rezone the same portion of parcel Q19-029 from County General Agriculture Minimum Ten Acres with Conventional Housing (A10C) to City of Webster Rural Residential Minimum One Acre with Conventional (RR1C), concurrent with the property's annexation and small-scale comprehensive plan amendment.

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

Planning & Zoning Special Master
6:00 PM, July 2, 2026

City Council – First Reading

6:00 PM, July 16, 2026

City Council – Second Reading & Final Vote
6:00 PM, August 20, 2026

The meetings will be held at 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 & Floodplain Division located at 7375 Powell Road, Wildwood, FL 34785, between the hours of 8:00 A.M. and 4:00 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: 6/18/2026

**CITY OF WEBSTER
REZONING APPLICATION**

**PLANNING & ZONING SPECIAL MASTER
July 2, 2026**

**CITY OF WEBSTER CITY COUNCIL
July 16, 2026
August 20, 2026**

CASE NUMBER:	ZON26-000013
LANDOWNER:	Southern Properties Florida, LLC
REQUESTED ACTION:	Rezone 2.65 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:	Q19-095
LEGAL DESCRIPTION:	Attachment A
EXISTING ZONING:	County General Agriculture Minimum Ten Acres with Conventional Housing (A10C)
EXISTING USE:	Agricultural
FUTURE LAND USE:	County Agriculture, proposed to be City of Webster Rural Residential (LU26-000013)
PARCEL SIZE:	2.65 acres MOL
GENERAL LOCATION:	Webster area – north of CR 708 on the west side of CR 714

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

CASE SUMMARY

The applicant is seeking to rezone the parcel concurrent with its annexation into the City of Webster and position it for development, possibly as two minimum one-acre tracts. Subject parcel is currently outside the Webster municipal boundary, inside 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 (A10C).

CASE ANALYSIS

Section 13-323, 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 April 2026. Parent parcel Q19-029 was subdivided via deed, creating parcels Q19-094 & Q19-095 and leaving all three tracts non-compliant with the Sumter County Comprehensive Plan and Land Development Code. The new owner of Q19-095 is seeking to bring the County zoning non-compliant parcel back into compliance by annexing into the City of Webster and rezoning appropriately.
- b) Community need, or lack of community need.
The requested rezoning addresses a personal need and not a community need.
- c) Whether the entire range of permitted uses in the requested zoning district is more appropriate than the range of permitted uses in the existing district.
The rezoning will allow consistency with the City's Comprehensive Plan and the implementing zoning district, and the proposed zoning will be fully functional and appropriate for the size of the proposed parcel(s) being created.
- d) The rights of the applicant are balanced with the impact of the proposed changes on the public at large.
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 City of Webster Land Development Code and Comprehensive Plan. Staff recommends approval.

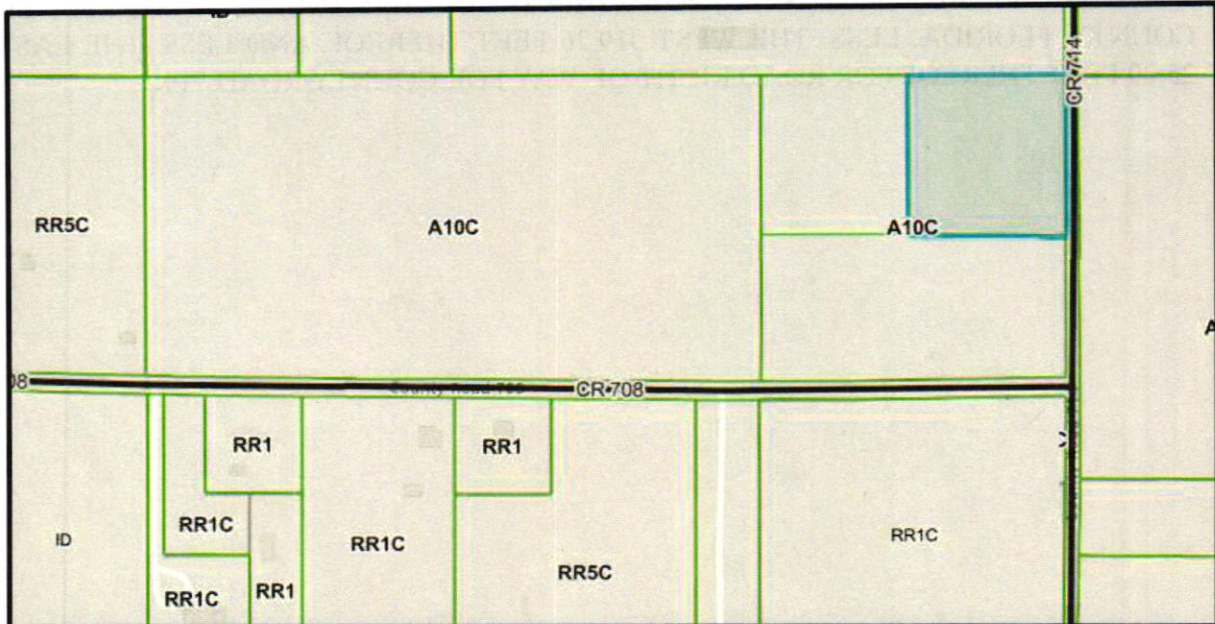
Notices Mailed: 13 notices on 6/9/2026

Placard Posted at Property: 6/4/2026

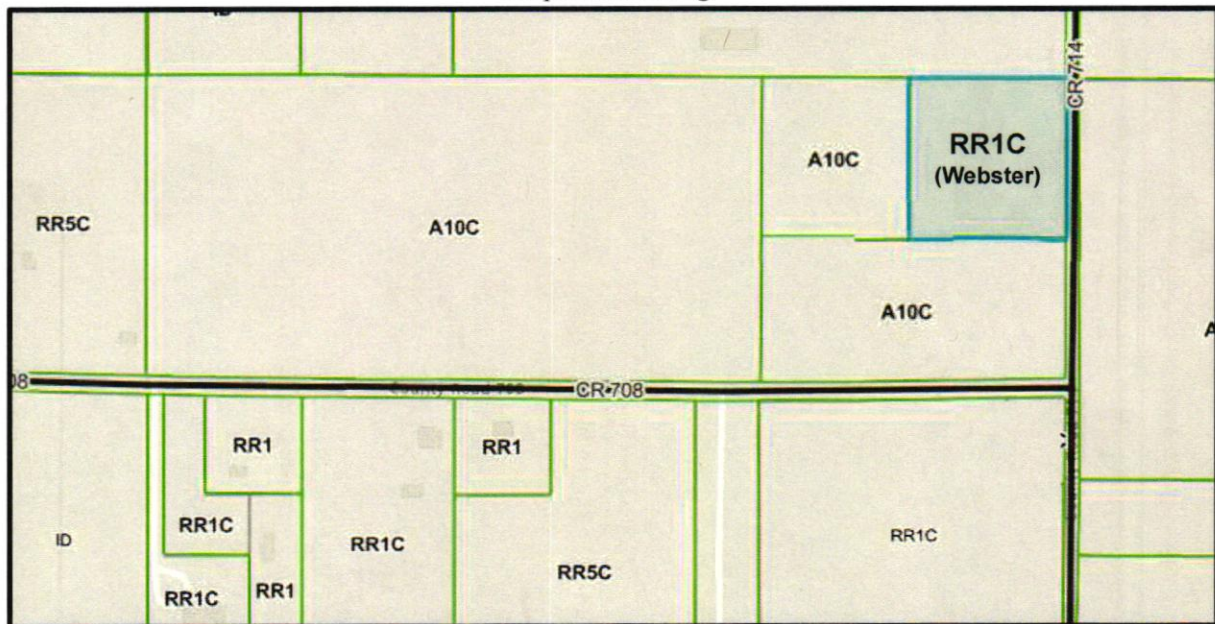
Legal Ad (Sumter Sun Times): 6/18/2026

MAP 1
Surrounding Area with Proposed Changes

Current Zoning



Proposed Zoning



Attachment A
Legal Description

THE NORTH 340.50 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA. LESS: THE WEST 319.26 FEET THEREOF. AND LESS: THE EAST 25.00 FEET THEREOF FOR ROAD RIGHT-OF-WAY FOR COUNTY ROAD 714.

ORDINANCE NO. 2026-11

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA PROVIDING FOR THE REZONING OF REAL PROPERTY TOTALING 2.65 ACRES, MORE OR LESS, IN SIZE (TAX PARCEL IDENTIFICATION NUMBER Q19-095) 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., Ste. 2, Bushnell, FL 33513 (Tax Parcel Identification Number Q19-095), is the owner of the property which is the subject of this Ordinance; and

WHEREAS, the real property, totaling 2.65 +/- acres in size, is located north of CR 708 on the west side of CR 714; 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 2.65 acres MOL in size, is located north of CR 708 on the west side of CR 714 (Tax Parcel Number Q19-095). The legal description of the subject property is provided in Attachment A.

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

SECTION 2. REZONING OF REAL PROPERTY/IMPLEMENTING ACTIONS.

(a). Upon enactment of this Ordinance the following described property, as depicted in Attachment A of this Ordinance, and totaling is 2.65 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 2026-10 relating to the Comprehensive amendment becomes effective.

PASSED AND ENACTED this 20th day of August, 2026.

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

Ana Vigoa, Mayor

ATTEST:

**Approved as to form and
legality:**

**Kristin Green
City Clerk**

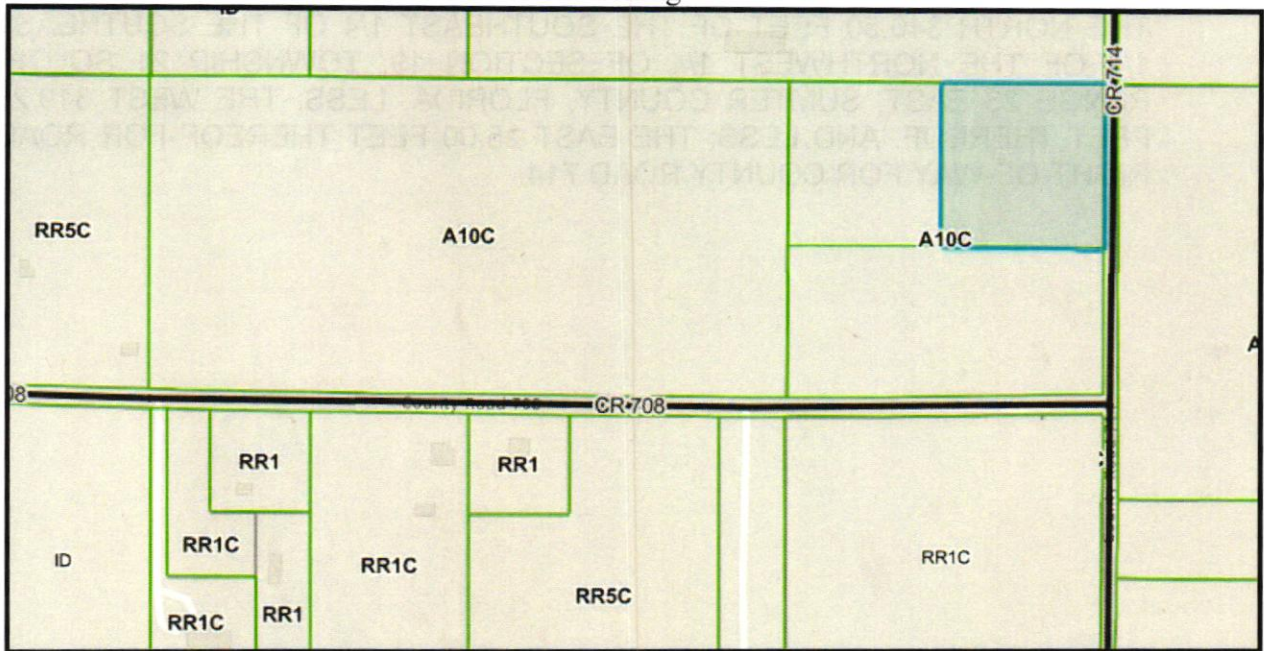
**Andrew Hand
City Attorney**

Attachment A
Legal Description

THE NORTH 340.50 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA. LESS: THE WEST 319.26 FEET THEREOF. AND LESS: THE EAST 25.00 FEET THEREOF FOR ROAD RIGHT-OF-WAY FOR COUNTY ROAD 714.

Attachment B

Current Zoning



Proposed Zoning per Ordinance

